

Andrew Crabtree

From: Paul A Sperry [pmsperry@charter.net]
Sent: Friday, July 03, 2015 9:43 PM
To: Planning_Commission
Subject: Proposed Oak Meadows annexation/development

Hello Commissioners/fellow Morgan Hill citizens;

We live at 383 Whitney Way and we have the following concerns on the proposed Oak Meadows development; We are against this project/developer.

- 1) Infill
 - a. The definition of infill was changed for this developer on this specific project by the city council during Kennedy's term as Mayor.
 - b. What is the current supply of infill properties in the city limits?
 - c. Does the city have more than 5 years of infill area? If so, this development should not be approved.
- 2) Storm Water control and management from the site through our neighborhoods
 - a. How is the storm water run-off going to be kept out of our current drain system that does not have sufficient capacity during heavy rains
 - i. During heavy rains, the pond in the community park floods over, causing the storm system to back-up into the neighborhood. Additional water from the development will cause flooding of the lower homes.
 - b. Who will pay our neighborhood for flood damage caused from the development run off?
- 3) View shed
 - a. How will the view shed from the adjacent areas be preserved?
 - b. How will the view shed into the proposed area be preserved?
 - c. The Planning Commission wants to see only single story houses with a height limit imposed
- 4) Ingress and Egress routes for traffic control
 - a. The proposed additional 800 trips per day to and from the neighborhood, create cause for concern for young children on our street. We have 11 children on our street.
- 5) Gated access into the development
 - a. Why is the site planned to be gated, when it is a rural area adjacent to open space?
- 6) Current overloading of MHUSD schools
 - a. Where are the children going to find classrooms?
- 7) Planned Open spaces
 - a. What entity will be financially responsible for the maintenance and management of the Open Space?
 - b. Where does this revenue come from?
 - c. Will there be trails installed in the open spaces?
 - d. Will there be picnic areas in the open spaces?
 - e. How will wild fires be managed in the open spaces?
 - f. How will trash be managed in the open spaces?
 - g. How will trespassing be controlled in the open spaces?
- 8) Developer
 - a. The Developer is a foreign entity that only cares about developing for personal gain – not the best interests of Morgan Hill.
 - b. Many families in the Parkside community have been mis-led and lied to regarding the development of the property
 - c. Annexation process; it seems odd that this Builder has suddenly won over three Council members after the Planning Commission denied the project.

- i. Why is this developer able to short cut the process? What about other applicants?
 - d. Undermined the Planning Commission's authority, process, efforts.
- 9) Wildlife
 - a. Many raptors nest and hunt in the open space (Lot #1,2,3)
 - b. Burrowing owls have been spotted in areas of Lot #1
 - c. What is the plan to mitigate their loss of habitat?
- 10) Irrigation wells
 - a. Several new and unused irrigation wells exist on the site. What is the plan to prevent ground water contamination from negligence or vandalism?
 - b. Why were these wells installed? I do not see a benefit to Morgan Hill to have additional draws from the aquifer.
- 11) LAFCO
 - a. The latest report from LAFCO denies the annexation.
 - i. Why is this project still on anyone's agenda?

Regards,

Paul Sperry