

MORGAN HILL 2035



City Council Hearing
General Plan, RDCS, and EIR

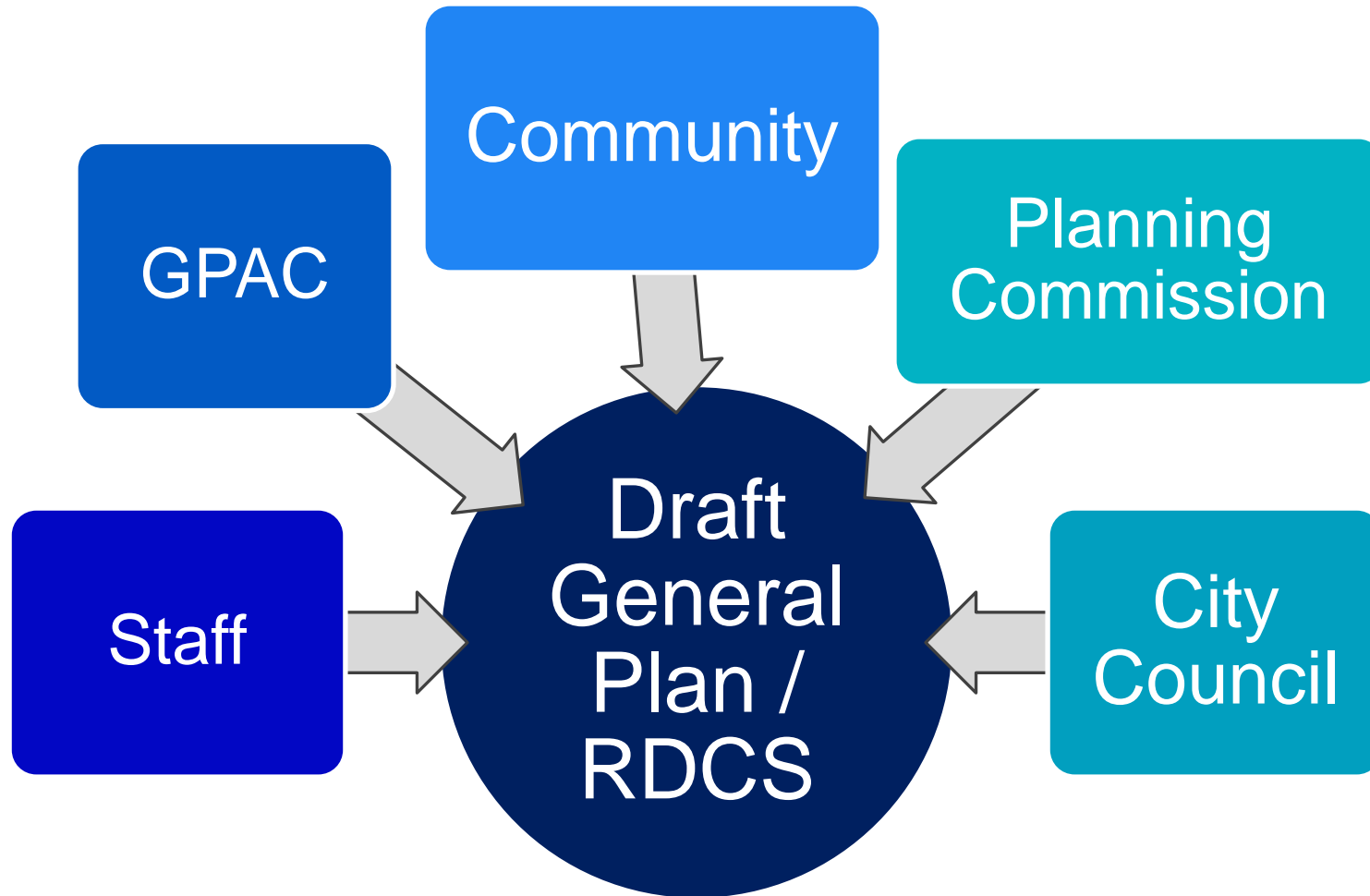
July 27, 2016

Morgan Hill 2035 Components

- General Plan Update
- Housing Element
- Residential Development Control System Update
- Environmental Impact Report (EIR)
- Zoning Code Update
- Infrastructure Master Plans



Morgan Hill 2035 Process



Morgan Hill 2035 Outreach

- Stakeholder interviews
- Presentations to community groups
- Rec Guide ads
- Project website and online Open Town Hall
- Symposia
- Utility bill inserts
- Taste of Morgan Hill and Freedom Fest booths
- Community calendar listings

Morgan Hill 2035 Public Engagement

- General Plan Update
 - 23 General Plan Advisory Committee (GPAC) Meetings
 - 4 Community Workshops
 - 9 Planning Commission Meetings
 - 9 City Council Meetings
- RDCS Update
 - 11 Working Group Meetings
 - 12 Planning Commission Meetings
 - 12 City Council Meetings
- 12 City Council/Planning Commission Joint Study Sessions
- 4 EIR Meetings

What is the General Plan?

“Constitution for Growth and Development”

- Establishes City Vision and supporting Goals, Policies and Actions
- Provides consistent direction for future development
- Balances growth and quality of life
- Documents baseline environmental conditions



What is the General Plan?

Required Elements

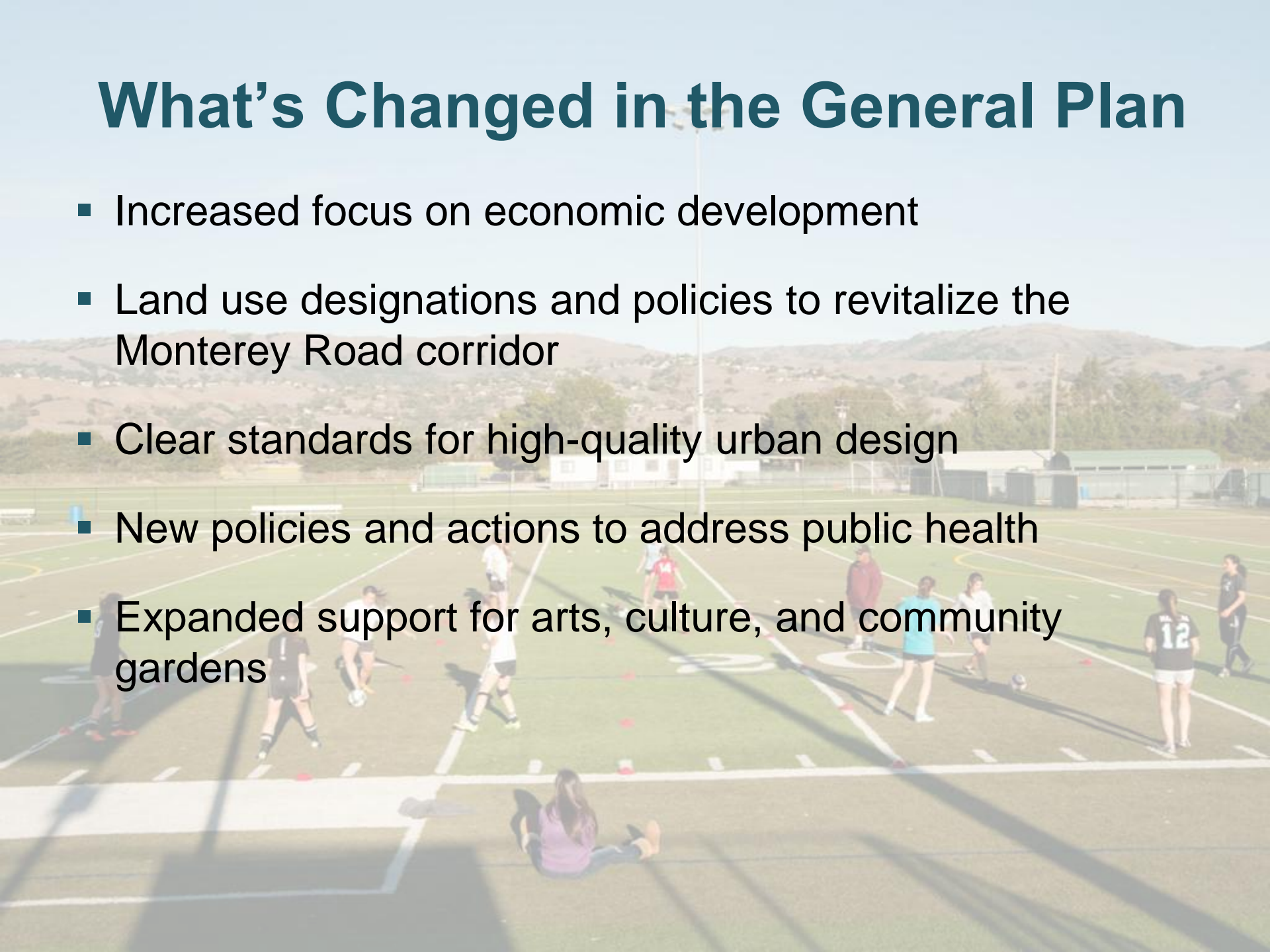
- City and Neighborhood Form
- Transportation
- Housing
- Healthy Community
- Natural Resources and Environment
- Safety, Services, and Infrastructure

Optional Elements

- Economic Development

What's Changed in the General Plan

- Increased focus on economic development
- Land use designations and policies to revitalize the Monterey Road corridor
- Clear standards for high-quality urban design
- New policies and actions to address public health
- Expanded support for arts, culture, and community gardens



General Plan and RDCS

- Both the General Plan and the RDCS are being updated as part of the Morgan Hill 2035 project
- The RDCS is one of many documents that implement the General Plan:
 - RDCS
 - Zoning Code
 - Infrastructure Master Plans
 - Parks and Recreation Master Plan
 - Capital Improvement Program

How the RDCS Implements the General Plan

General Plan	RDCS
Policy CNF-3.1: Population limit/rate	18.78.040: Population limit 18.78.050 and 080: Allotments
Policy CNF-2.1: Orderly development, concentric growth, and infill	18.78.100A: Criteria and points for infill development
Goal HC-1: Coordinated urban and school development	18.78.100A: Criteria and points for projects that support safe and convenient access to schools
Policy SSI-14.13: Increase the use of recycled water	18.78.100A: Criteria and points for projects that incorporate environmental protection features

RDCS and General Plan Consistency

July 2016

- Council adopts updated General Plan with policies consistent with existing RDCS
- Existing RDCS remains in place



November 2016

- Voters approve updated RDCS
- Ballot measure directs specific General Plan amendments to bring adopted GP into consistency with updated RDCS

Environmental Impact Report (EIR)

- An EIR on the General Plan is required by State law
- Policies and Actions help to avoid or lessen the environmental impacts of future growth allowed under the General Plan
- Draft EIR published January 13, 2016
- 60-day public review period through March 14, 2016 (during General Plan review period)
- Final EIR and responses to comments published May 31
- Planning Commission recommended certification June 14
- Decision makers can consider changes to the Plan based on data in EIR

Topics Analyzed

- Aesthetics
- Agriculture
- Air quality
- Biology
- Cultural Resources (archaeology, history)
- Geology and Soils
- Greenhouse Gases
- Hazards and Haz Mat
- Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services (police, fire, schools, parks, library)
- Transportation
- Utilities (water, sewer, storm drain, energy)

“Significant and Unavoidable” Impacts

- Agriculture: loss of farmland
- Air Quality: violation of standards, increase in criteria pollutants
- Noise: increase in ambient noise levels
- Transportation: traffic on Highway 101

Comments on FEIR

- LAFCO (7/19/2016)
- SCVWD (7/26/2016)

Council Considerations

General Plan Update

- Pipeline Provision Policy
- Action CNF-4.A Vista de Lomas

RDCS Update

- Annual Allotments and Population Limit
- Effective Date: March 1, 2017
- Minor Edits to Resolution and Measure Ordinance

Next Steps & Meetings (2016)

- Ballot deadline for RDCS: August 5
- RDCS Competition Manual
- Infrastructure Master Plans
- Zoning Code Update
- Election: November 8

Morgan Hill 2035

General Plan and RDCS Updates

- Community-based Planning Process
- Planning Commission Recommends Adoption

Council Actions

- Certify Morgan Hill 2035 EIR
- Adopt Morgan Hill 2035 General Plan
- Place RDCS Update Measure on November 2016 Ballot
- Authorize Measure Lettering Justification Form