

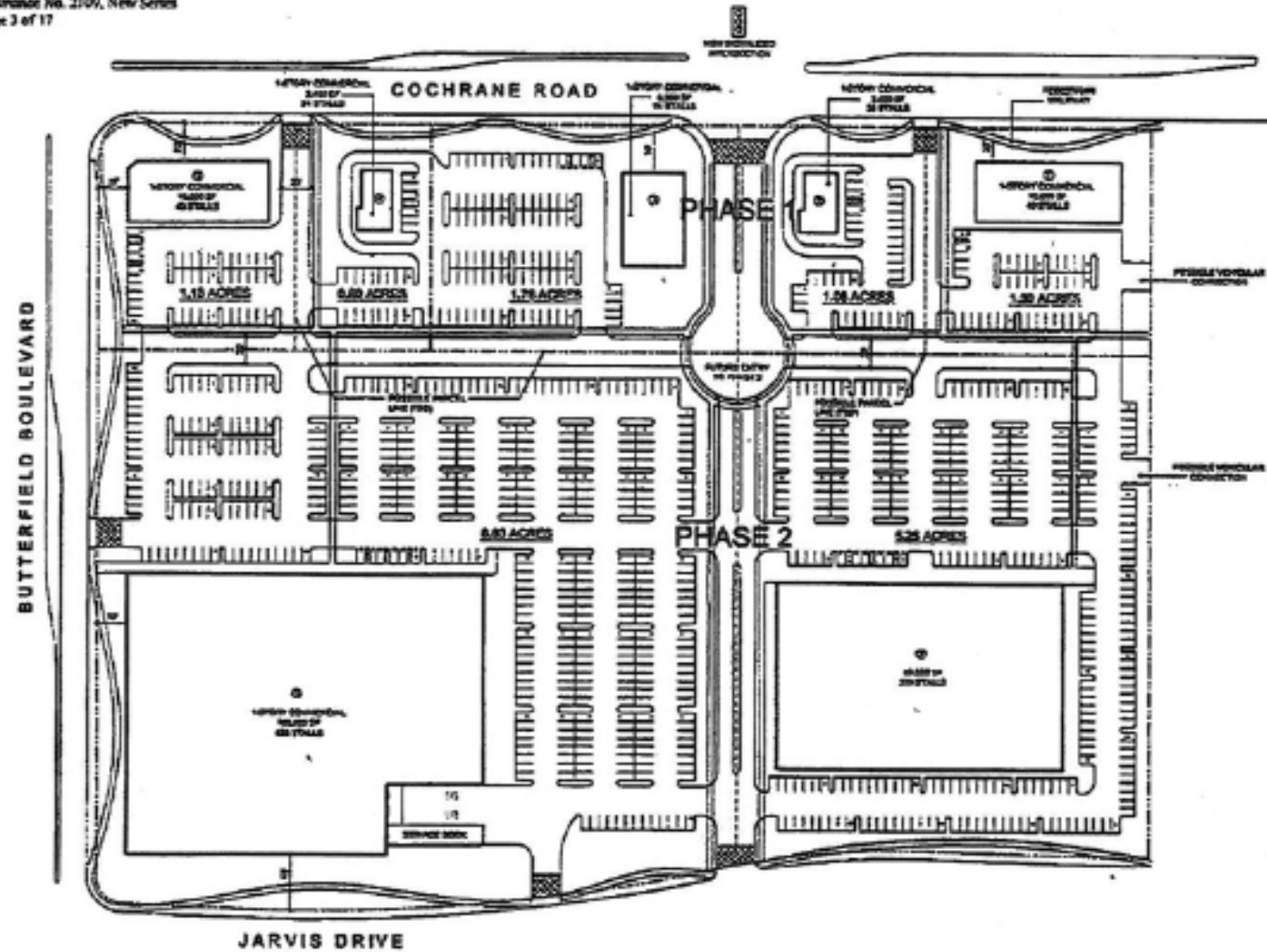
Morgan Hill City Council

*Rogg Collins, Zach Lauterbach
September 5, 2018*



Currently Allowed PD Site Plan

City of Morgan Hill
Ordinance No. 2109, New Series
Page 3 of 17





WALL MATERIALS



Corrugated Metal



Lapped Siding



Core Ten Metal Finish



Brick Veneer



Cement Plaster or
EIFS



Recycled wood

ROOF MATERIALS



Corrugated Metal



Standing Seam Metal Roofing



Color - 113



Color - 292



Color - 318



Color - 791

Concrete Block - Basalite Splitface (shown) and Smooth Textures

PEDESTRIAN AND ACCENT PAVING



Colored Concrete



Plain Concrete



Brick Pavers



Decomposed Granite

ACCENT, TRIM MATERIALS



Wood Trim, Accent



Black Painted Steel



Galvanized Steel



Recycled wood

PAINT COLORS



LANDSCAPE PLANT LISTS

EVERGREEN TREES

COMMON NAME - BOTANICAL NAME

ARBUS 'MARINA' - MARINA STRAWBERRY TREE
 ARBUS UNEDO - STRAWBERRY TREE
 CELTIS OCCIDENTALIS - CELTIS OCCIDENTALIS
 CUPRESSUS SEMPERVIRENS - ITALIAN CYPRESS
 LAURUS 'SARATOGA' - SARATOGA LAUREL
 OLEA E. 'SWANHILL' - FRUITLESS OLIVE
 QUERCUS CHRYSOLEPIS - CANYON LIVE OAK
 RHUS LANCEA - AFRICAN SUMAC
 ULMUS P. 'BREA' - CHINESE ELM



DECIDUOUS TREES

COMMON NAME - BOTANICAL NAME

CERCIS OCCIDENTALIS - CALIFORNIA REDBUD
 LAGERSTROEMIA 'INDIAN TRIBE VAR' - CRAPE MYRTLE
 PISTACIA CHINENSIS - CHINESE PISTACHE
 SOPHORA JAPONICA - CHINESE SCHOLAR TREE



GRASSES

COMMON NAME - BOTANICAL NAME

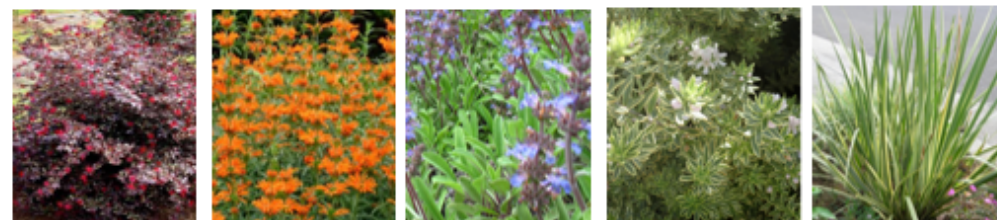
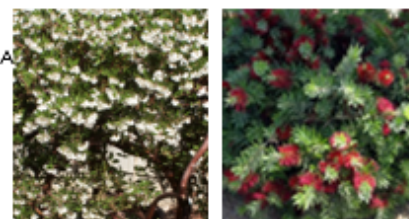
CHONDROPETALUM TECTORUM - CAPE RUSH
 FESTUCA IDAHOENSIS - IDAHO FESCUE
 HELICTOTRICHON SEMPERVIRENS - BLUE OAT GRASS
 JUNCUS PATENS - CALIFORNIA RUSH
 LEYMUS C. 'CANYON PRINCE' - WILDE RYE
 MUHLENBERGIA RIDGENS - DEER GRASS



SHRUBS

COMMON NAME - BOTANICAL NAME

ARCTOSTAPHYLOS D. 'HOWARD MCINN' - MCINN MANZANITA
 CALLISTEMON SPP. - BOTTLEBRUSH
 DIETES SPP. - FORTNIGHT LILY
 DODONEA V. PURPUREA - PURPLE HOPSEED
 EUONYMUS JAPONICUS - EVERGREEN EUONYMUS
 LAVANDULA SPP. - LAVENDER
 LEONOTIS LEOURUS - LION'S TAIL
 LEPTOSPERMUM SPP. - TEA TREE
 LOROPETALUM SPP. - FRINGE GLOWER
 MAHONIA 'GOLDEN ABUNDANCE' - MAHONIA
 MYRICA CALIFORNICA - PACIFIC WAX MYRTLE
 MYRTUS C. 'COMPACTA' - DWARF MYRTLE
 NANDINA D. 'COMPACTA' - HEAVENLY BAMBOO
 PHORMIUM HYBRIDS - HYBRID FLAX
 PITTOSPORUM TOBIRA 'VARIEGATA' - VARIEGATED TOBIRA
 WESTRINGIA F. - COAST ROSEMARY
 SALVIA SPP. - SAGE
 RHAPHIOLEPIS U. 'MINOR' - DWARF YEDDO HAWTHORN
 PRUNUS C. 'COMPACTA' - DWARF CAROLINA CHERRY



GROUND COVERS

COMMON NAME - BOTANICAL NAME

BULBINE FRUTESCENS - STALKED BULBINE
 CENTAUREA CINERARIA - DUSTY MILLER
 CHAMAEMELUM NOBILE - CHAMOMILE
 COPROSMA X KIRKII - CREEPING COPROSMA
 DELOSPERMA SPP. - ICE PLANT
 FESTUCA OVINA GLAUCA - BLUE FESCUE
 LANTANA SPP. - LANTANA
 MAHONIA REPENS - CREEPING MAHONIA
 MYOPORUM PARVIFOLIUM - MYOPORUM
 OSTEOSPERMUM SPP. - AFRICAN DAISY
 ROSMARINUS O. 'HUNTINGTON BLUE' - ROSEMARY
 STACHYS BYZANTINA - LAMB'S EAR





East Elevation ~ Shops 1

1/8" = 1'-0"



North Elevation ~ Shops 1

1/8" = 1'-0"



South Elevation ~ Shops 1

1/8" = 1'-0"



West Elevation ~ Shops 1

1/8" = 1'-0"



East Elevation ~ Shops 2

1/8" = 1'-0"



North Elevation ~ Shops 2

1/8" = 1'-0"



South Elevation ~ Shops 2

1/8" = 1'-0"



West Elevation ~ Shops 2

1/8" = 1'-0"





View to Corner Plaza from Intersection



View to Corner Plaza from Parking Lot





View from Parking Lot



View of Typical Sidewalk





View to Plaza between Shops 3 and Market



View of Roundabout

















Evergreen
Development | Services | Investments

www.evgre.com



Cochrane – South Bay Amendment to Planned Development Agenda Item: 17



Project Location



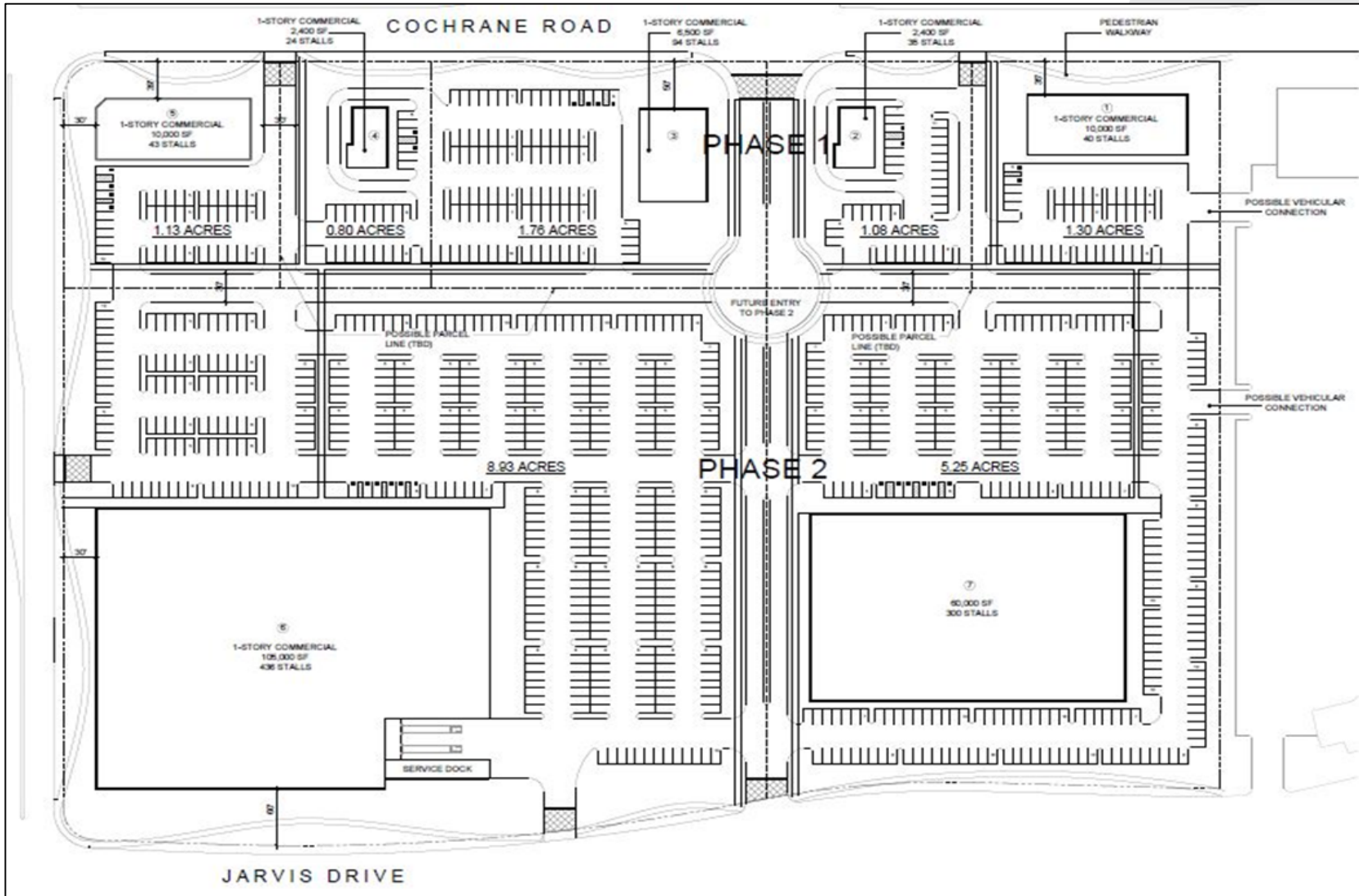
Request:

- Amend Planned Development Master Plan
 - Site Plan
 - Permitted and Conditional Uses
- Amend Tentative Subdivision Map

CITY OF MORGAN HILL



Approved Master Plan



Planning Commission

Preliminary Review – April 10, 2018



Direction:

- Relocate gas station from corner of Cochrane and Butterfield
- Reposition tire store to not impact adjoining residences
- Reconfigure retail and office uses with a focus on pedestrian friendly circulation

Planning Commission Action Public Hearing - July 24, 2018



- Discussion Items
 - Open Space Design
 - Proposed Uses and Location
 - Circulation
 - Noise Impacts
- Recommended 7-0 City Council approval:
 - Zoning Amendment
 - Tentative Subdivision Map

Findings



PD Amendment

- The proposed amendment is consistent with the General Plan and any applicable specific plan as provided by Government Code Section 65860.
- The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Findings

Amendment to Tentative Map

- The proposed subdivision, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by the City.

Recommended City Council Actions

1. Open/close public hearing
2. Approve Subdivision Resolution
3. Waive first/second reading Zoning Amendment Ordinance
4. Introduce Ordinance

Questions

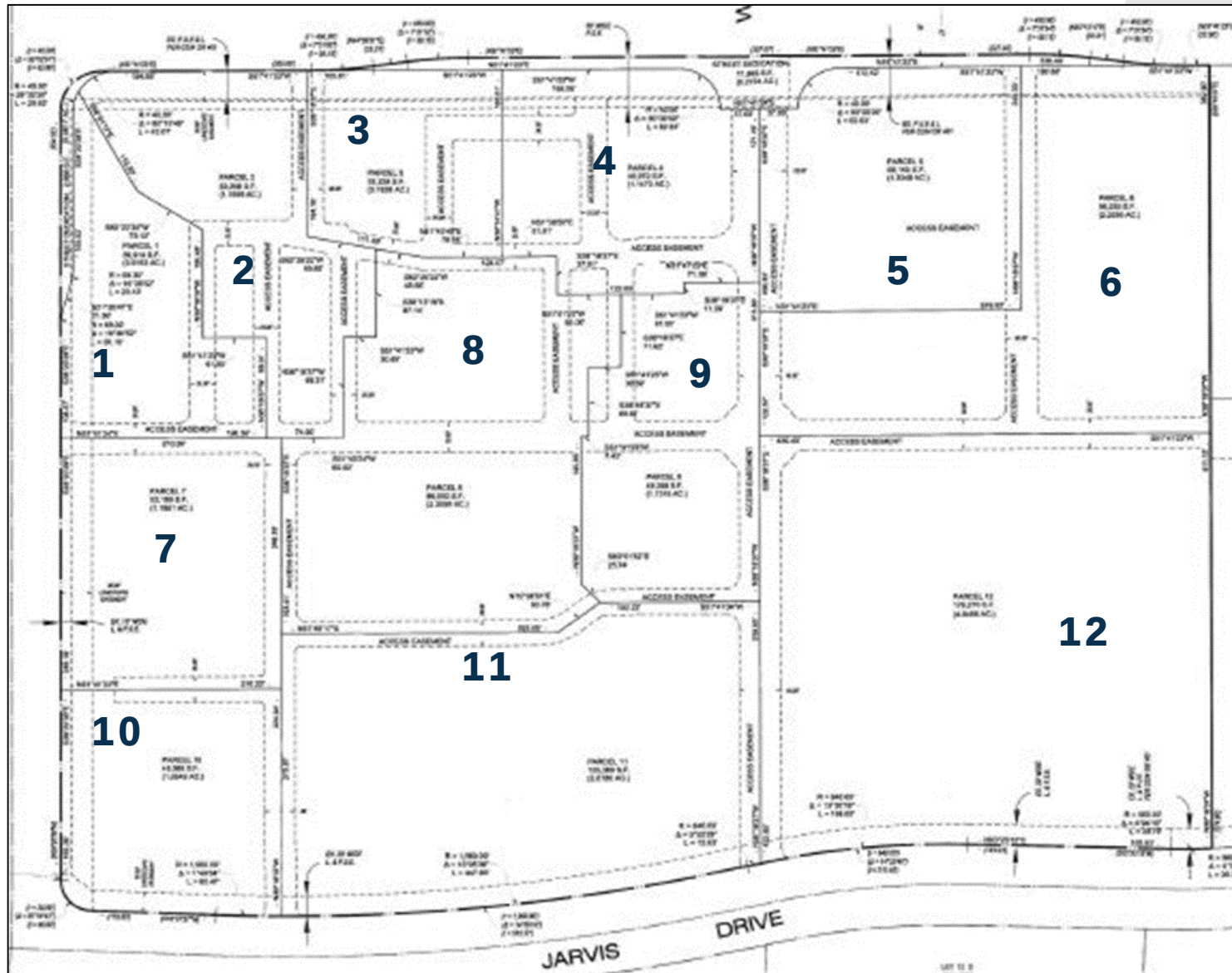


COORS ROAD



WEST DRIVE

Tentative Map





USE	CURRENT	PROPOSED	RECOMMENDED
Drive-Thrus	2 Permitted	3 Permitted 4+ Conditional Use	3 Permitted 4+ Conditional Use
Mini-Storage	Not Allowed	Permitted	Not Allowed
Service Station	Conditional Use	Permitted Use	Permitted for Parcel 5, Conditional Use for other parcels
Minor Vehicle Repair	Conditional Use	Permitted Use	Permitted for Parcel 7, Conditional Use for other parcels

USE	CURRENT	PROPOSED	RECOMMENDED
Nursing Homes and Long Term Care	Conditional Use	Permitted Use, South 10 acres of project	Permitted for Parcel 12, Conditional Use for other parcels
Residential Care Facility	Conditional Use	Permitted Use, South 10 acres of project	Permitted for Parcel 12, Conditional Use for other parcels
Day Care Centers	Conditional Use	Permitted Use	Conditional Use
Day Care Centers, Adult	Conditional Use	Permitted Use	Conditional Use, Permitted, if ancillary to Elderly/Assisted Living Use



USA2018-0001: Tennant-South County Catholic High School



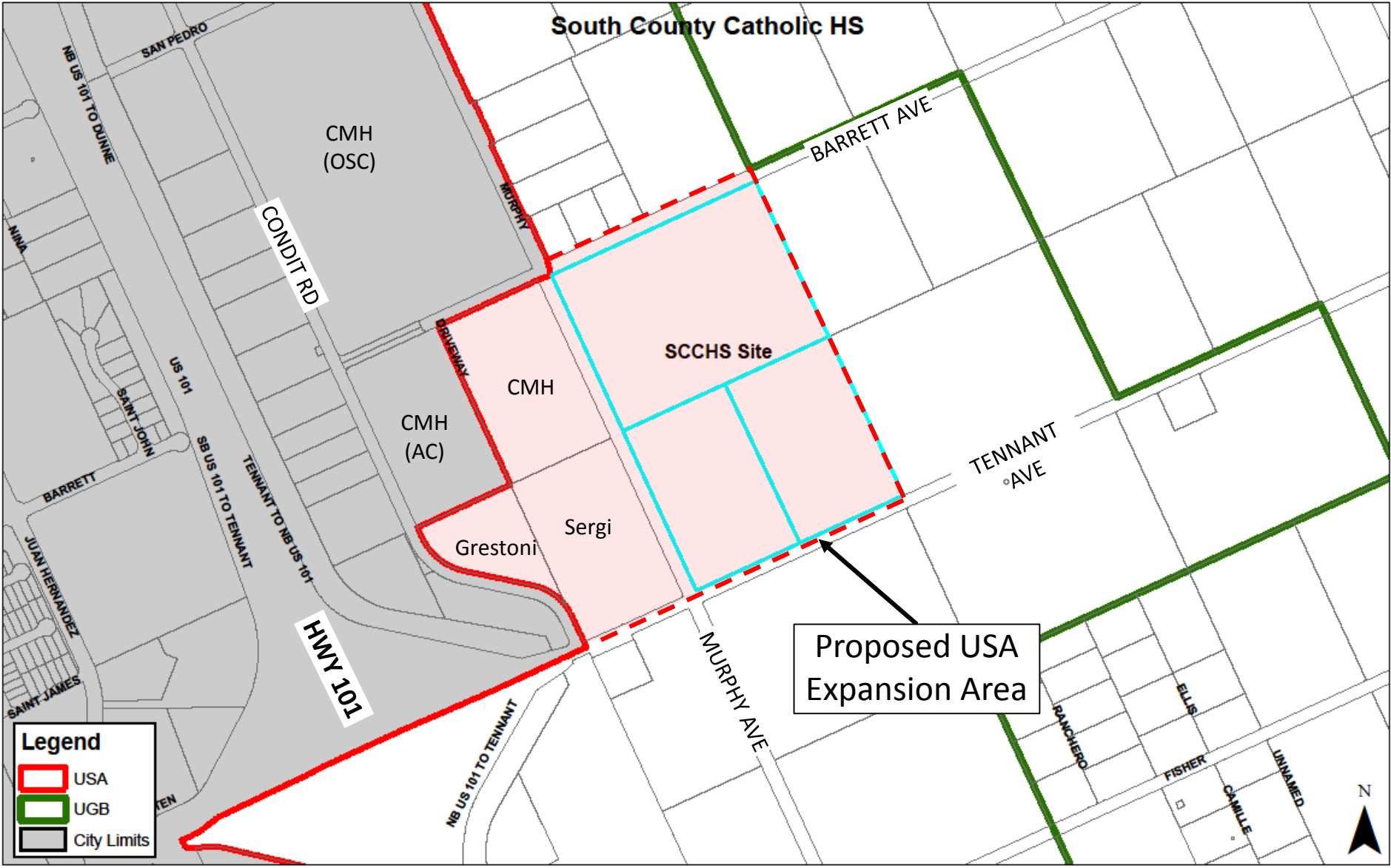
September 5, 2018 Item #18

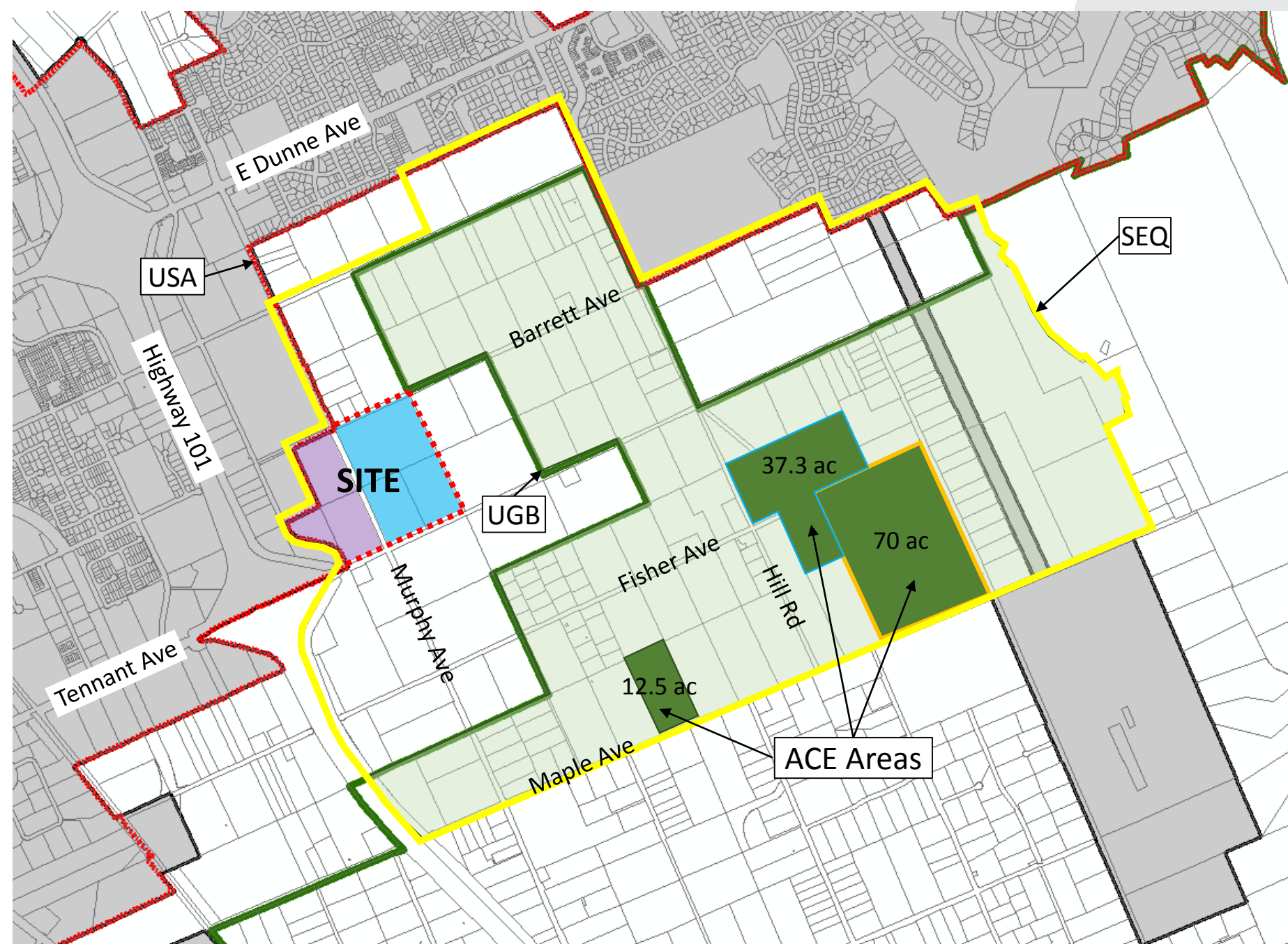
USA2018-0001: Tennant-SCCHS



Recommendation

Adopt Resolution authorizing City to apply to LAFCO for inclusion of approx. 64.56 acres located on both sides of Murphy Avenue between Barrett and Tennant Avenues in the City's USA.





USA2018-0001: Tennant-SCCHS



Background

- July 15, 2015 City Council authorized USA Amendment application for 22 parcels (229 acres) in SEQ (included subject site/SCCHS)
- October 2, 2015 City submitted USA Amendment application to LAFCO
- March 11, 2016 LAFCO denied request
- June 1, 2016 LAFCO denied request for reconsideration specific to SCCHS
- July 3, 2018 SCCHS filed USA2018-0001

CP-94-02: Criteria for Adjustment of USA

- Contiguous to USA; and,
- Designated in General Plan for:
 - o Public/Quasi-Public use to allow for establishment of needed public and quasi-public uses and facilities; or
 - o Commercial/Industrial uses to encourage economic development.

General Plan Consistency

- Policy CNF-4.11 – Allow USA expansions only within long-term UGB and for lands with urban designations.
- Policy CNF-6.1 – Manage/schedule urban growth consistent with ability to provide full array of urban services.
- Policy NRE-4.14 – Support policies of LAFCO which would guide urban development away from those agricultural areas with greatest potential for long-term economic viability.

USA2018-0001: Tennant-SCCHS



Next Steps

- With City Council Authorization, submit USA Amendment application to LAFCO
- If USA Amendment approved, initiate City conducted Annexation

USA2018-0001: Tennant-SCCHS



Recommendation

Adopt Resolution authorizing City to apply to LAFCO for inclusion of approx. 64.56 acres located on both sides of Murphy Avenue between Barrett and Tennant Avenues in the City's USA.

Thank You



CITY OF MORGAN HILL

Chapter 18.28 – OPEN SPACE, PUBLIC, AND RECREATION ZONING DISTRICTS

Sections:

18.28.010 – Purpose of the Open Space, Public, and Recreation Zoning Districts

18.28.020 – Land Use Regulations

18.28.030 – Development Standards

18.28.010 – Purpose of the Open Space, Public, and Recreation Zoning Districts

- A. Open Space.** The purpose of the Open Space (OS) zoning district is to preserve and enhance open space lands as a limited and valuable resource in Morgan Hill. The OS zoning district is intended to permit limited but reasonable use of open space lands while reducing exposure to geologic hazards, to preserve agricultural land, and to preserve the topographic features that contribute to Morgan Hill's unique identity.
- B. Public Facilities.** The purpose of the Public Facilities (PF) zoning district is to provide a location for schools, governmental offices, parks and recreational facilities, fire and police stations, utilities, and other public and quasi-public facilities to serve the community.
- C. Sports Recreation and Leisure (SRL).** The purpose of the SRL zoning district is to provide a location for a variety of private commercial, retail, and public or quasi-public land sports, recreation, and leisure uses to serve the community. The SRL zoning district includes two sub-zones:
1. The SRL-A sub-zone which supports lower intensity sports, recreation, and leisure uses that are compatible with nearby agricultural and open space activities; and
 2. The SRL-B sub-zone which supports lower and medium intensity sports, recreation, and leisure uses.

18.28.020 –Land Use Regulations

A. Open Space and Public Facility Zones.

1. **Permitted Land Uses – General.** Table 18.28-1 identifies land uses permitted in the Open Space (OS) and Public Facilities (PF) zoning districts.

TABLE 18.28-1: PERMITTED LAND USES IN THE OPEN SPACE AND PUBLIC FACILITIES ZONING DISTRICTS

Key P Permitted Use A Administrative Use Permit required C Conditional Use Permit required - Use not allowed	Zoning District		Additional Regulations
	OS	PF	
Residential Uses			
Accessory Dwelling Units	P	-	Chapter 18.84
Agricultural Labor Accommodations	C	-	
Single-Family Detached Dwellings	P	-	
Public and Quasi-Public Uses		-	
Cemeteries	C	C	
Colleges and Trade Schools	-	C	
Community Assembly	-	C	
Cultural Institutions	-	P [1]	
Day Care Centers	-	C	
Emergency Shelters	-	P	
Government Offices	-	P	
Home Day Care, Small	P	-	
Hospitals	-	P	
Instructional Services	-	P [1]	
Parks and Recreational Facilities	P	P [1]	
Public Safety Facilities	C	P	
Schools, Public	-	P	
Schools, Private	-	C	
Commercial Uses			
Animal-Related Commercial Uses			
Animal Boarding	C	-	
Equestrian Centers	C	-	
Farmer's Markets	C	C	
Plant Nurseries	C [2]	-	
Transportation, Communication, and Utility Uses		-	
Parking Structures and Facilities	-	P [1]	
Utilities, Major	-	C	
Wireless Communications Facilities	See Chapter 18.96		
Agriculture and Natural Resource Uses			
Crop Cultivation	P	-	
Animal Raising and Production, Intensive	C	-	

Key P Permitted Use A Administrative Use Permit required C Conditional Use Permit required - Use not allowed	Zoning District		Additional Regulations
	OS	PF	
Animal Raising and Production, Limited	P	-	
Wildlife Refuges	P	-	
Other Uses			
Accessory Uses	See Chapter 18.44		
Home Occupations	See Section 18.92.060		
Temporary Uses	See Section 18.92.150		

Notes:

[1] A Conditional Use Permit is required if not owned or operated by a governmental agency.

[2] Sales are limited to horticultural products grown on site.

B. Design Permit for Residential Uses in the OS Zone. In addition to projects requiring Design Permits pursuant to 18.108.040 (Design Permits), the construction of new residential uses requires a Design Permit to verify conformance with Section 18.28.030.B (Performance Standards in OS Zone) and all other applicable requirements.

C. Sports Recreation and Leisure Zones. Table 18.28-2 identifies land uses permitted in the SRL-A and SRL-B sub-zones.

TABLE 18.28-2: PERMITTED LAND USES IN THE SPORTS RECREATION LEISURE ZONING DISTRICT

Key P Permitted use C Conditional Use Permit required - Use not allowed	Zoning District		Additional Regulations
	SRL-A	SRL-B	
Residential Uses			
Single-family detached dwellings	P [1]	P [1]	
All other new residential land uses	-	-	
Commercial Uses			
Drive-through establishments	-	C [6]	
Gas and service stations	-	C	
Hotel and motels	-	C	
Restaurants	-	C	
Retail that is sports-themed or sports/recreation-serving	-	C	
Sports, Recreation, and Leisure Uses			
Adventure sports facilities	P	P	
Arts and crafts studios	P	P	
Batting cages	P	P	
Bowling alleys	-	-	

Key P Permitted use C Conditional Use Permit required – Use not allowed	Zoning District		Additional Regulations
	SRL-A	SRL-B	
Campgrounds	-	-	
Casinos, card clubs, and gambling facilities	-	-	
Cinemas and movie theaters	-	-	
Day spas, barbershops, and hair salons	C [2]	C [2]	
Equestrian centers	P	P	
Golf courses	P [3]	P [3]	
Health and fitness clubs and indoor recreation centers oriented to local residents	C [4]	C [4]	
Indoor or outdoor sports centers	P	P	
Outdoor race tracks for cars, go-karts, or similar use;	-	-	
Pool and billiards halls	-	-	
Recreational vehicle parks	-	-	
Sports Fields	P	P	
Stadiums	-	-	
Swimming pools, indoor and outdoor	P [5]	P [5]	
Agriculture and Natural Resource Uses			
Crop cultivation	P	P	
Farmer’s market	P	P	
Sales of agricultural products grown on site	P	P	
Wineries	P	P	
Transportation, Communication, and Utility Uses			
Wireless communications facilities	See Chapter 18.96		
Other Uses			
Accessory Uses and Structures	See Chapter 18.44		
Home Occupations	See Section 18.92.060		
Temporary Uses	See Section 18.92.150		

Notes:

[1] Permitted only on a legal lot of record established in the unincorporated area prior to August 1, 2014.

[2] May be permitted with a Conditional Use Permit if ancillary to hotel or motel use.

[3] Golf courses in excess of three holes are prohibited.

[4] Fitness and exercise facilities ancillary to a primary destination-oriented sports/recreation/leisure use are allowed with a Conditional Use Permit.

[5] Permitted if ancillary to hotel or motel use.

[6] No more than two drive-through establishments are permitted in the SRL-B zone.

D. Additional Permits. In addition to permits identified in Table 136-1, development projects in the open space, public, and recreation zoning districts may also require a Design Permit pursuant to Section 18.108.040 (Design Permits). Modifications to a historic resource may require a Historic Alteration pursuant to Chapter 18.60. (Historic Resources).

- E. Hillside Combining District.** Development on site with an average slope of 10 percent or greater are subject to the requirements of Section 18.30.040 (Hillside Combining District).

18.28.030 Development Standards

- A. General.** Table 18.28-3 identifies development standards that apply in the public, open space, and recreation zoning districts.

TABLE 18.28-1: PUBLIC, OPEN SPACE, AND RECREATION DEVELOPMENT STANDARDS

	OS	PF	SRL-A	SRL-B	Additional Standards
Site Requirements					
Lot Area, Minimum	5 acres	None	1 acre	1 acre	
Lot Width, Minimum	100 feet		100 ft.	100 ft.	
Lot Depth, Minimum	None		150 ft.	150 ft.	
Impervious Coverage, Maximum	10% [1]	As required by review authority	None	None	
Building Coverage, Maximum	5% [2]		30%	50%	
Structure Requirements					
Setbacks, Minimum					18.56.030
Front	50 ft.	As required by review authority	30 ft.	20 ft.	
Rear	50 ft.		50 ft.	15 ft.	
Interior Side	50 ft.		20 ft.	15 ft.	
Street Side	25 ft.		30 ft.	20 ft.	
Height, Maximum	2 stories or 25 ft.		35 ft.	35 ft.	18.56.020

Notes:

[1] Planning Commission may allow greater impervious surface with a Conditional Use Permit.

[2] 30 percent for those existing lots less than 5 acres.

- B. Performance Standards in OS Zoning District.** The following standards apply to all development and land uses in the OS zoning district.

1. **Stormwater Runoff.** In addition to requirements in Chapter 18.140 (Post Construction Stormwater Pollution Prevention), development shall comply with the following standards:
 - a. Permanent vegetation and improvements capable of carrying stormwater runoff in a safe manner shall be installed to the extent possible before the vegetative cover is removed from the area.
 - b. Sediment basins, including debris basins, desilting basins and silt traps, shall be installed and maintained to reserve sediment from runoff waters of land undergoing development.

2. **Public Services and Infrastructure.** Construction of dwellings for which Conditional Use Permits are required are permitted only if the proposed dwelling units are served by public sewers, public water, , and ingress/egress that comply with minimum fire department standards. The City may grant exceptions to the public sewer and public water requirements for:
 - a. Areas that were annexed into the city outside the urban service area with approved private water and septic systems; and
 - b. Secondary dwellings where a private septic tank disposal system has been approved for the primary dwelling on the same parcel of land.
- C. **Outdoor Storage in the PF Zone.** Areas used for outdoor storage in the PF zoning district shall meet the minimum design standards applicable to off-street parking facilities as specified in Section 18.72.060 (Parking Design and Development Standards).

From: D. Muirhead
To: [Michelle Bigelow](#); [Angie Gonzalez](#)
Subject: Comments for City Council Meeting September 5, 2018 Item #18: build private high school on farm land
Date: Monday, September 03, 2018 10:44:36 AM

Comments for the Public Record for:

Morgan Hill City Council

Meeting September 5, 2018

Item #18: Urban Service Area Amendment USA2018-0001:

Tennant-South County Catholic High School

Thank you for your consideration,

Doug Muirhead, Morgan Hill

[include soil map mh.websoil2.jpg]

[link to agenda item:

http://morganhillca.igq2.com/Citizens/Detail_LegiFile.aspx?Frame=None&MeetingID=1738&MediaPosition=&ID=1882&CssClass=

Dear Morgan Hill City Council,

This will be a choice between two enviable goals. You can tear down one building to create another one, but you can not restore farmland once it has been paved over. Choose Sustainable Agriculture as the future of South County.

I strongly oppose your plan to destroy 65 acres of mostly agricultural land identified as part of the County Agricultural Preservation Resource Area. Once again, the City of Morgan Hill has decided not to support sustainable agriculture for County lands that touch the City limits, preferring to annex lands south and east of the Aquatics Center to build a private high school.

Morgan Hill Mayor Tate has been pushing a private high school to provide a religious education for families in the South County since his State of the City address at the start of the year. He could have the private high school tomorrow if he were willing to have City staff re-purpose one of our older partially-vacant shopping centers; your Economic Development Team has repeatedly stated that we have an excess of retail. A less-desirable alternative would be to sell the under-used 38 acres of City-owned Outdoor Sports Center land within the City limits north of the Aquatics Center and the 10 acres of County land used for City parking; that would still be preferable to destroying farmland.

There are many omissions and a lot of "spin" in this staff report.

It is particularly offensive to have you claim this annexation satisfies Ongoing Priorities of "Protecting the Environment", "Preserving and Cultivating Public Trust", and "Maintaining Fiscal Responsibility" and a 2018 Strategic Priority for "Regional Initiatives". How does converting farmland to buildings "Protect the Environment"? How does taking land from the Agricultural Resource Area show us participating in the "Regional Initiative"

of Agricultural Preservation? I find nothing in the staff report that relates to "Fiscal Responsibility". Are we paying staff with applicant funds rather than taxpayer funds? If so, their time is going to support a private activity and not to other work plan priorities presented at the Goals Workshop. My objections to your claim of "Cultivating Public Trust" are listed later under "exaggerate Community Engagement".

If you really wanted the Regional community to know and engage in this significant decision, you could have scheduled a public presentation at our Planning Commission, the San Martin Planning Advisory Committee, or the South County Joint Planning Advisory Committee. Since you were silent on this issue, I mentioned it at the last San Martin Planning Advisory Committee and as a public comment for the last County Agricultural Task Force. My opinion letter to the Morgan Hill Times did not get published; Senator Monning's Guest View on National College Saving Month did.

You rely heavily on the events from 2015-2016 and imply that the community retains the same awareness but different priorities than when you lost at LAFCO. While your Assistant City Manager for Community Development has repeatedly complained that you are not being listened to in the County Agricultural Preservation implementation efforts, I see you doing exactly what you did during the SEQ annexation fight. Your "message" to our partners is that we want to join in their game but only after we have first sliced off the portions of the field that we want.

The parcels east of Murphy and south of Barrett down to south of Tennant are rated by the California Department of Conservation to be mostly Prime farmland using 2014 mapping. The United States Department of Agriculture Soil Survey report for 2017 agrees that the majority of those lands and adjacent County parcels are Prime farmland. Staff claims the applicant has secured commitments for conservation easements on agricultural land within the SEQ to mitigate their proposed project. Using the older California Department of Conservation rating, some parcels are designated Grazing Land and are not subject to mitigation. The Council Resolution just says:

The City Council finds that any loss of significant agricultural lands as defined in the City's Agricultural Lands Preservation Program (Program) due to future development that could occur as a result of the proposed USA expansion would be mitigated in accordance with the Program.

Sustainable agriculture requires contiguous lands for production and infrastructure and fails if all we have are isolated islands (the traditional mitigation approach). Yet the City exempts some of the agricultural lands in the Agricultural Resource Area from requiring mitigation if controlled by the City. I observed the tail end of the Agricultural Mitigation Program creation; it was developed by City-selected "stakeholders" but without the participation of the general public.

You overlaid the County "Medium Agriculture" zoning with your General Plan Land use designations of "Public Facilities" and "Sports Recreation & Leisure" in anticipation of the SEQ annexation. You now completely ignore the County Agricultural Preservation framework and the implementation efforts of the Agricultural Preservation Task Force when you quote from the City General Plan:

Agricultural areas with the greatest potential for long-term economic viability would generally be located outside of the City's UGB, away from urban development and/or development where conflicts exist between agricultural and non-agricultural uses (e.g., residential development), and where permanent agricultural conservation easements have been or are more likely to be established that enable the encumbered properties to remain in productive agricultural use while preventing any use(s) or activities that would diminish or impair the agriculturally productive capacity of the area.

We all know that a school is defined as a "sensitive population" and will

impose additional regulatory burdens on farmers whose lands are neighbors.

You continually exaggerate Community Engagement. What has not significantly changed in the areas of Population, Culture, Environment, and Economy during the "multi-year (2006 through 2015) planning process for the SEQ"? Again you rely on past history, claiming "Throughout the SEQ process, community meetings and numerous publicly noticed hearings with the Planning Commission and City Council were held." But I see a long gap between "On June 1, 2016, LAFCO denied a request for reconsideration" and "At a meeting held on May 17, 2018".

Staff says notices for [this] proposed Urban Service Area Amendment were published in the Morgan Hill Times and mailed to property owners within 300-feet of the subject site. The Morgan Hill Times on August 10 contained a Public Notice (Legal Advertising Section) announcing a public hearing on September 5 for the Urban Service Area amendment for the private high school. It listed the 6 APNs to be annexed. The "additional information" said to be available at Development Services was a very thin file containing a few letters (from the project proponents?), a letter from VTA saying they saw no impacts, a letter from SCVWD saying they would want to talk about Madrone Channel if the project moves forward, and a map of the project parcels and the adjoining parcels [your Exhibit "B"].

The City Council Meeting agenda gets this one line in the Morgan Hill Weekly 411 for Week of September 2, 2018:
Item #18 Approve Urban Service Area Amendment USA2018-0001:
Tennant-South County Catholic High School

How much staff time has been spent on this project? While staff says the May 17, 2018 meeting included "City staff", LAFCO's Executive Director noted that those in attendance included "City Attorney, Community Development Director, Principal Planner, and Environmental Program Administrator". Are all hours being charged back to the applicant? Even if salary costs are recovered, those hours do not get used for other City activities.

My thanks to John Baty, City of Morgan Hill, for the Department of Conservation farmland ratings, to Jake Smith, Open Space Authority, for the USDA Soil Survey farmland ratings, and to Julie Hutcheson, County Agricultural Preservation Task Force, for the reference to the County Agricultural Resource Area map in the County Agricultural Plan, "What Success Looks Like".

From: [CityClerk](#)
To: [Christina Turner](#); [Angie Gonzalez](#)
Cc: [Jennifer Carman](#); [John Baty](#); [Donald Larkin](#)
Subject: 18 supplement - FW: Opposed to Resolution to Reapply to LAFCo
Date: Wednesday, September 05, 2018 11:19:48 AM

From: fam.grzan@charter.net <fam.grzan@charter.net>

Sent: Tuesday, September 4, 2018 4:19 PM

To: CityClerk <clerk@morganhill.ca.gov>

Subject: Opposed to Resolution to Reapply to LAFCo

Morgan Hill City Council

I and my family oppose any resolution that seeks extending the urban service area and applying to LAFCo for expansion. Residents have made it clear that we do not want expansion. Those who vote for the measure on the Sept 5 , 2018 Council Agenda are not representing the interests of Morgan Hill, and should not be on this Council representing special financial interests.

[mark grzan](#)

Raymond Mark Grzan

[REDACTED]

Morgan Hill, CA 95037

[REDACTED]

fam.grzan@charter.net

From: Julie Hutcheson <julie@greenfoothills.org>

Date: September 5, 2018 at 7:08:34 AM PDT

To: Steve Tate <steve.tate@morganhill.ca.gov>, Rich Constantine <Rich.Constantine@morganhill.ca.gov>, Council Member Carr <Larry.Carr@morganhill.ca.gov>, rene.spring@morganhill.ca.gov, caitlin.jachimowicz@morganhill.ca.gov

Cc: Shani Kleinhaus <shani@scvas.org>, Mike Ferreira <michaeljferreira@gmail.com>, Kiyomi Yamamoto <khondayamamoto@greenbelt.org>, Michelle.Bigelow@morganhill.ca.gov

Subject: Council Agenda Item 18: Joint Comment Letter

Dear Mayor Tate,

Attached please find:

1. a comment letter on Agenda Item 18 submitted jointly by Committee for Green Foothills, Greenbelt Alliance, Sierra Club, and the Santa Clara Valley Audubon Society
2. a letter dated November 5, 2014 from the County, LAFCO, and the Open Space Authority which we reference in our letter.

Thank you,
Julie



Julie Hutcheson

Director of External Affairs and Advocacy, Committee for Green Foothills

650.968.7243 x339 | www.greenfoothills.org

Join us at *Nature's Inspiration* honoring Steve Abbors and Rue Mapp this fall.





COMMITTEE FOR
GREEN FOOTHILLS



Wednesday, September 5, 2018

Mayor Steve Tate and Council Members
City of Morgan Hill
17575 Peak Ave, Morgan Hill

Re: Agenda Item 18 – Approve Urban Service Area Amendment USA2018-0001: Tennant-South County Catholic High School

Dear Mayor Tate and Council Members,

The Committee for Green Foothills, Greenbelt Alliance, Sierra Club Loma Prieta Chapter, and Santa Clara Valley Audubon Society request that you forego adopting the resolution authorizing the City to apply to the Santa Clara County Local Agency Formation Commission (LAFCO) for an amendment to the City's Urban Service Area (USA) boundary, as proposed in application USA2018-0001.

Instead, we ask you to return to discussions begun in July 2014 with LAFCO, the County and the Santa Clara Valley Open Space Authority (OSA) to resolve the important outstanding issues these agencies have with the City's plan for the Southeast Quadrant (SEQ).¹

We appreciate that the City has availed itself of opportunities to have agricultural conservation easements placed on parcels located in the SEQ. However, this does not address the incompatibility of the current SEQ land use plan with surrounding agricultural uses. As American Farmland Trust stated in their February 2016 letter to LAFCO requesting the denial of the City's USA amendment, "None of the proposed zoning designations indicate the type of density that would be needed to avoid impacts on farmland."

Indeed the Sports-Recreation-Leisure (commercial) district is one the City hopes will attract thousands of regional visitors in addition to the daily traffic of the public facility/proposed high school. These uses are not conducive to present or potential future farming operations adjacent to this area or in close proximity to it. It will significantly increase traffic and greenhouse gas

¹¹ See attached joint letter dated November 5, 2014 from the three agencies.

emissions, noise and light pollution, cause the incremental loss of open space and foraging habitat that will impact local birds and wildlife.

Since the City last attempted to receive approval for a USA amendment from LAFCO, the County Board of Supervisors adopted the Santa Clara Valley Agricultural Plan. As an innovative climate change mitigation and economic development strategy, the Plan seeks to help avoid future greenhouse gas emissions by reducing the conversion of working lands and focusing development in existing urban areas thereby providing for a more sustainable agricultural future for the County. The Plan, a regional effort to conserve our valley's farmland and ranchland, identifies the SEQ as a desirable area for farmland conservation but also one at high risk of development.

Therefore, we urge you to reestablish the multiparty discussions that begun in 2014 to find a sensible balance between community needs and desires; preserving valley-floor habitat; preserving and enhancing small-scale agriculture, which can contribute to a healthy local food system; and delineating an area for limited compatible development for potential future needs.

Until that time, the City should refrain from any expansion of its urban service area until it has reached an agreement with its regional partners. The importance of sound land use planning cannot be overstated when one of the key goals is to truly preserve agricultural lands and ensure the long-term viability of farming.

Thank you for your consideration of these comments.

Sincerely,



Julie Hutcheson
Director of External Affairs and Advocacy
Committee for Green Foothills



Michael Ferreira, Executive Committee Member
Sierra Club Loma Prieta Chapter



Kiyomi Yamamoto
Regional Representative, South Bay
Greenbelt Alliance



Shani Kleinhaus, Environmental Advocate
Santa Clara Valley Audubon Society



VIA E-MAIL

November 5, 2014

Honorable Mayor Tate and City Council Members
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

RE: SOUTHEAST QUADRANT (SEQ) LAND USE PLAN AND CITYWIDE AGRICULTURAL LANDS PRESERVATION PROGRAM

Honorable Mayor Tate and City Council Members,

The purpose of this joint letter is to express our concerns and to request that the City **not** approve the proposed SEQ Project and the Agricultural Lands Preservation Program and **not** approve the Final EIR. Attachment 1 summarizes our concerns. We encourage the City to step back from its current plan to develop agricultural lands, and in partnership with the County of Santa Clara (County), LAFCO of Santa Clara County (LAFCO), and the Santa Clara County Open Space Authority (OSA) develop a SEQ proposal that better aligns with local and regional policies/ goals.

Collaboration Efforts To-Date

Since July of this year, staff from the County, the OSA, and LAFCO have been meeting with City staff to develop an alternative agricultural preservation program in the SEQ. Staff explored conservation and financing strategies for a viable agricultural lands preservation program while addressing the City's growth needs in a sustainable manner in conformance with longstanding urban development policies.

Staff from the four agencies met several times over the course of the three months to discuss a range of potential strategies. In a good faith effort, the OSA arranged for a consultant to help staff prepare a Scope of Work for developing and implementing a viable plan for financing agricultural land preservation in the area. Successful models that the staff were beginning to evaluate would link economic incentives and initiatives (such as TDRs, conservation easements) with complementary growth management strategies (i.e. well-defined growth boundaries). The benefits of such approaches are accommodating growth without significantly impacting agricultural land; limiting development pressure in areas identified as important for continued agricultural production and providing reasonable certainty to landowners and developers.

Unfortunately, the work was cut short as the City indicated its intent to complete City Council action on the project by December 2014.

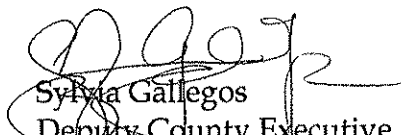
A More Balanced Approach to Preserving Agricultural Lands in SEQ

We urge the City Council to not approve the project as proposed, and to consider an alternate vision to achieve a successful outcome – significantly reducing the amount of agricultural land planned for conversion in the SEQ and delineating a meaningful and stable urban growth boundary. Such actions by the City Council would confirm the City's commitment to long-term agriculture in the SEQ and enable the Group to resume developing and implementing an effective, workable agricultural preservation program in the SEQ that includes specific programs, such as easement acquisitions and TDR programs.

Importantly, this would be more in alignment with statewide and regional goals for building sustainable communities; specifically it would prevent urban sprawl, encourage more compact urban form, and enable the city to focus its budgetary resources on existing neighborhoods. It would allow the partner agencies to jointly support the City in applying for California Strategic Growth Council planning grants and for other potential future grants for developing conservation easement projects and for critical agricultural infrastructure needs planning.

Thank you for considering our request.

Sincerely,


Sylvia Gallegos
Deputy County Executive
County of Santa Clara


Andrea Mackenzie
General Manager
Open Space Authority


Neelima Palacherla
Executive Officer
Santa Clara LAFCO

c: OSA Board Members
LAFCO Members
Mike Wasserman, Supervisor District One

Attachment 1: Partner Agencies' Concerns with the Proposed SEQ Plan, Citywide Agricultural Lands Preservation Plan and Associated CEQA

Attachment 1:

PARTNER AGENCIES' CONCERNS WITH THE PROPOSED SOUTHEAST QUADRANT (SEQ) PLAN, CITYWIDE AGRICULTURAL LANDS PRESERVATION PLAN AND ASSOCIATED CEQA

The following summarizes some of the key concerns identified by the County of Santa Clara, LAFCO of Santa Clara County and the Santa Clara County Open Space Authority (OSA) with regard to the City of Morgan Hill's proposed plan for the SEQ and the associated CEQA review and process. Please note that the three agencies have previously raised these and other concerns in their various separate letters to the City and in their discussion with City staff.

A. INCONSISTENCIES BETWEEN STATED GOAL OF AGRICULTURAL PRESERVATION IN SEQ AND PROPOSED ACTIONS

1. Proposed Project Involves Premature and Unnecessary Conversion of Agricultural Lands in the SEQ

Even though the City has indicated that it is their goal to have permanent agricultural preservation in the SEQ and declared the SEQ as their Agricultural Priority area, the proposed plans depict that nearly half of the prime agricultural lands in the SEQ will be converted to urban uses. Out of a total of 597 acres of prime farmland, over 251 acres of prime farmland are slated for conversion to Sports Recreational and Leisure (SRL) and public facility uses. The purpose of the conversion is to allow four separate development proposals initiated by private property owners / developers on 106 acres of prime farmland. Since these four development proposals are not contiguous and are spread out in the SEQ, the City is proposing to re-designate the intervening 192 acres of prime farmland for urban use in order to simply establish contiguity. Thus the proposed urban growth (UGB) and urban limit line (ULL) boundaries, (which are proposed to include these lands) seem driven by the desire to facilitate private applicant initiated proposals rather than by the public benefit interest of farmland preservation.

2. Annexation Not Necessary for Preservation of Agricultural Lands in the SEQ

Another problematic aspect of the SEQ proposal is that it will require eventual city annexation of unincorporated lands located outside the City's urban service area (USA). First, such an annexation would directly conflict with the joint urban development policies, LAFCO policies and County General Plan which call for urban development and services within USAs; and resource conservation and rural uses outside the USA. Importantly, in keeping with the joint urban development policies, the County has established a long standing record for maintaining rural land uses and not providing public water and sewer services in the unincorporated county whereas the City has established no such record and has provided no assurances for conserving these lands. Further, it seems to be a misunderstanding amongst some people that the area would be better protected for agriculture under City jurisdiction and that annexation of the SEQ would prevent further rural residential development in the SEQ. Given that a single family home may be constructed by right on every legal lot whether it is in the County or City provided it meets the underlying building regulations, it is unclear

how the City would have the ability to somehow prohibit the construction of single family homes on recognized legal lots.

3. Designating Unincorporated Lands “Agriculture” in City General Plan Provides No Additional Protection for Unincorporated Agricultural Lands in the SEQ

Further, the City claims that by its proposal to designate unincorporated lands as Agriculture, the City would implement its General Plan policies related to agriculture and communicate its commitment for agricultural preservation within the SEQ. It is misleading and inaccurate to assume that the City’s designation offers any further protection from development for these lands, than their remaining in the County. These lands are currently designated Agriculture Medium Scale under the County General Plan. Since these lands are not proposed for annexation to the City at this time, they will continue to remain unincorporated and be subject to the County General Plan and its land use regulations. Therefore, the City’s General Plan designation would not apply to these lands and it would have no direct land use jurisdiction over these unincorporated lands.

4. Proposed Funding in the City’s Agricultural Lands Preservation Program Is Insufficient to Achieve 1:1 Mitigation

As a number of agencies have previously commented, the City’s proposed Agricultural Land Preservation Program designates the SEQ as the Agricultural Priority area within which mitigation should occur, however, it underestimates the land/easement costs and in-lieu fees necessary to preserve land in the SEQ by using lower land values more appropriate in other parts of the County. So therefore, even though the Program calls for a 1:1 mitigation, the funding generated by the proposed mitigation fees would not be sufficient to cover the 1:1 mitigation in the SEQ. It is very unlikely that the City’s program will result in any actual preservation of agriculture in the SEQ.

While the four agencies share a common goal of viable agriculture and agricultural preservation in the SEQ, the City’s project and process continue to directly conflict with these goals and with existing policies.

5. Proposed Clustering Program within Unincorporated Area is Infeasible

The City has indicated its interest in continuing to work with the three agencies to establish a Transfer of Development Rights (TDR) and clustering program *in the County only* for a specific landowner (Chialas) located within the SEQ.

With regard to establishing a clustering program within the unincorporated county for existing legal lots, the agencies have had extensive discussions and have identified significant concerns with such a program; these concerns range from inconsistencies of such development with the current County General Plan to potential lack of public benefit value of developing such a program in the County and include issues such as likely conflict between urban densities and rural character of unincorporated lands, environmental and service provision concerns, and the undesirable precedent setting nature of such a proposal on other parts of the unincorporated county. An effective TDR program in balance with other preservation strategies will need to address transferring development rights to receiving sites within the City.

**B. INADEQUATE ENVIRONMENTAL ANALYSIS AND SEGMENTED REVIEW /
APPROVAL PROCESS UNACCEPTABLE FOR SUCH A MAJOR LAND USE DECISION**

1. City's Environmental Analysis is Deficient and Does Not Meet the Intent or Requirements of CEQA

As you know, the CEQA process is designed to identify and disclose to decision makers and the public the significant impacts of a proposed project prior to its consideration and approval. LAFCO, the County of Santa Clara, and the Santa Clara County Open Space Authority have each provided previous comments to the City on the City's environmental review process and documentation. In February 2014, these agencies identified significant deficiencies in the Draft EIR, including that the project description is unclear; the Draft EIR segments the environmental analysis; improperly defers environmental analysis by conducting programmatic review of project-level proposals; fails to sufficiently mitigate significant impacts to agricultural resources, air quality, public services and utilities, and utility systems; and also fails to analyze a reasonable range of alternatives. Subsequently, the City prepared a Final EIR which attempted to address the abovementioned comments. Rather than clarifying the issues raised by LAFCO, the County of Santa Clara, the Santa Clara County Open Space Authority, and others, the City's Final EIR neglects to adequately respond to the comments, and in many cases adds to the confusion identified in the comments concerning the scope of the project and the analysis of its environmental impacts.

2. Separation of the SEQ Land Use Plan from the City's General Plan Update Process is a Violation of Rational Planning Practices and CEQA

The City is currently in the midst of conducting a comprehensive update of its General Plan, which among other things, is considering various land use alternatives, including further outward expansion of city boundaries to accommodate anticipated growth. However, the SEQ project which requires major amendment to the City's General Plan is not part of the Comprehensive General Plan update. This is contrary to City/ County General Plan policies which require that UGB be only amended in conjunction with a comprehensive General Plan review /update. It is our understanding that the City intends to complete decisions on the SEQ by December 2014 in order to establish the SEQ project as a pre-existing condition for the Comprehensive General Plan Update EIR analysis, in clear violation of sound planning principles and CEQA Guidelines.

From: Gordon Foster <gordon.foster.123@gmail.com>

Date: September 4, 2018 at 8:58:10 PM PDT

To: steve.tate@morganhill.ca.gov, rich.constantine@morganhill.ca.gov, larry.carr@morganhill.ca.gov, rene.spring@morganhill.ca.gov, caitlin.jachimowicz@morganhill.ca.gov

Subject: Please do not amend urban service area in the Southeast Quadrant

Dear Mayor Tate and Council Members,

Please do not vote to adopt the resolution authorizing the City to apply once again to LAFCo to amend our urban service area in the Southeast Quadrant.

Instead, I urge you to reestablish discussions with LAFCo, the County and the Santa Clara Valley Open Space Authority to resolve the continued outstanding issues these agencies have with the City's plan for the Southeast Quadrant.

Only when the City has concluded these discussions to the satisfaction of all parties should it contemplate any action regarding potential urban development in the Southeast Quadrant.

Thank you for taking action to ensure we plan wisely for this area and our community as whole.

Gordon Foster

95037

From: Larry Breniman <larrythekid1946@yahoo.com>

Date: September 5, 2018 at 10:39:13 AM PDT

To: steve.tate@morganhill.ca.gov, Larry Carr <larry.carr@morganhill.ca.gov>, Rich Constantine <rich.constantine@morganhill.ca.gov>, Rene Spring <rene.spring@morganhill.ca.gov>, Catlin Jachimowicz <catlin.jachimowicz@morganhill.ca.gov>

Subject: Proposed annexation of SEQ.

I am opposed to the annexation of the SEQ land. We must stop Urban Sprawl. There is only so much open agricultural land left that adds to the environment and the beauty of Morgan Hill.

Thank you,

Larry Breniman

Morgan Hill

Sent from my iPhone

From: Mandy McClellan <mandy@carlquistlaw.com>

Date: September 5, 2018 at 7:43:05 AM PDT

To: steve.tate@morganhill.ca.gov, rich.constantine@morganhill.ca.gov, larry.carr@morganhill.ca.gov, rene.spring@morganhill.ca.gov, caitlin.jachimowicz@morganhill.ca.gov

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Thank you for taking action to ensure we plan wisely for this area and our community as whole.

Mandy McClellan

95037

From: [CityClerk](#)
To: [Christina Turner](#); [Angie Gonzalez](#)
Cc: [Jennifer Carman](#); [John Baty](#); [Donald Larkin](#)
Subject: FW:
Date: Wednesday, September 05, 2018 11:22:35 AM

From: Diane Turk <diane.turk@mountmadonnaschool.org>

Sent: Tuesday, September 4, 2018 5:10 PM

To: CityClerk <clerk@morganhill.ca.gov>

Subject:

Dear City Council Members,

Please reestablish discussions with LAFCo, the County and the Santa Clara Valley Open Space Authority to resolve the continued issues these agencies have with the City's SEQ Plan.

The community clearly voiced its desire to retain agriculture around the city and increase infill development instead of urban sprawl.

The City's plan for the SEQ does nothing to meet the community's vision for Morgan Hill's future. Instead, it will only make farming increasingly difficult in the area, exacerbated traffic issues, and most importantly, **squander opportunities to mitigate greenhouse gas impacts.**

Why don't you listen to the people you represent? Is it the developers who are running our city or our city council members who we trust to have our best interest at heart?

Diane

From: [CityClerk](#)
To: [Christina Turner](#); [Angie Gonzalez](#)
Cc: [Jennifer Carman](#); [John Baty](#); [Donald Larkin](#)
Subject: FW: City Council Meeting
Date: Wednesday, September 05, 2018 11:22:12 AM

-----Original Message-----

From: mnmdubois@gmail.com <mnmdubois@gmail.com>
Sent: Tuesday, September 4, 2018 4:54 PM
To: CityClerk <clerk@morganhill.ca.gov>
Subject: City Council Meeting

City Council

Please stop the developing in Morgan Hill. Our city has grown way too much. We went from wanting to be a Los Gatos to our downtown being a clog mire every day!!!

Monique Dubois

Sent from my iPhone

From: [CityClerk](#)
To: [Christina Turner](#); [Angie Gonzalez](#)
Cc: [Leslie Little](#); [Jennifer Carman](#); [John Baty](#); [Donald Larkin](#)
Subject: FW: Council Going for More Development Threatening Open Space and Farm Lands - Attention City Council
Date: Wednesday, September 05, 2018 11:26:54 AM
Importance: High

From: Jackie Ramsdell <jackie@jackieramsdell.com>
Sent: Tuesday, September 4, 2018 6:20 PM
To: CityClerk <clerk@morganhill.ca.gov>
Subject: Council Going for More Development Threatening Open Space and Farm Lands - Attention City Council
Importance: High

I OPPOSE building more housing and annexing the farmland in the Southeast Quadrant (SEQ) for development.

The SEQ is the last large area of contiguous farmland in the Morgan Hill area and it is important that it remain so.

Leave it as agricultural.

Why does the city want to build, build, build?

Jackie Ramsdell

Concerned Morgan Hill Resident, Home Owner, Tax Payer

From: [CityClerk](#)
To: [Christina Turner](#); [Angie Gonzalez](#)
Cc: [Jennifer Carman](#); [John Baty](#); [Donald Larkin](#)
Subject: FW: Development of Farmland
Date: Wednesday, September 05, 2018 11:22:58 AM

From: Michele Rumfola <mrumfola@gmail.com>
Sent: Tuesday, September 4, 2018 5:42 PM
To: CityClerk <clerk@morganhill.ca.gov>
Subject: Development of Farmland

Dear Council

Please reconsider developing our farmland in Morhan Hill. Our infrastructure simply cannot take all the building! Our quality of life, mostly spent in our cars, goes down everytime a new development is built. Focus on bringing jobs to Morhan Hill so the residents who live in this great town can spend more time here instead of traveling north. Please stop the development, we need a break. We need to focus on building other businesses in Morgan Hill than just making it a bedroom communities. Those types of communities only lead to people just living in a community but not really caring about it. Please don't develop or precious farmlands.

Kindly
Michele

From: [CityClerk](#)
To: [Christina Turner](#); [Angie Gonzalez](#)
Cc: [Leslie Little](#); [Jennifer Carman](#); [John Baty](#); [Donald Larkin](#)
Subject: FW: Oppose resolution to annex farmland in SEQ
Date: Wednesday, September 05, 2018 11:27:52 AM

From: Marianne Guntow <mguntow@yahoo.com>
Sent: Wednesday, September 5, 2018 7:21 AM
To: CityClerk <clerk@morganhill.ca.gov>
Subject: Oppose resolution to annex farmland in SEQ

Hello,

I cannot attend the meeting this Wednesday.

I oppose the resolution to annex farmland in the SEQ for urban development. If there is to be further development, please focus on infill rather than expanding the urban area.

Overall... please slow the growth down.

I moved from San Jose two years ago because of the out of control growth and it's negative effects. I love Morgan Hill. I'm sad to see so much growth in just the last two years and the same negative effects I saw happening in San Jose. Please... slow it down.

Marianne Guntow



From: [CityClerk](#)
To: [Christina Turner](#); [Angie Gonzalez](#)
Cc: [Leslie Little](#); [Jennifer Carman](#); [John Baty](#); [Donald Larkin](#)
Subject: FW: Oppose the resolution
Date: Wednesday, September 05, 2018 11:28:24 AM

From: T Pittman <pittman285@gmail.com>
Sent: Wednesday, September 5, 2018 8:33 AM
To: CityClerk <clerk@morganhill.ca.gov>
Subject: Oppose the resolution

Dear Council Members,

The Pittman's strongly request that the Council forego the resolution and instead reestablish discussions with LAFCo, the County and the Santa Clara Valley Open Space Authority to resolve the continued outstanding issues these agencies have with the City's SEQ Plan.

We are voicing our desire to retain agriculture around the city of Morgan Hill.

Keep Morgan Hill 'Country'

Gerald and Theresa Pittman

[REDACTED]

Morgan Hill,
CA

From: [CityClerk](#)
To: [Christina Turner](#); [Angie Gonzalez](#)
Cc: [Leslie Little](#); [Jennifer Carman](#); [John Baty](#); [Donald Larkin](#)
Subject: FW: SEQ - opposed to resolution authorizing the City to apply once again to LAFCo
Date: Wednesday, September 05, 2018 11:27:32 AM

From: ronrzes@aol.com <ronrzes@aol.com>
Sent: Tuesday, September 4, 2018 10:40 PM
To: CityClerk <clerk@morganhill.ca.gov>
Subject: re: SEQ - opposed to resolution authorizing the City to apply once again to LAFCo

I oppose any resolution authorizing the City to apply once again to LAFCo, RE: SEQ, in order to annex farmland in the Southeast Quadrant (SEQ) for development.

Ron

From: [CityClerk](#)
To: [Christina Turner](#); [Angie Gonzalez](#)
Cc: [Jennifer Carman](#); [John Baty](#); [Donald Larkin](#)
Subject: FW: Southeast Quadrants
Date: Wednesday, September 05, 2018 11:23:41 AM

-----Original Message-----

From: Monique Bosomworth <moniquebosomworth@gmail.com>
Sent: Tuesday, September 4, 2018 5:58 PM
To: CityClerk <clerk@morganhill.ca.gov>
Subject: Southeast Quadrants

I am completely against trying to annex farmland for development in the SEQ. Please slow down the sprawl of Morgan Hill and take care of its current residents
Stop the insanity!

Sent from my iPad

From: Lisa Ruminski <lisa.ruminski@gmail.com>

Date: September 4, 2018 at 6:15:14 PM PDT

To: cityclerk@morganhill.ca.gov

Subject: NO on development of SEQ!

EXTERNAL MAIL

I oppose any effort by the city of Morgan Hill to annex farmland in the SEQ for urban development. I will be at the meeting tomorrow to hear how you can possibly justify this lame 3rd attempt to overrule the opinions of citizens and other stake holders in the community. Stop the madness NOW!

From: ROSEMARY FORGY <rforgy@cisco.com>

Date: September 5, 2018 at 7:29:05 AM PDT

To: steve.tate@morganhill.ca.gov,
rich.constantine@morganhill.ca.gov, larry.carr@morganhill.ca.gov, rene.spring@morganhill.ca.gov,
caitlin.jachimowicz@morganhill.ca.gov

Subject: Please do not amend urban service area in the Southeast Quadrant

Dear Mayor Tate and Council Members,

Please do not vote to adopt the resolution authorizing the City to apply once again to LAFCo to amend our urban service area in the Southeast Quadrant.

Instead, I urge you to reestablish discussions with LAFCo, the County and the Santa Clara Valley Open Space Authority to resolve the continued outstanding issues these agencies have with the City's plan for the Southeast Quadrant.

Only when the City has concluded these discussions to the satisfaction of all parties should it contemplate any action regarding potential urban development in the Southeast Quadrant.

Thank you for taking action to ensure we plan wisely for this area and our community as whole.

ROSEMARY FORGY

95037

From: daniel kenney <danbear2k@yahoo.com>

Sent: Tuesday, September 4, 2018 4:22 PM

To: Maureen Tobin <Maureen.Tobin@morganhill.ca.gov>

Subject: Fw: Council Going for More Development Threatening Open Space and Farm Lands

Maureen

Could you ask the council to forego this resolution please

I can't make it to meeting

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Tuesday, September 4, 2018, 4:13 PM, Nextdoor Paradise <reply@rs.email.nextdoor.com> wrote:

 Mark and Colleen Grzan, Paradise

On Wednesday, Sept. 5, the Morgan Hill City Council will consider adopting a resolution authorizing the City to apply once again to LAFCo in order to annex farmland in the Southeast Quadrant (SEQ) for development. Please come to the Council meeting, or send an email to the City Council, to request that the Council forego the resolution and instead reestablish discussions with LAFCo, the County and the Santa Clara Valley Open Space Authority to resolve the continued outstanding issues these agencies have with the City's SEQ Plan.

When: Wednesday, September 5,... [See more](#)

General · Sep 4 to 22 neighborhoods

 [Thank](#)  [Private message](#)

[View or Reply on Nextdoor](#)

This message is intended for danbear2k@yahoo.com. [Unsubscribe here](#). Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103



From: [CityClerk](#)
To: [Christina Turner](#); [Angie Gonzalez](#)
Cc: [Jennifer Carman](#); [John Baty](#); [Donald Larkin](#)
Subject: FW: Please think again before making a foolish mistake which will ruin our beautiful town. You haven't planned for the increased traffic and lack of new schools you' ve incurred by all the "now" building! Please stop and think.
Date: Wednesday, September 05, 2018 11:20:39 AM

-----Original Message-----

From: Joanne Orsetti <knackie41@outlook.com>

Sent: Tuesday, September 4, 2018 4:30 PM

To: CityClerk <clerk@morganhill.ca.gov>

Subject: Please think again before making a foolish mistake which will ruin our beautiful town. You haven't planned for the increased traffic and lack of new schools you' ve incurred by all the "now" building! Please stop and think.

J. Orsetti & K. Perkins

Sent from my iPad

From: George Meyer <gmeyer4@gameyer.com>

Date: September 5, 2018 at 8:09:16 AM PDT

To: steve.tate@morganhill.ca.gov, rich.constantine@morganhill.ca.gov, larry.carr@morganhill.ca.gov, rene.spring@morganhill.ca.gov, caitlin.jachimowicz@morganhill.ca.gov

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Only when the City has concluded these discussions to the satisfaction of all parties should it contemplate any action regarding potential urban development in the Southeast Quadrant.

Thank you for taking action to ensure we plan wisely for this area and our community as whole.

George Meyer

95037

From: [Leslie Little](#)
To: [Michelle Bigelow](#); [Angie Gonzalez](#); [Christina Turner](#); [Donald Larkin](#)
Subject: FW: The SCCHS, not SEQ is seeking permission to file with LAFCO
Date: Wednesday, September 05, 2018 3:48:26 PM

For City Council

From: Andy Pashby <APashby@lbinc.com>
Sent: Wednesday, September 05, 2018 3:44 PM
To: Leslie Little <Leslie.Little@morganhill.ca.gov>
Subject: The SCCHS, not SEQ is seeking permission to file with LAFCO

Good afternoon Leslie –

As I understand, there is opposition with the South County Catholic High School (SCCHS) seeking permission to file with LAFCO which is on the agenda for this evening's City Council meeting. There was an email sent out yesterday from Committee for Green Foothills (see below) that does not reflect the application the SCCHS is seeking with LAFCO through the City of Morgan Hill. This might be causing confusion with the general public...it certainly did for me when I read it!

The body of the email and Committee for Green Foothill website reference subject matters such as the South East Quadrant (SEQ), "[they have not addressed the substantive issues LAFCO and other agencies have with the City's plan for the SEQ](#)", and the "City's plan for sprawl in the Southeast Quadrant." which causes concern:

- The SCCHS is not mentioned on the email.
- The SCCHS is seeking annexation, not the SEQ. The SCCHS is looking to annex approximately 61 acres which includes 38 acres for school itself, not the approximate 1,300 acres that make up the SEQ.
- The City and SCCHS have addressed concerns LAFCO including which properties should be annexed with the SCCHS, adequate wet utilities, and mitigation.
- The SCCHS is proposing a 1 to 1 mitigation within the SEQ. Meaning the acreage used for the SCCHS will have an equal amount of acreage restricted as Ag Mitigation in the SEQ. This is part of a larger plan the City is working on to include more land in the SEQ that will forever be farmed. In other words the future plan for the SCCHS and the City of Morgan Hill is the exact opposite of "sprawl in the Southeast Quadrant".

The SCCHS will benefit the community in many ways including the safety of our children that otherwise travel a great distance for their schooling needs.

I will be happy to speak on this subject during this evenings meeting.

Thank you for your time –

Andy Pashby

EMAIL

Subject: Please speak up: SEQ is back

[View this email in your browser](#)



Action Alert: Stop Sprawl in the Southeast Quadrant

What's Happening

The City of Morgan Hill hasn't given up on its plan for sprawl in the Southeast Quadrant. LAFCo twice denied the City's applications to amend its urban service area and annex farmland in the SEQ for urban development. Yet the City is going to try again even though [they have not addressed the substantive issues LAFCo and other agencies have with the City's plan for the SEQ.](#)

Why It Matters

The SEQ is the last large area of contiguous farmland in the Morgan Hill area. Throughout the 2035 General Plan process, the community clearly voiced its desire to retain agriculture around the city and incentivize infill development in lieu of sprawl. The City's plan for the SEQ does little to nothing to meet the community's vision for Morgan Hill's future. Instead, it will only make farming

increasingly difficult in the area, exacerbated traffic issues, and squander opportunities to mitigate greenhouse gas impacts.

What You Can Do

Please come to the Council meeting, or send an email to the City Council, to request that the Council forego the resolution and instead reestablish discussions with LAFCo, the County, and the Santa Clara Valley Open Space Authority to resolve the continued outstanding issues these agencies have with the City's SEQ Plan.

[Act Now](#) [Donate](#)

Thank you for joining me in speaking up! Your voice does make a difference.

Sincerely,

Julie Hutcheson
Director of Advocacy and External Affairs

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You are receiving this email because of your interest in open space and environmental issues.

Our mailing address is:

Committee for Green Foothills
3921 East Bayshore Road
Palo Alto, CA 94303

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

Andy Pashby

From: [Christina Turner](#)
To: [Michelle Bigelow](#); [Angie Gonzalez](#)
Cc: [Leslie Little](#); [Jennifer Carman](#); [John Baty](#); [Donald Larkin](#)
Subject: FW: Morgan Hill Application to LAFCO – SUPPORT Please support our City's need for the South County Catholic High School
Date: Wednesday, September 05, 2018 4:50:10 PM

From: Rene Spring
Sent: Wednesday, September 5, 2018 4:49 PM
To: Christina Turner <Christina.Turner@morganhill.ca.gov>
Subject: Fwd: Morgan Hill Application to LAFCO – SUPPORT Please support our City's need for the South County Catholic High School

Sent from my iPhone

Begin forwarded message:

From: Chuck Berghoff <cberghoff@optoelectronix.com>
Date: September 5, 2018 at 4:22:32 PM PDT
To: "clerk@morganhill.ca.gov" <clerk@morganhill.ca.gov>,
"steve.tate@morganhill.ca.gov" <steve.tate@morganhill.ca.gov>,
"rich.constantine@morganhill.ca.gov" <rich.constantine@morganhill.ca.gov>,
"larry.carr@morganhill.ca.gov" <larry.carr@morganhill.ca.gov>,
"rene.spring@morganhill.ca.gov" <rene.spring@morganhill.ca.gov>,
"Caitlin.jachimowicz@morganhill.ca.gov" <Caitlin.jachimowicz@morganhill.ca.gov>
Subject: Morgan Hill Application to LAFCO – SUPPORT Please support our City's need for the South County Catholic High School

September 5, 2018
Members of Morgan Hill City Council
17575 Peak Ave
Morgan Hill, CA
95037-4128

Dear Mayor Tate and members of the Morgan Hill City Council,

We are writing in support of the City of Morgan Hill's application to expand the Urban Service Area to accommodate the educational needs of our community. This application is a modest expansion that is consistent with the goals of our City as identified in our General Plan.

Many families in Morgan Hill and the surrounding area currently travel outside of our community to attend high school. The projected enrollment in Morgan Hill high schools

indicates a need for additional education opportunities within our community. The proposed Catholic High School will help to meet those needs while taking almost 400 daily trips, that daily total 25,000 miles, off of the highway, reducing congestion and pollution.

The proposed expansion does NOT include additional development for housing. The expansion request is entirely consistent with LAFCO policies and includes 1:1 mitigation for agriculture and preservation of green space.

Thank you for your leadership and we request a “yes” vote on the resolution to submit the application.

Sincerely,

Chuck and Sue Berghoff

408-482-1430

From: Chuck Berghoff
To: [CityClerk](#); [Steve Tate](#); [Rich Constantine](#); [Larry Carr](#); [Rene Spring](#); [Caitlin Jachimowicz](#)
Subject: Morgan Hill Application to LAFCO – SUPPORT Please support our City's need for the South County Catholic High School
Date: Wednesday, September 05, 2018 4:22:42 PM

September 5, 2018
Members of Morgan Hill City Council
17575 Peak Ave
Morgan Hill, CA
95037-4128

Dear Mayor Tate and members of the Morgan Hill City Council,

We are writing in support of the City of Morgan Hill's application to expand the Urban Service Area to accommodate the educational needs of our community. This application is a modest expansion that is consistent with the goals of our City as identified in our General Plan.

Many families in Morgan Hill and the surrounding area currently travel outside of our community to attend high school. The projected enrollment in Morgan Hill high schools indicates a need for additional education opportunities within our community. The proposed Catholic High School will help to meet those needs while taking almost 400 daily trips, that daily total 25,000 miles, off of the highway, reducing congestion and pollution.

The proposed expansion does NOT include additional development for housing. The expansion request is entirely consistent with LAFCO policies and includes 1:1 mitigation for agriculture and preservation of green space.

Thank you for your leadership and we request a "yes" vote on the resolution to submit the application.

Sincerely,

Chuck and Sue Berghoff



Item # 18

AGENDA DATE: 09/05/18

SUPPLEMENT # 4

From: Nancy Fernandez <nancyf52@hotmail.com>

Date: September 5, 2018 at 3:11:47 PM PDT

To: steve.tate@morganhill.ca.gov, rich.constantine@morganhill.ca.gov, larry.carr@morganhill.ca.gov, rene.spring@morganhill.ca.gov, caitlin.jachimowicz@morganhill.ca.gov

Subject: Please do not amend urban service area in the Southeast Quadrant

Dear Mayor Tate and Council Members,

Please do not vote to adopt the resolution authorizing the City to apply once again to LAFCo to amend our urban service area in the Southeast Quadrant.

Instead, I urge you to reestablish discussions with LAFCo, the County and the Santa Clara Valley Open Space Authority to resolve the continued outstanding issues these agencies have with the City's plan for the Southeast Quadrant.

Only when the City has concluded these discussions to the satisfaction of all parties should it contemplate any action regarding potential urban development in the Southeast Quadrant.

Thank you for taking action to ensure we plan wisely for this area and our community as whole.

Nancy Fernandez

95037

From: Raymond Blanchard <Raymond.blanchard@gmail.com>

Date: September 5, 2018 at 4:42:19 PM PDT

To: steve.tate@morganhill.ca.gov, rich.constantine@morganhill.ca.gov, larry.carr@morganhill.ca.gov, rene.spring@morganhill.ca.gov, caitlin.jachimowicz@morganhill.ca.gov

Subject: Please do not amend urban service area in the Southeast Quadrant

Dear Mayor Tate and Council Members,

STOP!

Please do not vote to adopt the resolution authorizing the City to apply once again to LAFCo to amend our urban service area in the Southeast Quadrant.

Instead, I urge you to reestablish discussions with LAFCo, the County and the Santa Clara Valley Open Space Authority to resolve the continued outstanding issues these agencies have with the City's plan for the Southeast Quadrant.

Only when the City has concluded these discussions to the satisfaction of all parties should it contemplate any action regarding potential urban development in the Southeast Quadrant.

Thank you for taking action to ensure we plan wisely for this area and our community as whole.

Raymond Blanchard

95046

From: Paul Salinas
To: [CityClerk](#)
Subject: Growing Morgan Hill
Date: Wednesday, September 05, 2018 4:32:02 PM

No to unwanted sprawl in our not so small anymore Morgan Hill. Traffic is already ridiculously crazy. Enough is enough.

[Sent from Yahoo Mail on Android](#)

From: Alpert paul
To: [CityClerk](#)
Subject: I am opposed to the City's plan for the SEQ.
Date: Wednesday, September 05, 2018 4:11:45 PM

Throughout the 2035 General Plan process, the community clearly voiced its desire to retain agriculture around the city and incentivize infill development in lieu of sprawl, even though the City did not include discussion of the SEQ plan within that process. The City's plan for the SEQ does little to nothing to meet the community's vision for Morgan Hill's future. Instead, it will only make farming increasingly difficult in the area, exacerbated traffic issues, and squander opportunities to mitigate greenhouse gas impacts.

paul alpert

From: Hirose, Cathy
To: [CityClerk](#)
Subject: I OPPOSE THE RESOLUTION : CITY COUNCIL IN CARE OF THE CITY COUNCIL
Date: Wednesday, September 05, 2018 3:54:26 PM

Dear City Council Members,

As a resident of Morgan Hill, I would like to express my Opposition to the application to amend the urban service area and annex farmland in the SEQ for urban development.

I have lived here 15 years now and watched all the fields in my neighbor fall victim to new home sprawl, and loose the beautiful quiet neighborhood I once loved, now every day and night I get to hear lawn mower and leaf blowers going at all hours of the day, the traffic backs up on our street every night. Crime and risen as well, car break in and this will keep happening.

Home Address:
18018 Hillwood Lane
Morgan Hill, CA 95037



Cathy Hirose

*Clerk
Northern California*

1 Live Oak Avenue
Morgan Hill, CA 95037

P 408.779.1000 | D 408.778.3387

E cathy.hirose@oldcastle.com

oldcastleinfrastructure.com

From: Carol Fredrickson
To: [CityClerk](#)
Subject: No more development!
Date: Wednesday, September 05, 2018 4:47:30 PM

Please don't allow anymore development. I can barely get out of my driveway in the morning now. I can only imagine the strain on our resources as more and more high density is allowed.

Carol Fredrickson

Sent from my iPhone

From: Beth Wyman
To: [CityClerk](#)
Subject: No SEQ!
Date: Wednesday, September 05, 2018 4:25:32 PM

Beth Wyman

Sent from [Mail](#) for Windows 10

From: Tim Musgrove
To: [CityClerk](#)
Subject: Regarding plans to annex more land in the SEQ
Date: Wednesday, September 05, 2018 4:28:57 PM

Dear Sirs,

There has got be a way we can annex just enough land to allow the Diocese to build the College Preparatory High School on the 40 acres they own in the SEQ, without the annexation opening up the entire SEQ to urban sprawl and creating the issues that LAFCO will utilize to deny a proposal.

Let's be moderate and propose something humble enough that it has a chance of success while still benefiting the entire community.

Sincerely,

-Timothy Musgrove, Ph.D.



Morgan Hill resident of 22+ years

From: Tara Carlson
To: [CityClerk](#)
Subject: SEQ Development
Date: Wednesday, September 05, 2018 4:02:59 PM

I am writing this email in regards to an item up for discussion at tonight's city council meeting. As a member of this community, this community where my husband was raised and where I hope to raise my two children, I am disgusted at the council's persistence to build, build, build with out any real consequences of their actions. Yes, I understand the economy is great, but things in our town are not. Traffic is horrible, what once took 10 minutes to drive across town now takes 30-35 and makes me run to San Jose for errands instead of staying and spending my money in town, the roads are in horrible shape, there seems to always be construction crews working on them, but the actual condition of the roads do not seem to be improving, you have allowed additional housing to boom, without any significant improvement in the actual number of lanes, the number of law enforcement, the number of actually really good schools, that most people would consider desirable of the community they live in. I hope you will not propose to move ahead with this latest housing development at the SEQ and remove some of the few remaining acres of farmland in our once prosperous town. If Morgan Hill and their leads do not take some drastic steps to cut housing growth, decrease crime, support law enforcement, increase the quality of our locals schools, I feel it may be time to take my family elsewhere as the return on my dollars spent here are just not worth having to deal with all of the negative things one must encounter daily due to government oversight or government decisions being made not truly in the best interest of this town. Highly saddened as well as disgusted that this may have to be the path my family takes at this juncture in our lives.

Tara Carlson

From: Brett Erickson
To: [CityClerk](#)
Subject: SEQ Developoment
Date: Wednesday, September 05, 2018 4:10:47 PM

Please DO NOT adopt a resolution authorizing the City to apply once again to LAFCo in order to annex farmland in the Southeast Quadrant (SEQ) for development.

Please forego the resolution and instead reestablish discussions with LAFCo, the County and the Santa Clara Valley Open Space Authority to resolve the continued outstanding issues these agencies have with the City's SEQ Plan.

**Thank you,
Brett Erickson
Morgan Hill, CA**

From: Linda Manzur
To: [CityClerk](#)
Subject: SEQ for urban development.
Date: Wednesday, September 05, 2018 3:40:58 PM

Please heed this request that the Council forego the resolution to annex farmland in the Southeast Quadrant (SEQ) of Morgan Hill for development and instead reestablish discussions with LAFCo, the County and the Santa Clara Valley Open Space Authority to resolve the continued outstanding issues these agencies have with the City's SEQ Plan.

-Linda Manzur
Morgan Hill Resident

From: usinet.dperu
To: [CityClerk](#)
Subject: SEQ Morgan Hill Ca
Date: Wednesday, September 05, 2018 3:49:21 PM

Good Afternoon,

The Southeast Quadrant borders Maple Ave. with San Martin to the South. I've grown up in this area and have been a homeowner here for thirty years. It is imperative that the continued consumption of land in Morgan Hill be stopped. There is too much suburban growth happening faster than the County and the Morgan Hill City Council can handle appropriately. At what point do we say stop?

LAFCO has previously denied urban expansion in the SEQ. Please consider the rapidly disappearing agricultural land that is left.

Thank you,

Dawn Peru
San Martin

From: Mike Eldridge
To: [CityClerk](#)
Subject: SEQ
Date: Wednesday, September 05, 2018 3:31:17 PM

City Council members,

As a 40+ year resident living on the Southeast side of Morgan Hill I want to state my opposition to annexing this large area of farmland. This city has enough space to infill based on our current growth projections and this land is important to the future of this town and its residents. We need farm land and open space now more than ever. I will also be contacting LAFCo to state my opposition to this reckless move.

Regards,

Mike Eldridge

From: Patricia Stewart
To: [CityClerk](#)
Subject: SEQ
Date: Wednesday, September 05, 2018 4:51:13 PM

The reason we moved to Morgan Hill was because of it's small town atmosphere and surrounding countryside and farming agriculture. As it is development has gone haywire with no reasonable plan. STOP this insane sprawl into the southeast corner Now.

Sent from my iPad

From: Waltraud Kole
To: [CityClerk](#)
Subject: Sprawl of Morgan Hill
Date: Wednesday, September 05, 2018 4:32:36 PM

Dear Council Members,

Please curb the growth of Morgan Hill. Traffic is getting out of hand so is crime. Please take care of what we have before you look for more growth and please, let the farms be.

Most sincerely.....Waltraud
Sent from my iPhone

From: John Kovac
To: [CityClerk](#)
Subject: Strong opposition to annexation
Date: Wednesday, September 05, 2018 3:48:03 PM

In regard to the plan to once again annex farmland in the Southeast Quadrant (SEQ) for development, I would like to voice my strong opposition to this product. I moved to Morgan Hill only six years ago, and in that short time the quality of life here has been dramatically affected in a very negative way by overdevelopment. Please stop destroying this town.

Item # 18

AGENDA DATE: 09/05/18
SUPPLEMENT # 5

From: [Christina Turner](#)
To: [Michelle Bigelow](#); [Angie Gonzalez](#)
Cc: [Donald Larkin](#); [Leslie Little](#); [Jennifer Carman](#); [John Baty](#)
Subject: FW: Council Agenda Item 18: Joint Comment Letter
Date: Wednesday, September 05, 2018 5:05:32 PM

In response to correspondence on Item 18, we were asked to provide an explanation of the acreage. Please see below:

The item before City Council this evening is based on an application by the Roman Catholic Bishop of San Jose to determine if a proposed 64.56 acre USA expansion is consistent with the General Plan and City Council policy regarding USA expansion. The concerns raised in the joint letter from Committee for Green Foothills, Greenbelt Alliance, Sierra Club Loma Prieta Chapter, and Santa Clara Valley Audubon Society are focused on the City's SEQ Land Use Plan, which was revised prior to adoption in 2015 to address many of the issues that were raised. The joint letter also asks the City to return to discussions of "outstanding issues" noted in the November 2014 letter submitted as part of the SEQ Project. With respect to the joint letter, those issues are not part of the current application, but would be addressed if a future Council wants to revisit a new proposal for the SEQ area.

From: Julie Hutcheson <julie@greenfoothills.org>
Sent: Wednesday, September 05, 2018 7:09 AM
To: Steve Tate <Steve.Tate@morganhill.ca.gov>; Rich Constantine <Rich.Constantine@morganhill.ca.gov>; Larry Carr <Larry.Carr@morganhill.ca.gov>; Rene Spring <Rene.Spring@morganhill.ca.gov>; Caitlin Jachimowicz <Caitlin.Jachimowicz@Morgan-Hill.ca.gov>
Cc: Shani Kleinhaus <shani@scvas.org>; Mike Ferreira <michaeljferreira@gmail.com>; Kiyomi Yamamoto <khondayamamoto@greenbelt.org>; Michelle Bigelow <Michelle.Bigelow@morganhill.ca.gov>
Subject: Council Agenda Item 18: Joint Comment Letter

Dear Mayor Tate,

Attached please find:

1. a comment letter on Agenda Item 18 submitted jointly by Committee for Green Foothills, Greenbelt Alliance, Sierra Club, and the Santa Clara Valley Audubon Society
2. a letter dated November 5, 2014 from the County, LAFCO, and the Open Space Authority which we reference in our letter.

Thank you,
Julie

Julie Hutcheson

Director of External Affairs and Advocacy, Committee for Green Foothills
[650.968.7243 x339](tel:650.968.7243) | www.greenfoothills.org

photo



Join us at [Nature's Inspiration](#) honoring Steve Abbors and Rue Mapp this fall.



Item # 18
AGENDA DATE: 09/05/18
SUPPLEMENT # 6

September 5, 2018

Steve Tate, Mayor
17575 Peak Ave
Morgan Hill, CA
95037-4128

Re: Morgan Hill Application to LAFCO – SUPPORT

Dear Mayor Tate,

The Diocese of San Jose is a strong supporter of the City of Morgan Hill's efforts to expand their Urban Service Area to accommodate the educational needs of the community. It is a well-known fact that over 400 high school students in the area commute to private high schools outside of South County to pursue their educational goals. This has an adverse impact on the community in a variety of ways such as increased traffic, pollution, and hours spent traveling instead of studying or participating in co-curricular activities to name a few.

As the high cost of living continues to push Silicon Valley residents into South County, we can expect that the demand for housing and educational opportunities will increase. The application to expand the Urban Service Area includes a parcel that has enough acreage to build a high school that will serve South County students who seek a high-quality Catholic education that will not require them to spend hours each day traveling outside the area to pursue their education. We can attest that the expansion of the Urban Service Area is critical because there is not a parcel or collection of contiguous parcels available within the existing Urban Service Area that would meet the guidelines of the California Department of Education for the acreage required for a comprehensive high school.

The Diocese of San Jose applauds the City of Morgan Hill for seeking this expansion and stands ready to support the City's efforts with LAFCO.

Sincerely,

Fr. Steve Kim

From: [CityClerk](#)
To: [Angie Gonzalez](#)
Subject: 18 FW: Farmland Annex in SEQ
Date: Wednesday, September 05, 2018 9:56:09 PM

CITY OF MORGAN HILL

MICHELLE BIGELOW, CMC
Council Services and Records Manager/Deputy City Clerk

17575 Peak Avenue, Morgan Hill, California, USA 95037
d 408.310.4678 o 408.779.7259
e michelle.bigelow@morganhill.ca.gov | www.morganhill.ca.gov
[Facebook](#) | [Twitter](#)

-----Original Message-----

From: Carol Shall <carolandtom1941@gmail.com>
Sent: Wednesday, September 5, 2018 9:47 PM
To: CityClerk <clerk@morganhill.ca.gov>
Subject: Farmland Annex in SEQ

We strongly oppose this plan!

Carol & Tom Shall

From: [CityClerk](#)
To: [Angie Gonzalez](#)
Subject: 18 FW: SEQ
Date: Wednesday, September 05, 2018 8:47:05 PM

CITY OF MORGAN HILL

MICHELLE BIGELOW, CMC
Council Services and Records Manager/Deputy City Clerk

17575 Peak Avenue, Morgan Hill, California, USA 95037
d 408.310.4678 o 408.779.7259
e michelle.bigelow@morganhill.ca.gov | www.morganhill.ca.gov
[Facebook](#) | [Twitter](#)

-----Original Message-----

From: Anthony Hidalgo <achidalgo@hotmail.com>
Sent: Wednesday, September 5, 2018 8:44 PM
To: CityClerk <clerk@morganhill.ca.gov>
Subject: SEQ

To whom it may concern:

PLEASE PLEASE leave the SEQ land as it is. We do not need any more development. Traffic is outrageous and will continue to worsen with all the development happening not only in our town but south of us. Let's not turn into another San Jose. There's plenty of development already happening.

Thank you for hearing us out.

Regards,
Anthony and Bri Hidalgo

Sent from my iPhone

From: [CityClerk](#)
To: [Angie Gonzalez](#)
Subject: 18 supplement FW: SEQ Building
Date: Wednesday, September 05, 2018 8:37:56 PM
Attachments: [image001.png](#)

CITY OF MORGAN HILL

MICHELLE BIGELOW, CMC

Council Services and Records Manager/Deputy City Clerk

17575 Peak Avenue, Morgan Hill, California, USA 95037
d 408.310.4678 o 408.779.7259
e michelle.bigelow@morganhill.ca.gov | www.morganhill.ca.gov
[Facebook](#) | [Twitter](#)

From: Mike Green <mike@iqvinc.com>
Sent: Wednesday, September 5, 2018 8:36 PM
To: CityClerk <clerk@morganhill.ca.gov>
Subject: SEQ Building

Please do not pass any general plan to do any more building in Morgan Hill, the traffic is so bad now I can only imagen what will happen with more building. Stop the developer unloading their product and making money hand over fist.

Thank You.

Mike Green | [Principal](#)

[IQV Construction & Roofing](#) | *Improving communities™*
877 Chestnut Street | San Jose | California 95110
Office 408-638-5516 | Cell 408-218-5727 | iqvinc.com

Follow IQV: [Facebook](#) | [Linkedin](#) | [Twitter](#)
[Request a Proposal](#)

From: "Hernandez, Anna" <ahernandez@DSJ.org>
Date: September 5, 2018 at 5:31:15 PM PDT
To: "rene.spring@morganhill.ca.gov" <rene.spring@morganhill.ca.gov>
Cc: "Hernandez, Anna" <ahernandez@DSJ.org>, Anna Quinones - Gmail <annah.quinones@gmail.com>
Subject: RE: Construction of a Catholic High School - LAFCO

Dear Rene Spring, Mayor Tate and Members of the City Council,

I am a resident of Morgan Hill and support the City Council's vision as it was laid out in the General Plan. One of the key aspects of the Plan was the construction of a Catholic High School which requires a modest expansion of the City's Urban Service Area. For this reason, I fully support the resolution to submit an application to LAFCO for the expansion of the Urban Service Area.

Thank you,

Anna Quinones –

[REDACTED]

Morgan Hill, Ca. 95037

Be generous and you will be prosperous. Help others, and you will be helped.
Proverbs 11:25

Consider making a [gift today](#)! Your generosity will be a blessing to many.

Anna Quinones
Chief Development & Evangelist Officer
St.Catherine Church
17400 Peak Ave.
Morgan Hill Calif.
aquinones@dsj.org

*******ConfidentialityNotice*******

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From: Roberta Fisher
To: [CityClerk](#)
Subject: Building
Date: Wednesday, September 05, 2018 10:12:04 PM

NO MORE BUILDING IN MORGAN HILLS SEQ!!!

From: Jennifer Blalack
To: [CityClerk](#)
Subject: LAFCO OPPOSITION
Date: Wednesday, September 05, 2018 6:52:33 PM

Dear City Council Members,

I oppose adopting a resolution authorizing the City to apply once again to LAFCo in order to annex farmland in the Southeast Quadrant (SEQ) for development. Morgan Hill does not have the infrastructure to support further development.

Sincerely,
Jennifer Blalack

Jennifer Blalack

From: michele gall
To: [CityClerk](#)
Date: Wednesday, September 05, 2018 5:47:03 PM

We oppose annexing the SEQ.

Michele & Timothy Gall

[REDACTED]

Morgan Hill
Residents since 2006

From: randy rymer
To: [CityClerk](#)
Subject: Oppose any annexing of land
Date: Wednesday, September 05, 2018 5:35:39 PM

Dear City Council,

The City's plan for the SEQ does little to nothing to meet the community's vision for Morgan Hill's future. Instead, it will only make farming increasingly difficult in the area, exacerbated traffic issues, and squander opportunities to mitigate greenhouse gas impacts.

We moved here a year ago to get away from noise, traffic issues, and the ever present building of homes and businesses so that there isn't any more beauty in the cities! Please, please don't go through with this plan. Monterey highway is already becoming a traffic nightmare with townhomes and condo's springing up in every open space the city has. It is ridiculous.

Regards,

Rymers

From: Daniel Lebus
To: [CityClerk](#)
Subject: request for City Council forego the resolution and instead reestablish discussions with LAFCo
Date: Wednesday, September 05, 2018 6:39:40 PM

Hi,

I would like to request that the City Council forgoes the resolution for development in the SEQ, being discussed at the City Hall tonight. Thank you very much.

Regards,
Daniel Lebus

[REDACTED]

Morgan Hill, 95037

([REDACTED])

From: Demetria
To: [CityClerk](#)
Subject: SEQ
Date: Wednesday, September 05, 2018 10:21:54 PM

Please do not allow continued growth or building on the SEQ... we need to keep the farmland secure!
Demetria, joe and Giavanna Iacocca
(Residence since 2000)

Sent from my iPhone

From: [CityClerk](#)
To: [Angie Gonzalez](#)
Subject: FW: NO to Growth
Date: Tuesday, September 11, 2018 8:31:38 AM

CITY OF MORGAN HILL

MICHELLE BIGELOW, CMC

Council Services and Records Manager/Deputy City Clerk

17575 Peak Avenue, Morgan Hill, California, USA 95037
d 408.310.4678 o 408.779.7259
e michelle.bigelow@morganhill.ca.gov | www.morganhill.ca.gov
[Facebook](#) | [Twitter](#)

From: agargiulo@charter.net <agargiulo@charter.net>
Sent: Sunday, September 9, 2018 4:37 PM
To: CityClerk <clerk@morganhill.ca.gov>
Subject: NO to Growth

Hello,

I know I'm late to the party here, but I, like so many Morgan Hill citizens, do NOT want to annex farmland in the SEQ for development. We do NOT want to be like Gilroy, where every stretch of land is paved over in new homes. We do NOT have the infrastructure to support this development and a vast majority of residents do NOT want the growth.

I lived in this town longer than most. I've lived here since 1964 and have seen all the changes, good and bad. But the common thread of everyone who lives here is that we want to keep growth under control in this town.

Please listen to the citizens of this town and honor the resolutions that have been passed to keep growth in check.

Best Regards,
Ann Gargiulo

From: [Christina Turner](#)
To: [Michelle Bigelow](#); [Angie Gonzalez](#)
Subject: FW: Please do not amend urban service area in the Southeast Quadrant
Date: Friday, September 07, 2018 10:45:33 AM

From: Rene Spring
Sent: Thursday, September 6, 2018 8:22 AM
To: Christina Turner <Christina.Turner@morganhill.ca.gov>
Subject: Fwd: Please do not amend urban service area in the Southeast Quadrant

Sent from my iPhone

Begin forwarded message:

From: Paul Quintana <Paquintan@gmail.com>
Date: September 6, 2018 at 7:54:18 AM PDT
To: steve.tate@morganhill.ca.gov, rich.constantine@morganhill.ca.gov,
larry.carr@morganhill.ca.gov, rene.spring@morganhill.ca.gov,
caitlin.jachimowicz@morganhill.ca.gov
Subject: **Please do not amend urban service area in the Southeast Quadrant**

Dear Mayor Tate and Council Members,

Please do not vote to adopt the resolution authorizing the City to apply once again to LAFCo to amend our urban service area in the Southeast Quadrant.

Instead, I urge you to reestablish discussions with LAFCo, the County and the Santa Clara Valley Open Space Authority to resolve the continued outstanding issues these agencies have with the City's plan for the Southeast Quadrant.

Only when the City has concluded these discussions to the satisfaction of all parties should it contemplate any action regarding potential urban development in the Southeast Quadrant.

Thank you for taking action to ensure we plan wisely for this area and our community as whole.

Paul Quintana

95046

From: [Christina Turner](#)
To: [Michelle Bigelow](#); [Angie Gonzalez](#)
Subject: FW: Please do not amend urban service area in the Southeast Quadrant
Date: Friday, September 07, 2018 10:48:29 AM

From: Rene Spring
Sent: Thursday, September 6, 2018 7:08 AM
To: Christina Turner <Christina.Turner@morganhill.ca.gov>
Subject: Fwd: Please do not amend urban service area in the Southeast Quadrant

Sent from my iPhone

Begin forwarded message:

From: Michelle Lieberman <gardeningleady@gmail.com>
Date: September 5, 2018 at 6:51:27 PM PDT
To: steve.tate@morganhill.ca.gov, rich.constantine@morganhill.ca.gov,
larry.carr@morganhill.ca.gov, rene.spring@morganhill.ca.gov,
caitlin.jachimowicz@morganhill.ca.gov
Subject: **Please do not amend urban service area in the Southeast Quadrant**

Dear Mayor Tate and Council Members,

The people of Morgan Hill have spoken against this plan time and again. LAFCo pointed out the numerous flaws. It's time to listen and stop trying to pass this greenwashed plan to stretch development beyond our city limits.

Please do not vote to adopt the resolution authorizing the City to apply once again to LAFCo to amend our urban service area in the Southeast Quadrant.

Instead, I urge you to reestablish discussions with LAFCo, the County and the Santa Clara Valley Open Space Authority to resolve the continued outstanding issues these agencies have with the City's plan for the Southeast Quadrant.

Only when the City has concluded these discussions to the satisfaction of all parties should it contemplate any action regarding potential urban development in the Southeast Quadrant.

Thank you for taking action to ensure we plan wisely for this area and our community as whole.

Michelle Lieberman
95037

From: [CityClerk](#)
To: [Angie Gonzalez](#)
Subject: FW: SEQ annexation
Date: Thursday, September 06, 2018 2:21:27 PM

CITY OF MORGAN HILL

MICHELLE BIGELOW, CMC

Council Services and Records Manager/Deputy City Clerk

17575 Peak Avenue, Morgan Hill, California, USA 95037

📞 408.310.4678 📠 408.779.7259

✉ michelle.bigelow@morganhill.ca.gov | www.morganhill.ca.gov

[Facebook](#) | [Twitter](#)

From: Craig Erb <craig_erb@ymail.com>
Sent: Thursday, September 6, 2018 1:59 PM
To: CityClerk <clerk@morganhill.ca.gov>
Subject: SEQ annexation

[Dear Clerk:](#)

[I agree with](#) Mark Grzan. [We must](#) avoid the degradation of our community with unwanted sprawl, congestion, crime, pollution, noise and higher taxes.

Craig Erb
Morgan Hill CA

From: Shawn Barreras
To: [CityClerk](#)
Subject: I oppose the city southeast quadrant project
Date: Tuesday, September 11, 2018 7:21:51 AM

The city has gone to far. I live near the southeast quadrant. And I oppose the city moving in as they will not stop there. As it is the last time the city tried to get it passed through they only sent out 4 flyers regarding a meeting to residents living on the left side of rancho dr. And no one else. Thank goodness to neighbors who care and got the word out. The city is very shady. They are already making a traffic mess at the other end of Murphy and dune with the homes going in by the soccer complex.. I oppose of the city moving into the county in any form.. the city has enough problems dealing with the lack of parking downtown. And making are schools better. And not being the lowest paid school district.

From: Brian Sailor
To: [CityClerk](#)
Subject: Opposition to Annexation of SEQ
Date: Friday, September 07, 2018 4:43:10 PM

Hello,

I couldn't make it to the council meeting but I want to register my opposition to the proposed annexation.

I have lived in Morgan Hill since 1975 and have seen it grow dramatically, especially in the last few years. It is no longer a small town but it could be worse which the annexation would do. A good 90% of the people I have talked to are opposed to continued expansion of the city's borders. They moved here to get away from the suburban sprawl, not to live in the next San Fernando Valley. The citizens of Morgan Hill are organizing to vote out the council members who are more concerned with rampant development rather than helping Morgan Hill grow in a responsible fashion.

Sincerely,

Brian Sailor

From: UBB4ME
To: [CityClerk](#)
Subject: Protest to stop further development
Date: Thursday, September 06, 2018 7:12:37 AM

I am writing to protest the cities continuing attempts to increase development in Morgan Hill by annexing farmland in the southeast quadrant of the city. I have lived in Morgan Hill over 50 years and have seen you ruin what was once a wonderful place to live. The traffic, crime, pollution, have all increased. Morgan Hill is turning into Gilroy.

From: gsrolin02
To: [CityClerk](#)
Subject: SEQ Development
Date: Wednesday, September 05, 2018 11:49:11 PM

Ms. Torres,

I oppose the City Council's interest to adopt a resolution reapplying to LAFCo for the council's plan to develop the Southeast Quadrant. It is important that we keep active farmland in our city, and keep open spaces around Morgan Hill. Infill, not sprawl, is key. The city's SEQ plans have run into problems with LAFCo, the OSA, the county, and many residents of Morgan Hill and San Martin. These problems need to be resolved. The proposed SEQ zoning plans in the past included far too much housing and commercial space. This defeats the goals of proactively managing adaptation to the effects of climate change.

It threatens the semi-rural nature of our town and our unique community spirit. It is a blow to farmers in Morgan Hill as well as a short-sighted plan that means likely increasing food imports to Morgan Hill from other areas of California as Silicon Valley continues to grow. Increased development of the SEQ also threatens local plants, animals, and their habitat, and probably water quality. It is a slap in the face to our town's history, and our longstanding slow growth policy. I am worried about infrastructure difficulties and more traffic.

The SEQ should have some development, but not on the scale or manner traditionally pursued by the city government.

Sincerely,

Gregory Rolin

31 years old, lived here since 1999



Sent from my Verizon, Samsung Galaxy smartphone



RDCS Competition Manual and Available Allotments for 2018 Competition Year



Residential Development Control System



RDCS Competition Manual

- Planning Commission held workshops on June 5 and 19, 2018
- City Council to consider Planning Commission recommendations incorporated into the RDCS Competition Manual

Affordable Housing

- Tables within the RDCS Competition Manual require 15% public benefit commitment
- 10% public benefit commitment for Downtown projects
- Additional points available for public benefit commitment above baseline
- Point availability would differ based on affordability levels within a project

RDCS Implementation Policies

- Criteria updated to be consistent with new zoning code
- Criteria refined to ensure standards are objective
- Project excellence points eliminated

RDCS Implementation Policies

- City Council to ensure that an adequate number of allotments are available for 100 percent affordable housing projects
- 100 percent affordable housing projects must receive at least eighty percent of the total maximum score in the RDCS competition criteria
- Eligible projects are not required to compete for allotments

RDCS Implementation Policies

- RDCS Calendar to be adjusted to reflect City Council final action
- RDCS submittal deadline tentatively scheduled for March 8, 2019

2018 RDCS Available Allotments

- No more than 215 allotments may be awarded
- No later than 6 months prior to RDCS application deadline, Planning Commission may recommend number of available allotments for competition

2018 RDCS Available Allotments

- Because of unique circumstances with the State declared housing crisis, changes in State housing law, particularly as applicable to affordable housing and the need to meet RHNA numbers, a reduction in allotments was not recommended by the Planning Commission
- New information has become available since the date of this Planning Commission decision

2018 RDCS Available Allotments

- There are unique circumstances with new State housing laws, particularly as applicable to affordable housing
- 100 percent affordable housing projects are not required to compete for allotments but they must score
- Set-aside allotments for affordable projects are no longer required

2018 RDCS Available Allotments

- Staff recommends 138 allotments be made available for FY2020/21 with following distribution:

<u>Competition Category</u>	<u>Number of Allotments</u>
On-going Projects (Measure C)	25
On-going Projects (Measure S)	13
Unassigned	<u>100</u>
Total	138

Recommendation



- Open/close public hearing;
- Waive first/second reading of Ordinance amending Section III;
- Introduce Ordinance amending Section III;
- Adopt Resolution Amending Sections I, II and IV; and
- Adopt Resolution establishing 138 Fiscal Year 2020/21 allotments

Questions?



2018 RDCS Available Allotments

Findings for Reduction

- A. Reducing the number of allotments is necessary to prevent a sudden spike in construction of new housing caused by a backlog of awarded allotments which have not yet been exercised.

- B. Public infrastructure and services are or will be inadequate to accommodate the new development. Public infrastructure and services include public schools, the transportation system, parks, police, fire service, storm drainage, wastewater, and water service.

Findings for Reduction

- C. Other conditions are present that necessitate a reduction in the number of available allotments to achieve the RDCS purpose as stated in Section 18.78.010 (RDCS Purpose and History).
- D. Downtown and/or Agricultural Preservation Set-Aside allotments have been issued. The number of annual allotments must be reduced to address the issuance of any set-aside allotments.
- E. There is insufficient demand necessary to produce high quality developments or public benefits.

2018 RDCS Available Allotments

	5th HE Cycle (ending Dec. 31, 2022)			6th HE Cycle 1,000 Units (starting Jan. 1, 2023)								
Fiscal Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	
Above Mod/Market	100	100	100	100	100	100	100	100	100	100	100	
MC Ongoing	25	25	25	25	25	25	23	0	0	0	0	
MS Ongoing	13	13	0	0	0	0	0	0	0	0	0	
Competition Total	138	138	125	125	125	125	123	100	100	100	100	
MWest VLI	39	39	0									
MWest	141	141	29									
Total w/ MWest	318	318	154	125	125	125	123	100	100	100	100	
Potential Exempt Units*	126	117	185	157	157	157	157	157	142	122	42	
Potential Total	444	435	339	282	282	282	280	257	242	222	142	

*Includes remaining needed VLI affordable allocations and potential Downtown and Agricultural Mitigation allotments

2018 RDCS Available Allotments



	5th HE Cycle (ending Dec. 31, 2022)			6th HE Cycle 1,000 Units (starting Jan. 1, 2023)								
Fiscal Year	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	
Above Mod/Market	100	100	100	100	100	100	100	100	100	100	100	
MC Ongoing	25	25	25	25	25	25	23	0	0	0	0	
MS Ongoing	13	13	0	0	0	0	0	0	0	0	0	
Competition Total	138	138	125	125	125	125	123	100	100	100	100	
MWest VLI	20	20	20	18								
MWest	70	70	70	31	49							
Total w/ MWest	228	228	215	174	174	125	123	100	100	100	100	
Potential Exempt Units*	145	136	165	139	157	157	157	157	142	122	42	
Potential Total	373	364	380	313	331	282	280	257	242	222	142	

*Includes remaining needed VLI affordable allocations and potential Downtown and Agricultural Mitigation allotments

2018 RDCS Available Allotments

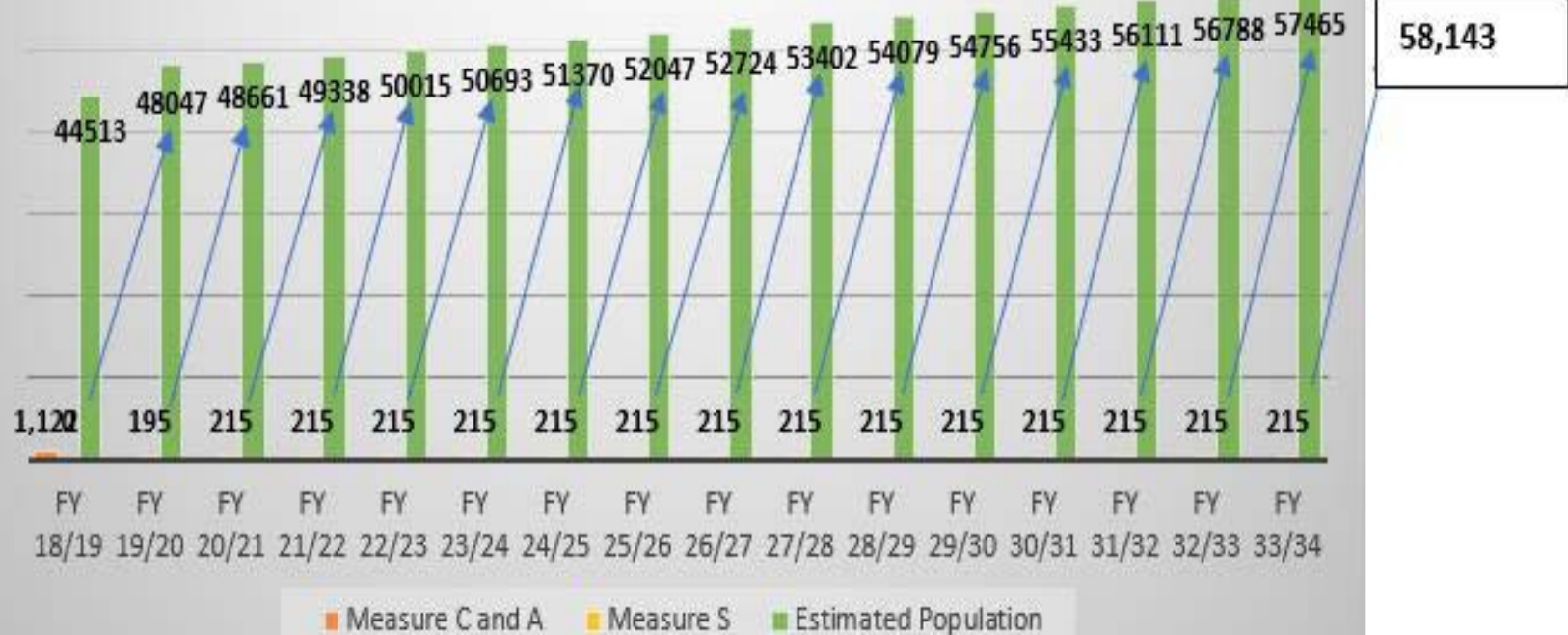
- Jan. 1, 2018 Population: 44,513
- 3.15 Persons per household (PPH)

Outstanding Measure A and Measure C Allotments	
Measure C Allotments	983
Measure A Allotments	139
Total	1,122

- Adjusted FY 19/20 population:
 $1,122 \text{ d/u} \times 3.15 \text{ PPH} = 3,534 + 44,513 = 48,047$

2018 RDCS Available Allotments

Measure S Population Forecast



3. AFFORDABLE HOUSING

Intent: Increase the supply of affordable housing in Morgan Hill in the extremely low income (0-30% Area Median Income), very low income (30-50% Area Median Income), and the moderate category (81-120% Area Median Income).

The City is in its 5th Regional Housing Needs Allocation (RHNA) Housing Element Cycle. The current Housing Element “cycle” is for Housing Element Planning Period: January 31, 2015 to January 31, 2023. The City’s Housing Element is in compliance until January 31, 2023. Permits issued on or before December 31, 2022 will be included in this reporting period. The California Department of Housing and Community Development (HCD) publishes official State maximum income limits which are based on surveys of local area AMI. The commonly used income categories for households in Santa Clara County are subject to variations for household size and other factors.

“**AMI**” means Area Median Income for Santa Clara County as established by the U.S. Department of Housing and Urban Development (HUD)

Santa Clara County AMI: The 2018 Median Income for a family of four in Santa Clara County is \$125,200, adjusted by household size.

HCD Income Limits (Published April 26, 2018)

Source: <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/inc2k18.pdf>.

# of Persons in the Household	1	2	3	4	5	6	7	8
Extremely Low	27,950	31,950	35,950	39,900	43,100	46,300	49,500	52,700
Very Low	46,550	53,200	59,850	66,500	71,850	77,150	82,500	87,800
Lower	66,150	75,600	85,050	94,450	102,050	109,600	117,150	124,700
Median	87,650	100,150	112,700	125,200	135,200	145,250	155,250	165,250
Moderate	105,200	120,200	135,250	150,250	162,250	174,300	186,300	198,350

Points Available: See Table 11.

TABLE 11: AFFORDABLE HOUSING POINTS AVAILABLE

Criteria	Points Available	
3-A: Affordable Housing Fund Contribution	30	
3-B: Development of Affordable Units	34	
Total	64	34 Maximum

Minimum Score: 18 (for-sale projects) and 10 (rental projects)

Criteria 3-A: Affordable Housing Fund Contribution

Standard: The project makes a voluntary contribution to the City's affordable housing fund.

Points: 30

TABLE 12: POINTS FOR CONTRIBUTION TO AFFORDABLE HOUSING FUND

Contribution to Affordable Housing Fund	Points
20% of baseline contribution	2
30% of baseline contribution	4
40% of baseline contribution	6
50% of baseline contribution	8
60% of baseline contribution	9
70% of baseline contribution	10
80% of baseline contribution	11
90% of baseline contribution	12
Baseline contribution	18
1% above baseline contribution	20
2% above baseline contribution	22
3% above baseline contribution	24
4% above baseline contribution	26
5% above baseline contribution	30

Total Available Points: 30

Scoring Instructions: Points shall be awarded consistent with the City of Morgan Hill's Inclusionary Housing Ordinance. A project may receive points for incorporating BMR units within the project and for contributing to the City's Affordable Housing Fund provided the total number of combined points awarded from both Criteria 3-A and 3-B does not exceed 34.

Criteria 3-B: Development of Affordable Units

Standard: The project incorporates below market rate (BMR) units within the project for a mixed income community.

Points: See Tables 13, 14, 15, 16, 17 and 18.

TABLE 13: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, MARKET RATE FOR-SALE PROJECTS

Percent of Total Project Units available at an affordable AMI level (to be included in State HCD annual report)			Points
Total	81% AMI Moderate	110% AMI Moderate	
15%	6%	9%	20 18
15%	7%	8%	22 20
15%	8%	7%	26 22
15%	9%	6%	30 24
15%	10%	5%	34 26

Project Scoring Example: A proposed project contains 56 units. The project provides 15% of the total units within the project as affordable, 6% of the project at the 81% AMI moderate level, and 9% percent of the project at the 110% moderate level for a total of 15%. The project would receive 20 points for providing 8.4 affordable units within the project.

TABLE 14: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, 100 PERCENT AFFORDABLE FOR-SALE PROJECTS

100% Affordable For-Sale Projects with various Moderate affordability levels within the project					Points
	81% AMI Moderate	90% AMI Moderate	100% AMI Moderate	120% AMI Moderate	
100% Affordable	25%	25%	25%	25%	26
100% Affordable	30%	24%	23%	23%	28
100% Affordable	35%	22%	22%	21%	32
100% Affordable	40%	20%	20%	20%	34

TABLE 15: POINTS FOR DEVELOPMENT OF DEED RESTRICTED AFFORDABLE RENTAL UNITS, MARKET RATE PROJECTS

Total	Percent of Total Project Units			Points
	30% AMI ELI	50% AMI VLI	80% AMI LI	
15%	4%	4%	7%	20
15%	5%	5%	5%	26 22

15%	6%	5%	4%	30 24
15%	6%	6%	3%	34 26

TABLE 16: POINTS FOR DEVELOPMENT OF AFFORDABLE UNITS, 100 PERCENT AFFORDABLE RENTAL PROJECTS

	Percent of Total Project Units			Points
Total	30% AMI ELI	50% AMI VLI	80% AMI LI	
100%	20%	45%	35%	22
100%	30%	40%	30%	26
100%	40%	35%	25%	30
100%	50%	30%	20%	34

Table 17: POINTS FOR DEVELOPMENT OF DEED RESTRICTED FOR-SALE AFFORDABLE UNITS (DOWNTOWN PROJECTS)

	Percent of Total Project Units		Points
Total	81% AMI Moderate	110% AMI Moderate	
10%	3%	7%	18
10%	4%	6%	26 22
10%	5%	5%	30 24
10%	6%	4%	34 26

TABLE 18: POINTS FOR DEVELOPMENT OF DEED RESTRICTED RENTAL AFFORDABLE UNITS (DOWNTOWN PROJECTS)

	Percent of Total Project Units		Points
Total	50% AMI VLI	80% AMI LI	
10%	5%	5%	18
10%	6%	4%	26 22
10%	7%	3%	30 24
10%	8%	2%	34 26

TABLE 19: POINTS FOR DEDICATING LAND TO NON-PROFIT DEVELOPMENT FOR AFFORDABLE HOUSING

Land Dedication for Affordable Housing	Points
The project shall dedicate an area of the project development as part of a joint venture agreement with a non-profit developer for an affordable housing project of at least 40 units.	8

Total Available Points: 34

Scoring Instructions: Points shall be awarded and monitored consistent with the City of Morgan Hill's Below Market Rate Housing Program policies and procedures. When a calculation produces a fraction of a unit less than one-half, the applicant shall pay the corresponding fraction of the standard housing fee.

A fraction of one-half or greater requires one additional BMR unit. If a project receives the maximum 34 points for constructing BMR units and pays the corresponding fraction of the standard housing fee, the project does not receive additional points for the fractional housing fee. A project with 12 units or more receiving points for incorporating BMR units within the project may also receive points for contributing to the City's affordable housing fund from Criteria 3-A provided the total number of combined points awarded from both Criteria 3-A and 3-B does not exceed 34.

When dedicating land for a joint venture development with a non-profit developer, a letter of intent with the named non-profit must be included with the RDCS application.

For market rate for-sale or rental projects (Tables 13, 15, 17 and 18) to be eligible for points, BMR units must comply with the City Council approved BMR unit policies.



SUPPLEMENTAL CITY COUNCIL STAFF REPORT

MEETING DATE: September 5, 2018

PREPARED BY: Jennifer Carman, Community Development Director

APPROVED BY: City Manager

ESTABLISHING RDCS ALLOTMENTS FOR 2018 COMPETITION YEAR SUPPLEMENT

RECOMMENDATION(S)

1. Open/close public hearing;
2. Waive first and second reading of Ordinance amending Section III of the RDCS Competition Manual;
3. Introduce Ordinance amending Section III of the RDCS Competition Manual;
4. Adopt resolution amending Sections I, II and IV of the RDCS Competition Manual; and
5. Adopt resolution establishing 138 Fiscal Year 2020/21 allotments for the 2018 RDCS competition.

This supplement is an update to the recommended 2018 RDCS Available Allotments table contained in the staff report No. 20, entitled "ZA2018-0003: An Ordinance Amending the Competition Manual for the Residential Development Control System (RDCS) and Establishing the Available Allotments for the 2018 Competition Year." The Planning Commission recommended a total of 215 allotments be available for competition year 2018. However, due to unique circumstances with new State housing laws including the Housing Accountability Act (HAA) and pending litigation applicable to affordable housing in Morgan Hill, staff is recommending a reduction in the overall number of allotments available for a competition to 100 for what has been known as the "Open Category" plus 38 on-going unit allocations from prior Measure C and Measure S, for a total of 138 available allotments for the 2018 RDCS competition.

<u>Competition Category</u>	<u>Number of Allotments</u>
On-going Projects (Measure C)	25
On-going Projects (Measure S)	13
Unassigned	<u>100</u>
Total	138

Newsrack Consolidation Program



City Council Meeting
September 5, 2018

Citywide Newsracks- 40% are Empty or Abandoned



Current Newsrack Landscape



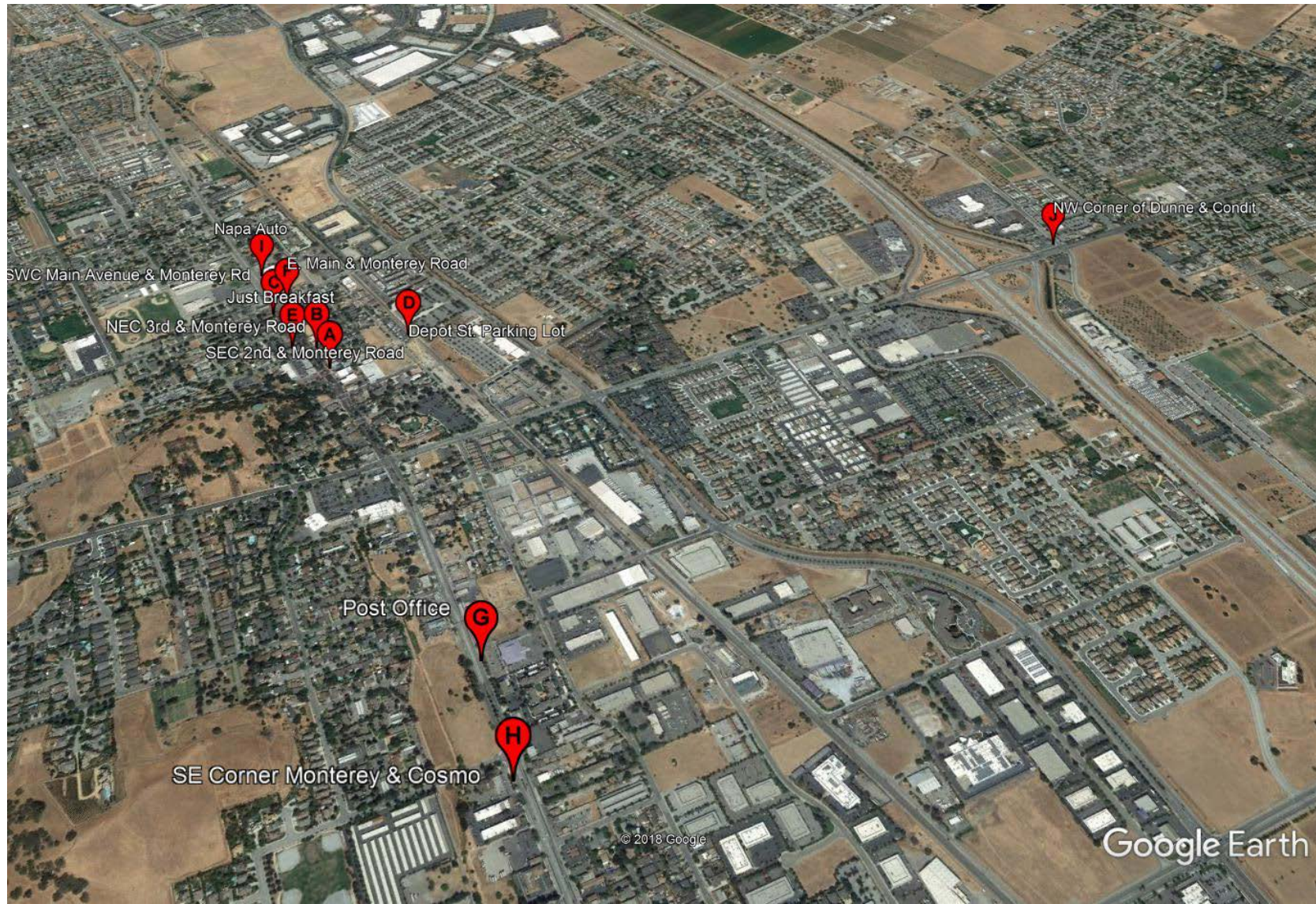
- The proliferation of print media on City streets has led to congestion on public sidewalks, impeding the flow of pedestrian traffic, creating safety issues
- Many newsracks are poorly maintained or abandoned
- Some newsracks are chained to a light pole or other street furniture

Goals



- The Newsrack Consolidation Program goals are to eliminate sidewalk clutter and develop a uniform look for newsracks in the City of Morgan Hill
- The Newsrack Consolidation Program is intended to regulate the placement, size, and appearance of newsracks in Morgan Hill located in the public right-of-way

Current Newsrack Locations (Public Right-of-Way)



Newsrack Consolidation Program



- Establish a design criteria for newsracks in the public right-of-way
- Establish a permitting process
- Establish associated fees for existing and new publications

Newsrack Consolidation Program



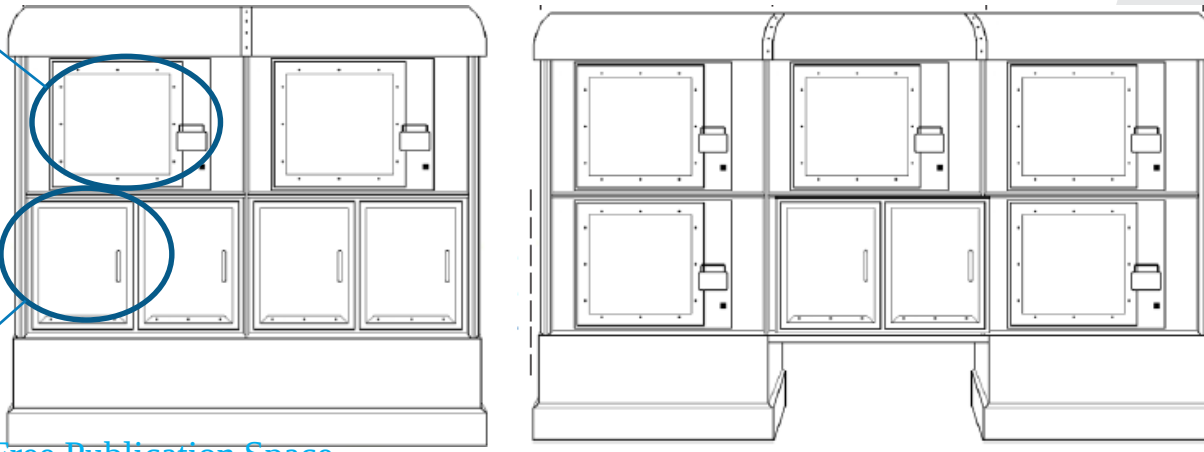
- Existing publications will be offered space in City-owned newsracks first

- Publisher-owned newsracks will require:
 - An Encroachment Permit
 - Align to design guidelines

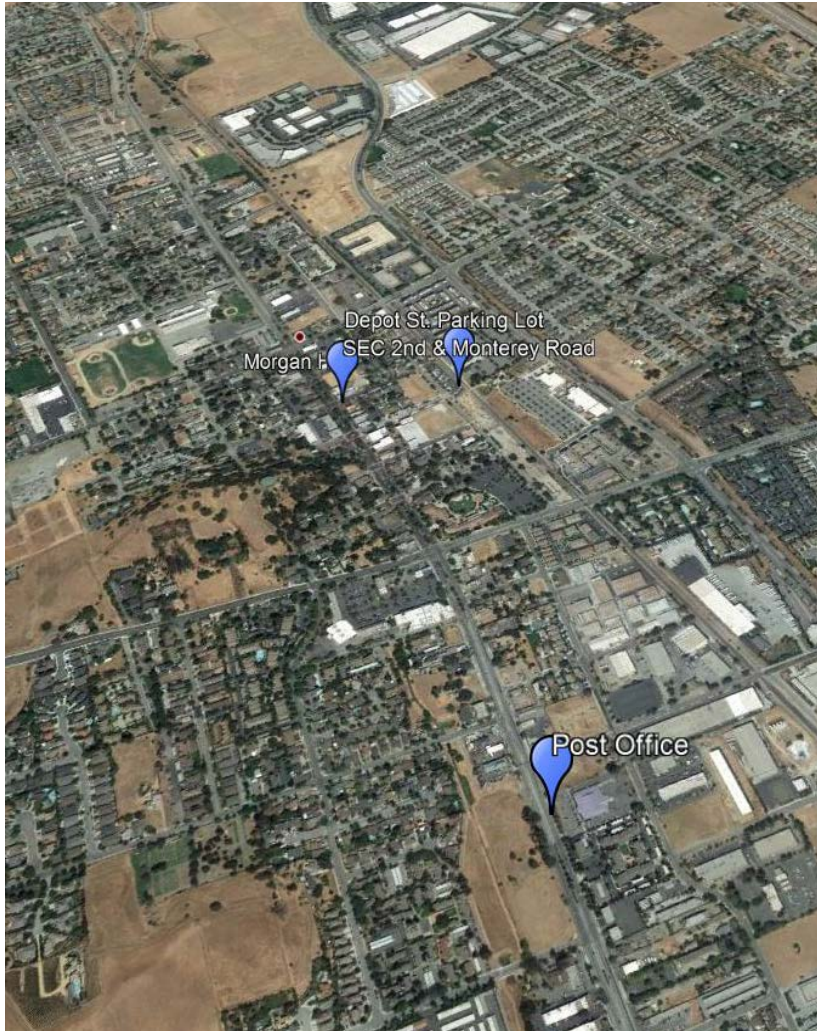
Modular Newsrack Examples

Full Sized Paid Publication

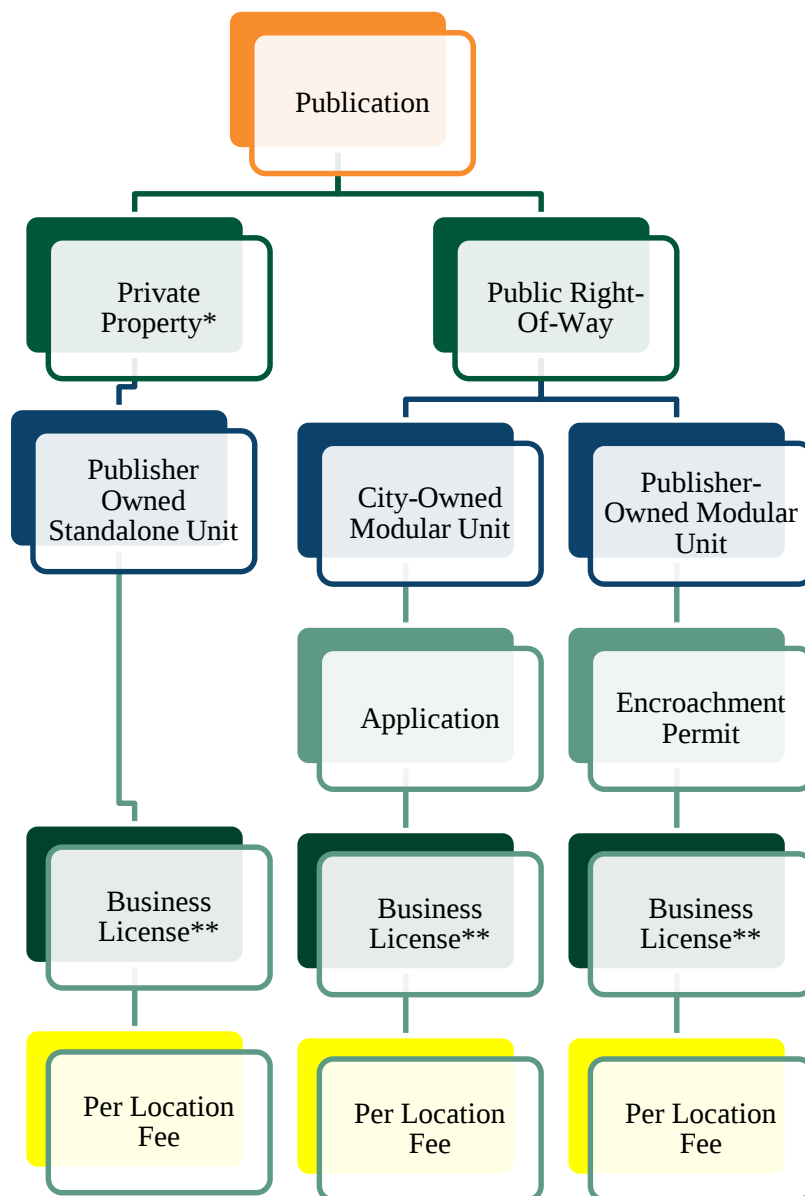
Half Sized Free Publication Space



Proposed City-Owned Newsrack Locations



1. Depot Street Caltrain Station (City's parking lot on Depot Street)
2. Near Parking Garage on 3rd Street
3. The Post Office (Monterey Road)



* Private Property- For example inside a shopping center parking lot

**One Business License per publication required, not per location

Process, Outreach, and Next Steps



- Met with Publishers: July 16 ✓
- Met with Downtown Assoc., Restaurant Group, and Chamber of Commerce: July ✓
- Interest Form sent to publishers: July 30 ✓
- City Council- First Reading of Ordinance: September 5
- City Council- Second Reading of Ordinance: September 26
- Notification to publishers: September 27
- Installation of City-Owned Newsracks: October

Questions



CITY OF MORGAN HILL

Subject: PUBLIC COMMENT: NEXT MEETING, REGULAR, SPECIAL, STUDY SESSION, PUBLIC WORKSHOP, PRIVATE RETREAT, AND/OR NON-BROWN ACT COMPLIANT MEETING OF "MOBILITY PARTNERSHIP" PLEA FROM TAXPAYERS: PLEASE SUPPORT PROP. 6 REPEAL THE ILLEGAL GAS TAX

From: Joseph Patrick Thompson (translaw@pacbell.net)

To: bholtzclaw@newsmedia.com; senator.cannella@senate.ca.gov; sbcsuper@supervisor.co.san-benito.ca.us; info@sanbenitocog.org; mgr42@charter.net; ignaciovelazquez@hotmail.com; jim.gillio@hollister.ca.gov; sanbenitochapter@yahoo.com; mary@sanbenitocog.org; sallybettencourt@gmail.com; cityclerk@hollister.ca.gov; donpatloe@att.net; allcouncilmembers@ci.gilroy.ca.us; gary@custom-1.com; ehoward1965@gmail.com; president@gilroyedc.org; steve.tate@morganhill.ca.gov; onemorejones@yahoo.com; carl@reformcalifornia.org; askmike@garlic.com; john.lang@morganhill.ca.gov;

Date: Friday, August 31, 2018 11:31 AM

SEP - 4 2018

ALL COG DIRECTORS:

To their eternal shame, COG's Directors have sacrificed safety of motorists to put public sector transit as their #1 Top Priority, notwithstanding my 10 years of appearances at their Podium, three lawsuits against them in Superior Court, and hundreds of letters and legal memoranda about their fraud, waste and abuse.

When SBC Health Nurse Janet Graham, who was our Chair of the SBC Safe Kids Coalition, was killed in a cross-over head on collision on Hwy 25, I gave the SBCSKC's eulogy for her at her funeral at her church. I quoted John Donne, "Never Send to Know for Whom the Bell Tolls." She commuted from Morgan Hill to Hollister, and like many of us, took her life in her hands thanks to the misguided COG Directors, self-proclaimed "VTA-wannabees." I asked the COG Directors many times why they would want to be a partner with the transit agency which won "Worst in the Nation" status from the MIT Study of the Nation's transit agencies, but they stuck to their guns, and we suffered the consequences of their ignorance, and their arrogance. We still do.

The COG Directors ignored me, just as they ignored Janet's plea, which I personally delivered to COG's Directors from their podium, to designate Hwy 25 a Safety Corridor as had been previously done for portions of US101.

I'm still shocked, and saddened, by their "Deer - in - the - Headlights" response to my plea. Janet had sent me to the Lucille Packard Foundation in Palo Alto to give a speech about the then-new Federal Motor Carrier Safety Act, and the creation of the FMCSA (Federal Motor Carrier Safety Administration, successor to ICC).

It is not a little ironic that, shortly after I delivered her plea for highway safety to the deaf, dumb and blind COG Directors that she was killed. They ignored facts; they ignored reality; they ignored transportation; they only knew, and know, public sector transit, with all its fraud, waste and abuse.

Well, in Janet's memory, I once again make the plea to make motorists safety the #1 Top Priority at COG, and dissolve the unconstitutional joint power authority COG. It governs without the consent of the voters. It denies due process and equal protection to the citizens of three of SBC's County Districts. It is a failed experiment in socialism.

How many accidents and deaths on the highways could have been prevented since COG's creation if our local government reflected the vast majority of travellers on the County's highways?

Caveat viator.

Joseph P. Thompson

Past-President, Gilroy-Morgan Hill Bar Assn., 1999-2001; 2006

Past-Chair, Legislation Committee, Transportation Lawyers Assn.

Charter Member, SBCCOG Citizens Transit Task Force

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cc: Editor----Letter You ought to publish for your readers' benefit----