

April 24, 2019

Planning Commission,

Thank you for listening to the public at last night's planning commission meeting.

Again, I am president of the Mission Ranch Homeowner's Association and represent the 320 homes that are between Mission View, Cochrane and Peete Road or just East of the project. Our concerns include:

1. Increase traffic on Mission View which currently gets a lot of traffic from Highway 101 particularly during morning commute hours when 101 backs-up.
 - a. Concerns include the traffic generated by a 300 home development on approximately 30 acres with outlets to Mission View and Half Road but not DePaul Drive, we believe the primary access should be via DePaul Drive, and
 - b. Additional traffic from 1 million square feet of commercial and industrial buildings.
2. A distribution center with 192 docks for 18 wheelers and a large amount of parking space for trucks is not conducive to enjoyment of our town and its amenities. Mission Ranch homes were built between 1999 and 2018. None of these homeowner expected a distribution center which is as large as any Amazon distribution center. We understand Commercial usages or light manufacturing but a distribution center of this size does not belong in our town and particularly not in our neighborhood.

I would be happy to discuss this further as time goes on.

Thank you,

Rick

Rick Kent

Chief Financial Officer

408-782-5606 (Office)

408-612-1314 (Cell)

18735 Madrone Parkway, Morgan Hill, CA 95037

www.paramit.com



April 25, 2019

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

Sent from [Mail](#) for Windows 10

April 26, 2019

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 1/2 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 medial 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 1/2 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 1/2 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 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
 - 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
e-mail: tazknauss@me.com

April 26, 2019

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

Sent from my iPhone

April 26, 2019

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,
Jennifer Klem-Myers
18291 Bautista Circle
Morgan Hill, Ca. 95037
408-705-6819

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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.

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Harjit Janda
1570 Avenida De Los Padres
Morgan Hill, CA 95037

April 26, 2019

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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.

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• 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?

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- 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 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
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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 us via e-mail if you have any questions.

Sincerely,

Roberto (Bob) and Carole Brum
carole.brum1@gmail.com
bob.brum@gmail.com

April 26, 2019

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 to 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 counsel 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
165 Del Monte Lane
Morgan Hill, CA 95037
cell

April 26, 2019

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

Sent from my iPhone

April 26, 2019

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
408-828-0141

April 26, 2019

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

April 26, 2019

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 or 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

Sent from my iPhone

April 26, 2019

Hello Planning Commissioners,

We were unable to attend Wednesday night's Planning Commission meeting re: "Trammell Crow Morgan Hill Technology Center and TBD Residential" proposal. Thank you for making it available via video.

We purchased our home in Mission Ranch last June. Our backyard is directly up against Mission View. Mission View is currently extremely busy and noisy. When we purchased our home last year we understood the property in question would eventually become housing or commercial but certainly not industrial.

We invite you to stop by to see, hear and smell for yourself what the current traffic is like on Mission View. Widening DePaul Drive seems like a better solution if this proposal goes forward.

- Mary & Jack Keenan

Mary Keenan

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American Cancer Society Volunteer

Silicon Valley/Central Coastal Board Member

City Year San Jose/Silicon Valley Board Member

DEVELOPMENT
SERVICES

APR 26 2019

CITY OF MORGAN HILL

April 26, 2019

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
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