



DEVELOPMENT SERVICES CENTER

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Website Address: www.morgan-hill.ca.gov

March 30, 2010

Dear Southeast Quadrant Property Owners & Interested Persons and Agencies,

On Wednesday, April 7, 2010, the Community Development Department of the City of Morgan Hill will provide an update to the City Council regarding the Southeast Quadrant. The update will be a follow-up to the October 2009 Council meeting when the City Council accepted the Southeast Quadrant project description for the purposes of the environmental impact report. Since that time, preliminary findings of the Agricultural Policies Study indicate agricultural mitigation and preservation may be viable in the Southeast Quadrant. On April 7, City staff will request the City Council to accept a refined project description that combines two, previously proposed land use programs into one, and accepts the preliminary finding that agricultural mitigation and preservation is viable. Copies of the proposed Southeast Quadrant project description, Land Use Program, and Boundary Adjustment Exhibit are attached.

The Southeast Quadrant discussion will occur under 'Other Business' on the April 7 City Council Meeting Agenda. Please check the City's website after April 5 for a copy of the meeting agenda.

DATE: April 7, 2010
TIME: 7:00 P.M.
LOCATION: City Council Chambers
Civic Center
17555 Peak Avenue
Morgan Hill, California 95037

Questions regarding the Southeast Quadrant may be directed to Rebecca Tolentino, Senior Planner, at Rebecca.Tolentino@morganhill.ca.gov or (408) 778-6480. You may also visit the City's website under What's New; Southeast Quadrant for any updates related to this project.

PROJECT DESCRIPTION

The Southeast Quadrant (SEQ) and Agricultural Policies Environmental Impact Report (EIR) will programmatically evaluate the SEQ and Agricultural Policies General Plan Amendment components relating to the following

Summary Project Description:

- Establish an Urban Limit Line (ULL) within the SEQ.
- Establish an Urban Growth Boundary (UGB) within the SEQ.
- Extend the Urban Service Area (USA) over a portion of the SEQ.
- Amend certain city regulatory policies and definitions related to the ULL, USA, and UGB to accommodate areas to be annexed to the City but subject to permanent restrictions against extending all or some urban services.
- Annex a portion of the SEQ into the Morgan Hill City Limits.
- Establish a new “Sports-Recreation-Leisure” (SRL) General Plan land use designation and implementing SRL Zoning District over a portion of the SEQ.
- Establish “Agricultural” land use designation and implement Open Space and Agricultural Zoning Districts over a portion of the SEQ.
- Evaluate the proposed Morgan Hill Agricultural & Open Space Policies General Plan Amendment to be developed by the City of Morgan Hill, with respect to citywide impacts and mitigation measures.
- Establish at a programmatic level land use densities for any proposed future SRL developments that could occur within the SRL General Plan land use area.
- Program-level review of up to five projects (including sports/recreation retail development with a restaurant; Snowflex artificial ski and snowboard facility; possible softball/baseball/soccer fields with optional indoor soccer, batting cages, and a ropes challenge course along with other indoor uses; a Chiala Planned Development for large lot residential, with cricket grounds, an equestrian facility, and other visitor/recreation-oriented uses; and the City Outdoor Sports Center) within the new SRL and Public Facility Use land use designation
- Project-level review for a private high school that is proposed within the new SEQ Public Facility Use land use designation.

SOUTHEAST QUADRANT LAND USE PROGRAM STUDY

Study a Land Use Program that combines Sports-Recreation-Leisure, Public Facility, Agricultural, Open Space and Rural Residential (on existing legal lots of record) land uses; with proposed locations for the Urban Limit Line, Urban Growth Boundary and Urban Services Area boundaries. The specifics of the land uses to be defined will be developed by staff and the consultants after the first phase of EIR and Agricultural Policies analysis and after at least one public workshop, but the Land Use Program will be generally consistent with the following principles:

Urban Limit Line

- Locate a proposed Urban Limit Line in a manner that preserves about 253 acres of Agricultural and/or Open Space beyond the ULL line, and approximately 55 acres within the ULL. The Land Use Program generally locates the ULL west of Foothill and south of Fisher.

Agricultural Mitigation

- The proposed Land Use Program is based on the preliminary findings that long-term agriculture is viable within the SEQ and some agricultural mitigation is feasible to mitigate the conversion of agricultural lands to urban uses.

Urban Growth Boundary/Urban Service Area

- The proposed location of the Urban Growth Boundary includes lands expected to convert to planned city land uses within 20 years (2030); and the proposed location of the Urban Service Area Boundary includes lands expected to convert to planned city land uses within 5 years (2015) and which would be served with both city water and sewer services.

Land Use Program

- The Land Use Program reflects the city's planned continued use of the Outdoor Sports Center in its current soccer fields configuration, but with expanded community use. The Land Use Program also reflects the proposed General Plan Amendments which have been filed by private developers, including the South County Catholic High School, Chiala, Puliafico/Snowflex, and Craiker uses. The Chiala and certain adjacent lands would be annexed into the City but NOT be served with urban sewer and water services.

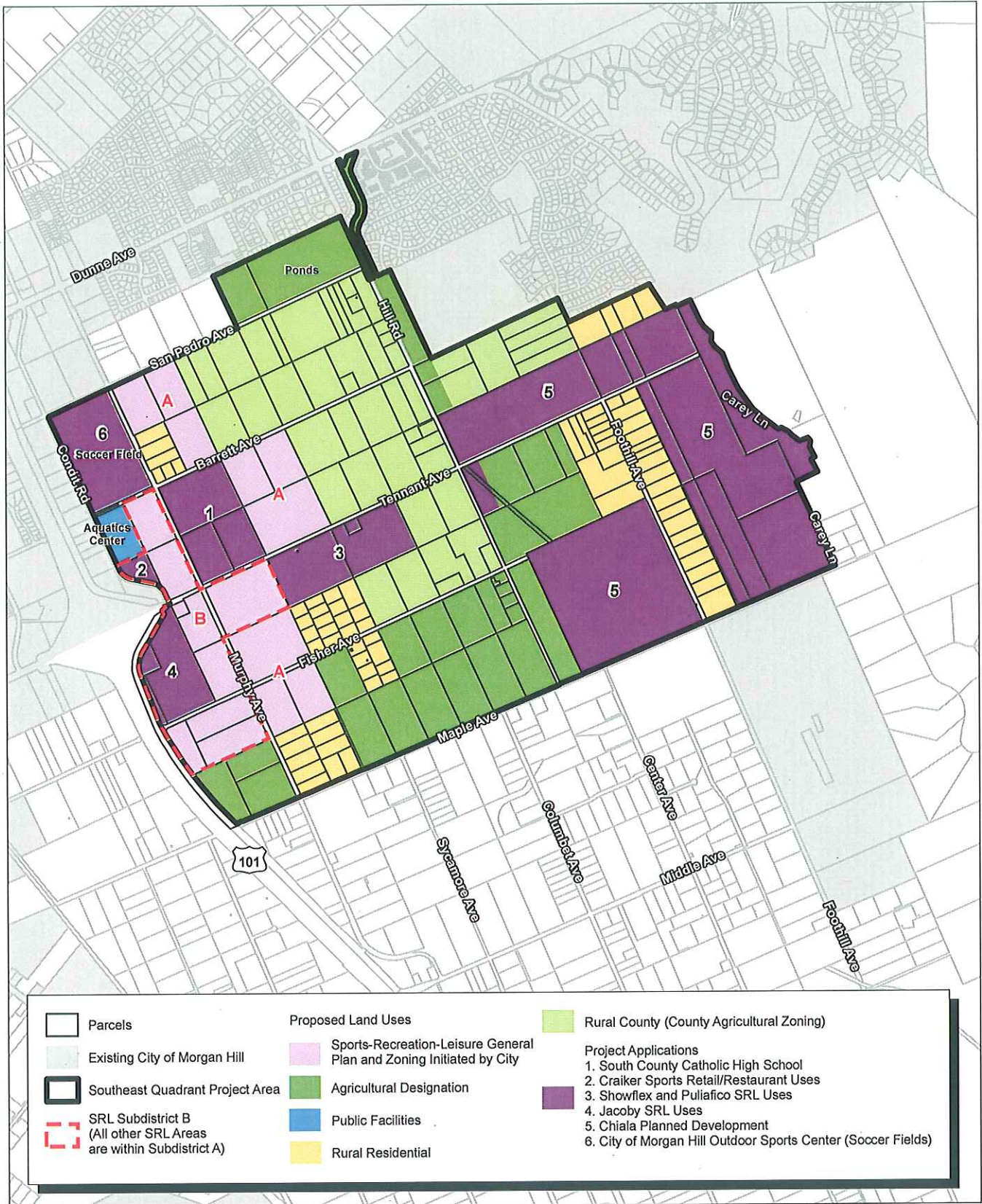
Sports-Recreation-Leisure Areas

- The Land Use Program identifies approximately 194 acres of Sports-Recreation-Leisure (SRL) Land Areas beyond the areas for which private General Plan Amendment applications have been filed. Staff and the consultants, after consultations with property owners and at least one public workshop, will define use intensity assumptions for city-initiated SRL lands.

Remaining Lands in SEQ

- Remaining SEQ Lands not included in the city-initiated SRL or the privately-filed General Plan Amendment applications, which are located north of the Urban Limit Line alternate locations, are assumed to Remain Unincorporated with Existing County Zoning regulations for the term of the Study and EIR timeframe, which uses a Year 2030 planning time horizon.

Draft diagrams for the proposed Land Use Program and boundary locations are attached to this memorandum.



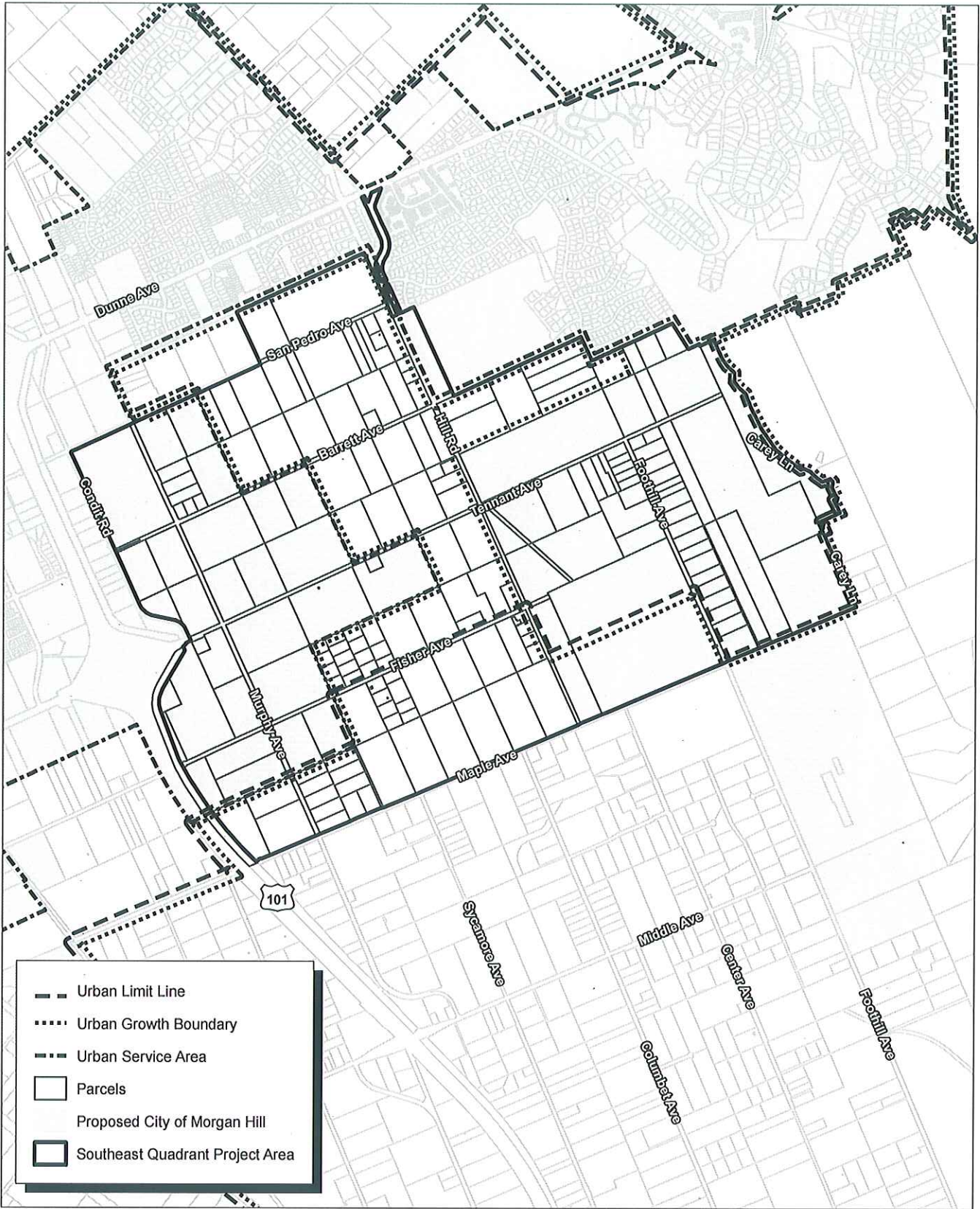
Source: City of Morgan Hill (2010).



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Exhibit 3 Proposed Land Uses

CITY OF MORGAN HILL • SOUTHEAST QUADRANT
NOTICE OF PREPARATION



Source: City of Morgan Hill (2010).



Michael Brandman Associates
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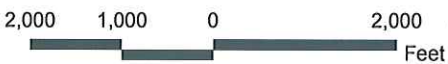


Exhibit 5 Proposed Boundary Adjustments

CITY OF MORGAN HILL • SOUTHEAST QUADRANT
 NOTICE OF PREPARATION