

**Comments Regarding Trammel Crow
April 29 – June 20, 2019**

From: John Hughes

Date: June 5, 2019 at 11:01:22 AM PDT

To: maureen.tobin@morganhill.ca.gov

Cc: rich.constantine@morganhill.ca.gov, rene.spring@morganhill.ca.gov,
larry.carr@morganhill.ca.gov, yvonne.martinezbeltran@morganhill.ca.gov,
john.mckay@morganhill.ca.gov

Subject: Proposed Morgan Hill Technology Park

Hello,

After looking over the proposal for the Morgan Hill Technology Park and I am at a loss how it can legitimately be called a Technology Park. I have worked in technology for several decades and it looks nothing like any technology campus where I have worked. It is clearly a truck distribution warehouse and any attempt to label it otherwise is either a ruse by the developer, or by the Morgan Hill City Council and Planning Commission, and to continue with that sham makes me wonder if you are not being complicit in assisting the developer in their goal of getting it approved 'under the radar'. Lets call this what it is: a Proposed Morgan Hill Warehouse Distribution Center.

It seems to me that the biggest issue is the impact that a MH Warehouse Distribution Center will have on the traffic volume on Cochrane Rd, particularly the interchange to Hwy 101. A simple vehicle count will miss some serious issues. The layout of the Hwy 101 interchange at Cochrane is significantly different than the other two Morgan Hill interchanges, Dunne and Tennant. At those two interchanges the on and off ramps are longer and the approach to the highway is at grade level since Dunne and Tennant cross over the freeway on raised overpasses.

The Cochrane interchange has much shorter ramps and the freeway goes below grade so the merging is into traffic that has picked up considerable speed as it descends to pass under Cochrane. Couple that with there being four separate merges (E and W Cochrane to N and S 101 Freeway). At the Dunne and Tennant interchanges there there is either a single merge or there is a separate blending lane. I've lived in Morgan Hill long enough to remember that the Tennant interchange was rebuilt to handle the increased traffic capacity. Nothing like that is planned for Cochrane since there is no room to expand the interchange to match the size of the Dunne and Tennant interchanges and changing the grade cannot be done, so what is now a heavily utilized interchange will become a disaster. None of the traffic study information I have seen seems to address that issue. It should be clear from the CHP accident reports that there are a significant number of accidents near the Cochrane interchange and that many are due to merging. If a huge number of truck merges are added the merging will be even more problematic since they will be larger, more slow moving and less able to maneuver into traffic.

One other factor that complicates this interchange it that it is where the roadway changes from three lanes to two lanes. This causes significant congestion even beyond the normal commute

times, and particularly on weekends. The northbound entrance from westbound Cochrane will be particularly bad. There is a traffic signal at the freeway entrance and also one 400 ft away at the entrance to Cochrane Commons Shopping Center (Target, Petco, Dicks, etc). That short section of road already backs up during morning commute time due to the metering light, so add a bunch of 80 foot long semi-trailers and there is gridlock. Further complicating this is the plan to rebuild Anderson Dam which is about a mile from this proposed development. For five years the residents of our area will be subject to closed roads while that is ongoing. The community east of the 101 freeway are already locked into Cochrane being the only way into their homes since between SCVWD, PG&E, and various other public and private road construction projects all the other roads have been subject to closure for years. There is no roads north from our area (open space parkland), and no roads east (Anderson Reservoir).

Lastly, it should be noted that both Morgan Hill high schools will be affected by the truck traffic generated by this distribution center, if you approve it. The residents in the area most affected (Cochrane, east of 101) are in the Sobrato HS area, so they need cross through the affected interchange to get to and from school, and most of the rest of Morgan Hill need to get their children to Live Oak HS which is located close enough to this distribution center (1000 ft) that any increase in traffic on Cochrane or the surrounding roads, which are primarily residential, will have a big impact on the parents and students.

In conclusion, people are attracted to Morgan Hill because of the quality of life here. The area that is adjacent (i.e. within 1 mile) to the proposed development is either residential, agriculture and ranches, open space, or retail. The site itself has been a private tree nursery (agricultural) for as long as I have lived here. This vehicle-intensive industrial development is incompatible with all of that community and will cause a significant reduction in our quality of life.

John Hughes

Morgan Hill resident

From: Linda OMaley

Date: June 2, 2019 at 9:27:00 AM PDT

To: rene.spring@morganhill.ca.gov

Subject: I am against the Tech Park and I hope you will vote accordingly

Dear Rene,

I am so upset with all the growth in Morgan Hill. I do not want it to become an expansion of all the crowding in San Jose - that's why I moved here. I'll be watching to see how you vote on the Tech Park. Yours, Linda OMaley

On May 4, 2019, at 8:48 PM, Keith Proctor wrote:

Mr McKay,

From Nextdoor...

I think what is more important... as presented, the community doesn't want this type of activity in this area. This is not a Technology Park (Software R&D or similar business). It's a

transportation hub for shippers. You should not allow it to be called anything else with 200 loading docks. I personally see Morgan Hill and the surrounding area as 'small city'. To me that means mostly homes, little condos or apartments. Small amounts of R&D no shipping terminals, no mills (steel, wood etc). When things like this are built they are usually built many miles outside of current communities or in a reserved section of a HUGE city. Not in or near established homes. Other things that make sense are shopping centers or malls to support the community. You can not stop them from developing the property since the counties laws indicate that they have a write to build. This of course makes sense. You can however say no to what type of businesses can go into the community. Since many are stating that they do not want this facility I would expect it is YOUR job to be sure that OUR community would NOT invite this type of activity into it. I moved into this area roughly 8 years ago not expecting that my property value would be lowered by this type of activity. I moved out of San Jose to get rid of the noise and pollution created by this type of activity. Morgan Hill provides my family daily peace. I am just adding this paragraph after seeing that the facility is across from Target. This is the most expensive homes in the community. How can this project even be considered in such an upscale neighborhood. The city must stand up against this.

You can't say that there won't be a worse case scenario since every facility owner creates a facility to be fully utilized. For me though this isn't about the worse case scenario. Even if the facility is only 5% or 10% utilized I would not want it in or near our small city. We don't want to become a large city or the transportation hub outside of the large city. Morgan hill area is about the peace and quiet that comes from living in a small city. Please say no to this type of activity. Other details So, as you can tell, I am in the concerned category. The city is just rushing this through before anybody can say anything about it. I'm worried about the following.

- Facility does not match with Morgan Hill style
- Small Country City
- Very little industrial
- Quiet
- Fresh air
- In the wrong part of town
- Next to \$2.5m homes
- What is cost of the new proposed homes
- Are we looking to lower property values
- Even if our property values don't go down I'm worried that it will be harder to sell since it will cause people to double or triple think about a purchase
- Noise (18 wheelers make a lot of noise)
- Pollution (Diesel engines are bad)
- Truck traffic will be considerable on a facility of this size
- Height... dang why 90' it will make it stick out so people will definitely know it's there.
- Traffic
- Trucks would be in the way during commute hours
- Freeway can't currently handle traffic
- Freeway expansion?
- Private entrance / exit?
- Anything to improve traffic flow?

- Need more lanes going south maybe north
- Other traffic. Did they say almost 3,000 employees coming in. What is their commute hours?
- Hours of operation
- No operation during commute hours?
- Weekdays, Weekends, Holidays?
- Quantity of trucks per hour per day
- 2 shifts or 3.
- How many employees per shift
- how are employees weighted more at night / day
- What will be stored there
- Food
- Agricultural supplies
- Car Dealership (Oil, Antifreeze other chemicals)
- In general what type of toxic stuff will be stored or other things that we may be concerned about.
- Who is the facility for
- One company (like Amazon)
- Dozens of Companies?
- Crime
- just like arenas and ball parks this type of facility brings in Crime

I look forward to receiving your personal response.

Keith

On May 16, 2019, at 4:56 PM, kz wrote:

Subject Line: Just say no to Technology Park

Thank you,

~ Kim

On May 17, 2019, at 12:38 PM, Tina Shakour wrote:

Hi John, Rich, and Mike -

My husband and I are approaching our 5 year mark here in Jackson Oaks in Morgan Hill and we have loved being here. What drew us to the city was the open spaces, the agricultural feel, and the development of a charming downtown. The new distribution / shipping / technology center being proposed does not align with the charm and calm we've found here in Morgan Hill. I work with the commercial real estate industry and I know buildings are often built without a commitment from an employer or occupant to lease out the property. It is often "if you build, they will come" mentality. My concern about this property is should development be approved, we would lose control over what (if any) kind of jobs may appear in the building. I see many office buildings and commercial areas already for lease in our town. I'd like to see us leveraging what we already have, vs adding new. Downtown alone is struggling to add good retail to increase our walkability and draw to the area.

As a resident and a citizen, as a woman in information technology and commercial real estate, I do not support this project.

Tina Shakour

From: Kingston, Kathie

Sent: Wednesday, June 12, 2019 12:07:10 AM

To: Rich Constantine

Subject: Technology Park

Hi Mayor Rich,

Just a couple of thoughts on the proposed project. Morgan Hill doesn't need a huge distribution industrial area lining the entrance to our beautiful town. Even the name of the project is misleading. I think it would be amazing if we could attract actual tech companies to come to our town and add to its beauty and bring opportunities to our residents. For a project like this, maybe we should pass on it. Gilroy has a ton of space and plenty of areas that are made for such businesses. Maybe we could find ways to attract more companies like Specialized that add value to our community and who give back to it. We picked Morgan Hill instead of other cities for a reason. We voted to cap our population here for a reason. We are trying to preserve what gives Morgan Hill that small town feel. We do need to keep attracting companies to come here but we should be very picky about what kinds of companies we bring. If the solution is to re-zone maybe that's a sign that we shouldn't allow it.

Finally, this will most likely hurt property values in the east area and that is unfair to the residents that chose to buy in those neighborhoods. Thank you for your time.

All the best, Kathie Kingston

From: Pierre DaCunha

Sent: Wednesday, June 12, 2019 2:51 PM

To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>

Subject: Morgan Hill business park

Hi Rich,

I feel very strongly against the proposed business park on the corner of Cochrane ave and St. Paul.

Pierre Dacunha

On May 24, 2019, at 9:27 AM, Greg Claytor wrote:

Dear Counselman McKay,

I cannot express my utter disappointment at your support for the massive Industrial project and associated rezoning proposed for Cochrane Road. This project is exactly why I chose to move out of the greater San Jose area and move to here to Morgan Hill, a bedroom community. I often brag to my friends that Morgan Hill is a breath of fresh air away from the asphalt and

glass of Silicon Valley. What you are supporting will destroy my neighborhood. The size and scope of this project is massive and so will be the traffic made up of hundreds of semi-tractor trailers, and automobiles. I'd rather Anderson Dam break and wash our home away before I'd ever agree to a facility like this. It isn't in the spirit of Morgan Hill.

I don't understand how this project has gotten this far already. I can only assume that it has something to do with power of the wealthy at the expense of the rest of us. John Fry was able to set up his specimen yard more than a decade ago without permits. When I contacted the city about that at the time I was assured it was temporary 2 year occupancy. Our home value represents our largest investment, which represents the largest portion of our retirement. If we were a fraction as wealthy as the land owner, developer and Amazon or whoever is moving in, we wouldn't be as concerned, because we'd be able to afford to live in Saratoga, Los Gatos, Palo Alto, Sunnyvale, Cupertino, etc. We aren't and we can't. We moved to Morgan Hill because it was an affordable place for us to live in a bedroom community and raise our family. Rezoning this property is antithetical to the history and spirit of Morgan Hill. I plead with you to reconsider your support for this project. I ask that you think carefully about the well being and quality of life you are proposing for your constituents. This issue should have been put to a General Vote, not a rubber stamp approval because those who are proposing it are wealthier and more powerful than a homeowner. Homeowners NEED you to support us as we supported you when we voted you into office.

Sincerely,
Greg Claytor
Morgan Hill, CA 95037

On May 25, 2019, at 2:37 PM, Robert Barker wrote:

Mr. McKay,

I voted for you and respect your opinion and expertise. My wife Stephanie, 5-year old daughter Natasha, and I moved here to Morgan Hill last summer. We live on -----, just a few minutes walk from my daughter's wonderful elementary school, Nordstrom. As a veteran high school teacher and active union member (I teach at Los Altos High School), I have seen these kinds of developments in both Los Angeles and Northern California -- not necessarily the same kind of development, but the same kind of behind the scenes railroading. I am writing to express my strong disapproval of this plan. We moved to Morgan Hill in large part because we recognized there was smart growth happening. Now that we are members of the community, we want to add our voice to those who object to plans that violate the "smart" in smart growth.

Respectfully,
Robert Barker

From: Carol Coursey
Date: June 20, 2019 at 8:04:59 AM PDT
To: Rene Spring <rene.spring@morganhill.ca.gov>
Subject: Distribution center

I am very concerned about the distribution center proposed for Cochrane Rd. These are entries I made on Next Door: I agree with all the opinions above. I moved here 20 years ago for the small town atmosphere. In the last few years, there has been an explosion of town homes which have contributed to increased traffic in town. The city government seems to have very little concern about Morgan Hill residents with all this building. The proposed distribution center is just another of these projects that do not benefit the residents. I too am concerned about the noise level and truck traffic. With the highway narrowing at the Cochrane exit, the traffic in the area will be greatly impacted. If this is built, it will sadly be a poor first impression to our town. I have often heard that the developments were to make us like Los Gatos. There are very few shops that benefit our population. Los Gatos has many such as The Gap, Banana Republic, etc. Perhaps a better use of this space would be an area of charming shops that would benefit residents and visitors. There is no way building this benefit the residents. It will produce pollution, extra traffic and noise. My husband resides in the memory care unit of Westmont of Morgan Hill. It is very disrespectful to have this kind of noise next door to such a facility. What is the upside of building this project? What are the benefits to the town and its residents? The main focus of our government should be on the needs of our residents, and not outsiders. My husband resides at Westmont of Morgan Hill which is across the street from the proposed distribution center. The residents never received notification of this development so were not given the opportunity to report about how it will affect them (noise, traffic, pollution, inability to enjoy outside patios) is this legal, leaving out senior citizens? I cannot believe this project could pass the EIR with the severe impact this project would have on this location.

From: Darien Guy email also sent to Rich Constantine

Date: May 29, 2019 at 8:14:13 AM PDT

To: "rene.spring@morganhill.ca.gov" <rene.spring@morganhill.ca.gov>

Cc: "disaster101mh@gmail.com" <disaster101mh@gmail.com>

Subject: "Technology Center"

Hello Mr. Spring,

I recently found out about the proposed distribution center by Trammell Crow. If this project is built it will be a nightmare for my morning commute from Morgan Hill to San Jose which is already barely tolerable. My wife and I both work in San Jose but could not afford to buy a decent house there. So we moved to Gilroy originally then a few years later moved to Morgan Hill to try and get a little closer to SJ. We love living in Morgan Hill but hate the commute. This "technology center" will make that commute even worse.

Please listen to me and the many other MH residents that oppose this project and not just to Trammell Crow and their deep pockets and large amounts of cash. This project will ruin the quality of life in Morgan Hill.

Thank you,
Darien

Darien Guy

Jason Joy

From: Jason Joy

Sent: Thursday, May 23, 2019 11:21 AM

To: John McKay <john.mckay@morganhill.ca.gov>; Rene Spring <Rene.Spring@morganhill.ca.gov>;

Yvonne Martinez Beltran <8athy8.martinezbeltran@morganhill.ca.gov>; Larry Carr <Larry.Carr@morganhill.ca.gov>; Rich Constantine <Rich.Constantine@morganhill.ca.gov>;

Christina Turner <Christina.Turner@morganhill.ca.gov>; Jennifer Carman

<Jennifer.Carman@morganhill.ca.gov>; Jim Rowe <Jim.Rowe@morganhill.ca.gov>;

Planning_Commission <Planning_Commission@Morgan-hill.ca.gov>; Edith Ramirez <Edith.Ramirez@morganhill.ca.gov>

Subject: Proposed Distribution Center

Hello City Leaders,

I have lived in Morgan Hill over 19 years, most of my life. I see Morgan Hill as a welcoming city of people from all sorts of backgrounds and cultures. All of whom contribute to this city in a positive and beneficial manner. It came as a major SHOCK to me that such a proposal to build a distribution center is even being considered. This is something that will in no way help or contribute to the livelihood of the community for these reasons:

1. It is only available for employees who will be working in the center, so it is not for public use

2. The influx of large transport vehicles needed for the center will only clog up roads and freeways further. Instead of a massive building that residents cannot use at all, use the land for public use that will not only give residents somewhere to go but also bring revenue into the city.

Also consider the traffic issue that we are experiencing, and how the roads and freeways are congested regularly. How would adding more large transport vehicles help in this situation?

Regards,

Jason Joy

Jennifer Haley c/o Rene Spring

From: Jennifer Haley

Date: May 22, 2019 at 9:56:54 PM PDT

To: rene.spring@morganhill.ca.gov

Subject: Morgan Hill Technology Park

I'm appalled at the complete disregard for the well being of the community that elected you into office. This warehouse feigning to be a "technology park" poses noise pollution, air pollution and safety threats to the residents of [Mission Ranch](#). I work in media at a high tech job and will

continue to raise the alarm with local and national networks. This is on blast. Do better. Do your job. Represent the people who elected you.
Jennifer Haley

Jenny Redfern c/o Rene Spring

From: Jenny Redfern

Date: May 23, 2019 at 1:55:45 PM PDT

To: <rene.spring@morganhill.ca.gov>, Jenny Reischer Redfern

Subject: Proposed rezoning for Trammel Crow project

Dear Rene,

Even though I live in District A on the other side of town from the proposed rezoning for the Trammel Crow project, I urge you to oppose the rezoning and further to oppose any efforts to turn that property into a business concern that will bottle-neck the traffic on East Cochran and consequently on 101 and reduce the quality of life in the nearby residential neighborhoods. I attended most of the meeting in the City Council chambers this past Tuesday evening. The Director of Development Services did a good job of explaining the EIR process as part of the whole CEQA process, but did nothing to change my mind that the proposed development project will not turn out well in the long run for Morgan Hill. The Trammel Crow representatives were particularly unimpressive in their responses. I have researched the Trammel Crow website for similar projects they own, and can see that their signature projects dominate the areas in which they are situated. TC is also behind the Diridon Station development planned for San Jose. I think what others fear will be built here would be similar to this Amazon Fulfillment Center in southern California. <https://www.trammellcrow.com/en/projects/i-215-logistics-center-amazonfulfillment>

Growth and change are inevitable, but this proposal is not the right direction for Morgan Hill.

Best wishes,

Jenny R. Redfern

From: Julie Lucido

Date: May 23, 2019 at 3:18:05 PM PDT

To: <rene.spring@morganhill.ca.gov>

Subject: Thank you for the meeting Tuesday night

Good morning Mr. Spring,

Thank you so much for the informational meeting Tuesday night. I felt the presentation was very informative. I appreciated all of the comments, questions, and thoughts given. In the end though, I feel the correct thing to do is NOT rezone the land. When I purchased my home on Rising Sun Drive I looked at the zoning for that parcel of land. It was not zoned for light industrial. So, I bought in the area. Just because a developer buys land, doesn't mean they get to automatically rezone. Right? This parcel of land as you know is in the middle of several residential neighborhoods, not a good location for light industrial businesses.

I am all for commercial development in Morgan Hill. This would bring quality jobs to Morgan Hill and get some people off of 101. I am not for the possibility of a distribution center. That type of development would not be good for jobs, or getting workers off of 101. The amount of traffic this will bring to the area will be disastrous. I hope you will really listen to the citizens who live in the area, go to work in the area, go to school in the area, and commute through the area.

Regards,
Julie Lucido

Shawnie McLaughlin – email sent to Christina Turner, Rene Spring, Rich Constantine

From:

Sent: Thursday, May 23, 2019 7:03 PM

To: Christina Turner <Christina.Turner@morganhill.ca.gov>

Subject: Disaster Morgan Hill “Technology Park”

Dear Christina,

I attended the town hall meeting hoping to wrap my head around HOW the Morgan Hill Technology Park environmental impact report got approved to proceed. This area is the #1 school district in our city with the most expensive new homes being put in and this monstrosity of a project was approved for an EIR?

The meeting the other night was worse than I thought. Proposed re zoning and single story 55' buildings? That is what they want to build? The Economic Development speaker was trying to say at the end of the meeting that 70% of us commute and she wants jobs in our town.

I am in the construction industry....I know the type of tenants that are in a 55' single story building. I know tenants that would seek such a space would be seeking it for a very specific purpose....housing machinery for production or using those nice large walls for inventory.

I dont know what your background is but dont let the developers mislead you. These types of buildings will not bring in the tenants whose jobs those of us that can afford to buy here want. My neighbors are software engineers, programmers, doctors, lawyers and accountants. Those are the types of jobs we want. Those types of jobs are in ACTUAL tech buildings. You want those jobs? Insist the buildings have 3 levels. That will thwart manufacturing and warehousing. Thank you,
Shawnie

From: Joe Fieger

Sent: Saturday, May 25, 2019 8:41 PM

Subject: Objection to Morgan Hill Technology Park

Good evening,

I've recently moved to Morgan Hill from San Jose and so far I'm loving it here. After changing my neighborhood on [Nextdoor.com](https://www.nextdoor.com) to MH I learned about this "technology park" project that's underway. I'm VERY disappointed in how this is being handled and the details therein.

First of all, why is land being conveniently rezoned at the whims of a new developer? This defeats the purpose of having zone planning in the first place. I understand if MH wants there to be major projects and developments that aren't just another housing block.... I understand and appreciate diversity. But INDUSTRIAL? Really? Do you really want MH to turn into cheap and dirty areas like parts of SJ? Have you been to these crappy parts of SJ recently? Places where there's as many semi-trucks on the streets as there are cars. It's miserable. If you roll over for a developer this time what's stopping you from doing it again? I cannot fathom how this is going to be good for MH. Low paying trucking and warehouse jobs aren't beneficial. Jobs for people who don't live in MH aren't beneficial. Congested streets and tons more trucks on our live-blood freeway is not beneficial. How is this project beneficial to us?

Secondly, how has this project progressed this far when there is clearly a tremendous amount of backlash? If this project is allowed to complete I promise MH will NOT benefit from it in any way shape or form. Any kind of financial benefit in the form of taxes will be offset by people pissed off and leaving, property values in the area declining (and tax revenue), housing developers losing interest in this area. If traffic continues to get worse to/from San Jose you'll not only impact MH but all the neighboring cities and communities as well.

Third, you're working so hard to keep MH an upscale and yet approachable place to live. How does this project make any sense? Please, please DO NOT allow this project to proceed. Regardless of the trivial benefit this project will produce there WILL be disastrous consequences. If not now then In the future. The negatives outweigh the benefits so heavily it's embarrassing.

I realize that in this phase you may not be able to do anything about it, but when you're able please put a stop to this. This isn't what Morgan Hill represents. This isn't why people move to Morgan Hill. Don't do this to your city. Our city.

Regards,
Joe Fieger

From: Ernie
Sent: Wednesday, May 22, 2019 6:22 PM
To: Edith Ramirez <Edith.Ramirez@morganhill.ca.gov>
Subject: Jobs In The Distribution Center

Edith,

The proposed distribution center (aka technology park) would only employ low paying grunts to move freight. Distribution centers also use robotics extensively. There are NO high paying jobs

in existing distribution centers. If you had a legitimate technology park, there would be many high paying jobs created.

There are no positives for Morgan Hill by creating the distribution center.

Ernie Tibaldi

From: Tanya Silva-Jones same email sent to Rich Constantine

Date: May 21, 2019 at 3:49:51 PM PDT

To: rene.spring@morganhill.ca.gov <rene.spring@morganhill.ca.gov>

Subject: Morgan Hill Technology Park

Dear Mrs. Spring and All,

I'm writing to express my concern and disapproval of the request for rezoning the plans for the Morgan Hill Technology Park. Not only am I opposed to the plans for allowing this Park to be built in Morgan Hill, I'm equally opposed to City Counsel approving the builder's request for rezoning which would allow for larger and taller buildings on the property, and all complications that would result for residents from this request.

I'm a lifelong resident of Morgan Hill and am deeply saddened by the overgrowth that's been allowed to consume our charming town. I've lived here my entire life and am a graduate of Live Oak High School. I also attended San Martin/Gwinn Elementary School and Britton Middle School. I later went on to college and graduated from CSUH. My mother, Lori Silva was a MHUSD school bus driver (for 20 years or more) and raised us here in Morgan Hill as a single parent, as it was affordable to live here in those days.

Being a local, lifelong resident of this town, I believe, and am sure you would agree my voice and opinions count. I'm confident that Council members, such as yourself are sensitive and attentive to cares and concerns of local residents and therefore, I urge you to proceed in this matter with an upright heart, accountable to us all. Please do NOT approve the rezoning of this technology park and do your best to preserve the small town charm of Morgan Hill in all decisions you make tonight, and in the future.

Please feel free to contact me with any questions you may have regarding my requests and concerns disclosed in this email. Thank you in advance for your thoughtful consideration in this matter.

Sincerely,
Tanya Jones

From: Pam Wilson

Sent: Tuesday, May 21, 2019 12:57 PM

To: Jim Rowe <Jim.Rowe@morganhill.ca.gov>

Subject: Morgan Hill Technology Park

Hello Mr. Rowe,

Unfortunately I am not able to attend the meeting tonight about the Morgan Hill Technology Park aka HUGE distribution warehouse center. Please do not consider rezoning the land that Trammel Crow purchased to allow for this distribution center. The traffic on 101 is already congested, so much more than when I moved here 8 years ago. With just the housing being built in Morgan Hill, Gilroy, San Juan Bautista and Hollister the freeway will become even more congested. If a huge development is approved with hundreds of trucks driving in and out of Morgan Hill on 101 the traffic will be a nightmare. That is not what our residents want as you can see by the voices of concern on the Nextdoor site.

Please help us keep this horrible project away from Morgan Hill, we want slower smarter controlled growth.

Sincerely,
Pamela Wilson

From: Jen Smith
Date: May 21, 2019 at 1:41:58 PM PDT
To: Rene Spring <rene.spring@morganhill.ca.gov>
Subject: Technology Park

Hi Rene,
I am unable to go to the council meeting tonight but want to let you know I vehemently oppose that park. No way this city can have an Amazon fulfillment center here, we do not have the infrastructure, especially roads, to handle this silliness. No Catholic high school but THIS is ok??? Unbelievable. No way.

Regrettably,
Jen Smith

From: Cheyanne Cortez
Date: May 21, 2019 at 1:04:46 PM PDT
To: rene.spring@morganhill.ca.gov
Subject: Community Meeting 5/21 – Cochrane Trucking/Distribution Center

Dear Rene Spring,

Please reconsider halting the proposed Trucking/Distribution Center on Cochrane. I would like to remind you of our city's vision: To sustain a safe, inclusive, socially responsible, environmentally conscious, and economically sound community.

This development will not be safe.

- The Cochrane Corridor ALREADY has the highest level of traffic congestion and collisions in the city. This development will not be socially responsible. The low-wage jobs will provide little financial support and resources from their employers. Workplace practices of these types of warehouse/distribution centers (Amazon and Walmart) are known to be brutal and abusive.

This development will not be environmentally conscious. Rather than encouraging sustainable energy opportunities and business developments to establish in Morgan Hill – this type of development is the “old pollutants” of the past.

This development will not be economically sound for the community. Rather than encouraging business and production within the community, this space will create a depot/stop along the way/ a means to an end for the community. It will change our and our neighboring cities perception of Morgan Hill as a charming town into a half-way point for congestion and pollution and conspicuous consumption.

Cheyenne Cortez

From: Joe Baranowski

To: Jim Rowe; Maureen Tobin; Jennifer Carman; Christina Turner; John McKay; Larry Carr; Leslie Little

Subject: Re: What happened to “worse case” !!

Date: Sunday, May 19, 2019 12:01:46 AM

Hi,

Just a short follow-up after I did (as an attachment to a Fontana city Specific Plan Amendment request) find the 10th Edition Land Use Case definitions. The author of the Fontana city note also pointed out a surprising fact mentioned below.

Given that Trammel Crow was allowed to submit a Statement of Justification that does not meet the Filing Requirements, and that the NOP Project Description is practically completely vague (except for square feet and 55 foot building height) there is **no** apparent justification for using ITE Land Use Code 150 as a basis for ‘worse case’ Traffic Analysis (or any other worse case analysis).

Furthermore, the fact that trip rates for ‘Warehousing / LUC =150 dropped significantly from the 9th to the 10th edition just leaves me shaking my head in disbelief that this is being considered as worse case. Based on information in the application, the property’s proximity to 101 and other considerations (e.g. Trammel Crow is known to have built similar facilities) the High-Cube Fulfillment Center Warehouse would be a justifiable model for worse case analysis. 155 High-Cube Fulfillment Center Warehouse (Daily Trip Rate 8.18 per tsf ; PM Peak Hour 1.37 per tsf; AM Peak Hour ?????)

A high-cube warehouse (HCW) is a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. A typical HCW has a high level of on-site automation and logistics management. The automation and logistics enable highly efficient processing of goods through the HCW. High-cube fulfillment center warehouses include warehouses characterized by a significant storage function and direct distribution of ecommerce product to end users. These facilities typically handle smaller packages and quantities than other types of HCW's and often contain multiple mezzanine levels.

From: Joe Baranowski

To: Jim Rowe; Maureen Tobin; Jennifer Carman; Christina Turner; John McKay; Larry Carr; Leslie Little

Subject: What happened to "worse case" !!

Date: Saturday, May 18, 2019 8:37:55 AM

Hi,

The ITE Traffic Generation Manual Industrial Land Use Codes have been updated and expanded in recent years specifically to address the modern supply chain patterns and the evolution of the "high-cube" type warehouses over the traditional warehouse.

I don't have access to the full ITE 10th Edition Traffic Generation Manual so can't provide the specific definitions for each land use case, but in general the 'high cube' use cases are characterized by large Gross Floor Area (i.e. big buildings), high ceilings, high number / high density of 'dock doors' and proximity to freeway interchanges. Hmm, sound familiar?

The Hexagon Transportation Consultants March 29, 2019 letter to Jim Rowe says "Table 1 presents the project trip estimates for the proposed project".

Table 1 shows that for the 1,0095,000 Square Feet "warehousing" part of the project they are going to use ITE Land Use Code #150 ('traditional' Warehouse) which gives a PM Peak Hour Rate of 0.190 leading to a Trip Total of 208. (The 'traditional' is added by me.)

Given that Trammel Crow would be allowed to proceed with no limitations on actual use other than what would be allowed under light industrial zoning how in the world is that supposed to be 'worse case'?

ITE Land Use Code #155 (High-Cube Fulfillment Center Warehouse) is defined by a PM Peak Hour rate of 1.37 which would give a Trip Total of 1500, a mere **721% worse** than the supposed 'worse case'.

If the Traffic study is done using a 'warehouse' model and then Trammel Crow decides that they guess what the only customer we can find is a 'fulfillment center' (which they would be

free to do once the GP and Zoning amendments are approved) who is supposed to say oh wait a second that's going to generate a lot worse traffic than we 'expected'?

Of course the Trip Generation Rates are going to effect other aspects of the EIR like pollution and noise. This process should be paused until the public has a chance to review and comment on what the 'worse case' really is.

Regards,
Joe Baranowski

From: Joe Baranowski

To: Larry Carr

Cc: John McKay; Maureen Tobin; Rick Kent; Terry Williams; Harry

Subject: How will the Economic Impact of the Trammel Crow project be addressed?

Date: Thursday, May 16, 2019 10:38:13 AM

Hi Larry,

I would like to follow up on the comments I made yesterday evening at the city council meeting.

Summary: I hope the City Council will ensure a comprehensive, transparent, independent economic impact analysis be completed and made available before the Draft EIR Public and Agency review on the Trammel Crow project commences. The problem: It isn't at all clear what is really being planned. When you met with us on May 8th, I'm sure you recall our discussion regarding jobs. I confirmed that we fully support responsible development on the Trammel Crow property and that bringing good* jobs to Morgan Hill is one of the highest metrics that we will judge any proposal on – something I'm sure everyone can agree on. I expressed concern that the MH Times article below makes it clear that the city has no real idea what the Trammel Crow project will mean for jobs; lacking even first order projections on numbers let alone any of the many other important parameters that should define the 'good*' in good jobs.

<https://www.morganhilltimes.com/2019/02/20/massive-industrial-project-in-theworks/>

You assured us the city would indeed place a significant focus on jobs and that a detailed analysis would be part of the "EIR process". After having an opportunity to watch the April 23rd Scoping Meeting, I now know that you meant some "extended EIR process" as during that meeting it was made clear that "economic analysis is a non-CEQA issue and wouldn't be put in the EIR itself but city staff would decide on the appropriateness of that information". Of course, as Planning Commissioner Gonzalez Escoto noted, the required analysis goes *far* beyond just jobs. She properly framed this project as really being about changing land from commercial to industrial and asked, "how an economic development analysis that would identify how the difference between industrial vs commercial might impact us could be folded into the process".

I hope you find Jennifer Carman's "we will make note of the request" response as disconcerting as I do! Anticipating your response may, at least in part, be that the city will of

course produce an adequate analysis but has to wait for the Draft EIR to be available so that they can use the 'worse case' outcome as inputs to the study, I will ask how it is then even remotely feasible the "Environmental Review Process" timeline the city is projecting could possibly be met?

(<http://www.morgan-hill.ca.gov/DocumentCenter/View/25503/Morgan-Hill-Technology-Park-EIR-information>)

With the hotel case the analysis was relatively simple: would building more hotels increase TOT revenue or not? The actual development impacted substantially less land (4.5 vs 60 acres). The very nature of the buildings and the existence of other hotels right across the street combined with them being geographically further removed from any of the surrounding residential neighborhoods makes the likely impact extremely small as compared to building a large industrial project less than a few hundred feet from residential neighbors – whether it be a distribution center or a research center.

And yet the city did commission the comprehensive 2015 Hotel Appraisers & Associates hotel market analysis and you relied heavily on that even in the more recent Madrone Village situation.

Now we have a much more complex situation. It will not be enough to wave the "retail is dead and not coming to Morgan Hill" flag. Instructional Services, Medical Offices and Clinics, Veterinarian Clinics and Hospitals, Banks and Financial Institutions, Personal Services and Professional Offices are all permitted on the commercial portion of the property. There are many non Warehousing & Distribution permitted land uses on the 30 acres of light industrial zoned parcel. What real economic benefits does the Trammel Crow project, whatever it is, bring versus any of the very large number of alternate mixed-use developments that could be done without requiring any amendments to the Zoning Code or General Plan which would respect the 'thoughtful planning' and 'endless hours of work by many of our residents' that Mayor Constantine recognized as being so important in his state of the city address.

Jennifer's answer gives no confidence that a comprehensive, independent economic impact analysis is underway or even being contemplated. The purpose of my speaking at the Council meeting yesterday was to put this issue on public record. This project is far too important and it's likely impact to your constituents far too serious to allow the objectives and timeline of the developer, the city's goal of increasing revenue, or the risk of 'missing a building cycle' to be used as reasons for making a decision without a clear understanding of what the economic benefit, in all aspects, really is.

I look forward to hearing what the city's plans for obtaining the necessary economic data and analysis really are and how public input will be used to assist in making sure those plans will meet the objective of making the best possible decisions on this project.

Best regards,
Joe Baranowski

From: "Tran, Yen"

Date: May 2, 2019 at 11:37:20 PM PDT

To: "jim.rowe@morganhill.ca.gov" <jim.rowe@morganhill.ca.gov>, "john.mckay@morganhill.ca.gov" <john.mckay@morganhill.ca.gov>, "rich.constantine@morganhill.ca.gov" <rich.constantine@morganhill.ca.gov>, yvonne.martinezbeltran@morganhill.ca.gov <18athy18.martinezbeltran@morganhill.ca.gov>, planning_commission@morganhill.ca.gov <planning_commission@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>, "john.mckay@morganhill.ca.gov" <john.mckay@morganhill.ca.gov>

Cc: "disaster101MH@gmail.com" <disaster101MH@gmail.com>

Subject: NO on Warehouse Facility Project

Dear Representatives and City Council Members,

My name is Yen Tran, and I moved to the beautiful city of Morgan Hill last July. My husband, our one month old daughter, and I have been very happy here. Unfortunately, I was appalled upon hearing about a proposed 1.1 million square foot warehouse facility just minutes away from our family home. The impact this development will have on our community will be dismal – negatively affecting our property values and quality of life. This project is NOT welcomed in our neighborhood and needs to be moved in a less populated area. As our representatives, I urge you to reject this project and keep the Cochrane community of Morgan Hill a peaceful and serene place for families to raise their children. I demand that there be a public referendum before approval of any EIR and that you keep the community informed since it directly affects us.

Sincerely,
Yen Tran
Morgan Hill

From: Stephen Cronin

Date: April 28, 2019 at 11:53:28 AM PDT

To: rich.constantine@morganhill.ca.gov, larry.carr@morganhill.ca.gov, 18athy18.martinezbeltran@morganhill.ca.gov, john.mckay@morganhill.ca.gov, rene.spring@morganhill.ca.gov

Subject: Morgan hill technology project

Mayor and council members,

As a resident of Morgan hill I am enraged that the council and mayor would support a project of this magnitude near residential areas in Morgan hill. This project would snarl traffic and create noise and pollution that would be harmful to the environment and its residents. Mayor, remember when you used to be a firefighter and you put a vacuum hose on the exhaust pipe to your engine when it was in the apparatus bay because it was known to be carcinogenic to

firefighters? Will you be putting these hoses the thousands of diesel trucks that will be going to, coming from, and idling for hours as my children play and sleep a few hundred yards away? I ask you all to do what is right for the community and stop this massive project in its tracks.

Thank you,
Stephen Cronin

From: Bobbie Erb
Sent: Friday, May 3, 2019 8:44 AM
To: Maureen Tobin <Maureen.Tobin@morganhill.ca.gov>
Subject: Re: Facts Regarding Proposed Project Bordering East Side of Freeway South of Cochrane Road

Good morning

I appreciate getting his email because I did read about this project and what I read is very alarming to me. If I received this email from you, does that mean I'll also receive the announcement about the upcoming Community Meeting which is planned to present the facts of the project? Or do I need to get myself on a specific mailing list for this project.

Please advise.
Thank you
Bobbie Erb

From: merri
To: Maureen Tobin
Subject: RE: Facts Regarding Proposed Project Bordering East Side of Freeway South of Cochrane Road
Date: Thursday, May 2, 2019 4:24:32 PM

Property owners know what the land is Zoned for when they purchase it. It seems like the city is re-zone things at the benefit of the developers not the residents of the city.

From: Joe Baranowski
To: Maureen Tobin
Subject: MH decision-making process and community outreach
Date: Thursday, May 2, 2019 1:25:20 AM

Hi Maureen,
On March 18th, Mayor Constantine wrote the following in the Morgan Hill times: "Finally, we are embarking on a community outreach and education process we are calling "Engage Morgan Hill" to discuss with you your priorities for funding and services. In order to meet the challenges ahead we need to come together as a community, share ideas, educate ourselves and make

informed decisions about how to move forward for a sustainable future. I invite you to be engaged, learn the facts, share accurate information and be part of the solution. We need you to join the conversation on our long-term financial sustainability. In this age of social media, we can easily be distracted by statements that are not accurate. It's important to know the facts and not get lost in uninformed conversations. Each of us has a responsibility to stay informed and balance the conversation. Please talk to Maureen Tobin, our Communications and Engagement Manager, to learn more about how you can get involved. We invite you to be part of the decision-making process. Join the Planning Commission or one of our other commissions. Let your voice be heard. Help us lead this community" I am sure that that very few decisions in 2019 will impact residents of Morgan Hill more than the Morgan Hill Technology Park development near DePaul Drive.

As the Mayor says it is important to know the facts. One fact that is shocking to learn is that the Public Notice for the Notice of Preparation regarding that project sent direct mail notifications to a mere 174 residences, less than 1% of total MH residences. Other non-direct methods clearly did not work as it has become very apparent that practically no one knows that this project is even happening.

How is directly notifying less than 1% of residences and not using popular social media outlets such as Facebook and Nextdoor qualify as 'community outreach'? How do city officials expect there to NOT be "uninformed" conversations when a very narrow legal requirement is followed to inform such a small portion of affected residents? Who made the decision on how many residents to target for the notification and is there ANY attempt to actually measure that the target size was even reached? For example, I should have been one of the lucky 174 residences to receive a notification but did not. As Communications and Engagement manager I hope and expect you would be concerned to know that very few residents were made aware of this critically important project and would consider taking steps to correct that mistake. Residents do indeed deserve to know the 'facts' and they don't.

Thank you,
Joe Baranowski

From: Jennifer Myers

Date: April 26, 2019 at 9:54:25 AM PDT

To: Jim.Rowe@morganhill.ca.gov <Jim.Rowe@morganhill.ca.gov>

Cc: john.mckay@morganhill.ca.gov <john.mckay@morganhill.ca.gov> ,

rene.spring@morganhill.ca.gov <rene.spring@morganhill.ca.gov> ,

yvonne.martinezbeltran@morganhill.ca.gov <20athy20.martinezbeltran@morganhill.ca.gov> ,

"larry.carr@morganhill.ca.gov" <larry.carr@morganhill.ca.gov> ,

rich.constantine@morganhill.ca.gov <rich.constantine@morganhill.ca.gov>

Subject: Industrial Distribution Center on Cochrane

Dear Mr. Jim Rowe,

It has come to my attention from my neighbors, as well as from the Morgan Hill City website, that there is a possibility of an industrial distribution center going in at the old nursery on Cochrane Road. In addition, the area behind DePaul Health Center is also being zoned for

residences. Please allow me to express my disdain and opposition towards this project going in.

As a resident of Mission Ranch, I deal with daily traffic on Mission View Drive, and have seen numerous accidents on this two lane road because many people are using it as a bypass for other large streets like Butterfield and Monterey Highway. The roads in this area simply can't handle more traffic and people driving on it. I have lived in Morgan Hill since January of 2005; however, I am a graduate from Live Oak High School, and over the last twenty-five years I have seen this city explode with new growth. I understand that growth is imminent, especially as Silicon Valley swells with large corporations, but I must say I am saddened to see how quickly this town has been growing. I thought City Council members made a pledge to enact slow growth? Everywhere I look these days, new construction is going up, yet once again, the infrastructure is not prepared for all of these changes. Morgan Hill is a charming, quiet, bedroom community of San Jose. With the growth that you are proposing as the project manager of this acquisition, our town is losing out on leaving open spaces just that- OPEN!

Please reconsider not developing the area on Cochrane as an industrial distribution center. Our town doesn't need it.

Thank you for your time,

Elma Fung

On Apr 30, 2019, at 12:01 AM, Elma Fung wrote:

Dear Mr. McKay,

This letter is in opposition to the proposed Morgan Hill Technology Center and Residential Mixed-use Project (Technology Center) located on Cochrane Road/Mission View Drive/Half-Road.

I live in Coyote Estates on Peet Road/Windsong Court, approximately 2 miles from the proposed site of the Technology Center. It is my understanding that the proposed Technology Center will bring in commercial buildings that would primary be used as loading dock/point. The fragile characteristic of this community is already stressed with the ever growing residential developments. I am afraid that adding the so called Technology Center will create additional traffic, noise, health concerns, etc. for the residents of Morgan Hill and its surrounding community. This proposed project would destroy the very unique nature of this City. I urge you to reconsider your decision to this project based on the problems mentioned in this letter, which will support my opposition and are listed below:

1. Safety issues with incoming and outgoing traffic in the surrounding residential community could have extremely negative results. There have been studies conducted by the Federal Motor Carrier Safety Administration related to Large Truck Crash and associated factors including congestion, fatigue, traveling too fast for conditions, etc. As a parent that drives their kids to and from school this is a major concern for me.

2. Noise pollution. We already get loud noise associated with the nearby highway. We deal with this as “necessary” noise. And it’s infrequent. Adding more vehicle on the road will surely increase the noise pollution affecting our very livelihood.
 3. Air pollution. The number of vehicles, specifically diesel vehicles will emit particulate matter, which is considered a toxic air contaminant according to Bay Area Air Quality Management District, which is emitted from truck engines and other heavy-duty vehicles, and is linked to increased rates of lung cancer and respiratory illnesses like asthma. My youngest suffers from such an illness and maintaining his health with existing air pollution is tough enough but adding to this cause is not acceptable.
 4. Degradation of access road. Cochrane Rd, which is the main access road, would degrade quicker, creating potholes, uneven surfaces, etc. This will affect vehicles traveling this route and increase cost in maintenance. Therefore, increase taxes to maintain roadways.
 5. Physical pollution (people dumping beds, couches, kitchen garbage, etc.). This area will be another outlet for people to pollute. It’s bad enough we see this on the north side of Cochrane by Target.
 6. Potentially unsafe: law breakers, increase in break-ins from nearby residential. Increase in number of travelers to this Technology Center would potentially lure law breakers.
 7. Property Value: Increase traffic, pollution, etc, will definitely have an impact in the value of the properties surrounding this proposed site. The value of my property is a life insurance for my children and part of my retirement fund. If it declines in value so does the security of my family. . A lot of people live within close proximity of the proposed plan and those I’ve spoken with are of the same mind. We don’t see any benefits, but we do see a lot of negatives.
- The proposed Technology Center on Cochrane Rd/Mission View Drive/Half Road should be reconsidered by Officials. As a resident of Morgan Hill, I hope that you understand where I am coming from as I write this letter to you.

Sincerely,
Elma Fung

On Apr 29, 2019, at 9:27 AM, Jeffrey Santos wrote:

Mr. McKay,

I am extremely concerned about the proposed trucking distribution center at Cochrane and 101. I will simply refer to it as “The Center” as I continue. This project does not fit the character of Morgan Hill. Please refer to your campaign promises below. I do not believe The Center meets your campaign promise of quality or location of growth. I live in Coyote Estates and would have to pass this Center everyday. I believe you live in Jackson Oaks. You would miss that daily occurrence. You represent our district but I am not feeling that representation. The Center would bring with it businesses that support this kind of industry. I believe that would have a further negative impact on our community. This project does not belong in Morgan Hill.

Your campaign , see below, also noted transportation has an affect on the quality of life. The Center will greatly increase traffic and therefore have a huge negative effect on the quality of life not only for those close to The Center but for the entire area.

You may not live near The Center, but you do represent those of us who do live nearby. Please represent us in a positive fashion. Be concerned with the quality and location of growth as well as transportation and quality life in the area you represent. You said you would support these ideals. Oppose this project and be consistent with your campaign promises.

Respectively,
Jeffrey H.Santos

On Apr 28, 2019, at 5:34 PM, rbmercurio wrote:

PLEASE vote against the trucking distribution site near Cochrane Road; this is a bedroom community not suited to the size of the proposed commercial business.

From: Gregg Fisher
Sent: Wednesday, May 1, 2019 2:21 PM
To: planning_commission@morganhill.ca.gov
Subject: Proposed Morgan Hill "Technology" Center

Dear Members of the Planning Commission:

We have become aware of a proposed new project called the Morgan Hill Technology Center which would be located off of Cochrane Road near Mission View Drive. We understand that the project owner has an application to re-zone this area to Industrial Use. From review of the available documents, this project appears to be a very large distribution center totaling 1.2M square feet. To put that in perspective, a typical Wal-Mart or Home Depot is about 145,000 SF.

This type of project brings with us countless cycles of large semi-trucks loading and loading goods around the clock. This location is adjacent to a retirement home / nursing home, a hospital that may be rejuvenated, and a quiet residential neighborhood. Can you imagine the all of the increased truck traffic going on and off 101 at Cochrane Road to service this facility? This is going to result in a severely diminished quality of life for all neighbors in this area as well as everybody else that drives through this area. This project benefits people to the north of us at the expense of us in Morgan Hill. I doubt that we want to be a warehouse distribution hub like places in the Central Valley (Tracy.) To me and I believe most reasonable people, an industrial use next to a residential area is inappropriate. I am not alone in opposition to this project as I know there is a large grass roots movement working to try to deny the re-zoning application. I urge you to deny the applicant's request to rezone this parcel and keep Morgan Hill the town we all know and love.

Sincerely,
Gregg Fisher

From: Mike Tangney
Sent: Wednesday, May 01, 2019 9:19 AM

To: Jim Rowe Jim.Rowe@morganhill.ca.gov, same message also sent to John McKay on same day

Subject: Morgan Hill Technology Center

Mr. Rowe,

I am a resident on the east side of 101 near [East Main](#) and live down the road of the proposed Morgan Hill Technology Center & Residential Mixed Use Project. Cochrane Road, [Mission View Drive](#) and the 101 intersection are our daily gateways to moving within the city and to neighboring towns multiple times on a daily basis. We drive, bike, and walk the area everyday.

Currently, we have a horse ranch, the Rodeo, a winery, and a few other Ag-related businesses in the area. They are appropriate and enjoyed. This distribution center is about as far away from appropriate use as I can imagine. I am really concerned that this project is being considered in this area. My wife and I located here because of the semi-rural small town nature of the area. We also moved here to take advantage of the privacy of a home on a large lot hoping that this would be continued into the future. Instead, we are seeing more high density development, apparently without consideration for health, safety, noise, air quality, traffic, etc. In the past, I lived near a UPS hub facility, so I have firsthand knowledge of what this project will do to the area. It would destroy the conditions that attracted us to settle here.

Thanks,

MikeTangney

From: Veena Vanchinathan

Sent: Tuesday, April 30, 2019 7:52 PM

To: Jim Rowe <Jim.Rowe@morganhill.ca.gov>

Subject: Urgent concerns about proposed industrial/distribution center

Dear Mr. Rowe,

I am writing to you as a deeply concerned constituent (District D) of Morgan Hill. My family includes my two young children aged 5 & 3. We recently moved into our new home in the Lantana-Wisteria development off of Cochrane. My kids love playing in the park near our home. For the past few nights, ever since I learned about the proposed massive distribution/loading center, I have been sleepless and distressed, trying to imagine my little children playing in a park while hundreds of huge trucks lumber past on [Mission View Drive](#), directly next to the park.

This proposal goes against everything that represents our charming community of Morgan Hill. I, and many of my neighbors, friends and family, have very serious concerns and are extremely disappointed this was even considered.

If this proposal were to move forward, the city would rapidly devolve in character, due to issues including (not limited to): environmental assault; noise pollution; gas line safety issues; safety issues near the park; extreme devaluation of homes; degradation of the rural beauty of MH;

exodus of people out of MH, thereby loss of income for small businesses and the city; extreme noise pollution. As a physician, I also have serious concerns about the health ramifications of people living in such close proximity to that much pollution.

What kind of "family friendly" city would have such a blight upon its appearance as this kind of industrial loading center? This is inconceivable to me. I am pleading with you to please listen to the people and STOP this proposal from moving forwards. The future, beauty & preserved sanctity of Morgan Hill is in your hands.

Respectfully yours,
Veena
Veena Vanchinathan

From: Bob Archibald
Sent: Monday, April 29, 2019 8:06 PM
To: Jim Rowe <Jim.Rowe@morganhill.ca.gov>
Cc:
Subject: NOP for MH Technology Center

I viewed the April 23rd presentation via streaming and as a long time resident of Mission Ranch in MH, I am deeply concerned about the implications of a massive distribution center so close to my neighborhood. In short, I am opposed to this concept.

Sincerely,
Bob Archibald

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

From: Danielle Rodriguez
Sent: Friday, April 26, 2019 6:09 PM
To: Jim Rowe <Jim.Rowe@morganhill.ca.gov>
Subject: MH Technology Park

Dear Mr. Rowe,
I'm writing to express my concern over the proposed project located on Cochrane and Mission Avenida. An industrial park has no business in our neighborhoods. The traffic, pollution, noise and overall congestion will have a major impact on all of the East side of Morgan Hill. Cochrane will be the Capital Expressway of the south.

Please let your colleagues know all this growth is harmful to a family community.
Regards,
Danielle Rodriguez

From: Linda Nowlen
Sent: Friday, April 26, 2019 5:35 PM

To: Jim Rowe <Jim.Rowe@morganhill.ca.gov>; Planning_Commission
<Planning_Commission@Morgan-hill.ca.gov>

Cc:

Subject: Input on MH Technology Center & Residential Mixed Use Project

To: Mr. Jim Rowe and Morgan Hill Planning Commission

Dear Mr. Rowe and Planning Commission,

My husband and I have lived in Morgan Hill for over 28 years. In 2002, we bought our 2nd home in the Mission Ranch neighborhood and raised our children here. During these 17 years living in the northeast quadrant of the city, we've seen many changes take place. Most were positive, like the new shopping and dining opportunities, but with these came trade offs, most noticeably traffic backups on our major surrounding streets (Cochrane and Mission View) during the long morning and afternoon/evening commute hours.

Last night I became aware of a proposal in the hands of the Planning Commission for a massive warehouse project that would severely impact those of us living in this area of the city, most notably, our property values and every-day quality of life. I'm not as concerned about the high density housing also being proposed so I will focus my input on the tech/industrial/warehouse component:

Public notification – Initial outreach was limited to residents living within 600 feet of the proposed project. My home is only about 1000 feet from the project. As Mission Ranch residents, we were notified for each construction step of the Cochrane Commons Shopping Center, PG&E changes to the nearby gas line, Water District changes to the dam and water lines, soil remediation projects for the new school, etc., yet the MH Planning Commission appears to be quietly pushing this project through without it's due diligence involving all of the residents who are affected by this grand scale warehouse project. Because it affects our Morgan Hill community at large, public notice should encompass ALL city residents.

Environmental Impact – I have not known about this project long enough to give ample consideration to all the potential issues but here are a few very obvious ones that need to be addressed during the Environmental Impact study:

Aesthetics: With potential building height of 55-90 feet, these warehouses will be an ominous sight from every home in northeast Morgan Hill as well as every car traveling on Hwy 101. Is this what we want for our lovely city? By comparison, anyone driving on I-5 and venturing through Patterson, CA sees very quickly that the massive Amazon warehouse has completely changed the personality of that quaint little town. Planning Commission members need to ask themselves: "Would I want to see that man-made monolith from my backyard?"

Noise Levels: Currently we get freeway noise that is more pronounced at night. In addition, we can easily hear the train at night, even though it is several miles away. Now factor in all of the tractor trailer rigs that are especially active at night, driving down Mission View, pulling into the complex, beeping and backing up to the 192 loading docks or parking in one of the 300 parking spaces. I imagine there will be a fueling station too, so even more trucks could exit the

freeway. Residents in this area will never have restful sleep again, let alone enjoy their backyards, due to all of the noise pollution.

Traffic: From the diagram, it appears that our own neighborhood street, Avenida de los Padres will be extended to access the warehouse complex. This means that a majority of the trucks could be traveling down Mission View at all hours of the day and night. While less traffic at night, this is not the case during the busy commute hours when commuters use Mission View as a short cut to avoid traffic on Hwy 101. Sometimes it is impossible to exit our neighborhood in the mornings when a line of cars is backed up between Cochrane and Half Rd. And now there will be big rigs added to the mix? And remember that massive Patterson warehouse? Ask their community if the gridlock traffic during shift changes is worth the extra dollars for their city. I hear that it is not.

Air Quality: We already are downwind from the power plant in South San Jose and susceptible to the wind pushing air pollution down into our valley. Now imagine all of those tractor trailers adding to the problem day and night. Many residents in this area are already suffering from adult onset asthma and this could only exacerbate our health issues. Again, I believe there are serious considerations for the residents of Morgan Hill and before this project is approved, we need to give careful thought and attention to every aspect of its impact. Thank you.

Regards,
Linda Nowlen

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

From: Luisa Leon

Sent: Friday, April 26, 2019 1:40 PM

To: Planning_Commission <Planning_Commission@Morgan-hill.ca.gov>; Jim Rowe <Jim.Rowe@morganhill.ca.gov>

Subject: EIR concerns regarding Morgan Hill Technology Park & Mixed-Use Residential Project

Dear Planning commission and Mr. Rowe,

I am one of the homeowners in the Mission Ranch community, residing on Avenida De Los Padres. The purpose of this letter is to address concerns as a Morgan Hill resident. While I do comprehend the necessity and inevitable growth projectors, I have major concerns with the following concerning the EIR project: 1. As is, Mission Drive is a one lane two-street that is utilized as a main road for most residents residing East of Morgan Hill, and is backed up regularly during traffic rush hour. One of the biggest concerns around creating more traffic is that we have serious speeders that fly through Avenida De Los Padres to use Peet RD in attempt to go around the traffic that occurs on Mission View. We have children in this neighborhood including one of my own that are being subjected to these dangerous drivers, as a mother, I beg of you to consider this. 2. This is the main gateway for a large quantities of residents in Morgan Hill who will have a great negative impact on their commute. 3. Attracting

and allowing commercial trucking companies near our community and Live Oak High school presents a potential threat to our public safety as we allow/invite anyone from any company driving and utilizing the loading docks for the benefit of self or company. I cannot express more deeply how much concern this has raised in our community. 4. This proposal is contradicting our city standards for visual character, environmental impact, zoning height, noise/traffic/air quality, and overall safety of our citizens. Other Alternatives proposed that our community will continue to address in hopes of replacing such proposal: -Eliminate Industrial zoning/buildings, increase the Commercial and Residential. -Add Residential Detached Low and Medium Density Districts and Residential Detached High Density District

Regards,
Luisa Leon

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

From: Julie Jaber
Sent: Friday, April 26, 2019 12:18 PM
To: Jim Rowe <Jim.Rowe@morganhill.ca.gov>
Subject: NO on the distribution center on Cochrane!!!!!!

Dear Jim,

There is an uproar right now among the residents of Mission Ranch/Terra Mia, me included, about this proposed project on Cochrane Rd. I'll keep it simple. Please, NO huge distribution center next to our peaceful rural neighborhood!!!

Thank you kindly,
Julie Jaber

From: Alison Smith
Sent: Friday, April 26, 2019 11:57 AM
To: Jim Rowe <Jim.Rowe@morganhill.ca.gov>; Rich Constantine <Rich.Constantine@morganhill.ca.gov>; Rene Spring <Rene.Spring@morganhill.ca.gov>; City Manager <CityManager@morganhill.ca.gov>
Cc:
Subject: Tech Park & mixed use residential project-/PROTEST/PARCEL-764-20-027-002

Greetings Jim

My name is Alison Smith, I graduated from Live Oak High School in 1986 and purchased my condo off Del Monte back in 2003. My tax parcel 764-20-027-002-165 Del Monte lane, Morgan Hill, CA 95037 SCC I would like to submit this email in response against the proposed building project regarding Technology Park & Mixed residential- As a long time homeowner in this town, I have seen drastic changes, some good but honestly "not" so good for the most part, we

are collectively witnessing a very negative affect, on our wildlife, crowding and most of all the horrific impact of the increased traffic that causes the most basic commute experience to be harrowing at best. When I purchased my condo in 2003 on Del Monte it was across a vast collection of Eucalyptus trees, that today are low income housing as well as the surrounding area has become 3 new groups of neighborhoods.

Within the last 2 years I've had to change my own work schedule from 8 am to 5 pm to 6 am to 3 currently in order to have a chance to enjoy any time after my long work day-I commute to Milpitas from Morgan Hill and it has become dangerous-the population explosion is far too excessive for the number of road ways to travel. People have become impatient and aggressive driving -the amount of accidents and problems have become insane -just read the 'Happening now on the Scanner" group daily-it speaks for itself- I lived in San Francisco for 10 years prior to 2003 so I know of and understand development- I chose Morgan Hill to purchase my home for many reasons, for it "not" being like San Francisco for it "not" being like San Jose- and every year another reason is lost- Who in their right mind would approve of even more? People-buildings-cars-I have to wonder if all council members who are voting for all of this increased housing and building have access to some secret underground tunnel they all travel in? Because no one in their right mind who is subjected to and must "tolerate" would never approve of such things that are up for discussion in this town right now... As a scuba diver I compare it to the equivalent of whose bright idea was it to capture a whale from the ocean and then place it in a tank at an amusement park???

That's exactly how its starting to feel living here I would like my letter to serve as a voice and homeowner in protest of the project.

Best Regards,
Alison J Smith

From: Carole Brum

Sent: Friday, April 26, 2019 11:54 AM

To: Jim Rowe <Jim.Rowe@morganhill.ca.gov>; Planning_Commission <Planning_Commission@Morgan-hill.ca.gov>

Cc:

Subject: Morgan Hill Technology Center & Residential Mixed Use Project

Dear Mr. Rowe,

We are residents in the Mission Ranch Development located off Cochrane Road and Mission View Drive and live down the road of the **proposed Morgan Hill Technology Center & Residential Mixed Use Project**. Cochrane Road, Mission View Drive and the 101 intersection are our daily gateways to moving within the city and to neighboring towns multiple times on a daily basis. Our family drives, bikes and walks to retail stores, coffee shops and dining along Cochrane Road. Thus, we consider this project in our neighborhood which right now consists of Residential, Commercial and Agricultural land. The closest Industrial area is across the freeway in the Industrial Parks that make up the Northwest tip of Morgan Hill.

There is no doubt about it, this is a massive Industrial project with 1.1M square feet of manufacturing/warehouse space, 192 truck bays and 300+ tractor trailer parking spaces. With that many truck bays and tractor trailer parking spaces, and only 4% office space, this is a Trucking/Distribution Center, not a "Technology Center" as the title of the project states. The height of the buildings planned at 55 feet high, going as high as 90 feet, is taller than any building currently in Morgan Hill.

The sheer scale of the proposed project will have a significant impact on Morgan Hill's character as the buildings will run along Highway 101 for approximately ½ mile. It will dominate the northeast section of Morgan Hill. Moffett Field Hanger One in Mountain View, considered one of the largest buildings in the world the year it was built, is 323,000 square feet. This project is over three times the size of Hanger One. This massive trucking/distribution center is being placed at a prominent and initial entry into our city. Distribution centers of this size are typically located in traditional Industrial zones, far away from established million dollar plus residential neighborhoods. Besides the current commercial and medical buildings that exist at the corner of Cochrane Ave and 101, Cochrane Ave. to the east of 101 is defined by multiple family-oriented neighborhoods including Lantana, Wisteria, Mission Ranch, Alicante, Mission View, Coyote Estates, Borello Ranch Estates. This project has a significant impact to all residents in these neighborhoods and surrounding rural homes.

We have reviewed the Notice of Preparation (NOP) and have many comments/concerns regarding this project that we would like to see addressed in the Draft Environmental Review Process (DEIR).

- Community Engagement – As stated to the Public Scoping Meeting held Tuesday, April 23, 2019, outreach and notification was limited to residents living within 600 feet of the project. Due to the massive size and scope of this project, public notice boundary should include ALL residents of Morgan Hill as this potential Industrial site will be a primary fixture of our community, severely impacting Aesthetics, Traffic, Noise, Air Quality, and more for ALL city residents.
- Per Morgan Hill 2035 Draft Environmental Impact Report (DEIR):
 - o "Morgan Hill's visual character is best understood in terms of its natural setting. The City's location along the valley floor, with views of grassy and wooded hillsides to the east and west, defines and embraces the City's friendly atmosphere and provides a visual connection to the Natural world from almost any vantage point. The slopes that flank Morgan Hill play a major role in shaping the character of the City.

Agricultural lands have also been an important contributor to the City's rural character. Undeveloped and agricultural land separates the City from San Jose to the north and San Martin to the south. The rural character of these lands helps to define and distinguish the urbanized City area from other urban and rural county areas. Within the City itself, the predominant land use is established suburban neighborhoods with tree-lined streets and well-kept homes....The strong connections between Morgan Hill's developed neighborhoods, natural setting, and agricultural surroundings establish the feeling of a traditional, family-oriented, high-quality, and active small town that is removed from, though easily accessible to,

the more crowded, fastpaced Silicon Valley communities to the north. ...Within the rural residential and agricultural areas in the City and SOI, hillside views are more expansive and nearfield open spaces, including agricultural lands, allow broader vistas.”

- Per Section 4.1 of Morgan Hill 2035 DEIR, the project DEIR should address impact to existing Aesthetic character in Morgan Hill, coupled with the impact to property values of the existing homes in the neighborhoods aligned along Cochrane Road between highway 101 and Anderson Dam (home prices in these neighborhoods currently range from \$1M to \$2.5+ at the high end).

- Morgan Hill’s visual character, per Morgan Hill 2035 DEIR, Section 4.1.1.2 states:
 - o “The strong connections between Morgan Hill’s developed neighborhoods, natural setting, and agricultural surroundings establish the feeling of a traditional, family-oriented, high-quality, and active small town that is removed from, though easily accessible to, the more crowded, fast-paced Silicon Valley communities to the north.”

- DEIR should address Aesthetics impact to Morgan Hill’s visual character caused by blight related to ½ mile long stretch of tilt up concrete warehouse buildings viewable from Highway 101, Cochrane Avenue and nearby roads and neighborhoods.

- DEIR should address Aesthetics impact to Morgan Hill’s visual character caused by blight related to ½ mile long stretch of hundreds of tractor trailer trucks occupying 300+ parking spaces, 192 loading docks and moving along local roadways.

- DEIR should address Aesthetics impact to Morgan Hill’s Light and Glare requirements

- o Light and Glare – Per Section 18.48.045 of Morgan Hill’s Municipal Code:

- o “Glare, establishes a regulation that no direct or sky-reflected glare shall emanate from any establishment or use, so as to be visible at a distance of five hundred feet from such establishment or use. ...Light pollution refers to all forms of unwanted light in the night sky, including glare, light trespass, sky glow, and over-lighting. Views of the night sky are an important part of the natural environment. Excessive light and glare can be visually disruptive to humans and nocturnal animal species. Light pollution in Morgan Hill is restricted primarily to street lighting along local streets, and to night-time illumination of shopping centers. Light spillage from residential developments is mostly screened by trees.”The maximum height of the buildings is noted to be 90 feet in some areas. This is to accommodate potential telecommunications equipment among other things. The DEIR needs to clarify the type of telecommunications equipment that is being considered (e.g. cell phone tower?). Appropriate environmental studies should be included that address potential RF emissions exposure from such equipment.”

- 90 Feet height maximum height called out on the NOP significantly exceeds the Industrial Zoning District Development Standards for Commercial Industrial (CI) which is 55 Feet maximum. Why is 90 Feet (9 stories) being considered?

- There needs to be clarity on the type of housing units included in the project. Are the 300 housing units that are slated to occupy 28 acres considered Residential-Attached? If so, are they Low, Medium or High? If they are Residential Attached, what is the impact to the property values of the Residential Detached homes (Medium and Low density) in each of the

neighborhoods mentioned above? There are currently no Residential Attached homes in the Northeast section of Morgan Hill (except BMR units).

· Noise/Traffic/Air Quality

o What are the operation hours of intended tenant(s) in the three Industrial buildings?

O How many employees total across all three buildings?

O What shifts will employees work?

O How many employees per shift?

O Will employees be offered commute alternates by the tenant (e.g. dedicated bus lines from neighboring cities, shuttles to and from CalTrain Station the site).

O How many trucks will be traveling in and out of the three buildings per hour, per day, on weekends and holidays?

O Is there a primary direction the trucks will be traveling to and from Morgan Hill. For example, what percentage of the routes will head north on 101 vs. south?

O Will trucks be traveling on other Morgan Hill surface streets beyond Cochrane Rd/DePaul Dr.?

o During which hours will trucks be entering and exiting the facilities? How many hours per day and days per week? 24x7?

O Currently, as residents living less than a half mile to the East of Highway 101, nighttime freeway noise, specifically from tractor trailer trucks, is a nuisance. Loud enough to wake us in the middle of the night, if sleeping with the windows open. The report should include a detailed study addressing noise levels at all hours of operation that will affect all residences in the Cochrane Road neighborhoods between 101 and Anderson Dam

o Toxic air contaminants (TACs)

§ The NOP states, "...the EIR will evaluate the potential exposure of future project residents to TACs sources **in the vicinity** by examining stationary and mobile TAC sources that may adversely impact residences."

§ An article in Science Daily, dated September 10, 2018, summarizing a study by University of Toronto Faculty of Applied Science & Engineering, states, "large diesel trucks to be the greatest contributors to harmful black carbon emissions close to major roadways, indicating that vehicle types matter more than traffic volume for near-road air pollution." Essential, pollutants are as high along major trucking routes within city streets as they are along the highway. The number of personal vehicles is not a factor.

<https://www.sciencedaily.com/releases/2018/09/180910111237.htm>

§ What is the exact "vicinity" that TAC's will be examined and reviewed in the EIR?

§ Morgan Hill is known for the winds flowing southerly direction between the mountain ranges on the East and West side of town. How do the winds affect the transfer of TACs from the initial deposit locations along the truck corridors to other locations with the City, especially residential neighborhoods near the project location?

§ All Morgan Hill residents living in the Cochrane Rd. neighborhoods mentioned above that are east of the project and residents living south of Cochrane Rd., that traverse through the east side of Morgan Hill going to and from Cochrane Rd. using Hill Road, Condit Road, Elm Road, Peet Road and/or Mission View Road, must daily drive through the heavily traveled trucking route along Cochrane Road and 101.

§ A thorough and detailed review of toxic air emanated from the concentrated routes of hundreds of diesel trucks driving through Morgan Hill on 101 and between Highway 101 and the buildings off Cochrane Ave. needs to be included in the EIR.

O Morgan Hill has a history of problems with soil contamination leftover from pesticides used by farms (e.g. Peet Road/Borello farm). . What is the plan for identifying, removing and managing airborne TAC's disturbed during construction and monitoring in the future?

· We have daily gridlock today on Highway 101. In addition to the freeway segments listed in the NOP, Traffic analysis and report should also include review of traffic:

o Heading South between Cochrane Ave. and Gilroy/152 West

o Heading North between Gilroy/152 West and Cochrane Ave

o Traffic (and Parking) Impact during peak holiday seasons – a time when commercial distribution staffing can double along with an increase in the flow of trucks coming and going from the site

Other Alternatives addressed:

· Eliminate Industrial zoning/buildings, increase the Commercial and Residential.

O Add Residential Detached Low and Medium Density Districts and Residential Detached High Density District

Thank you for your consideration of all the items above. Please contact us via e-mail if you have any questions.

Sincerely,

Roberto (Bob) and Carole Brum

From: Harjit Janda

Sent: Friday, April 26, 2019 11:06 AM

To: Jim Rowe <Jim.Rowe@morganhill.ca.gov>

Subject: Against Proposed Industrial Project

Dear Mr. Jim Rowe,

It has come to my attention from my neighbors, as well as from the Morgan Hill City website, that there is a possibility of an industrial distribution center going in at the old nursery on Cochrane Road. In addition, the area behind DePaul Health Center is also being zoned for residences. Please allow me to express my disdain and opposition towards this project going in. As a resident of Mission Ranch, I deal with daily traffic on Mission View Drive, and have seen numerous accidents on this two lane road because many people are using it as a bypass for other large streets like Butterfield and Monterey Highway. The roads in this area simply can't handle more traffic and people driving on it.

I have lived in Morgan Hill since December 2012. I understand that growth is imminent, especially as Silicon Valley swells with large corporations, but I must say I am saddened to see how quickly this town has been growing. I thought City Council members made a pledge to enact slow growth?

Everywhere I look these days, new construction is going up, yet once again, the infrastructure is not prepared for all of these changes.

Morgan Hill is a charming, quiet, bedroom community of San Jose. With the growth that you are proposing as the project manager of this acquisition, our town is losing out on leaving open spaces just that- OPEN!
Please reconsider not developing the area on Cochrane as an industrial distribution center. Our town doesn't need it.
Thank you for your time,
Harjit Janda

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

From: Suzanne Downer
Sent: Friday, April 26, 2019 9:55 AM
To: Jim Rowe <Jim.Rowe@morganhill.ca.gov>
Subject: Proposed industrial project of Cochrane

Mr. Rowe, I have been a resident of Morgan Hill for 51 years. I went through this school district, as well as my children, as well as my grandparents. It has been interesting to watch this town grow over the years. All in all, the town looks great.
I am a resident at Mission Ranch, off of Cochrane. There is a mad dash going out into our neighborhood group that there is a proposed industrial project wanting to go in behind our neighborhood. It is very interesting that none of us received this plan in the mail! None of us!!! You would like to congest this town and our neighborhood with trucks going in and out in all hours of the day and night without letting us have a say? This is not going to work. There are other options. Again. Do you want to congest our freeway, even more than it is, for an industrial project?

I would like to know if you live in this town and how long you have lived in this town. You better not be making decisions without our entire neighborhood not knowing anything about this. We are now passing this along to all of our neighbors so please keep your email inbox open today and keep reading. Put it on Highway five. Put it in Gilroy. Do not put it in Morgan Hill.

Since two of my family members are Government lawyers, I am told we all have a great case for our neighborhood, considering NONE OF US received notice of this project.

Just be aware that we are now aware.

I look forward to your response so that I may pass it along to our group. We are waiting. We are not patient.

Suzanne

From: Stephanie Knauss
Sent: Friday, April 26, 2019 12:05 AM
To: Jim Rowe <Jim.Rowe@morganhill.ca.gov>
Cc: Planning_Commission <Planning_Commission@Morgan-hill.ca.gov>

Subject: Comments/Concerns on NOP for Morgan Hill Technology Center & Residential Mixed Use Project

Dear Mr. Rowe,

I am a resident in the Coyote Estates off Cochrane Ave and Peet Road and live down the road of the proposed Morgan Hill Technology Center & Residential Mixed Use Project. Cochrane Road and 101 intersection is my daily gateway to moving within the city and to neighboring towns multiple times on a daily basis. My family and I drive or walk to retail stores, coffee shops and dining along Cochrane Ave. I consider this project in my neighborhood which right now consists of Residential, Commercial and Agricultural land. The closest Industrial area is across the freeway in the Industrial Parks that make up the Northwest tip of Morgan Hill.

There is no doubt about it, this is a massive Industrial project with 1.1M square feet of manufacturing/warehouse space, 192 truck bays and 300+ tractor trailer parking spaces. With that many truck bays and tractor trailer parking spaces, and only 4% office space, this is a Trucking/Distribution Center, not a "Technology Center" as the title of the project states. The height of the buildings planned at 55 feet high, going as high as 90 feet is taller than any building in Morgan Hill.

The sheer scale of the proposed project will have a significant impact on Morgan Hill's character as the buildings will run along Highway 101 for approximately ½ mile. It will dominate the northeast section of Morgan Hill. Moffett Field Hanger One in Mountain View, considered one of the largest buildings in the world the year it was built, is 323,000 square feet. This project is over three times the size of Hanger One. This massive trucking/distribution center is being placed at a prominent and initial entry into our city. Distribution centers of this size are typically located in traditional Industrial zones, far away from established million dollar plus residential neighborhoods. Besides the current commercial and medical buildings that exist at the corner of Cochrane Ave and 101, Cochrane Ave. to the east of 101 is defined by multiple family oriented neighborhoods including Lantana, Wisteria, Mission Ranch, Alicante, Mission View, Coyote Estates, Borello Ranch Estates. This project has a significant impact to all residents in these neighborhoods and surrounding rural homes.

I have reviewed the Notice of Preparation (NOP) and have many comments/concerns regarding this project that I would like to see addressed in the Draft Environmental Review Process (DEIR).

Community Engagement – As stated to the Public Scoping Meeting held Tuesday, April 23, 2019, outreach and notification was limited to residents living within 600 feet of the project. Due to the massive size and scope of this project, public notice boundary should include ALL residents of Morgan Hill as this potential Industrial site will be a primary fixture of our community, severely impacting Aesthetics, Traffic, Noise, Air Quality, and more for all city residents.

Per Morgan Hill 2035 Draft Environmental Impact Report (DEIR):

“Morgan Hill’s visual character is best understood in terms of its natural setting. The City’s location along the valley floor, with views of grassy and wooded hillsides to the east and west, defines and embraces the City’s friendly atmosphere and provides a visual connection to the natural world from almost any vantage point. The slopes that flank Morgan Hill play a major role in shaping the character of the City. Agricultural lands have also been an important contributor to the City’s rural character. Undeveloped and agricultural land separates the City from San Jose to the north and San Martin to the south. The rural character of these lands helps to define and distinguish the urbanized City area from other urban and rural county areas. Within the City itself, the predominant land use is established suburban neighborhoods with tree-lined streets and well-kept homes....The strong connections between Morgan Hill’s developed neighborhoods, natural setting, and agricultural surroundings establish the feeling of a traditional, family-oriented, high-quality, and active small town that is removed from, though easily accessible to, the more crowded, fast-paced Silicon Valley communities to the north. ...Within the rural residential and agricultural areas in the City and SOI, hillside views are more expansive and nearfield open spaces, including agricultural lands, allow broader vistas.”

Per Section 4.1 of Morgan Hill 2035 DEIR, the project DEIR should address impact to existing Aesthetic character in Morgan Hill, coupled with the impact to property values of the existing homes in the neighborhoods aligned along Cochrane Road between highway 101 and Anderson Dam (home prices in these neighborhoods currently range from \$1M to \$2.5+ at the high end).

Morgan Hill’s visual character, per Morgan Hill 2035 DEIR, Section 4.1.1.2 states: “The strong connections between Morgan Hill’s developed neighborhoods, natural setting, and agricultural surroundings establish the feeling of a traditional, family-oriented, high-quality, and active small town that is removed from, though easily accessible to, the more crowded, fast-paced Silicon Valley communities to the north.”

DEIR should address Aesthetics impact to Morgan Hill’s visual character caused by blight related to ½ mile long stretch of tilt up concrete warehouse buildings viewable from Highway 101, Cochrane Avenue and nearby roads and neighborhoods.

DEIR should address Aesthetics impact to Morgan Hill’s visual character caused by blight related to ½ mile long stretch of hundreds of tractor trailer trucks occupying 300+ parking spaces, 192 loading docks and moving along local roadways.

DEIR should address Aesthetics impact to Morgan Hill’s Light and Glare requirements Light and Glare – Per Section 18.48.045 of Morgan Hill’s Municipal Code: “Glare, establishes a regulation that no direct or sky-reflected glare shall emanate from any establishment or use, so as to be visible at a distance of five hundred feet from such establishment or use. ...Light pollution refers to all forms of unwanted light in the night sky, including glare, light trespass, sky glow, and over-lighting. Views of the night sky are an important part of the natural environment. Excessive light and glare can be visually disruptive to humans and nocturnal animal species. Light pollution in Morgan Hill is restricted primarily to street lighting along local streets, and to nighttime illumination of shopping centers. Light spillage from residential

developments is mostly screened by trees.”The maximum height of the buildings is noted to be 90 feet in some areas. This is to accommodate potential telecommunications equipment among other things. The DEIR needs to clarify the type of telecommunications equipment that is being considered (e.g. cell phone tower?). Appropriate environmental studies should be included that address potential RF emissions exposure from such equipment.”

90 Feet height maximum height called out on the NOP significantly exceeds the Industrial Zoning District Development Standards for Commercial Industrial (CI) which is 55 Feet maximum. Why is 90 Feet (9 stories) being considered?

There needs to be clarity on the type of housing units included in the project. Are the 300 housing units that are slated to occupy 28 acres considered Residential Attached? If so, are they Low, Medium or High? If they are Residential Attached what is the impact to the property values of the Residential Detached homes (Medium and Low density) in each of the neighborhoods mentioned above. There are currently no Residential Attached homes in the Northeast section of Morgan Hill (except BMR units).

Noise/Traffic/Air Quality

What are the operation hours of intended tenant(s) in the three Industrial buildings?

How many employees total across all three buildings?

What shifts will employees work?

How many employees per shift?

Will employees be offered commute alternates by the tenant (e.g. dedicated bus lines from neighboring cities, shuttles to and from CalTrain Station the site).

How many trucks will be traveling in and out of the three buildings per hour, per day, on weekends and holidays?

Is there a primary direction the trucks will be traveling to and from Morgan Hill. For example, what percentage of the routes will head north on 101 vs. south?

Will trucks be traveling on other Morgan Hill surface streets beyond Cochrane Rd/DePaul Dr.?

During which hours will trucks be entering and exiting the facilities? How many hours per day and days per week? 24x7?

Currently, as a resident living a half mile to the East of Highway 101, nighttime freeway noise, specifically from tractor trailer trucks, is a nuisance. Loud enough to wake me in the middle of the night, if sleeping with the windows open. The report should include a detailed study addressing noise levels at all hours of operation that will affect all residences in the Cochrane Road neighborhoods between 101 and Anderson Dam

Toxic air contaminants (TACs)

The NOP states, “...the EIR will evaluate the potential exposure of future project residents to TACs sources **in the vicinity** by examining stationary and mobile TAC sources that may adversely impact residences.” An article in Science Daily, dated September 10, 2018, summarizing a study by University of Toronto Faculty of Applied Science & Engineering,

states, "large diesel trucks to be the greatest contributors to harmful black carbon emissions close to major roadways, indicating that vehicle types matter more than traffic volume for near-road air pollution." Essential, pollutants are as high along major trucking routes within city streets as they are along the highway. The number of personal vehicles is not a factor. <https://www.sciencedaily.com/releases/2018/09/180910111237.htm>

What is the exact "vicinity" that TAC's will be examined and reviewed in the EIR? Morgan Hill is known for the winds flowing southerly direction between the mountain ranges on the East and West side of town. How do the winds affect the transfer of TACs from the initial deposit locations along the truck corridors to other locations with the City, especially residential neighborhoods near the project location.

All Morgan Hill residents living in the Cochrane Rd. neighborhoods mentioned above that are east of the project and residents living south of Cochrane Rd., that traverse through the east side of Morgan Hill going to and from Cochrane Rd. using Hill Road, Condit Road, Elm Road, Peet Road and/or Mission View Road, must daily drive through the heavily traveled trucking route along Cochrane Road and 101.

A thorough and detailed review of toxic air emanated from the concentrated routes of hundreds of diesel trucks driving through Morgan Hill on 101 and between Highway 101 and the buildings off Cochrane Ave. needs to be included in the EIR.

Morgan Hill has a history of problems with soil contamination leftover from pesticides used by farms (e.g. Peet Road/Borello farm). . What is the plan for identifying, removing and managing airborne TAC's disturbed during construction and monitoring in the future?

We have daily gridlock today on Highway 101. In addition to the freeway segments listed in the NOP, Traffic analysis and report should also include review of traffic:

Heading South between Cochrane Ave. and Gilroy/152 West
Heading North between Gilroy/152 West and Cochrane Ave

Traffic (and Parking) Impact during peak holiday seasons – a time when commercial distribution staffing can double along with an increase in the flow of trucks coming and going from the site

Other Alternatives addressed:

Eliminate Industrial zoning/buildings, increase the Commercial and Residential.
Add Residential Detached Low and Medium Density Districts and Residential Detached High Density District

Thank you for your consideration of all the items above. Please contact me via e-mail if you have any questions.

Sincerely,

- Stephanie Knauss

From: Tara Carlson
Sent: Thursday, April 25, 2019 6:32 PM
To: Jim Rowe <Jim.Rowe@morganhill.ca.gov>
Subject: Massive Mission Ranch Industrial Commercial Proposed Development

Mr. Rowe,

I am highly disturbed to hear that the City and Planning Commission are considering a change to the land located on Mission Ranch near the existing DePaul Center. I recently built a home in this area of Morgan Hill and have loved my ability to walk with my children to Target, run with my dog up the park off of Cochrane, and truly enjoy a small town atmosphere. We relocated from another area of MH, which was getting highly overdeveloped by both commercial and industrial projects and the traffic and noise were extremely unpleasant. My daughter on her bike, in a crosswalk crossing the street was almost hit 3 different times by large semi trucks not paying attention and it was horrible to watch from my position behind her a mere 100 yards on my bike. I am concerned we are going down that same path again. The city and the planning commission seem to keep making changes to the small town, good place to raise a family feeling, where it is not safe to walk your dog, ride your bike with your children or take a run with your husband before sunset.

What is the end goal for this proposed change? What is the end goal for all of the families who currently reside in this neighborhood? The inability to enjoy our great outdoors? Our clean air? Our beautiful weather? Traffic in this area has significantly increased in the year we have lived in this home, but yet, there have been no new traffic improvements. People use the back roads off of Mission View to detour around the freeway and Butterfield and with no other freeway improvements, it is only getting worse. I am saddened to see the direction the town is heading. The city seems to be taking the position that this community is perfect for new industrial/commercial construction with semi's coming and going at all hours of the day, in addition to increased vehicle traffic from those employed. How is this change going to improve our quality of life? What happened to making the emphasis on having a good city to raise your family, retire, enjoy your grandchildren?? Please make a step in the right direction and stop this absurd change!

Tara Carlson

From: Milen Tobagi
Sent: Sunday, April 28, 2019 11:46 AM
To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>
Subject: MH Tech & mixed use project

Dear Mayor Constantine,

I'm writing on behalf of my mother, a 30 year resident of Morgan Hill, whom strongly objects to the Morgan Hill Technology & mixed use Residential Project in great fear of (turning) access to this charming up and coming city of ours into the Central Valleys Highway 99. With the projected amount of trucks that would enter and exit the projected facilities would be -great

driving hazard navigating around large semi's -add tremendous noise -add pollution -add to the bottle neck of traffic that already exists in that stretch of 101 -eventually reduce our property values -stun the favorable image of moving to MH Morgan Hill should and will grow naturally due to its proximity to Silicon Valley; Elected person's in your position should be conservative stewards of this growth and not enticed by rapid tax revenue and quick growth. Again, the growth will come naturally, why not make this area the place where folks from Atherton & Los Altos Hills sell their homes and relocate to because it is the perfect mix of town & country, with great schools, better air quality.

Do not be swayed, you will be remembered as the Mayor who made a big mistake and misguided Morgan Hill towards a downward trajectory.... instead concentrate on better schools that's a large reason why persons move into an area stay, live and spend...Then the Wholefoods and other desired retailer's tax revenue will follow.

I, as a resident and voter am against this project, Mr Mayor please hear my voice.
Alice Mayelian

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

From: Cherie Knopf

Sent: Sunday, April 28, 2019 4:22 PM

To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>

Subject: Distribution Center

I strongly disapprove of this proposed new distribution center in our city. This amount of expansive growth that keeps getting approved in Morgan Hill I think is only to our detriment. I can't believe how much we've lost a wonderful small town feel we had just 12 years ago. Please vote against this new proposal.

Cheryl Knopf

From: Amy Costanza Marcotullio

Sent: Sunday, April 28, 2019 4:56 PM

To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>

Subject: massive warehouse decision

Mayor Constantine, I am writing to let you know that my family opposes this project for many reasons. We supported you as a candidate in the last election because we thought you were the most likely candidate to control growth, one of the issues you focused your campaign on. Knowing that our leadership is bent on turning our town into a busy, congested city- one with ever diminishing quality of life- *despite* what they lead the community to believe, and without regard for the wishes of the majority of our residents is beyond disheartening. It also pretty much seals the deal...we will plan to move in the next several years to a community that is working to improve quality of life. That is much more important to us than tax revenue.

The Marcotullio Family

From: Shawnie McLaughlin
Sent: Sunday, April 28, 2019 5:22 PM
To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>
Subject: Industrial by our homes?

Mr Constantine,
I've heard from fellow HOA members that there is an application to convert commercial zoning to industrial zoning right next to our 1.7 million dollar home we just purchased this year. We are in complete shock that this might happen as we bought by Cochrane because of the communities trails and paid more for this area than any other new construction home because of the school district.

Not only do we live here but we also own commercial property here and run our business here (McLaughlin Paining). We paint industrial parks and they are always in the least desirable neighborhoods. Please do not allow industrial next door.
Shawnie McLaughlin

From: rbmercurio
Sent: Sunday, April 28, 2019 5:29 PM
To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>
Subject: Truck distribution site

PLEASE vote against a trucking distribution site near Cochrane Road; this is a bedroom community not suited to this size commercial business .

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

From: Dawn Drzaic
Sent: Sunday, April 28, 2019 6:41 PM
To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>
Subject: Morgan Hill Technology Center

April 28, 2019

Dear Mayor Constantine.

I am writing in protest of the Morgan Hill Technology Center and Residential Mixed Use Project. If this project goes through, it will ruin our city and property values will plummet. This project is wrong for our city. If this project passes the city council you can be sure I and many others will not vote for you in 2020. Show leadership and stand up for the things we citizens value about living in Morgan Hill.

What recourse do citizens have for getting rid of the planning commission members who support this?

Sincerely,
Dawn Drzaic

From: Elma Fung

Sent: Monday, April 29, 2019 11:56 PM

To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>

Subject: Morgan Hill Technology Center and Residential Mixed-Use Project

This letter is in opposition to the proposed Morgan Hill Technology Center and Residential Mixed-use Project (Technology Center) located on Cochrane Road/Mission View Drive/Half-Road.

I live in Coyote Estates on Peet Road/Windsong Court, approximately 2 miles from the proposed site of the Technology Center. It is my understanding that the proposed Technology Center will bring in commercial buildings that would primary be used as loading dock/point. The fragile characteristic of this community is already stressed with the ever growing residential developments. I am afraid that adding the so called Technology Center will create additional traffic, noise, health concerns, etc. for the residents of Morgan Hill and its surrounding community. This proposed project would destroy the very unique nature of this City. I urge you to reconsider your decision to this project based on the problems mentioned in this letter, which will support my opposition and are listed below:

1. Safety issues with incoming and outgoing traffic in the surrounding residential community could have extremely negative results. There have been studies conducted by the Federal Motor Carrier Safety Administration related to Large Truck Crash and associated factors including congestion, fatigue, traveling too fast for conditions, etc. As a parent that drives their kids to and from school this is a major concern for me.
2. Noise pollution. We already get loud noise associated with the nearby highway. We deal with this as "necessary" noise. And it's infrequent. Adding more vehicle on the road will surely increase the noise pollution affecting our very livelihood.
3. Air pollution. The number of vehicles, specifically diesel vehicles will emit particulate matter, which is considered a toxic air contaminant according to Bay Area Air Quality Management District, which is emitted from truck engines and other heavy-duty vehicles, and is linked to increased rates of lung cancer and respiratory illnesses like asthma. My youngest suffers from such an illness and maintaining his health with existing air pollution is tough enough but adding to this cause is not acceptable.
4. Degradation of access road. Cochrane Rd, which is the main access road, would degrade quicker, creating potholes, uneven surfaces, etc. This will affect vehicles traveling this route and increase cost in maintenance. Therefore, increase taxes to maintain roadways.

5. Physical pollution (people dumping beds, couches, kitchen garbage, etc.). This area will be another outlet for people to pollute. It's bad enough we see this on the north side of Cochrane by Target.

6. Potentially unsafe: law breakers, increase in break-ins from nearby residential. Increase in number of travelers to this Technology Center would potentially lure law breakers.

7. Property Value: Increase traffic, pollution, etc, will definitely have an impact in the value of the properties surrounding this proposed site. The value of my property is a life insurance for my children and part of my retirement fund. If it declines in value so does the security of my family. . A lot of people live within close proximity of the proposed plan and those I've spoken with are of the same mind. We don't see any benefits, but we do see a lot of negatives. The proposed Technology Center on Cochrane Rd/Mission View Drive/Half Road should be reconsidered by Officials. As a resident of Morgan Hill, I hope that you understand where I am coming from as I write this letter to you.

Sincerely,
Elma Fung

From: Kathy Tate

Sent: Tuesday, April 30, 2019 11:32 AM

To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>

Subject: Proposed Distribution Center near Hwy. 101 and Cochrane Road

Mr. Mayor:

I am a long time resident of Morgan Hill and have just learned about this proposed development. I am outraged that you and our City Council would even consider such a development. This does not fit at all with our community. I don't care how much revenue it generates for the City of Morgan Hill. I urge you to use your influence to stop this development. You and I both know it's better suited to the Central Valley and not a bedroom community like Morgan Hill. I don't want to see large scale industrial, warehouse and distribution facilities in Morgan Hill or Coyote Valley. Please stop this insanity!

Kathy Tate

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

From: Amanda Pors

Sent: Wednesday, May 1, 2019 2:55 PM

To: Rich Constantine <Rich.Constantine@morganhill.ca.gov>

Subject: Distribution Center

Hello Rich,

I am writing to encourage you to not let the distribution center to move forward in Morgan Hill. I have watched first hand what places like the distribution center can do to a quaint, fairly quiet safe town. The negative that a (or multiple) distribution centers bring far outweigh the positive.

I encourage you to look into the town of Patterson, CA and see how much crime grew with the introduction of distribution centers. What was a great place to grow up, became an unsafe, commuter town with more crime in 10 years than it had seen in its entire existence.

Please, for the sake of Morgan Hill (which is a great place) do not move forward with this project.

Thank you for your time.
Amanda
Amanda Pors

Sent: Monday, May 6, 2019 2:44 PM

To: Rich Constantine Rich.Constantine@morganhill.ca.gov, also sent to John McKay separately on same day

Subject: Cochrane Trucking/Distribution Center

Dear Rich,

I own a house in Mission Ranch, and of course, I'm super concerned about this proposed project. This will be hugely detrimental to my family, along with all the other families in Mission Ranch, Coyote Estates and Alicante – the “Golden Triangle” of Morgan Hill, not to mention the Borella Ranch project, which boasts of \$2million plus properties – will people still want to buy these? I wonder what the developer of that project thinks about this! This is not what we want to see when we enter Morgan Hill!! The tree farm has for so long now spoiled us, with its beauty. To go from that to what is being planned is a travesty. I realize the tree farm can't stay there forever, but let's be careful about what we build at the entrance to Morgan Hill.

The idea of Mission View getting busier than it is already now is hideous, already this is super busy, and has been getting more so over the last 8 years – there's often dead wildlife on the street and the neighborhood cats are also falling prey to the speeding cars. The idea that this would be the new corridor through Morgan Hill, like Butterfield is extremely detrimental to Mission Ranch home owners – of course we're outraged, this will negatively affect our investments, as well as our quality of life. Also, why wouldn't De Paul Drive be opened up instead, that just doesn't make any sense to me?

This project would bring unwanted traffic to and through MH, not only Mission View Drive, but the 101 too, especially at the Cochrane Road exits. The Noise, pollution, smell, transient workers, are all concerns that myself and neighbors are concerned about. This is not the type of project that our million dollar plus properties want on our doorsteps – I stress again, of course this will negatively affect our investments. If this project goes ahead, we'll be looking to leave this wonderful city for good, and so will many people, which is so sad.

These projects are not what we had in mind when we all voted for you, we feel betrayed.

Regards,
Samantha Cole.

Joe Baranowski

The ITE Traffic Generation Manual Industrial Land Use Codes have been updated and expanded in recent years specifically to address the modern supply chain patterns and the evolution of the “high-cube’ type warehouses over the traditional warehouse.

I don’t have access to the full ITE 10th Edition Traffic Generation Manual so can’t provide the specific definitions for each land use case, but in general the ‘high cube’ use cases are characterized by large Gross Floor Area (i.e. big buildings), high ceilings, high number / high density of ‘dock doors’ and proximity to freeway interchanges. Hmm, sound familiar?

The Hexagon Transportation Consultants March 29, 2019 letter to Jim Rowe says “Table 1 presents the project trip estimates for the proposed project”.

Table 1 shows that for the 1,0095,000 Square Feet “warehousing” part of the project they are going to use ITE Land Use Code #150 (‘traditional’ Warehouse) which gives a PM Peak Hour Rate of 0.190 leading to a Trip Total of 208. (The ‘traditional’ is added by me.)

Given that Trammel Crow would be allowed to proceed with no limitations on actual use other than what would be allowed under light industrial zoning how in the world is that supposed to be ‘worse case’?

ITE Land Use Code #155 (High-Cube Fulfillment Center Warehouse) is defined by a PM Peak Hour rate of 1.37 which would give a Trip Total of 1500, a mere **721% worse** than the supposed ‘worse case’.

If the Traffic study is done using a ‘warehouse’ model and then Trammel Crow decides that hey guess what the only customer we can find is a ‘fulfillment center’ (which they would be free to do once the GP and Zoning amendments are approved) who is supposed to say oh wait a second that’s going to generate a lot worse traffic than we ‘expected’? The Trip Generation Rates are going to affect other aspects of the EIR like pollution and noise. This process should be paused until the public has a chance to review and comment on what the ‘worse case’ really is.

Just a short follow-up after I did (as an attachment to a Fontana city Specific Plan Amendment request) find the 10th Edition Land Use Case definitions. The author of the Fontana city note also pointed out a surprising fact mentioned below.

Given that Trammel Crow was allowed to submit a Statement of Justification that does not meet the Filing Requirements, and that the NOP Project Description is practically completely vague (except for square feet and 55 foot building height) there is **no** apparent justification for using ITE Land Use Code 150 as a basis for ‘worse case’ Traffic Analysis (or any other worse case analysis).

Furthermore, the fact that trip rates for 'Warehousing / LUC =150 dropped significantly from the 9th to the 10th edition just leaves me shaking my head in disbelief that this is being considered as worse case.

Based on information in the application, the property's proximity to 101 and other considerations (e.g. Trammel Crow is known to have built similar facilities) the High-Cube Fulfillment Center Warehouse would be a justifiable model for worse case analysis. 155 High-Cube Fulfillment Center Warehouse (Daily Trip Rate 8.18 per tsf ; PM Peak Hour 1.37 per tsf; AM Peak Hour?)

A high-cube warehouse (HCW) is a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. A typical HCW has a high level of on-site automation and logistics management.

The automation and logistics enable highly efficient processing of goods through the HCW. High-cube fulfillment center warehouses include warehouses characterized by a significant storage function and direct distribution of ecommerce product to end users. These facilities typically handle smaller packages and quantities than other types of HCW's and often contain multiple mezzanine levels.

Comment cards from May 21 community meeting

Peggy Roberts: Publicly post EIR and other public input opportunities for this project by date and supply updates to timeline at least 60 days in advance of decision tree.

Michael Roberts: After attending this [May 21] meeting it is looking more and more like the developer is planning for a freight terminal or a distribution center. They are planning a total large capacity of about 500 large trucks. This significantly impacts pollution, quality of life, and traffic. Like lipstick on a pig painting butterflies on a building is not going to make it more palatable. Kill this project.

Nita Roodman : Please – time to slowdown in building multi-occupancy apartments such as the ones being built on 2nd and 3rd streets by Depot. With all the increase in population we will need more schools, medical facilities, etc. Slow Down! We don't need more apartments downtown.

Linda Smith : I'm concerned w. an additional 300 houses being built. I thought our city limit was 240/yr, yet it seems like we build 1000s of units each year.

Additional Emailed Comments

From: Lauren Beckerle

Sent: Wednesday, May 22, 2019 2:22 PM

To: John McKay <john.mckay@morganhill.ca.gov>; Rich Constantine

<Rich.Constantine@morganhill.ca.gov>

Subject: Just no.

I was unable to attend the meeting last night. We live in the Coyote Creek part of town. We have been living in Morgan Hill for almost a year now. We spent years renting Sunnyvale, then moved to Gilroy because that's what we could afford. We did look in Morgan Hill, but it was just a stretch we didn't want to make too soon. After living in Gilroy for not quite 3 years, and nothing against Gilroy it was just the commute that got to us, we finally made it to Morgan Hill. We loved Morgan Hill from the get go. My husband and I are both from small towns originally, in Pennsylvania and Washington, so it's nice to live somewhere that still retains some of that "small town chill" without a massive commute. We love the downtown, we spend a lot of time there, patronizing local businesses.

I was surprised to see about the warehouse, whatever you guys want to call it, maybe a month ago. Seems like if anyone knows anything about Morgan Hill it's that it's a place with pretty restrictive growth policies. I'm definitely not opposed to growth that would provide good jobs. By good jobs I mean jobs that would pay enough to afford living in Morgan Hill.

What outrages me the most are the "side effects" of this possible project. The air quality sucks enough in the Bay Area. This is going to make the air quality massively worse. NO. Traffic already stinks enough. The line to get off 101 onto Cochrane is long enough during peak traffic periods. Adding semi trucks to that existing line. NO. The streets/roads are already bumpy, points for Morgan Hill since they stink less than Gilroy, I really don't want them to be as bad as Gilroy. NO.

This project will do nothing but bring the quality of live WAY WAY WAY DOWN for people living in the close area. I'm pretty upset that we didn't get a notice in the mail, we're just across Cochrane from Mission View. Pretty lame.

Technology center my ass. I remember when we first saw that sign and we both thought "oh wow, maybe some R&D jobs will come to Morgan Hill." SHAME, that's obviously not what this project is about.

I vote in EVERY election, as does my husband. We will not be voting for anyone who helps move this project along. Period.

Lauren Beckerle- Coyote Creek

From: Anna Woods

Sent: Saturday, June 1, 2019 9:13:15 AM

To: Rich Constantine

Subject: VOTE NO on the proposed Amazon storage facility and the Morgan Hill Technology Park Project or Trammell Crow Project.

Dear Mayor Constantine,

I am writing today to urge you and the Morgan Hill City Council to **VOTE NO on the proposed Amazon storage facility and the Morgan Hill Technology Park Project or Trammell Crow Project.**

As a taxpayer and advocate for the people and the beauty of Morgan Hill, I am here to say that this project DOES NOT ENHANCE OUR CITY, nor does it fit with the sense of community and connection that our residents value. The environmental impact and stress on our infrastructure alone should be enough to convince you to VOTE NO.

Enough is enough. The choices you make on this project will have a long lasting and devastating impact on our town, and will create animosity among your constituents and the community members who have worked hard and saved hard in order to live here. We are already having to handle the population growth due to the many housing projects underway and have yet to see the real impact that these current projects will create on our roads, utilities and well-being.

Morgan Hill is a beautiful blend of open space and a flourishing community. The council has worked hard to ensure the city's success, but the Morgan Hill Technology Park or Trammell Crow Project IS NOT RIGHT FOR MORGAN HILL!

Let that type of project be built down highway 101, on an undeveloped off-ramp unconnected to the every day lives and well being of 49,000 residents.

The Morgan Hill Technology Park IS NOT WHAT THE RESIDENTS OF MORGAN HILL WANT OR NEED.

Your voice matters. Your choice matters. Please do the right thing for the people of this community. We are counting on you to do that.

Thank you for your time.

Anna Woods

Morgan Hill

On Jun 1, 2019, at 12:36, Carrie Smith wrote:

Dear Rich,

Please stop this "Technology Park" from happening. Please, Morgan Hill is being ruined!

Thank you!! Carrie Smith