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Planning Commission Staff
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Re: Zoning Amendment, ZA-13-07/Subdivision, SD-13-08/Development Agreement, DA-13-05: W. Dunne-Gera

Planning Commission Staff,

I have just received the Notice of Public Meeting in regards to above referenced proposed project and have not had sufficient time to review documents completely as I would have preferred. Upon completion of my brief review of the documents currently available on City of Morgan Hills website, I do have questions for staff. This three page document does not limit my questions in regards to this project, only as to the questions I currently have as of today's date. As I am an immediately effected property, my current concerns are as follows:

1. There is absolutely no mention of the historic generations of wild turkey and deer that use the current undeveloped lot in this project for foraging, nesting and conspecific interactions. It is well known with the residents of 5th street and the many visitors downtown that there are turkey and deer populations here.
2. The visual characteristic of the project does not conform with the immediate adjacent properties. This project towers the adjacent properties in height. The majority of the units are vertical, three stories with balconies and presents concerns with privacy of adjacent properties. Are there landscaping plans to view? How will they limit exposure to my property?
3. Proposed working hours are not acceptable. With such close proximity to my residence in addition to health issues affected by excessive noise creates a problem. Decimal levels need to be strictly adhered to and working hours need to be reduced to insure that neighboring properties/residents quality of life and health is not effected.
4. As there have been no upgrades to utilities on 5th street, completely neglected from the downtown specific plan, this will affect the demand on all utilities and infrastructure. More specifically sanitary system collection system mitigation as adjacent properties on 5th street are upstream and will already be effected by downtown development.



5. Also in relation to utilities, how will this additional draw in potable water distribution affect fire suppression, especially with the proposed project units being a majority vertical, three stories?
6. Water quality and safety will be a concern during and after construction.
7. Parking issues are a huge concern on 5th street. There is currently a mix of single family homes, apartments and businesses each having a demand on parking. In addition to this we have apartment renters on Del Monte, downtown consumer from Bubbles, visitors for CCR events, parades and various downtown events parking on 5th street. Current residences on 5th street already have issues parking curbside in front of our own homes. Increase in parking demand from this project directly affect our curbside parking and it is not realistic to assume that new residents of this project will park in the new garage two blocks away if they can park around the block. I would like to see permit parking for residents on 5th street.
8. Garbage service is a concern, as on 5th street we already have four days in which the garbage is collected. Business collection, single family residence collection, apartment collection on 5th street and apartment collection on Del Monte. To consistently be raised early four out of five working days is quite taxing. Perhaps the City of Morgan Hill can mitigate this issue with the service company to limit pick up days for 5th street residents.
9. Lighting on this project is a concern. How will this affect adjacent properties quality of living with lighting on project completion being so close to adjacent properties.
10. Final proposed plan is not clear as a few different plans are included in the proposed development. I would like to review the correct proposed plan layout as this will direct my question in regards to flood level issues. Issues were raised in regard to the direct effect of raised flood levels of adjacent properties upstream. It was recommended to reduce the footprint of a proposed plan, but it is not clear if that issue has been addressed.
11. Proposed development is adjacent to Llagas Creek. It has been recommended to reduce footprint so as to give proper setback from waterway, reducing the footprint by three units. It is not clear in the proposed development plan if this has been addressed.
12. Proposed plan calls for a grade elevation change. Proper drainage is a huge concern as proposed site receives onsite flow from adjacent properties and I can see no mention of onsite flow remedy.
13. If infill is used to raise grade, is imported dirt going to be native and clean so as to not affect proper drainage/percolation? How with this effect aquifer/groundwater quality?
14. Onsite water retention system would be a concern in regards to vector control.
15. Internet/Cable services in this area are minimal at best. Many current residents on 5th Street have satellite service which is directed south, over the proposed project. How will this affect the availability of services as a vertical, three story development may block services.



16. How will this proposed development directly affect the adjacent properties and more specifically my property with future development? Does this development prevent me from developing my property in any way? Now or in the future?
17. Are the units in the development going to be for sales or rentals? Will it be under management by a Homeowners Association? These are concerns as renters tend to have less of an interest in the quality of life of surrounding property owners.
18. Considering all of the wildlife species that are present and Llagas creek so close to the proposed development, should this development require in EIR?

In closing, I am not opposed to the development as it would appear in my questioning. However, I am concerned with my future quality of life here in Morgan Hill.

I look forward to your response to my concerns.

Warm regards,



Nicole Grave

APN 767-08-025

