

## **SUPPLEMENTAL PACKET (MARCH 8, 2016)**

### **MORGAN HILL USA AMENDMENT 2015**

All comment letters received as of March 7, 2016 are included in this supplemental packet. Letters received after this date will be provided to the Commission in another packet just prior to, or at the March 11 LAFCO meeting. We have received extensive public comment on this application. For your convenience, the letters are sorted into three lists, based on the position they are advocating:

1. Letters requesting approval
2. Letters requesting denial
3. Letters with unstated position

At the top of each list are letters received from organizations and /or property owners in the area; these are followed by all other letters listed by date received. You may click on the name of the author (in the list) to read each letter or you may scroll through the letters.



## MORGAN HILL USA AMENDMENT 2015

### COMMENT LETTERS REQUESTING APPROVAL

	FROM	AGENCY/ ORGANIZATION	PROPERTY OWNER IN SUBJECT AREA	DATE	POSITION
1	<a href="#">Lisa Schmidt</a>	Orchard Valley Youth Soccer League		02/23/16	Approve Area 1
2	<a href="#">Suzanne Ledesma</a>	Orchard Valley Youth Soccer Club	Morgan Hill resident	02/26/16	Approve Area 1
3	<a href="#">Dylan Fullington</a>	Orchard Valley Youth Soccer Club	Morgan Hill resident	02/29/16	Approve Area 1
4	<a href="#">John Horner</a>	Morgan Hill Chamber of Commerce		03/01/16	Approve Area 1
5	<a href="#">Ann Minton</a>		Property owner in subject area	02/19/16	Approve Area 1
6	<a href="#">Angelo Grestoni</a>		Property owner in subject area	02/22/16	Approve Area 1
7	<a href="#">Ann Minton</a>		Property owner in subject area	03/04/16	Approve Area 1
8	<a href="#">Jeanette R. Alosi</a>		Property owner in subject area	03/07/16	Approve Area 1
9	<a href="#">David Puliafico</a>		Property owner in subject area	03/07/16	Approve Area 1
10	<a href="#">James Smart</a>			02/25/16	Approve Area 1
11	<a href="#">Ian Guglielmo</a>			02/26/16	Approve Area 1
12	<a href="#">Jeffrey and Michelle Bocchicchio</a>			02/28/16	Approve Area 1
13	<a href="#">Shelly Paiva</a>			02/29/16	Approve Area 1
14	<a href="#">Cindy K. Moralez</a>			02/29/16	Approve both Areas 1 & 2
15	<a href="#">Marilyn and Matt Wendt</a>			03/02/16	Approve Area 1
16	<a href="#">Scott Holmes</a>			03/04/16	Approve Area 1
17	<a href="#">Doris Fredericks</a>			03/04/16	Approve Area 1

## MORGAN HILL USA AMENDMENT 2015

### COMMENT LETTERS REQUESTING APPROVAL

	FROM	AGENCY/ ORGANIZATION	PROPERTY OWNER IN SUBJECT AREA	DATE	POSITION
18	<a href="#">Chuck Berghoff</a>			03/04/16	Approve Area 1
19	<a href="#">Bill and Gerri Beasley</a>			03/05/16	Approve Area 1
20	<a href="#">Carl and Gerrie Reinhardt</a>			03/05/16	Approve Area 1
21	<a href="#">Mary Beth Anderson</a>			03/06/16	Approve Area 1
22	<a href="#">Carol A. Johnson</a>			03/07/16	Approve Area 1
23	<a href="#">Fabienne Esparza</a>			03/07/16	Approve Area 1
24	<a href="#">Jonathan Johnson</a>			03/07/16	Approve Area 1



## Palacherla, Neelima

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**From:** Council Member Cat Tucker <Cat.Tucker@ci.gilroy.ca.us>  
**Sent:** Thursday, February 25, 2016 10:50 AM  
**To:** Palacherla, Neelima  
**Subject:** FW: Tennant/Murphy LAFCO report

Best Regards,  
Cat Tucker  
Gilroy City Council  
1-408-500-2523  
(<http://www.cattucker.com>)

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From: Lisa Schmidt [blizzardsoccer8@yahoo.com]  
Sent: Tuesday, February 23, 2016 9:12 PM  
To: Council Member Cat Tucker; Wasserman@bos.sccgov.org; district3@openspaceauthority.org; district10@sanjoseca.gov; board@valleywater.org; Susan@svwilsonlaw.com; Ken.Yeager@bos.sccgov.org  
Cc: Neelima.Palacherla@ceo.sccgov.org  
Subject: Tennant/Murphy LAFCO report

To the LAFCO members

My name is Lisa Schmidt and I am the president of the Orchard Valley Youth Soccer Club. We are the local soccer club that services the Morgan Hill, Gilroy and South San Jose. We have about 500 recreational soccer kids who play in the spring and fall and we have another 500+ kids on our competitive program who play soccer year round. Our program continues to grow especially as our community continues to grow. My family moved to Morgan Hill about 17 years ago and we have loved living in this area. We especially love the small town feel and the beauty of our area. I have read your report and your concerns to the keeping of our agriculture community. I have a fondness for the ag community as my son participates in the FFA program at Sobrato. He raises pigs and steers. He plans on attending Fresno state to learn about Ag business, so I really appreciate the keeping of undeveloped land. However we in this community are in drastic need of recreational fields for our kids to play sports on. We have many different sports in our area and there is not enough fields for our kids to play on. The school fields have become less due to the expansion of many of our schools and the community parks are not set up for organized sports to use. I know you may think we have the nice soccer complex right by this proposed property but the reality is that almost every weekend that facility is rented out to other organizations outside of our community. Thus our kids in our program are running out of places to play soccer.

Our kids need fields to play on and what is more natural than green, growing grass and a great, safe place for our kids to play. Please reconsider your proposal. We believe taking just a little land and using it for our kids is a great way to invest in the future of Morgan Hill and the youth in our community. To many opportunities keep being taken away from kids to participate in physical activity and it would be a shame for one more thing to be taken from them,

Thank you for considering the youth of Morgan Hill

Lisa Schmidt  
Orchard Valley Youth Soccer League-President

## Palacherla, Neelima

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**From:** Lisa Schmidt <blizzardsoccer8@yahoo.com>  
**Sent:** Tuesday, February 23, 2016 9:13 PM  
**To:** Cat.Tucker@ci.gilroy.ca.us; Wasserman@bos.sccgov.org; district3@openspaceauthority.org; district10@sanjoseca.gov; board@valleywater.org; Susan@svwilsonlaw.com; Yeager, Ken  
**Cc:** Palacherla, Neelima  
**Subject:** Tennant/Murphy LAFCO report

To the LAFCO members

My name is Lisa Schmidt and I am the president of the Orchard Valley Youth Soccer Club. We are the local soccer club that services the Morgan Hill, Gilroy and South San Jose. We have about 500 recreational soccer kids who play in the spring and fall and we have another 500+ kids on our competitive program who play soccer year round. Our program continues to grow especially as our community continues to grow. My family moved to Morgan Hill about 17 years ago and we have loved living in this area. We especially love the small town feel and the beauty of our area. I have read your report and your concerns to the keeping of our agriculture community. I have a fondness for the ag community as my son participates in the FFA program at Sobrato. He raises pigs and steers. He plans on attending Fresno state to learn about Ag business, so I really appreciate the keeping of undeveloped land. However we in this community are in drastic need of recreational fields for our kids to play sports on. We have many different sports in our area and there is not enough fields for our kids to play on. The school fields have become less due to the expansion of many of our schools and the community parks are not set up for organized sports to use. I know you may think we have the nice soccer complex right by this proposed property but the reality is that almost every weekend that facility is rented out to other organizations outside of our community. Thus our kids in our program are running out of places to play soccer.

Our kids need fields to play on and what is more natural than green, growing grass and a great, safe place for our kids to play. Please reconsider your proposal. We believe taking just a little land and using it for our kids is a great way to invest in the future of Morgan Hill and the youth in our community. Too many opportunities keep being taken away from kids to participate in physical activity and it would be a shame for one more thing to be taken from them,

Thank you for considering the youth of Morgan Hill

Lisa Schmidt  
Orchard Valley Youth Soccer League-President

## Palacherla, Neelima

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**From:** Council Member Cat Tucker <Cat.Tucker@ci.gilroy.ca.us>  
**Sent:** Friday, February 26, 2016 2:37 PM  
**To:** Palacherla, Neelima  
**Subject:** FW: Morgan Hill field space

Best Regards,  
Cat Tucker  
Gilroy City Council  
1-408-500-2523  
(<http://www.cattucker.com>)

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From: Suzanne Ledesma [suzanneledesma@yahoo.com]  
Sent: Friday, February 26, 2016 1:44 PM  
To: Council Member Cat Tucker; "Wasserman@bos.sccgov.org"; "district3@openspaceauthority.org"; "district10@sanjoseca.gov"; "board@valleywater.org"; "Susan@svwilsonlaw.com"; "Ken.Yeager@bos.sccgov.org"  
Cc: Joel Middleton; Lisa Schmidt; OVYSL Scheduler  
Subject: Morgan Hill field space

LAFCO members,

My name is Suzanne Ledesma and I'm on the Board of Directors for Orchard Valley Youth Soccer Club, a not for profit local soccer club that serves the Morgan Hill, Gilroy and South San Jose community for children's soccer. More importantly, I'm a parent of three school-age children living in Morgan Hill. Annually, we have over 1,000 children who participate in our soccer programs, both recreationally and on a competitive level, including my children.

When my twin boys began playing soccer at age 6, they truly enjoyed playing and have evolved into competitive players now at age 11. To help give back to the community, I joined the board a few years ago to help with the youth soccer effort in our area. I started as the Board secretary and now have also helped with scheduling games. As the league scheduler, I can share with you first hand that there is a shortage of field space in this area.

We play teams from all over the bay area and only have a handful of fields to play on. We rely on our local schools, MHOSC and a local winery to provide us with the playing opportunity. In this area, we are in drastic need of fields. The school fields have become less available to us due to the expansion of many of our schools. Community parks are not set up for organized sports to use. While we are grateful to a local winery who allows soccer play, the shortage of fields impairs our ability to offer a quality program. We often need to ask our opponents to host games in their area due to our field shortages. While the MHOSC provides a turf soccer field, the reality is that almost every weekend it's rented out to other organizations outside of our community. Thus the kids participating in the OVYSL program are running out of places to play soccer.

Our kids need fields to play on for the future of youth sports in our community. Please reconsider your proposal. We believe taking just a little land and using it for our kids is a great way to invest in the future of Morgan Hill and the youth in our community. OVYSL supports having the fields available for youth soccer.

Thank you for considering the youth of Morgan Hill and our neighboring communities with the option to continue playing.

Regards,

Suzanne Ledesma

- OVYSL Secretary
- OVYSL Schedule
- Mother to twin boys, age 11, and a daughter age 6, who love to play outdoor sports!

## Palacherla, Neelima

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**From:** Council Member Cat Tucker <Cat.Tucker@ci.gilroy.ca.us>  
**Sent:** Monday, February 29, 2016 10:24 AM  
**To:** Palacherla, Neelima  
**Subject:** FW: Potential soccer fields

Best Regards,  
Cat Tucker  
Gilroy City Council  
1-408-500-2523  
(<http://www.cattucker.com>)

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From: Dylan Fullington [dylan.fullington@gmail.com]  
Sent: Saturday, February 27, 2016 10:29 PM  
To: Council Member Cat Tucker  
Subject: Potential soccer fields

LAFCO members,

I am a board member, coach, and parent at Orchard Valley Soccer Club. I have strong ties (five generations worth) to this community which is why I volunteer much of my time to improving the opportunities that kids have to participate in youth sports. It may seem like there is an abundance of field space here in Morgan Hill, but the truth is that we are competing every day of the week with other sports and events for the use of available fields. It is logistically very difficult to operate our soccer club given these limitations. As our community grows, so does our needs and we are currently struggling to service our soccer community. I do appreciate the need to protect our agricultural space, but I also believe it is important to service our communities youth. Grass soccer fields are a beautiful use of open space and would serve an important purpose for growing our community.

Thank you,  
Dylan Fullington  
OVSC Vice President

Sent from my iPad

## Palacherla, Neelima

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**From:** John T Horner <john@morganhill.org>  
**Sent:** Tuesday, March 01, 2016 1:06 PM  
**To:** Palacherla, Neelima  
**Subject:** FW: Morgan Hill Chamber of Commerce supports the City of Morgan Hill's application to bring SRL land inside the city limits  
**Attachments:** Sports Recreation Support Letter.pdf

Hello Ms. Palacheria,

I should have included you on the original distribution of this letter.

Please accept my apology for failing to do so.

Thank you,  
John Horner

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**From:** John T Horner [mailto:john@morganhill.org]  
**Sent:** Monday, February 29, 2016 3:09 PM  
**To:** 'Cat.Tucker@ci.gilroy.ca.us'; 'Mike.Wasserman@bos.sccgov.org'; 'district10@sanjoseca.gov'; 'Susan@svwilsonlaw.com'; 'district3@openspaceauthority.org'; 'board@valleywater.org'; 'Ken.Yeager@bos.sccgov.org'  
**Cc:** 'cindy.chavez@bos.sccgov.org'; 'ykishimoto@openspace.org'; 'TerryT1011@aol.com'; 'District2@sanjoseca.gov'; 'TaraMilius@gmail.com'; 'Steve Rymer'; 'Steve Tate'  
**Subject:** Morgan Hill Chamber of Commerce supports the City of Morgan Hill's application to bring SRL land inside the city limits

Dear Commissioners and Alternate Commissioners,

Attached is our formal letter of support regarding Morgan Hill's application to annex land for a school site and the Sports, Recreation and Leisure land use classification.

Please feel free to contact me if you have any thoughts or questions on this matter. My cell phone number is 408-206-7915.

Thank you for considering our input.

Sincerely yours,  
John Horner  
President & CEO  
Morgan Hill Chamber of Commerce



**2016 Executive Committee**

Board Chair  
**Robert Airoidi**  
Morgan Hill Life

Vice Chair  
**Sunday Minnich**  
Minnich Productions

Past Chair  
**Rich Firato**  
Firato Janitorial

Board Secretary  
**Fawn Myers**  
Morgan Hill Unified  
School District

Treasurer  
**Phil Couchee**  
Recology South Valley

**2016 Board Members**

**Dr. Steve Kinsella**  
Gavilan Community College

**Ken Murray**  
Associate Member

**Brittney Sherman**  
Granada Event Center

**Rachel Hill**  
Bank of the West

**Dusty Perryman**  
Digital View

**Matthew Bowen**  
Intero Real Estate

**John Varela**  
Asset Conversion Corp.

**Jennifer Abrams**  
Cinnabar Hills Golf Club

**Bill Gardner**  
Silicon Valley Relocation  
Services

Federal ID# 94-1593675

**Commissioners:** Cat Tucker, Mike Wasserman, Johnny Khamis, Susan Vicklund Wilson, Sequoia Hall, Linda Lezotte and Ken Yeager

**Alternate Commissioners:** Cindy Chavez, Yoriko Kishimoto, Terry Trumbull, Ash Kalra, Tara Martin-Milius

February 29, 2016

Dear LAFCO of Santa Clara County Commissioners,

After considerable time spent listening to advocates for and opponents of the proposed addition of lands into the City of Morgan Hill's boundaries, the Morgan Hill Chamber of Commerce supports the City of Morgan Hill's application to bring these additional lands designated for Sports, Recreation and Leisure (SRL), supporting businesses and a school site into the city limits. We see this as an intelligent growth direction which continues appropriate uses near existing similar uses in the immediate area east of highway 101.

Our expectation is that these lands will be merged into the General Plan update and will be part of an overall strategy to balance professional job growth and infrastructure. These strategic improvements should include planning for schools, transportation and internet access as needed to support the managed growth of our community.

Sincerely yours,

John T. Horner  
President & CEO

Robert Airoidi  
Board Chair

CC: Morgan Hill City Manager Steve Rymer

## Palacherla, Neelima

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**From:** Ann Minton <[anncsr@gmail.com](mailto:anncsr@gmail.com)>  
**Sent:** Friday, February 19, 2016 3:55 PM  
**To:** Palacherla, Neelima  
**Subject:** APN-817-14-019 SEQ

----- Forwarded message -----

From: **Ann Minton** <[anncsr@gmail.com](mailto:anncsr@gmail.com)>  
Date: Friday, February 19, 2016  
Subject: APN-817-14-019 SEQ  
To: [Cat.Tucker@ci.gilroy.ca.us](mailto:Cat.Tucker@ci.gilroy.ca.us), [Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org), [cindy.chavez@box.sccgov.org](mailto:cindy.chavez@box.sccgov.org), District10 San Jose <[district10@sanjoseca.gov](mailto:district10@sanjoseca.gov)>, [Susan@svwilsonlaw.com](mailto:Susan@svwilsonlaw.com), [Neelima.Palacheria@ceo.sccgov.org](mailto:Neelima.Palacheria@ceo.sccgov.org), [ken.yeager@box.sccgov.org](mailto:ken.yeager@box.sccgov.org)

LAFCO Members:

We own this parcel that is included in the City of Morgan Hill's plan for Recreation/Leisure development. After review of the LAFCO Staff report, we would like to add that our property has been looked at as a feasible site for Morgan Hill Tennis Association, South County Tennis, for courts and a swimming pool for their 500 members. Also our acreage borders a quiet cul de sac adjacent to the proposed baseball fields, with no freeway access, affording a very safe environment for recreational use.  
I believe the parcel size is correct at 10 acres.

I intend to speak at the meeting coming up in March, as I stated in an earlier email.

Ann (Forestieri) Minton  
Steve Forestieri  
Owners of APN-817-14-019



**From:** Leigh Grestoni <lgrestoni@gmail.com>  
**Sent:** Monday, February 22, 2016 1:30 PM  
**To:** Abello, Emmanuel  
**Subject:** In Support of Morgan Hill Urban Service Area Amendment 2015  
**Attachments:** TopFlightletter-final-1.docx

Please read and distribute the attached letter of support prior to the LAFCO Public Hearing Date of March 11, 2016.

Thank you,  
Angelo Grestoni

February 22, 2016

To Whom It May Concern:

I, Angelo Grestoni, have been asked to outline our planned use for 3.8 acres of APN: 817-13-008 located at the Northeast corner of Tennant Ave and Conduit Road. This parcel of land is currently vacant and has never been used for agricultural purposes. The city of Morgan Hill's infrastructure for water, sewer and power hook-ups are available on the border of the property. This parcel of land is ideally situational given its proximity to Interstate 101 making my project to build an approximately 40,000 square ft basketball academy economically feasible for the area. It would be located next door to the existing Aquatic Center and the Soccer fields located to the north. The last remaining challenge is to have the county annex the property into the city of Morgan Hill.

The basketball gymnasium complex will be expressly for the Top Flight Sports Academy. To give some history, Top Flight Sports Academy was started by Christopher McSwain in 2010 with only three teams. They now have 26 basketball teams and continue to grow at a rapid pace. Their main challenge today is to locate and rent out enough gym time to accommodate their players.

Top Flight Elite AAU Basketball under the umbrella of Top Flight Sports is an Elite AAU Program in the Northern California and greater Bay Area. The Top Flight Elite Basketball Club, coaches and players are members of the AAU (Amateur Athletic Union). The AAU is one of the largest sports organizations in the United States. Top Flight Elite Basketball strives to provide a platform for players to grow year-round by competing at the highest level possible. With the level of competition growing rapidly, Top Flight Elite participates in the preeminent local, regional and national AAU basketball tournaments.

They offer boys and girls teams from 4<sup>th</sup> grade through High School. They focus on fundamental skill development that takes players to the next level. The players are evaluated and selected based on ball skills, positive attitude, work ethic and satisfactory academic performance.

The Top Flight Elite mission is to teach life lessons through the game of basketball. They are dedicated to the principle that success is not given, but earned through hard work, dedication and focus. They want to use the game of basketball as an instrument to teach life skills to youth interested in pursuing basketball as a means to earning a college degree. Many of their players (15 boys and 5 girls) have been offered college scholarships. Being that most of the players they started with six years ago are now finally seniors this year, this number should triple over the next few years.

All of the Top Flight Coaches are committed to the program and many of them currently or have coached basketball at the high school level (Bellarmine, Branham, Del Mar, Leigh, Los Gatos, and Valley Christian High Schools).

The Top Flight Sports Academy offers the following:

1. Seasonal Tournament Play
2. Winter Basketball Programs and Camps
3. Summer Basketball Programs and Camps
4. Practice time and private sessions
- 5.

We envision the future Gym facility to be used year round for Top Flight players and also to host future tournaments for the basketball community.

This would undoubtedly bring increased revenues to the local hotel and restaurant establishments.

If you are interested in learning more about this valuable youth program, please go to the website: [www.topflightelite.com](http://www.topflightelite.com). Also if you have any questions please don't hesitate to call me directly at 408 910-9993.

Sincerely,

Angelo Grestoni

1906 Dry Creek Road

San Jose, CA, 95124

## Abello, Emmanuel

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**Subject:** FW: SEQ Supported by Our History

**From:** Ann Minton [<mailto:anncsr@gmail.com>]

**Sent:** Friday, March 04, 2016 9:17 AM

**To:** [cat.tucker@ci.gilroy.ca.us](mailto:cat.tucker@ci.gilroy.ca.us); [district3@openspaceauthority.org](mailto:district3@openspaceauthority.org); Wasserman, Mike

<[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>; District10 San Jose <[district10@sanjoseca.gov](mailto:district10@sanjoseca.gov)>; [board@valleywater.org](mailto:board@valleywater.org); Yeager, Ken <[Ken.Yeager@bos.sccgov.org](mailto:Ken.Yeager@bos.sccgov.org)>

**Subject:** Fwd: SEQ Supported by Our History

History in supporting the SEQ.

I also will speak at the Meeting to all the members of LAFCO.

I grew up on a prune ranch on Fisher Avenue bought in the 1930s by my immigrant grandparents, Gataeno and Anna Forestieri. My first job was picking 10 boxes of prunes to buy a lunch box when starting kindergarten, the year was 1960.

My brother Steve and I worked summers, weekends and also part-time jobs. My parents were adamant that farming was not a feasible career for us. Steve and I found other careers, an engineer and court reporter, respectfully.

Morgan Hill is a town rich in history and my father helped build that image and was appointed to the Federal Prune Administrative Committee by Secretary of Agriculture Bob Bergland in 1980.

You must understand the past to see the future. The freeway placement, which my father Duke Forestieri fought, cut off our land to the west. Dad took on other people's orchards to make ends meet for our family. He also pursued the idea of moving to Yuba County where prune farming was beginning. My Father's love of Morgan Hill instead kept him here. He continued to sharecrop but as Yuba County's production increased it drove the price of prunes down everywhere including Morgan Hill. . The cost of farming escalated in the Valley, as more and more restrictions were enacted, utility costs increased, and labor for harvesting became harder to find even though my Dad paid top dollar and provided free housing for the seasonal workers.

My Dad's health began to spiral downward in his mid-70s, He gave up sharecropping and farmed only his land and the next door neighbor's..

.The pioneer farmers did not have stock options or golden handshakes; they had their families and their land. Dad joined others in working with the City in the 90's and early 2000s to carve out a plan for the pioneer farmers and include the needs of a growing Morgan Hill. before he died in 2011, This plan was taking shape and he told me "it lets people enjoy using our land, not just looking at it as they drive by, but to walk on it, play on it".

This final plan has been worked on for over 15 years. It provides an area where kids who cannot afford traveling teams can improve their skills in many sports and have a better chance at the coveted spots on the high school teams. It will provide a place for community sponsored events, where families can afford the tickets for the whole family.

If this cohesive plan is not put into place, land owners will go their own way, creating a haphazard tapestry for financial survival, which will not enrich our children's lives or improve the landscape.

I firmly support this plan for the SEQ.

Ann (Forestieri) Minton

Jeanette R. Alosi  
SEQ Puliafico Applicant  
1922 Oak Park Avenue  
Chico, CA 95928  
[jralosi@gmail.com](mailto:jralosi@gmail.com) (Sent via email)

Local Agency Formation Commission of Santa Clara County  
70 West Hedding Street  
8<sup>th</sup> Floor, East Wing  
San Jose, CA 95110

March 7, 2016

Regarding: City of Morgan Hill Urban Service Area (USA) Amendment Area 1: Tennant-Murphy

Dear LAFCO Commissioners,

I am one of the owners of the 38 acres of property on Tennant Avenue that is included in the proposed SEQ. I am writing to strongly urge LAFCO to approve the Morgan Hill USA amendment request for the entire Area 1.

When I left Morgan Hill to attend college, I choose Chico State because it felt like home. Both were small, vibrant, farming communities. My family had a small, successful prune, apricot and walnut farm on Dunne Avenue. However, over the decades, farming became economically unsustainable in the increasingly urban environment of Morgan Hill especially in the vicinity of Dunne Avenue. Expenses increased, and my father was forced to retire and sell the farm. Now, two story houses surround my childhood home just less than a mile from the Tennant Avenue property. I am a strong supporter of agriculture and have been a UC Butte County Master Gardener for over 6 years.

Although our families made a living farming, our property has not been farmed in years. All my cousins who are current owners have chosen other occupations. We, as owners of the property, have the option of selling our 38 acres as 5 separate lots. However, this is not our preference; we do not prefer to see our property converted into 5 McMansions that would only benefit a few wealthy families. And, most importantly to me, there would be no 1 to 1 acre mitigation of agricultural lands.

It is a common occurrence in Morgan Hill to see a large estate being built on land zoned for agriculture. Every time this occurs, there is no agricultural mitigation for the loss of farm land. Recently, the City of Morgan Hill voted to include \$6 million in an agricultural preservation fund. This would help provide the funding to keep agriculture vibrant in the more rural areas of Morgan Hill.

We now have the opportunity to provide something beneficial for the public good, provide a healthy, recreational outlet for children and adults, and preserve agricultural land by including our property in the City of Morgan Hill's Urban Service Area. This property would then be available as open space for sports and leisure activities to benefit the entire local community. To me, this would be a wonderful way to give back to the community that supported our families over the years.

Thank you for your consideration,

*Jeanette R. Alosi*

Jeanette R. Alosi

David Puliafico  
SEQ Puliafico Applicant  
1630 Tennant Ave  
Morgan Hill, CA 95037  
david7ot@garlic.com

March 7, 2016

VIA EMAIL

Local Agency Formation Commission of Santa Clara County  
70 West Hedding Street  
8<sup>th</sup> Floor, East Wing  
San Jose, CA 95110

Re: City of Morgan Hill Urban Service Area Amendment Area 1: Tennant-Murphy

Dear LAFCO Commissioners,

I am David Puliafico and my family is the Puliafico Sports-Recreation-Leisure Uses SEQ applicant. We request our Tennant Ave property (38 acres) be included into the City of Morgan Hill Urban Service Area. We strongly believe our land would be best utilized as public open space for sports and leisure facilities.

If used as public open space, thousands of Santa Clara County children and teenagers would benefit by participating in open field sports such as soccer and cricket. And importantly, it would provide a 1 to 1 acre agriculture mitigation per city ordinance. Recently, the City of Morgan Hill dedicated \$6 million for agriculture preservation.

Currently, over 10 family members (cousins) own this property, and we have to sell by the end of this year. All our parents farmed for a living, but have since passed away. Our property has not been actively farmed in years. We are either retired or have chosen non-farming occupations and there is no one left to farm.

We could have easily sold our property years ago for 5 mini-estates. However, this course of action would benefit a few wealthy individuals, and most importantly, not provide any public benefit nor lead to the preservation of agricultural land. No 1 to 1 acre of agricultural land mitigation would occur.

Over the last 14 years, we have been working with the City of Morgan Hill to create a viable SEQ plan that would benefit the public, create open space and preserve agriculture. This would greatly benefit the City of Morgan Hill and Santa Clara County rather than just 5 mini-estate land owners. Over the years, we have participated in many public meetings, and contributed to fees for SEQ agriculture preservation and SEQ zoning planning. The opportunity now exists with LAFCO to transform this property for the public good. The economic forces of Silicon Valley are against us unless we act now.

Our property is of great value located on Tennant Avenue right off a Highway 101, 4-lane interchange exit. Tennant Avenue is now a major city road, and is no longer an outskirts county road. It is a perfect location for a soccer or other open space sport facility providing easy public access.

The recent SEQ LAFCO staff report dated February 2, 2016, totally ignores the fact it is a common occurrence that land zoned for agriculture in the SEQ area is being converted to mini-estates due to the outrageous real estate demands of Silicon Valley wealthy individuals to buy mini-estate country homes just outside the Morgan Hill City limits.

A major false representation in the LAFCO staff report is that our land is zoned as agriculture, 20 acre lots as shown by County assessor parcel numbers. However, we have Santa Clara County Certificates of Compliance for 5, legal smaller lots and not the 2, large lots. Although the certificates of compliance were provided to LAFCO, at their request, our property is still being represented as 2, 20 acre lots and not by the 5 legal smaller lots.

We have been approached by many open field sports organizations interested in purchasing our entire 38 acres for open space field sports. One of the largest non-profit soccer organization representative said to me that over the last 10 years, they have been unable to find a reasonable priced location that is zoned sports and leisure for their needed fields. The reality is any commercial property located in Santa Clara County costs 5 to 10 times the amount of money our property could be acquired for by a non-profit organization. We have the fondest childhood memories and experiences playing on our Tennant Avenue property. We would like thousands of other children to have the same opportunity to "play" on our land.

At this time, we are unable to enter into an agreement with any non-profit sports organization. Our land is not yet property zoned nor in the city Urban Service Area. Although the recent LAFCO staff report implies that we should already have an organization in contract for a specific facility (which we do not), it then says the City of Morgan Hill and the Catholic Diocese should not have entered into such an agreement/purchase.

Recently, a large corporate nursery purchased foreclosed farm land east and across of us on Tennant Avenue. They are currently using heavy construction industrial escalators, graders, and other equipment in the 20 acre parcel. In the process, they are destroying the land by removing tons of top soil, compacting the remaining soil, and putting in a large rock road. From the grading and modern nurseries, they are most likely planning to construct 30 foot buildings and greenhouses. This commercial high density construction is being allowed by the County. This is not the agriculture preservation envisioned by most, but it appears to be the future as nurseries are the number 1 profitable farming business.

This is exactly why the City of Morgan Hill would like our property in the city limits. Once in the city limits, our 38 acres can be zoned for open space and sports. Our land will not be destroyed.

According to a LAFCO map, our property's south border already has residential housing. To the east, it is bordered by many Williamson Act Parcels. And, now to the farthest east-north corner, a nursery is in construction. I do not see how there can be any further city development extending out; we are boxed in.

My family and I live on the Tennant Avenue property. Just down the road we have witnessed thousands and thousands of children over the years come from all over Santa Clara County and beyond to participate in soccer and swimming events in the SEQ. There is no dollar amount that could be put on the social benefits these facilities provide to our children now and for generations to come. I would like our property to do the same for other children. This would be our legacy to the City of Morgan Hill and Santa Clara County. It is our way of giving back to the community.

Sincerely,

David Puliafico

## Palacherla, Neelima

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**From:** Council Member Cat Tucker <Cat.Tucker@ci.gilroy.ca.us>  
**Sent:** Thursday, February 25, 2016 10:42 AM  
**To:** Palacherla, Neelima  
**Subject:** FW: Sports field support

Hi Neelima,

I am starting to get many email, I am not sure if the other commissioners are also getting them so I will forward them to you.

Maybe you send out a email asking all the commissioners if they are getting them too?

Best Regards,  
Cat Tucker  
Gilroy City Council  
1-408-500-2523  
(<http://www.cattucker.com>)

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**From:** James Smart -X (jamsmart - CBRE, Inc. at Cisco) [jamsmart@cisco.com]  
**Sent:** Thursday, February 25, 2016 10:13 AM  
**To:** Council Member Cat Tucker  
**Subject:** Sports field support

Dear City Member,

I am writing as I understand there is a plan to build a sports complex consisting of Softball and Baseball fields. I would like to strongly express my support for these fields to be built. My son and many of his friends play baseball on Little League and Travel Ball. Ass I am sure you know it is hard to raise a child these days. Keeping them away from drugs, gangs, and in school can be a big challenge. But I have noticed that my son and many of his team mates are on a good path. They are learning responsibility, team work, self-accountability, and sportsmanship. This is great for the baseball team but I believe it parlays into their school as my son and many of his team mates are honor roll students. They practice 3 times a week and participate in tournaments on the weekends. I coached little league and now am working on coaching for the Junior Giants because I believe keeping the kids busy with a constructive activity is so very important. I have watched several of these young men grow from little kids to the young men they are now.

Please consider the kids when this decision is made. I truly believe it can make the difference from being a young man or woman having too much time on their hands and possibly making poor friends and bad choices in their life's.

Regards,  
James Smart



## Palacherla, Neelima

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**From:** Council Member Cat Tucker <Cat.Tucker@ci.gilroy.ca.us>  
**Sent:** Friday, February 26, 2016 2:36 PM  
**To:** Palacherla, Neelima  
**Subject:** FW: In support of a South County Catholic High school

FYI...

Best Regards,  
Cat Tucker  
Gilroy City Council  
1-408-500-2523  
(<http://www.cattucker.com>)

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From: Janice Guglielmo [thewinemaker7@gmail.com]  
Sent: Friday, February 26, 2016 1:08 PM  
To: Council Member Cat Tucker  
Subject: In support of a South County Catholic High school

Dear Ms. Tucker

Having lived in Morgan Hill for over 50 years I'm very excited about a new Catholic high school as it will be an asset to our community. I can attest to this having experienced our daughter's excellent education at Archbishop Mitty.

Morgan Hill is sorely in need of an education that fosters the growth of the spirit as well as that of the mind. It is one that is greatly desired by locals as is evident with the stream of commuters making their way to San Jose for this type of education.

My family and I are in full support of a Catholic high school and would welcome it into the community with open arms.

Many Thanks,  
Jan Guglielmo

## Palacherla, Neelima

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**From:** Jeff Bocchicchio <jmbocchicchio@yahoo.com>  
**Sent:** Sunday, February 28, 2016 10:07 AM  
**To:** Cat.tucker@ci.gilroy.ca.us  
**Cc:** Palacherla, Neelima; ICE WIFE  
**Subject:** Letter in support of the annexation of the land for South County Catholic High School and the Southeast Quadrant

Dear Councilwoman Tucker,

We are writing you to request your support in approving the annexation of land for South County Catholic High School. From our perspective, the high school will be a South County asset as its mission and tenants will honor the legacy and heritage of Morgan Hill and southern Santa Clara County and whose campus and student population will complement and honor the surrounding agricultural environment.

As parents of an eight-year-old girl and future high school student, we look forward to an option to enroll our daughter in a high school that focuses on the mental and spiritual well-being of our daughter as well as her maturation in college preparatory necessities as science, technology, engineering and mathematics. This school will seek to enrich all aspects of the educational experience to include developing each student's entrepreneurial talents, interpersonal skills and positive mental health.

As we speak to parents in Morgan Hill, Gilroy, South San Jose and surrounding areas, there is a strong desire among both Catholics and non-Catholics to see this college preparatory high school built. It is not surprising that support for this school should come from outside of the Catholic Community as most Catholic High Schools in Santa Clara County count among their student populations a percentage greater than 40 percent of non-Catholics. Schools like South County Catholic High School are respected for their moral and ethically based focus as well as their academic rigor in critical thinking and logical problem solving. This school will be for those who seek to learn in a challenging environment with a penchant toward community involvement.

As South County Catholic High School matures, we foresee the school expanding in its role as a community resource. As a center of education for the community, we will seek to sponsor educational events that serve the needs of the many. We seek to collaborate with institutes of higher education and the business community for the benefit of our students and to reach out to integrate students from other schools as well as parents, alumni, the surrounding community. We see South County Catholic High School as a future center of continuing educations for all.

South County Catholic High School will be a center of hope, vision and love. Its merits will be judged not only by the actions and accomplishments of its graduates, but by the role that the school defines for itself with in the community. It will be a place to be part of and not simply a place from which to have graduated or been associated.

Our best course of action against an uncertain future is to create the future that we seek; South County Catholic High School will create that opportunity by casting a future for all it touches.

We seek to usher in a new era in education; please help us by approving the annexation of lands to build South County Catholic High School.

Sincerely,  
Jeffrey and Michelle Bocchicchio

9767 Golden Sky Way  
Gilroy, CA 95020

Sent from Mail for Windows 10

## Palacherla, Neelima

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**From:** Shelly Paiva <shellyp@chreynolds.com>  
**Sent:** Monday, February 29, 2016 9:19 PM  
**To:** cat.tucker@ci.gilroy.ca.us  
**Cc:** Palacherla, Neelima  
**Subject:** South County Catholic High School

Dear Cat Tucker,

I am writing you this letter because I am a strong supporter of the South County Catholic High School. I live in Gilroy with my husband and son who attends St. Mary School in Gilroy. We moved down here 15 years ago so we could purchase a home after growing up in the Campbell/Willow Glen area. We truly love this community and enjoy living here with our family. However, one of the main things missing is a local Catholic High School. It would be a huge benefit to this community by having this high school here in South County. Creating more jobs, the ability for less high school kids on the roads making the long commute to San Jose, Watsonville or beyond. In addition, this would help to increase home values, growth for local businesses and raise the education level of this community. This school has been in the works for many years now and we are finally starting to see the light at the end of the tunnel. Many community leaders, business people and constituents of this area want this school to be built. From my understanding there is a strong plan to preserve the agriculture and building a school where there is the ability to see how the ag land is used and learn how to use it would only benefit generations to come. We are in a unique area where this school will be one of the few where we can teach kids about how important the ag land is and how to properly use and preserve for future generations. When you build a school in a larger area where kids are not introduced to this type of living they will never know the importance of it. By building this school in the heart of it, you are not only building a well needed educational facility, but also building a training center for future land owners, new generations of farmers and the appreciation for the beauty of this land.

In addition, if you don't approve this, it is also my understanding there are grandfathered in uses for this land and if we don't build a school it will be portioned off to build estates. Where this will not have the same effect on education our future generation on the beauty of this land and how to best use it. It would then be used for a select few to have a beautiful home. I would favor the School to be able to bring more to the community then just a few estate houses.

Of course I also have a personal agenda where I want this school built soon so my son would be able to attend.

Thank you for your consideration,

Thank you,  
Shelly Paiva, President  
O: 1 408-436-9280  
F: 1 408-436-9289  
C.H. Reynolds Electric, Inc.  
<http://www.chreynolds.com/>



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intended recipient, please contact the sender and delete all copies without reading, printing, or saving in any manner. - Thank You.

**From:** Cmoralez2003@aol.com  
**Sent:** Monday, February 29, 2016 7:31 PM  
**To:** Abello, Emmanuel  
**Subject:** SEQ application agreement

I am a resident of Morgan Hill and am in agreement for the city's applications to annex the Southeast Quadrant and Area 2 into the city limits. I have lived in MH for over 30+ years and have seen the city grow but still feel we need to protect our interests and include those two areas in our city.

Cindy K. Moralez

## Palacherla, Neelima

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**From:** Marilyn <marilynjl19@yahoo.com>  
**Sent:** Thursday, March 03, 2016 7:55 AM  
**To:** Palacherla, Neelima  
**Subject:** SouthEast Quadrant

Please forward this to LLAFCO. We are Morgan Hill Residents. We do not believe the loudest who oppose the annexation are the majority. We ask that LLAFCO approves the annexation of land so that a new Catholic High School can be built in City Limits. Many families from the South County commute up to San Jose to take their kids to private school. This will provide them a local school and cut down on their commute. We plan to send our child there. I know many other families who now ask me when the school will be built because they want to send their kids there. That is the true majority that is too busy working and raising kids to write articles in the Merc.

Likewise, the extension of the outdoor sports complex will benefit the youth in our region. The OSC and other sports facilities bring our community together. Morgan Hill would feel empty if these facilities we never built.

If this is denied, it is likely this area turns into the rest of the surrounding San Martin... Big estates on huge lots which does not protect agriculture. There is simply no viable farming in this area because it is surrounded by homes, but the City's plan at least will protect some small farming and open space by making landowners record this on their deed for the property. I hope the county does the right thing.

Marilyn and Matt Wendt

Sent from my iPhone

## Palacherla, Neelima

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**From:** scott.holmes@yahoo.com  
**Sent:** Friday, March 04, 2016 2:48 PM  
**To:** Cat.Tucker@ci.gilroy.ca.us  
**Cc:** Palacherla, Neelima  
**Subject:** Support for the Catholic High School in Morgan Hill's "SEQ"

Dear Ms. Tucker:

I am writing this letter to you to ask for your support for going forward with the LAFCO approval for the Catholic High School as part of the SEQ issue.

My family came to South County in 1976 and settled in the eastern foothills near the SEQ. Although I was very young, I clearly remember my parents' very actively supporting Measure E in 1979 so that Morgan Hill would grow in a sustainable and controlled manner. I have great memories of growing up in Morgan Hill and South County. Many of these great memories include the ample open space and active agriculture community in the area. I finished all of my primary and secondary education in Morgan Hill and graduated from Live Oak High School in 1991. In 2001, after finishing my higher education, I returned to Morgan Hill for a few reasons. Two of these are 1) that the community retained it's agricultural roots and small city/family oriented culture and 2) that the development that did occur (and was further planned) seemed additive to the culture (recreation centers, sports complex, community center, schools, and a Catholic School) but responsible from an urban sprawl and sustainability standpoint. To this day, I support limited and controlled growth in my community and am a supporter of local agriculture.

As of now, an option for private Catholic secondary education is lacking in the South County community. I'm excited about the vision of the Catholic High School and plan to send both of my daughters to the school if LAFCO clears the way for it's development. If not, I'll be driving my children North for their schooling and my family will not be fully participating in the South County community.

Almost all demographic data sources show that the majority of those that claim to be religious [claim to be Roman Catholic in 95037](#). Furthermore, data shows that the large majority of the [agricultural labor force in California are also Roman Catholic](#). A significant part of the working population in Morgan Hill (and South County) is employed by high technology firms and is in a much different demographic than the agricultural community. The Catholic community is one that is inclusive to both demographics. Clearing the way for building this Catholic High School supports the connection points of these two demographics in this community and, I conclude, that it is supportive of local agriculture. Therefore, I ask you to support the Catholic High School in support of the inclusion of the agricultural community.

In support of the larger SEQ initiative, my observation is that development does occur in the county administered lands that does not support agriculture. For example, near Barrett Ave and Trail Rd, there are 4 large residences (over 4000 square feet) that are being built on previously agricultural use land. I also have noticed that in February of 2015, agricultural land on the North East side of Tennant Ave near Hill Road is being cleared for some development. The land is located close enough to the City that I drive through it multiple times a day to get to areas between the city itself. Seeing fallow land, seemingly ad hoc development, and lack of local civic administration (including police) of this area seems obviously suboptimal.



Please support the community and support the approval of this issue on 3/11.

Sincerely,

Scott Holmes



## Scott Holmes

View Scott Holmes' professional profile on LinkedIn. LinkedIn is the world's largest business network, helping professionals like Scott Holmes discover in side conne...

View on [www.linkedin.com](http://www.linkedin.com)

Preview by Yahoo

## Palacherla, Neelima

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**From:** dorisfredericks@gmail.com on behalf of Doris Fredericks <doris@dosgatos.net>  
**Sent:** Friday, March 04, 2016 12:43 PM  
**To:** Palacherla, Neelima  
**Subject:** oppose the Morgan Hill land annexation

The City of Morgan Hill's proposal to annex and develop 229 acres of prime farmland SEQ, is highly speculative and I question the viability of many of the City's plans.

It's not just what's has been proposed for the space, it is also about what may be built and how that would affect Morgan Hill in the long term.

My opinion, and that of others, is that this is a development plan disguised as a land preservation project. It will not protect farmland. It is classic urban sprawl, and it will be a long-term fiscal burden on the city and its taxpayers. This is why on March 11, the Local Agency Formation Commission (LAFCo) must vote to deny the city's misguided plan.

Thank you for your attention to this matter.

Sincerely,  
Doris Fredericks

Doris Fredericks, RDN, RYT  
Healthy Living  
Nutrition, Yoga and Wellness Coach  
16780 Oak view circle  
Morgan Hill, CA 95037  
408-966-6111

## Palacherla, Neelima

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**From:** Chuck Berghoff <cberghoff@optoelectronix.com>  
**Sent:** Friday, March 04, 2016 5:42 PM  
**To:** Palacherla, Neelima  
**Subject:** FW: Your support needed for South County Catholic High School in Morgan Hill's SEQ project

Dear LAFCO Board member Neelima Palacherla,

Please support the project to build the new South County Catholic High School (Now named the St. John XXIII College Preparatory High School) on the 40 acres owned by the Diocese of San Jose in the South East Quadrant. It is an opportunity to meet the needs of over 400 students that daily commute from 2 to 3 hours daily to attend private schools outside of the South County area, reduce the disruption to their families, offer a uniquely valuable educational option to the residents of South County and benefit all of the residents of the South County as the result of the opportunity for students to give back to the community they live in. All of these advantages to students, families and the community at large comes with the wonderful protection of Ag land use adjacent to the school. Both the school and the Ag land will leave a legacy for many generations to come.

As donors to the school and active in the fund raising and development of it, both my wife Sue and I are committed to making this school a unique opportunity to provide a high quality educational resource to the region that will focus on leadership and entrepreneurship skills, partnering with leading Universities and industry partners, combined with the ethics training unique to the Catholic curriculum.

With extensive careers we have both had in the high tech industry as well as Sue's second career teaching for many years at San Jose State University, we both see the unique advantages this school will offer to better prepare students for the future, improve quality of life for families and further improve the value of the community.

Please help make this wonderful asset to the Bay Area a reality by supporting the proposed SEQ project and Catholic High School. Your support is needed and appreciated.

Regards,

*Chuck Berghoff*

Chief Executive Officer

**OptoElectronix Inc.**

111 West St. John Street, Suite 588, San Jose, CA 95113

408-482-1430 Mobile

## Palacherla, Neelima

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**From:** Mary Anderson <jeffandmb@gmail.com>  
**Sent:** Monday, March 07, 2016 10:38 AM  
**To:** Palacherla, Neelima  
**Subject:** Fwd: Annexation of land for South County Catholic High School

Dear Ms. Palacherla,  
Please read the forwarded message below regarding the SEQ issue.

Regards,  
Mary Beth Anderson

Sent from my iPad

Begin forwarded message:

**From:** Gerri Beasley <[gigibeas@sbcglobal.net](mailto:gigibeas@sbcglobal.net)>  
**Date:** March 5, 2016 at 8:49:11 AM PST  
**To:** <[jeffandmb@gmail.com](mailto:jeffandmb@gmail.com)>  
**Subject:** Annexation of land for South County Catholic High School

Mary Beth,  
Please forward this E-mail to the LAFCO commission members,

We submit our strong support of the annexation of land needed to complete the South County Catholic High School. We believe that this will help the entire region to remain in the forefront of education for all the families who are now choosing the south bay as a desirable area in which to raise children. Our adult children are willing to move away from the congested Bay Area if there would be a School such as this one in the South Bay.

Respectfully submitted,  
Bill and Gerri Beasley  
1055 Deanna Drive  
Menlo Park, CA

## Palacherla, Neelima

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**From:** Gerrie Reinhardt <greinhardt@rnpadvisory.com>  
**Sent:** Saturday, March 05, 2016 2:00 PM  
**To:** Cat.Tucker@ci.gilroy.ca.us; Wasserman@bos.sccgov.org; district3@openspaceauthority.org; district10@sanjoseca.gov; board@valleywater.org; Susan@svwilsonlaw.com; Yeager, Ken  
**Cc:** Palacherla, Neelima  
**Subject:** South County Catholic High School

Dear LAFCO Representatives, With our good environmental intentions are we forcing some farmers to make a mediocre living off of their land which may not be suitable to various crops, trees or have enough water to irrigate? It is easy to push the can further down the road by prolonging the decision process , but is that beneficial? The San Jose Diocese purchased 40 acres from two families that had difficulty farming the land. It is easy to say we want to protect our green valley, our trees and our fields, but at whose expense.

I don't think the environmentalists and the urbanists want anything that is detrimental for our future but at times have difficulty coming together. The city of Morgan Hill has done an excellent job in managing growth and the environment. My wife and I moved to Morgan Hill in 1984, we enjoy the open space, the green hills, especially in the winter and spring, and the lights of the City at night. Morgan Hill is the best place we have ever lived and the city has managed a perfect balance in our community which is very refreshing.

We both grew up attending Catholic Schools. When our children were ready for high school, they had to actually leave our community and struggle with the commute. It meant many hours on the road to attend football games, dances and being with their friends. The development of a Catholic High School in our area would be a real blessing and I'm hoping my grandchildren will have that opportunity. A Catholic High School would improve the area and give students from Hollister, Gilroy, Morgan Hill and South San Jose a chance to learn, play and enjoy, with more time, instead of spending hours commuting. It would be great to have a Catholic High School in our area, giving parents more choices for education.

The site that the Diocese has chosen was formally the T-1 site chosen by the Morgan Hill Unified School District and environment impact studies were done years ago and repeated for the high school. It wasn't until the Sobrato family graciously gave the land north of Morgan Hill that the second high school plans actually changed and Sobrato High School was built.

The city of Morgan Hill has had several hearings, planning sessions and has given ample opportunities to Morgan Hill citizens to appear and voice their opinions on the S.E. Quadrant of which the Catholic High School is part. We have elected officials to represent Morgan Hill and they would like to go forward with their plans to preserve and annex the S.E. Quadrant. We trust the City in it's actions and have found that they have always extensively explored the welfare of the community as a whole. We strongly urge you to vote "yes" and let the City move forward with their plan for the S.E. Quadrant.

Thank you for your consideration.

Carl and Gerrie Reinhardt  
Residents and Business owners  
Morgan Hill, CA

March 6, 2016

Dear LAFCO Executive Officer Neelima Palacherla,

After many months of research into the proposed South County Catholic High School I felt compelled to write to you about my support for the development of this school in Morgan Hill, California.

I would urge you to exercise what latitude you and other LAFCO Board Members may have to specifically approve the land use request for this school property within the SEQ proposal presented by the City of Morgan Hill.

This school will be a splendid asset to Santa Clara County. It will offer an educational alternative that has not been made available in the Valley in over 50 years. The communities of Gilroy and Morgan Hill and those surrounding them should be very pleased that the Diocese of San Jose has shown a long term dedicated interest in building and providing a school here in South County.

I would hope that the presence of this school will drive surrounding schools to improve on many levels by setting new and higher educational standards. This can be an immeasurable legacy from a system that has historically taken interest in assisting minorities and students at every economic level. It is envisioned to provide continuing education for all. We need future leaders from all backgrounds who will return to the County and give back by serving the area that has provided so much and offers a wonderful standard of living.

The overall design vision is to build an ecologically sustainable campus that includes open space to educate students to address real world ecological problems. I can think of no higher use of this land than this type of innovative educational opportunity.

Community support for this school runs high. For example, a long term, non Catholic instructor currently employed at Christopher High School located in Gilroy said to me recently, "We need a school like that. It's about time and would complete the need and desire for that type of educational alternative in South County". I understand that a sustainability study done in recent years indicates that this school will be a success located in this area of the county.

I respectfully ask that you use your visionary gift and envision the future of education in the County that will assuredly benefit each and everyone of us for generations.

Sincerely,

Mary Beth Anderson  
Gilroy Resident and County Property Owner  
Cellular - 1.408.842.4162

## Palacherla, Neelima

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**From:** Carol Johnson <carolj@garlic.com>  
**Sent:** Monday, March 07, 2016 8:43 AM  
**To:** Palacherla, Neelima  
**Subject:** South County Catholic High School

Dear Ms. Palacherla:

I have been following the progress of the proposed high school for quite some time now and understand that it is now before you (LAFCO) for approval of the land use. I am a long time resident of South County, 30+ years in Morgan Hill.

I raised four children here and now have seven grandchildren who will be entering the school system here. I am thrilled at the prospect of this high school coming to fruition. This high school has been a long time coming and the need today is greater than ever. I believe a high school of this caliber will do nothing but enhance this area.

In my mind, what greater use for this land than educating the future leaders of our world. The vision of this high school is beyond exciting and will provide a learning environment that will not only be educational but innovative! My hope is that you will use your influence to approve this land use and pave the way for an incredible asset to our community.

Regards,  
Carol A. Johnson  
408.422.2770



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[www.avast.com](http://www.avast.com)

## Palacherla, Neelima

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**From:** Fabienne Esparza <fesparza@stcatherinemh.org>  
**Sent:** Monday, March 07, 2016 11:29 AM  
**To:** Yeager, Ken  
**Cc:** Palacherla, Neelima  
**Subject:** Annexation of Property for South County Catholic High School

RE: South County Catholic High School

I am writing in support of annexation of the land for South County Catholic High School into the city of Morgan Hill. As part of a team of dedicated individuals, we have been working diligently to make this school a reality. The city of Morgan Hill strongly endorses the annexation of the property and has a very strong plan to preserve agriculture in the valley, as well.

Many of our students commute long distances each day to attend other Catholic high schools. A local alternative would not only get students off the freeways for those long commutes, but would also enhance the city of Morgan Hill with an additional high quality educational option and keep families more engaged in activities in their local community. The school will provide top notch education for the 21<sup>st</sup> century and add many economic benefits to local businesses.

South County Catholic High School has outstanding support from the St. Catherine and St. Mary's parishes, as well as many parents who are eager for a local Catholic high school option. Every week I have parents asking when the new high school will break ground and will it be ready for their children to attend.

Within all the consideration for annexing the property into the city, we also want to preserve and promote the long standing history of agriculture in South County. In collaboration with the Morgan Hill City Council we hope you will help make this happened, so we can move forward with the new high school.

Warmest regards,

*Fabienne M. Esparza*  
*Principal*

St. Catherine School  
17500 Peak Avenue  
Morgan Hill, CA 95037  
(408) 779-9950



## Palacherla, Neelima

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**From:** Johnson,Jonathan S <Jonathan.Johnson@edwardjones.com>  
**Sent:** Monday, March 07, 2016 2:22 PM  
**To:** Palacherla, Neelima  
**Subject:** LAFCO/SEQ Morgan Hill

Dear Ms. Palacherla,

After hearing about the proposed South County High School I felt compelled to write to you about my support for the development of this school in Morgan Hill, California. This school will be a splendid asset to Santa Clara County. It will offer an educational alternative that has not been made available in this valley. The communities of Gilroy and Morgan Hill and those surrounding them should be very pleased that the Diocese of San Jose has shown a long term dedicated interest in building and providing a school here in South County.

I graduated from High School in the summer of 2000. I chose to attend St Francis High School rather than the local public schools for my education. Although it was a great decision to go there, it was not easy as a teenager to commute from Morgan Hill to Mountain View 5 days a week, catching the train at 6am and usually not returning home until about 7pm depending on whether or not I was playing a sport. I have valued and appreciated my education from the school, but it did not come without sacrifices. Providing this educational alternative for the children in South County will provide them a great opportunity without some of the sacrifices I had to make for a similar opportunity.

I believe that community support for this school runs high and I understand that a sustainability study done in recent years indicates that this school will be a success located in this area of the county. I respectfully ask that you use your visionary gift and envision the future of education in the County that will assuredly benefit each and every one of us for generations.

Thank you,

Jonathan Johnson  
Cell: 408.595.8743

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Jonathan Johnson  
Financial Advisor  
Edward Jones  
7615 Pacific Street  
Omaha, NE 68114-5420  
(402) 393-1002  
[www.edwardjones.com](http://www.edwardjones.com)

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## MORGAN HILL USA AMENDMENT 2015

### COMMENT LETTERS REQUESTING DENIAL

	FROM	AGENCY/ ORGANIZATION	PROPERTY OWNER IN SUBJECT AREA	DATE	POSITION
1	<a href="#">Trina Hineser</a>	San Martin Neighborhood Alliance		12/06/15	Deny Area 1
2	<a href="#">Sousan Manteghi-Safakish</a>	South County Democratic Club		02/08/16	Deny Area 1
3	<a href="#">Serena Unger</a>	American Farmland Trust		02/16/16	Deny
4	<a href="#">Joe Lovecchio</a>	Morgan Hill Pony Baseball		02/18/16	Deny Area 1
5	<a href="#">Michael Ferreira</a>	Sierra Club		02/19/16	Deny Area 1
6	<a href="#">Shani Kleinhaus</a>	Audubon Society		02/23/16	Deny Area 1
7	<a href="#">Yvette Castanon</a>	Save Morgan Hill		02/29/16	Deny Area 1
8	<a href="#">Eli Zigas</a>	SPUR		02/29/16	Deny Area 1
9	<a href="#">Cecilie Schulze</a>	League of Women Voters		03/04/16	DenyArea 1
10	<a href="#">Rod Braughton, plus 15 other signatories</a>		Property owners/ residents in the subject area	01/20/16	Deny Area 2
11	<a href="#">Chuck Reed</a>		On behalf of property owners	01/22/16	Deny Area 2
12	<a href="#">Carol Neal</a>		Property owner in SEQ area	02/13/14	Deny Area 1
13	<a href="#">Shawn Barreras</a>		Resident in SEQ area	02/29/16	Deny
14	<a href="#">Yudhvir Singh Sidhu</a>		Resident and property owner in SEQ area	03/01/16	Deny Area 1
15	<a href="#">Lisa and Dennis Yearton</a>		Resident in SEQ area	03/01/16	Deny Area 1
16	<a href="#">Charlyn &amp; Mel Perrier</a>			08/04/15	Deny Area 1

**MORGAN HILL USA AMENDMENT 2015**

**COMMENT LETTERS REQUESTING DENIAL**

	<b>FROM</b>	<b>AGENCY/ ORGANIZATION</b>	<b>PROPERTY OWNER IN SUBJECT AREA</b>	<b>DATE</b>	<b>POSITION</b>
17	<a href="#">Charlyn &amp; Mel Perrier</a>			10/26/15	Deny Area 1
18	<a href="#">Flyn Fenex</a>			10/30/15	Deny Area 1
19	<a href="#">Ying Leighton</a>			11/02/15	Deny
20	<a href="#">Jordan Wittman</a>			11/02/15	Deny Area 1
21	<a href="#">Lisa Voss</a>			11/02/15	Deny Area 1
22	<a href="#">Marilyn Dober</a>			11/04/15	Deny Area 1
23	<a href="#">Kristyn Greenwood</a>			11/09/15	Deny Area 1
24	<a href="#">Ashley Woodworth</a>			11/17/15	Deny Area 1
25	<a href="#">Linda Barbosa</a>			11/22/15	Deny Area 1
26	<a href="#">Debbie Kenyon</a>			11/23/15	Deny Area 1
27	<a href="#">John Jenkins</a>			11/24/15	Deny Area 1
28	<a href="#">Todd Perry</a>			12/10/15	Deny Area 1
29	<a href="#">Chuck Flagg</a>			12/19/15	Deny Area 1
30	<a href="#">Margaret McCann</a>			01/02/16	Deny Area 1
31	<a href="#">Janet Conrey</a>			01/06/16	Deny Area 1
32	<a href="#">Diane Berney</a>			01/07/16	Deny Area 1
33	<a href="#">Linda Barbosa</a>			01/16/16	Deny Area 1
34	<a href="#">Mark P. Green</a>			01/25/16	Deny Area 1
35	<a href="#">Myra Kaelin</a>			01/27/16	Deny Area 1

**MORGAN HILL USA AMENDMENT 2015**

**COMMENT LETTERS REQUESTING DENIAL**

	<b>FROM</b>	<b>AGENCY/ ORGANIZATION</b>	<b>PROPERTY OWNER IN SUBJECT AREA</b>	<b>DATE</b>	<b>POSITION</b>
36	<a href="#">William Barnhart</a>			01/30/16	Deny Area 1
37	<a href="#">Virginia Pfluger</a>			02/06/16	Deny
38	<a href="#">Chris Monack</a>			02/15/16	Deny Area 1
39	<a href="#">Rene Spring</a>			02/26/16	Deny Area 1
40	<a href="#">Charlyn Perrier</a>			02/26/16	Deny Area 1
41	<a href="#">Richard Simunic</a>			02/27/16	Deny Area 1
42	<a href="#">Streicho@aol.com</a>			02/28/16	Deny Area 1
43	<a href="#">Joey Weitz</a>			02/29/16	Deny
44	<a href="#">Margot Kakalec</a>			02/29/16	Deny Area 1
45	<a href="#">Lee Ann Dunn</a>			02/29/16	Deny Area 1
46	<a href="#">Mary Lai</a>			02/29/16	Deny both Areas 1 & 2
47	<a href="#">Kim Rizzo</a>			02/29/16	Deny both Areas 1 & 2
48	<a href="#">Tricia Garcia</a>			03/01/16	Deny
49	<a href="#">Steven Chappell</a>			03/01/16	Deny
50	<a href="#">Duke Sonderegger</a>			03/01/16	Deny
51	<a href="#">Jean Myers</a>			03/01/16	Deny Area 1
52	<a href="#">Lester Earnest</a>			03/01/16	Deny Area 1
53	<a href="#">Stu Nuttall</a>			03/01/16	Deny Area 1
54	<a href="#">John Holton</a>			03/01/16	Deny Area 1

**MORGAN HILL USA AMENDMENT 2015**

**COMMENT LETTERS REQUESTING DENIAL**

<b>FROM</b>	<b>AGENCY/ ORGANIZATION</b>	<b>PROPERTY OWNER IN SUBJECT AREA</b>	<b>DATE</b>	<b>POSITION</b>
55 <a href="#">Pete Siemens</a>			03/01/16	Deny Area 1
56 <a href="#">Martha Cohn</a>			03/01/16	Deny Area 1
57 <a href="#">Tom Gibboney</a>			03/01/16	Deny Area 1
58 <a href="#">Alison Smith</a>			03/01/16	Deny Area 1
59 <a href="#">Beth Wyman</a>			03/01/16	Deny Area 1
60 <a href="#">Christine LeQuang</a>			03/01/16	Deny Area 1
61 <a href="#">Debra Kenyon</a>			03/01/16	Deny Area 1
62 <a href="#">Gabriel Dalbec</a>			03/01/16	Deny Area 1
63 <a href="#">Larry Breniman</a>			03/01/16	Deny Area 1
64 <a href="#">Lee Ann Dunn</a>			03/01/16	Deny Area 1
65 <a href="#">Randall Curtis</a>			03/01/16	Deny Area 1
66 <a href="#">Richard C. Scott</a>			03/01/16	Deny Area 1
67 <a href="#">Sandra Lim</a>			03/01/16	Deny Area 1
68 <a href="#">Teri Morton</a>			03/01/16	Deny Area 1
69 <a href="#">John Brazil</a>			03/01/16	Deny Area 1
70 <a href="#">Julie Steury</a>			03/01/16	Deny Area 1
71 <a href="#">Liz Snyder</a>			03/01/16	Deny Area 1
72 <a href="#">Clinton Lewis</a>			03/01/16	Deny Area 1
73 <a href="#">Emily M. Renzel</a>			03/01/16	Deny Area 1

**MORGAN HILL USA AMENDMENT 2015**

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	<b>FROM</b>	<b>AGENCY/ ORGANIZATION</b>	<b>PROPERTY OWNER IN SUBJECT AREA</b>	<b>DATE</b>	<b>POSITION</b>
74	<a href="#">Justin Garland</a>			03/01/16	Deny Area 1
75	<a href="#">Matt Allen</a>			03/01/16	Deny Area 1
76	<a href="#">Alie Victorine</a>			03/01/16	Deny Area 1
77	<a href="#">Anne Stauffer</a>			03/01/16	Deny Area 1
78	<a href="#">Brian Carr</a>			03/01/16	Deny Area 1
79	<a href="#">Brian Debasitis</a>			03/01/16	Deny Area 1
80	<a href="#">Carol Wolf</a>			03/01/16	Deny Area 1
81	<a href="#">Djani Drocic</a>			03/01/16	Deny Area 1
82	<a href="#">Dr. Roger Rosenberg</a>			03/01/16	Deny Area 1
83	<a href="#">Justyne Schnupp</a>			03/01/16	Deny Area 1
84	<a href="#">Kirk Vartan</a>			03/01/16	Deny Area 1
85	<a href="#">Patricia Blevins</a>			03/01/16	Deny Area 1
86	<a href="#">V Calkins</a>			03/01/16	Deny Area 1
87	<a href="#">Carolyn Straub and Steve McHenry</a>			03/01/16	Deny Area 1
88	<a href="#">Christine Valenti</a>			03/01/16	Deny Area 1
89	<a href="#">Sharon Luna</a>			03/01/16	Deny Area 1
90	<a href="#">Nancy Reyrering and Martin Walker</a>			03/01/16	Deny Area 1
91	<a href="#">Cheryl Woodward</a>			03/01/16	Deny Area 1
92	<a href="#">L. Graig Britton</a>			03/01/16	Deny Area 1

**MORGAN HILL USA AMENDMENT 2015**

**COMMENT LETTERS REQUESTING DENIAL**

	<b>FROM</b>	<b>AGENCY/ ORGANIZATION</b>	<b>PROPERTY OWNER IN SUBJECT AREA</b>	<b>DATE</b>	<b>POSITION</b>
93	<a href="#">Lucia Moser</a>			03/01/16	Deny Area 1
94	<a href="#">William Scheid</a>			03/01/16	Deny Area 1
95	<a href="#">J Stuart</a>			03/01/16	Deny Area 1
96	<a href="#">Lee Hagan</a>			03/01/16	Deny Area 1
97	<a href="#">Armando Benavides</a>			03/01/16	Deny both Areas 1 & 2
98	<a href="#">Mary Treacy</a>			03/02/16	Deny
99	<a href="#">Sarah P. Hansen</a>			03/02/16	Deny
100	<a href="#">Lynne and Robert Meyer</a>			03/02/16	Deny
101	<a href="#">Dan Melin</a>			03/02/16	Deny
102	<a href="#">Erica Stanojevic</a>			03/02/16	Deny
103	<a href="#">Susan Space</a>			03/02/16	Deny
104	<a href="#">Anita Martin</a>			03/02/16	Deny
105	<a href="#">James Pearson</a>			03/02/16	Deny Area 1
106	<a href="#">Gloria Linder</a>			03/02/16	Deny Area 1
107	<a href="#">Mary J. Silva</a>			03/02/16	Deny Area 1
108	<a href="#">Jenny Fredericksen</a>			03/02/16	Deny Area 1
109	<a href="#">Danielle Bernier</a>			03/02/16	Deny Area 1
110	<a href="#">Erin Cassidy</a>			03/02/16	Deny Area 1
111	<a href="#">John Gurley</a>			03/02/16	Deny Area 1



**MORGAN HILL USA AMENDMENT 2015**

**COMMENT LETTERS REQUESTING DENIAL**

	<b>FROM</b>	<b>AGENCY/ ORGANIZATION</b>	<b>PROPERTY OWNER IN SUBJECT AREA</b>	<b>DATE</b>	<b>POSITION</b>
112	<a href="#">David Frazer</a>			03/02/16	Deny Area 1
113	<a href="#">David Fredericks</a>			03/02/16	Deny Area 1
114	<a href="#">Debbie Hernandez</a>			03/02/16	Deny Area 1
115	<a href="#">Frank L. Daley</a>			03/02/16	Deny Area 1
116	<a href="#">Joshua McCarthy</a>			03/02/16	Deny Area 1
117	<a href="#">Judy Gillingham</a>			03/02/16	Deny Area 1
118	<a href="#">Kim Kenyon</a>			03/02/16	Deny Area 1
119	<a href="#">Kimberly Kenyon</a>			03/02/16	Deny Area 1
120	<a href="#">Kristin A. Carlson</a>			03/02/16	Deny Area 1
121	<a href="#">Michelle Gordon</a>			03/02/16	Deny Area 1
122	<a href="#">Neil Thomas</a>			03/02/16	Deny Area 1
123	<a href="#">Peggy Toomay</a>			03/02/16	Deny Area 1
124	<a href="#">Reiner Kulkowski</a>			03/02/16	Deny Area 1
125	<a href="#">Shawn Barreras</a>			03/02/16	Deny Area 1
126	<a href="#">Theresa Warren</a>			03/02/16	Deny Area 1
127	<a href="#">Kelly and Tom Byrne</a>			03/02/16	Deny Area 1
128	<a href="#">Steve and Nancy Blaser</a>			03/02/16	Deny Area 1
129	<a href="#">Andrea Judge</a>			03/02/16	Deny Area 1
130	<a href="#">Julie Allingham</a>			03/02/16	Deny Area 1

**MORGAN HILL USA AMENDMENT 2015**

**COMMENT LETTERS REQUESTING DENIAL**

	FROM	AGENCY/ ORGANIZATION	PROPERTY OWNER IN SUBJECT AREA	DATE	POSITION
131	<a href="#">Larry Ames</a>			03/02/16	Deny Area 1
132	<a href="#">Mary E. Martin</a>			03/02/16	Deny Area 1
133	<a href="#">Phil Leahey</a>			03/02/16	Deny Area 1
134	<a href="#">Sylvia Nobbmann</a>			03/02/16	Deny Area 1
135	<a href="#">Lee Hagan</a>			03/02/16	Deny Area 1
136	<a href="#">Merri Muir</a>			03/02/16	Deny Area 1
137	<a href="#">Paula Bringelson</a>			03/02/16	Deny Area 1
138	<a href="#">Traci Monroe Valdez</a>			03/02/16	Deny both Areas 1 & 2
139	<a href="#">Robert Johnson</a>			03/03/16	Deny
140	<a href="#">Peter LaTourrette</a>			03/03/16	Deny
141	<a href="#">Kristal Caidoy</a>			03/03/16	Deny
142	<a href="#">Bruce and Tiffany</a>			03/03/16	Deny
143	<a href="#">Jeff Lawson</a>			03/03/16	Deny
144	<a href="#">Lucinda Lawson</a>			03/03/16	Deny
145	<a href="#">Tracey James</a>			03/03/16	Deny
146	<a href="#">Lynne Deegan-McGraw</a>			03/03/16	Deny
147	<a href="#">Douglas Daetz</a>			03/03/16	Deny
148	<a href="#">Robert Kuter</a>			03/03/16	Deny
149	<a href="#">Melinda Gedryn</a>			03/03/16	Deny

**MORGAN HILL USA AMENDMENT 2015**

**COMMENT LETTERS REQUESTING DENIAL**

	<b>FROM</b>	<b>AGENCY/ ORGANIZATION</b>	<b>PROPERTY OWNER IN SUBJECT AREA</b>	<b>DATE</b>	<b>POSITION</b>
150	<a href="#">Camille McCormack</a>			03/03/16	Deny Area 1
151	<a href="#">Tracy Mikolajewski</a>			03/03/16	Deny Area 1
152	<a href="#">David Lima</a>			03/03/16	Deny Area 1
153	<a href="#">Chris Morrison</a>			03/03/16	Deny Area 1
154	<a href="#">Chris Monack</a>			03/03/16	Deny Area 1
155	<a href="#">Tracy Morrison</a>			03/03/16	Deny Area 1
156	<a href="#">Sherrie Wren</a>			03/03/16	Deny Area 1
157	<a href="#">Garth Gilmor</a>			03/03/16	Deny Area 1
158	<a href="#">David Frazer</a>			03/03/16	Deny Area 1
159	<a href="#">Paul and Jeanette Millward</a>			03/03/16	Deny Area 1
160	<a href="#">Smita Patel</a>			03/03/16	Deny Area 1
161	<a href="#">Tina Rivera</a>			03/03/16	Deny Area 1
162	<a href="#">Julie A. Allen</a>			03/03/16	Deny Area 1
163	<a href="#">Robert Oxenburgh</a>			03/04/16	Deny
164	<a href="#">Mary Yates</a>			03/04/16	Deny
165	<a href="#">Lorena Jung</a>			03/04/16	Deny
166	<a href="#">Donna Gerber</a>			03/04/16	Deny
167	<a href="#">Jim and Tina Wright</a>			03/04/16	Deny Area 1
168	<a href="#">Wejun</a>			03/04/16	Deny Area 1

**MORGAN HILL USA AMENDMENT 2015**

**COMMENT LETTERS REQUESTING DENIAL**

	FROM	AGENCY/ ORGANIZATION	PROPERTY OWNER IN SUBJECT AREA	DATE	POSITION
169	<a href="#">Jing Want</a>			03/04/16	Deny Area 1
170	<a href="#">Amy and Peter Marcotullio</a>			03/04/16	Deny Area 1
171	<a href="#">Michelle Lieberman and Gal Mariansky</a>			03/04/16	Deny Area 1
172	<a href="#">Marieke Ruys</a>			03/04/16	Deny Area 1
173	<a href="#">Karina Quintero</a>			03/04/16	Deny Area 1
174	<a href="#">Mike Gallagher</a>			03/04/16	Deny Area 1
175	<a href="#">Mark Grzan</a>			03/05/16	Deny
176	<a href="#">Jennifer Haole</a>			03/05/16	Deny
177	<a href="#">David Wilber</a>			03/05/16	Deny
178	<a href="#">Sandie Silva</a>			03/05/16	Deny Area 1
179	<a href="#">Chuck Flagg</a>			03/05/16	Deny Area 1
180	<a href="#">Reyna Monarrez</a>			03/05/16	Deny Area 1
181	<a href="#">Gal Mariansky</a>			03/05/16	Deny Area 1
182	<a href="#">Jim Wright</a>			03/05/16	Deny Area 1
183	<a href="#">Tabitha Buckner</a>			03/05/16	Deny Area 1
184	<a href="#">Alex Casbara</a>			03/05/16	Deny Area 1
185	<a href="#">Joelle Garretson</a>			03/05/16	Deny Area 1
186	<a href="#">C Riesenbeck</a>			03/05/16	Deny Area 1
187	<a href="#">Gemma Abels</a>			03/05/16	Deny Area 1

**MORGAN HILL USA AMENDMENT 2015**

**COMMENT LETTERS REQUESTING DENIAL**

	<b>FROM</b>	<b>AGENCY/ ORGANIZATION</b>	<b>PROPERTY OWNER IN SUBJECT AREA</b>	<b>DATE</b>	<b>POSITION</b>
188	<a href="#">Janice Perez</a>			03/05/16	Deny Area 1
189	<a href="#">Chris Manning</a>			03/05/16	Deny Area 1
190	<a href="#">Garik losilevsky</a>			03/05/16	Deny Area 1
191	<a href="#">Colleen Hotchkiss</a>			03/05/16	Deny Area 1
192	<a href="#">Ruth Merino</a>			03/05/16	Deny Area 1
193	<a href="#">Kerri Hamilton</a>			03/05/16	Deny Area 1
194	<a href="#">Amy Evans</a>			03/05/16	Deny Area 1
195	<a href="#">Greg Bringelson</a>			03/05/16	Deny Area 1
196	<a href="#">Brendan Ruiz</a>			03/05/16	Deny Area 1
197	<a href="#">Julie Ceballos</a>			03/05/16	Deny Area 1
198	<a href="#">Nancy Reyerling</a>			03/05/16	Deny Area 1
199	<a href="#">Thomas and Phyllis Conrad</a>			03/06/16	Deny
200	<a href="#">Cathy Correia</a>			03/06/16	Deny
201	<a href="#">Edgar Lo</a>			03/06/16	Deny
202	<a href="#">Monica Schwenke</a>			03/06/16	Deny
203	<a href="#">Victor Ruskovoloshin</a>			03/06/16	Deny Area 1
204	<a href="#">Richard McMurtry</a>			03/06/16	Deny Area 1
205	<a href="#">Doug Muirhead</a>			03/06/16	Deny Area 1
206	<a href="#">Adriana Garcia</a>			03/06/16	Deny Area 1

**MORGAN HILL USA AMENDMENT 2015**

**COMMENT LETTERS REQUESTING DENIAL**

	FROM	AGENCY/ ORGANIZATION	PROPERTY OWNER IN SUBJECT AREA	DATE	POSITION
207	<a href="#">Pauline Price</a>			03/06/16	Deny Area 1
208	<a href="#">Katie Khera</a>			03/06/16	Deny Area 1
209	<a href="#">Jeff Harris</a>			03/06/16	Deny Area 1
210	<a href="#">Jackie</a>			03/06/16	Deny Area 1
211	<a href="#">Laurie Huth</a>			03/06/16	Deny Area 1
212	<a href="#">Maureen Spitz</a>			03/06/16	Deny Area 1
213	<a href="#">Terry Christensen</a>			03/06/16	Deny Area 1
214	<a href="#">Yan-Yin Choy</a>			03/06/16	Deny Area 1
215	<a href="#">Patrick Mauri</a>			03/06/16	Deny Area 1
216	<a href="#">Galli Basson</a>			03/06/16	Deny Area 1
217	<a href="#">John Thomson</a>			03/06/16	Deny Area 1
218	<a href="#">Ramesh Mantri</a>			03/06/16	Deny Area 1
219	<a href="#">Shawn Barreras</a>			03/07/16	Deny
220	<a href="#">Jeff Segall</a>			03/07/16	Deny
221	<a href="#">David Simon</a>			03/07/16	Deny Area 1
222	<a href="#">Tanya Diamond</a>			03/07/16	Deny Area 1
223	<a href="#">Joseph and Enerstine Machado</a>			03/07/16	Deny Area 1
224	<a href="#">Carol Frazer</a>			03/07/16	Deny Area 1
225	<a href="#">Lisa Hays</a>			03/07/16	Deny Area 1

**MORGAN HILL USA AMENDMENT 2015**

**COMMENT LETTERS REQUESTING DENIAL**

	FROM	AGENCY/ ORGANIZATION	PROPERTY OWNER IN SUBJECT AREA	DATE	POSITION
226	<a href="#">Dean Santos</a>			03/07/16	Deny Area 1
227	<a href="#">Nancy Hubbart</a>			03/07/16	Deny Area 1
228	<a href="#">Cynthia Leeder</a>			03/07/16	Deny Area 1
229	<a href="#">Kirk Vartan</a>			03/07/16	Deny Area 1
230	<a href="#">Sandy Eaton</a>			03/07/16	Deny Area 1
231	<a href="#">William Eaton</a>			03/07/16	Deny Area 1
232	<a href="#">Steve McHenry</a>			03/07/16	Deny Area 1
233	<a href="#">Rhonda Lakatos</a>			03/07/16	Deny Area 1
234	<a href="#">Daniel Scott</a>			03/07/16	Deny Area 1





## Palacherla, Neelima

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**From:** Trina Hineser <thineser@e-ecosound.com>  
**Sent:** Tuesday, November 10, 2015 3:05 PM  
**To:** Palacherla, Neelima  
**Subject:** Southeast Quadrant (Morgan Hill)

**Importance:** High

Hello Neelima,

I was provided your name as a contact person for LAFCO and as being one who is familiar with the proposed annexation of the Southeast Quadrant (Morgan Hill).

First, let me take a moment to introduce myself. My name is Trina Hineser and I am the current President of the San Martin Neighborhood Alliance (SMNA) and have been a board member for three years. Our SMNA membership is made up of 400+ households within unincorporated rural San Martin. Additionally, I regularly attend the San Martin Planning Advisory Committee (SMPAC) meetings for Santa Clara County and most recently was appointed to sit on the SMPAC Board by Mike Wasserman.

I am reaching out to you because; not until this week, have I or any of the SMNA Board Members ever heard about the potential annexation of the Southeast Quadrant. Nor has this item been brought up or discussed at any of the SMPAC meetings in the last few years. This is quite concerning as the Southeast Quadrant directly borders San Martin and residents there have never been notified of this potential annexation.

SMNA is committed to maintaining our rural residential community. The idea of there no longer being any buffer between Morgan Hill City boundaries; i.e. sphere of influence, and the rural community of San Martin is of great concern to SMNA.

It was my understanding that since the adoption of countywide urban development policies, that they are to serve as examples of how planning and growth management principles can help **discourage urban sprawl**, preserve agricultural lands and maintain open space. The implementation of these policies is what has made Santa Clara County a more livable, sustainable place then it would have otherwise become. How will LAFCO implement these policies if the sphere of influence between Morgan Hill and San Martin is abolished at this Southeast Quadrant?

If you would bring me up to speed on how long this project has been in the works, when it is scheduled to go before LAFCO, when & where has public outreach been done, and where the proposed plans can be viewed along with the environmental studies, it would be appreciated.

Please feel free to contact me directly, at (408) 507-2221.

Sincerely,  
**Trina Hineser**

**SMNA Board - President**

**[www.sanmartinneighbor.org](http://www.sanmartinneighbor.org)**



**San Martin  
Neighborhood  
Alliance**

**Subject:** Southeast Quadrant (Morgan Hill)

**From:** Trina Hineser [<mailto:thineser@e-ecosound.com>]

**Sent:** Sunday, December 06, 2015 3:13 PM

**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** RE: Southeast Quadrant (Morgan Hill)

Hello Neelima,

I did not get a chance to introduce myself to you at the recent LAFCO meeting, but was very glad that I attended.

I did however introduce myself to Andrew Crabtree with the Morgan Hill Planning Office. I have requested a meeting for the SMNA Board to meet with him in the coming week (December 10<sup>th</sup>, 2015). I also plan on attending the Open Space Authority meeting this week where the project will be presented.

I mentioned to Andrew the concern that long time homeowners within the Southeast Quadrant have never been notified about this project. He stated at LAFCO that his project has been in the works for 12 years. If this is the case, what type of outreach has been done? There are at least 12 homeowners on Maple Avenue & Murphy Avenue that know nothing about this proposed project. Andrew stated that he was told that someone went door to door and spoke with everyone on Maple Ave., I smiled and stated, "well I have lived at 840 Maple Avenue for over 15 years and no one has come to speak to me or any of the surrounding homeowners as I am in personal contact with them."

I would ask LAFCO to postpone action on the Morgan Hill annexation until proper and just notification, public outreach, and homeowner input has been made available. To date, the San Martin Neighborhood Alliance has been the one to reach out to Morgan Hill and we will view the plans and attend the OSA meeting to hear further information. However, with the holiday season upon us and this project going before LAFCO on February 3<sup>rd</sup>, 2016 this does not provide adequate time or notice to the individuals and the community of San Martin, in which this project will greatly affect.

As President of SMNA I will be personally reaching out to each LAFCO Board Members in order to notice them on the lack of public notification and outreach that has taken place surrounding this project. I would ask that this be public notice of SMNA's objection to this project going to a vote in February.

Sincerely,

**Trina Hineser**

**SMNA Board - President**

**[www.sanmartinneighbor.org](http://www.sanmartinneighbor.org)**



**San Martin  
Neighborhood  
Alliance**

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**From:** Palacherla, Neelima [<mailto:Neelima.Palacherla@ceo.sccgov.org>]

**Sent:** Tuesday, November 10, 2015 4:28 PM

**To:** [thineser@e-ecosound.com](mailto:thineser@e-ecosound.com)

**Subject:** RE: Southeast Quadrant (Morgan Hill)

Trina,  
Thank you for your interest in LAFCO. It was good chatting with you. I have now added you to the LAFCO agenda notice/mailling list. Per your request, I have attached the maps of the two areas proposed for inclusion in the Morgan Hill Urban Service Area and a notice informing the city when the application is likely to be heard at LAFCO. Please do not hesitate to contact me if you have any questions.  
Neelima.

**Neelima Palacherla**

Executive Officer

LAFCO of Santa Clara County

70 West Hedding Street San Jose CA 95110

Ph: (408) 299-5127 Fax: (408) 295-1613

[www.santaclarlafco.org](http://www.santaclarlafco.org)

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**From:** Trina Hineser [<mailto:thineser@e-ecosound.com>]

**Sent:** Tuesday, November 10, 2015 3:05 PM

**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** Southeast Quadrant (Morgan Hill)

**Importance:** High

Hello Neelima,

I was provided your name as a contact person for LAFCO and as being one who is familiar with the proposed annexation of the Southeast Quadrant (Morgan Hill).

First, let me take a moment to introduce myself. My name is Trina Hineser and I am the current President of the San Martin Neighborhood Alliance (SMNA) and have been a board member for three years. Our SMNA membership is made up of 400+ households within unincorporated rural San Martin. Additionally, I regularly attend the San Martin Planning Advisory Committee (SMPAC) meetings for Santa Clara County and most recently was appointed to sit on the SMPAC Board by Mike Wasserman.

I am reaching out to you because; not until this week, have I or any of the SMNA Board Members ever heard about the potential annexation of the Southeast Quadrant. Nor has this item been brought up or discussed at any of the SMPAC meetings in the last few years. This is quite concerning as the Southeast Quadrant directly borders San Martin and residents there have never been notified of this potential annexation.

SMNA is committed to maintaining our rural residential community. The idea of there no longer being any buffer between Morgan Hill City boundaries; i.e. sphere of influence, and the rural community of San Martin is of great concern to SMNA.

It was my understanding that since the adoption of countywide urban development policies, that they are to serve as examples of how planning and growth management principles can help **discourage urban sprawl**, preserve agricultural lands and maintain open space. The implementation of these policies is what has made Santa Clara County a more livable, sustainable place then it would have otherwise become. How will LAFCO implement these policies if the sphere of influence between Morgan Hill and San Martin is abolished at this Southeast Quadrant?

If you would bring me up to speed on how long this project has been in the works, when it is scheduled to go before LAFCO, when & where has public outreach been done, and where the proposed plans can be viewed along with the environmental studies, it would be appreciated.

Please feel free to contact me directly, at (408) 507-2221.

Sincerely,  
Trina Hineser  
SMNA Board - President  
[www.sanmartinneighbor.org](http://www.sanmartinneighbor.org)



## Palacherla, Neelima

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**From:** sousans@eta-usa.com  
**Sent:** Monday, February 08, 2016 7:00 PM  
**To:** Palacherla, Neelima  
**Cc:** Rene Spring; 'Rebeca Armendariz'  
**Subject:** South County Democratic Club resolutions  
**Attachments:** morgan hill resolution 1-2016-2.doc

Good Afternoon Neelima

Hope you are well. On behalf of the South County Democratic Club ( SCDC) please forward this email and its attachment to all LAFCO COMMISSIONERS.

The **South County Democratic Club** & the **Santa Clara County Democratic Party** have endorsed & passed the **Resolution In Opposition To The City Of Morgan Hill's Annexation Of The South East Quadrant** and the **Resolution In Opposition To The North-Gilroy Neighborhood Development Proposal.**

Both resolutions have been endorsed by following local organizations as well:

### **Gilroy Growing Smarter**

1. **Greenbelt Alliance**
2. **Save Morgan Hill**
3. **Thrive! Morgan Hill**
4. **Committee for Green Foothills**
5. **CHEER**

In less than 3 weeks, Lafco will meet and decide on the City Of Morgan Hill's Annexation of the South East Quadrant. It is imperative that all the Commissioners are aware of the severe impact this annexation will have on the South County community and the sheer number of residents and organizations that oppose this move.

Please confirm that this email has been received in good order. You may contact me with any questions regarding the Morgan Hill Opposition resolution, my contact information can be found below.

Sousan Manteghi-Safakish  
SCDC President  
[E-Mail:sousan@eta-usa.com](mailto:sousan@eta-usa.com)  
Phone: 408-778-2793 X112  
Direct: 408-404-4025  
Fax: 408-779-2753



SOUTH COUNTY DEMOCRATIC CLUB

**Resolution In Opposition To The City Of Morgan Hill Annexation Of  
The South East Quadrant**

WHEREAS southern Santa Clara County contains the majority of the remaining irreplaceable farmland that contributes significantly to the overall quality of life of all county residents and that the County is committed to protecting this resource and

WHEREAS agriculture continues to be a growing and viable industry in Santa Clara County- with an annual output equaling \$1.6b, contributing \$830 million to the County's economy and providing 8,100 jobs for a sector that is not served by other industries and

WHEREAS Local, Regional, State and Federal planning has prioritized the investment in sustainable communities in preparation for climate change and it's vitally important mitigation measures,

THEREFORE, BE IT RESOLVED that the South County Democratic Club, a Chartered Club within the Santa Clara County Democratic Party, urges Santa Clara County Local Agency Formation Commission to deny the Morgan Hill Sports- Recreation-Leisure District Urban Service Area Amendment request.

THEREFORE BE IT FURTHER RESOLVED that a copy of this resolution will be transmitted to the appropriate City, County, State and Federal elected officials.

Signed: Sousan Manteghi-Safakish Date: 1-16-2016

**From:** Serena Unger [<mailto:sunger@farmland.org>]

**Sent:** Tuesday, February 16, 2016 10:14 AM

**To:** [Cat.Tucker@ci.gilroy.ca.us](mailto:Cat.Tucker@ci.gilroy.ca.us); Wasserman, Mike <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>; [district10@sanjoseca.gov](mailto:district10@sanjoseca.gov); [susan@svwilsonlaw.com](mailto:susan@svwilsonlaw.com); [district3@openspaceauthority.org](mailto:district3@openspaceauthority.org); [board@valleywater.org](mailto:board@valleywater.org); Yeager, Ken <[Ken.Yeager@bos.sccgov.org](mailto:Ken.Yeager@bos.sccgov.org)>

**Cc:** Chavez, Cindy <[Cindy.Chavez@bos.sccgov.org](mailto:Cindy.Chavez@bos.sccgov.org)>; [ykishimoto@openspace.org](mailto:ykishimoto@openspace.org); [TerryT1011@aol.com](mailto:TerryT1011@aol.com); [District2@sanjoseca.gov](mailto:District2@sanjoseca.gov); [TaraMilius@gmail.com](mailto:TaraMilius@gmail.com); Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** Comments on Morgan Hill USA Amendment proposal

Dear Chairperson Tucker and LAFCO Commissioners,

On behalf of American Farmland Trust, I respectfully submit comments on the Morgan Hill urban service area amendment proposal. Please consider these comments for the LAFCO special meeting taking place on March 11.

Please see the attached letter.

Regards,

Serena Unger  
Senior Planner and Policy Associate  
[American Farmland Trust, California](#)

415-336-2981 cell  
[sunger@farmland.org](mailto:sunger@farmland.org)

[www.farmland.org](http://www.farmland.org)







California Office  
2001 N Street Suite 110  
Sacramento, CA 95811

VIA EMAIL

February 16, 2016

Chairperson Tucker and LAFCO Commissioners  
Santa Clara County Local Agency Formation Commission  
70 West Hedding Street, 8th Floor  
San Jose, CA 95110

**RE: Morgan Hill Agricultural Lands Preservation Program and application for LAFCO to consider the expansion of the Morgan Hill Urban Service Area**

Dear Chairperson Tucker and Commissioners:

American Farmland Trust (AFT), a national nonprofit organization dedicated to conservation of agricultural land resources, respectfully submits comments on the adopted Morgan Hill Agricultural Lands Preservation Program and the City's application for LAFCO to consider the expansion of the Morgan Hill Urban Service Area (USA) (dated October 2, 2015).

While we applaud Morgan Hill for considering an agricultural preservation program, we believe that the version adopted will not serve the City and surrounding region well, nor stand as a model for other cities to emulate. In particular, it is the stated policy of the Santa Clara County LAFCO to discourage urban service area expansions which include agricultural or other open space land unless the city demonstrates that effective measures have been adopted for protecting the open space or agricultural status of the land. We believe the City has not adopted effective measures for protecting agricultural land. Furthermore, the policy requires that a city must demonstrate that conversion of such lands to other than open space uses is necessary to promote the planned, orderly, efficient development of the city. It is to these two policies that we see a misguided effort from the City to protect agricultural lands as well as a lack of due process taken to develop the SEQ Land Use Plan and propose a USA expansion.

- **USA expansion proposals must be consistent with the adopted general plan of the city** (Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Act), 56757). Since the Morgan Hill General Plan is currently in the process of an update and not due for completion

until later in 2016, it is impossible to know whether the Southeast East Quadrant Land Use Plan and proposed expansion of the USA is consistent with the community's vision via the City's General Plan. The SEQ Land Use Plan and proposed expansion is a major revision of the City's General Plan and should be considered in the context of a comprehensive general plan update. Consistency is the cornerstone of California planning law. From the Office of Planning and Research General Plan Guidelines: "An action, program or project is consistent with the general plan if, considering all its aspects, it will further the goals, objectives and policies of the plan and not obstruct their attainment." There is no way of knowing if the SEQ Land Use Plan will further goals of the General Plan or obstruct them since the SEQ Plan was not developed in conjunction with the current General Plan update.

- **Increasing the efficiency of development is the only way that farmland can be conserved.** If the City's goal as it suggests it is, is to preserve agricultural lands in the SEQ, then the City should have directed as much growth as possible to lands within the urban growth boundary of the existing General Plan. From the measures the City has actually taken it appears that development of the SEQ is the primary goal, not protecting the agricultural resources it encompasses. Goals should be internally consistent, not supersede one another.
  - 1) To this end, we do not see evidence that the City has taken due process to assess whether it has exhausted options for development on existing vacant and underutilized lands. The Santa Clara County LAFCO policy on urban service area expansion provides that a city must demonstrate, "Whether the conversion of agricultural and other open space lands is premature, or if there are other areas into which to channel growth." This is not evident in the SEQ Land Use Plan EIR or in the USA expansion proposal.
  - 2) Furthermore, since the majority of the acreage of land in the proposed expansion is important farmland, the proposed development of remaining acres should be planned for the greatest density possible to avoid impact on farmland. None of the proposed zoning designations indicate the type of density that would be needed to avoid impacts on farmland.
- On a similar note, **Senate Bill 215 requires that LAFCOs consider their region's Sustainable Community Strategies when considering an annexation request.** One of the nine goals of Plan Bay Area calls for no growth outside of current urban growth boundaries. The USA expansion proposal is ignoring this goal so we call on you, as LAFCO Commissioners, to ensure that your decision on the proposal complies with the requirements of SB 215. It is of statewide interest that each and every city practice especially prudent land use planning and opt for compact and efficient development patterns in an era of climate change and state legislation (AB 32 and SB 375) to reduce greenhouse gas emissions.
- **Mitigation measures for farmland impact are inadequate.** Several comments from various entities have reiterated over and over again: THE MITIGATION IN-LIEU FEE WILL NOT COVER THE COST OF MITIGATION. Even the City-commissioned mitigation nexus fee study stated it will cost \$47,500 per acre for a conservation easement. The City proposes an in-lieu fee of \$15,000 per acre with no explanation for a fee that does not cover costs. Greenbelt Alliance stated well in a

comment letter a year ago:<sup>1</sup> “The cost of a conservation easement ranges from \$30,000 to \$48,000 per acre while the in-lieu fee is set at \$15,000 per acre. This is clearly not a 1:1 Program, but a 1: ½. Developers will choose the in-lieu fee option as it is more affordable and Morgan Hill will get half to a third of the land it should as a result. Therefore, the net loss of Prime Farmland is significant and both the draft and final EIR failed in their task to address this impact.” If the City cannot demonstrate with certainty that appropriate funding will be in place for mitigation, we do not agree that the City has taken the appropriate steps required for a USA expansion application.

- **Mitigation Entity.** As AFT suggested in a letter to the City in June 2014, “Identify a ‘qualifying entity’ before the adoption of the ALPP so they can be supporting partners and help shape the program according to their knowledge of the community and their own operating needs. ...consider the Open Space Authority (OSA) as the strongest candidate for serving as a qualifying entity.”<sup>2</sup> We still feel that the OSA is the best qualified entity given their highly qualified staff, the community’s support of the OSA as shown in the passage of Measure Q which was overwhelmingly approved by the voters in 2014, and their due diligence in scientifically assessing the county’s natural and working landscape and then laying out a clear vision for it through the Santa Clara Valley Greenprint.

In our opinion the ALPP should not have been adopted, nor does it qualify as a mitigation program (per the requirements for a LAFCO application that impacts agriculture as stated in the Santa Clara County LAFCO policy #8), until the City identifies a QUALIFIED entity to hold and administer easements. The level of knowledge and experience that this organization has regarding conservation easements will depend on the success of implementing the ALPP. See Santa Clara County LAFCO policy #8, 11.c for qualifications of an entity. Without a qualified entity to implement the ALPP, we do not agree that the City has taken the appropriate steps required for a USA expansion application.

- **Sustainable Agricultural Lands Conservation grant** The California Strategic Growth Council recently awarded Santa Clara County (with the Santa Clara County Open Space Authority a partner) a grant to develop a Sustainable Agricultural Policy Framework for South Santa Clara County. This will be the first attempt in Santa Clara County to combine agricultural conservation with greenhouse gas emission reduction and will integrate existing and draft local land use policies, plans and ordinances. This is an extraordinary opportunity for collaborative planning among the local agencies in Santa Clara County. Thus, it makes a great deal of sense that Morgan Hill should postpone its application to LAFCO and to align growth plans with this Framework. Effective climate planning requires alignment of plans, policies, and investment and it must consider the fate of our natural resource lands. It cannot be done in a vacuum of interests. In the interest of state climate change goals, we urge LAFCO Commissioners to urge the City to step back from its USA expansion application and participate in a comprehensive community vision to efficiently direct growth and protect agricultural land as a climate change mitigation strategy.

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<sup>1</sup> Letter from Greenbelt Alliance to Morgan Hill Mayor Steve Tate and City Council, November 5, 2014

<sup>2</sup> Letter from American Farmland Trust to Andrew Crabtree, City of Morgan Hill, June 5, 2014

These are just a few of our top concerns. However, there are a number of other issues that have been addressed as concerns in letters from LAFCO staff, LAFCO legal counsel, County staff, the Open Space Authority, the Committee for Green Foothills, and Greenbelt Alliance over the last two years.<sup>3</sup> We feel that all of the concerns addressed in these letters are legitimate and remain valid, and many of them point to legally incorrect use of land use power on behalf of the City in their effort to plan for the SEQ.

Based on the concerns in these letters and the constituents that they represent, we urge you, Commissioners, to not approve the USA expansion proposal. Please encourage the City to make improvements to the ALPP proposal based on cooperation with the Open Space Authority and the County. Additionally, please direct City staff to work closely with the Open Space Authority on the Sustainable Agricultural Policy Framework to ensure that the ALPP, the SEQ Land Use Plan, and the General Plan Update are all consistent with each other. This consistency can then lay more solid ground for any future expansion proposals (if needed). As it stands, in our opinion, there is no ground for approval of the USA expansion.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Serena Unger", with a long horizontal flourish extending to the right.

Serena Unger, MCP  
Senior Planner and Policy Associate  
American Farmland Trust, California

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<sup>3</sup> Letter from Best Best & Krieger to Rebecca Tolentino, Senior Planner, City of Morgan Hill, February 18, 2014; Letter from Neelima Palacherla, Santa Clara County LAFCO Executive Officer, to Rebecca Tolentino, Senior Planner, City of Morgan Hill, February 18, 2014; Letter from Santa Clara County, Santa Clara County Open Space Authority, and Santa Clara County LAFCO staff, November 5, 2014; Letter from Chatten-Brown & Carstens LLP on Behalf of Committee for Green Foothills to Andrew Crabtree, Community Development Director, City of Morgan Hill, November 3, 2014; Letter from Greenbelt Alliance to Morgan Hill Mayor Steve Tate and City Council, November 5, 2014; Letter from Committee for Green Foothills to Morgan Hill Mayor Steve Tate and City Council, November 3, 2014

**From:** Joe Lovecchio <[joelovecchio@me.com](mailto:joelovecchio@me.com)>

**Date:** February 18, 2016 at 8:44:29 PM PST

**To:** <[neelima.palacherla@ceo.sccgov.org](mailto:neelima.palacherla@ceo.sccgov.org)>

**Subject:** Morgan Hill SEQ land annexation

Dear Neelima,

I was invited to sit in the stakeholders' meetings and I'm the chair of our Long Term Committee with Morgan Hill Pony Baseball. After attending the stakeholders' meetings and having discussions with our own board and committee I am **against** the annexation of the South East Quadrant. We've asked for land within city limits that has been turned down. I don't feel that annexing open space and farmland is warranted. I feel this is a way to get our support with a carrot being dangled in front of us for baseball fields that haven't even been funded to the tune of \$20 million.

Thank you,

Joe Lovecchio  
MHPB Vice President  
[joelovecchio@me.com](mailto:joelovecchio@me.com)  
408-630-0071

**From:** Chapter Coordinator [<mailto:offadmin@earthlink.net>]  
**Sent:** Friday, February 19, 2016 12:46 PM  
**To:** LAFCO <[LAFCO@ceo.sccgov.org](mailto:LAFCO@ceo.sccgov.org)>  
**Cc:** Michael Ferreira <[MichaelJFerreira@gmail.com](mailto:MichaelJFerreira@gmail.com)>; [shani@scvas.org](mailto:shani@scvas.org)  
**Subject:** RE: Opposition to the City Of Morgan Hill annexation of the South East Quadra

February 19, 2016

TO: LAFCO of Santa Clara County  
70 West Hedding Street  
8<sup>th</sup> Floor, East Wing  
San Jose, CA 95110

Dear Santa Clara LAFCO,

The Sierra Club has steadfastly opposed sprawl and has, instead, supported sustainable and transit oriented development and conservation of open space, farmland and the natural environment. Please find our comment letter attached regarding the Morgan Hill Sports- Recreation-Leisure District Urban Service Area.

Sincerely,



Michael Ferreira, Executive Committee Chair

Loma Prieta Chapter of the Sierra Club  
3921 E. Bayshore Rd, Suite 204  
Palo Alto, CA 94303  
ph 650-390-8411  
fax 650-390-8497



**SIERRA  
CLUB**

**Sierra Club Loma Prieta Chapter**

3921 East Bayshore Road, Suite 204, Palo Alto, CA 94303  
loma.prieta.chapter@sierraclub.org (650) 390-8411

February 19, 2016

TO: LAFCO of Santa Clara County  
70 West Hedding Street  
8<sup>th</sup> Floor, East Wing  
San Jose, CA 95110

RE: Opposition to the City Of Morgan Hill annexation of the South East Quadrant

Dear Santa Clara LAFCO,

The Sierra Club has steadfastly opposed sprawl and has, instead, supported sustainable and transit oriented development and conservation of open space, farmland and the natural environment.

Southern Santa Clara County contains the majority of the remaining irreplaceable farmland and open space that contributes significantly to the overall quality of life of all county residents and the County is committed to protecting this resource and agriculture continues to be an important and viable industry in Santa Clara County- with an annual output equaling \$1.6b, contributing \$830 million to the County's economy and providing 8,100 jobs for a sector that is not served by other industries.

Santa Clara County can build affordable, resilient and sustainable communities while meeting our population growth needs and safeguarding our natural resources to ensure a healthy quality of life for ourselves and future generations and Local, Regional, State and Federal planning has prioritized the planning of sustainable communities in response to climate change, and sprawl into agricultural land is contrary to this objective.

The Local Agency Formation Commission of Santa Clara County is an independent agency with countywide jurisdiction, created by the State Legislature to encourage orderly boundaries, discourage urban sprawl, preserve agricultural lands and open space, and ensure efficient delivery of services, therefore the Sierra Club, Loma Prieta Chapter, urges Santa Clara County Local Agency Formation Commission to deny the Morgan Hill Sports- Recreation-Leisure District Urban Service Area Amendment request.

Sincerely,

Michael Ferreira, Executive Committee Chair  
Loma Prieta Chapter of the Sierra Club

Cc: James Eggers, Chapter Executive Director  
Cc: Shani Kleinhaus, Chapter Executive Committee Member

**From:** shani kleinhaus <shani@scvas.org>  
**Sent:** Tuesday, February 23, 2016 10:30 AM  
**To:** Abello, Emmanuel  
**Cc:** Ralph Schardt  
**Subject:** Re: LAFCO Staff Report Now Available - Morgan Hill USA Amendment 2015  
**Attachments:** SCVAS-LAFCO-MorganHill Feb 23.pdf; ATT00001.htm

Dear Mr. Abello,

Please find attached Santa Clara Valley Audubon Society letter regarding the Morgan Hill Urban Service Area Amendment 2015. Please distribute the letter to the commissioners?

Thank you,

Shani





February 23<sup>th</sup>, 2016

Local Agency Formation Commission (LAFCO) of Santa Clara County

RE: Opposition to the City Of Morgan Hill annexation of the South East Quadrant (Sports- Recreation- Leisure District Urban Service Area Amendment request)

Dear Chairperson Tucker and Santa Clara LAFCO commissioners,

Santa Clara Valley Audubon Society (SCVAS) is offering our opposition to the annexation of the South East Quadrant by the City of Morgan Hill. Founded in 1926, SCVAS is one of the largest Audubon Society chapters in California. Our Mission is to preserve, to enjoy, to restore and to foster public awareness of native birds and their ecosystems, mainly in Santa Clara County.

For decades, natural and agricultural landscapes in Santa Clara Valley have been consumed by urban sprawl. Habitat and water resources have been diverted to human use, resulting in adverse impacts to populations of many of our native species of birds and wildlife. For decades, SCVAS has advocated for frugal and compact use of land resources, and for conservation of open space, farmland and the natural environment. As stewards for avian species and their environmental resources, we are always concerned with any projects that may negatively affect birds, wildlife and habitat.

Agriculture and open space near Morgan Hill support large number of bird species – both resident and migratory. The foothills east of the project site contain raptor nests, including a nest of a Golden Eagle. Our membership is expressly interested in the preservation of the nest and the assurance that successful breeding may occur there.

LAFCO is an independent agency with countywide jurisdiction, created by the State Legislature to encourage orderly boundaries, discourages urban sprawl, preserve agricultural lands and open space, and ensure efficient delivery of services. We believe that Santa Clara County can build sustainable communities and meet our population growth needs without encouraging sprawl. Instead, we must embrace nature and safeguard our natural resources to provide quality of life into the future as our climate changes and pressure on natural resources increases.

We urge the Commission to deny the Morgan Hill annexation of the South East Quadrant and the Sports-Recreation-Leisure District Urban Service Area Amendment request.

Thank you

Shani Kleinhaus, Ph.D.  
Environmental Advocate

**Palacherla, Neelima**

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**From:** Yvette Castanon <yvette.c.castanon@gmail.com>  
**Sent:** Monday, February 29, 2016 3:41 PM  
**To:** Palacherla, Neelima  
**Subject:** Save Morgan Hill  
**Attachments:** Save Morgan Hill Ltr to LAFCO 2292016.doc; ATT00001.htm

Hi Neelima,

I hope you are doing well. Below is a letter from the Save Morgan Hill Organization regarding our position on the Morgan Hill Urban Service Area Amendment 2015. I have also attached a version of the letter should you want to forward it to others.

Please let me know if you have any questions.

Regards,  
Save Morgan Hill

Yvette Castanon  
(408) 239-9131

Monday, February 29, 2016

Chairperson Cat Tucker and Commissioners

Local Agency Formation Commission of Santa Clara County

70 West Hedding Street, 8<sup>th</sup> Floor

San Jose, CA 95110

**RE: AREA 1: TENNANT-MURPHY - MORGAN HILL URBAN SERVICE AREA AMENDMENT 2015**

Dear LAFCO Commission,

The Save Morgan Hill organization is a movement started by residents of Morgan Hill who are focused on responsibly growing the city of Morgan Hill as called for in our General Plan.

The City of Morgan Hill's request for annexation of 229 acres of the Southeast Quadrant (SEQ) for sports and recreation uses will cause premature and unnecessary growth that runs counter to the City's General Plan and LAFCO policies. It would unduly affect South County's quality of life through loss of farmland and burden us with lower levels of urban service while increasing traffic congestion on Highway 101, city streets, and county roads.

Recently, the county was awarded a \$100,000 Sustainable Agricultural Lands Conservation Program Grant. The Grant was awarded to develop a regional framework that connects farmland preservation with climate change mitigation efforts in Morgan Hill, Gilroy and Coyote Valley.

Given the upcoming study and repeated concerns from Morgan Hill citizens to preserve the desired amount of open space, the Save Morgan Hill organization calls on the Commission to deny this annexation request.

Sincerely,

Save Morgan Hill

[savemorganhill.org](http://savemorganhill.org)

**From:** Eli Zigas [mailto:ezigas@spur.org]

**Sent:** Monday, February 29, 2016 3:37 PM

**To:** Cat.Tucker@ci.gilroy.ca.us; Wasserman, Mike <Mike.Wasserman@bos.sccgov.org>; Susan@svwilsonlaw.com; district3@openspaceauthority.org; board@valleywater.org; Yeager, Ken <Ken.Yeager@bos.sccgov.org>; johnny.khamis@sanjoseca.gov

**Cc:** Abello, Emmanuel <Emmanuel.Abello@ceo.sccgov.org>; Palacherla, Neelima <Neelima.Palacherla@ceo.sccgov.org>

**Subject:** SPUR comments re: Morgan Hill's SE Quadrant Annexation Proposal to LAFCO

Dear LAFCO Commissioners,

On behalf of SPUR, I am writing in regard to Morgan Hill's Southeast Quadrant annexation proposal that will be heard at the March 11 meeting (Morgan Hill Urban Service Area Amendment 2015, Area 1: Tennant – Murphy (South East Quadrant)).

SPUR urges LAFCO to uphold the principle of focusing the county's growth into existing urban areas, support the County's long term planning activity, and demonstrate its commitment to preserving the county's remaining agricultural land by denying Morgan Hill's annexation proposal.

A letter detailing our position is attached. If I can answer any questions or provide you with any additional information, please let me know.

Thank you for considering our comments.

Sincerely,  
Eli

CC: Neelima Palacherla, Emmanuel Abello

--

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Eli Zigas  
Food and Agriculture Policy Director  
SPUR • Ideas + Action for a Better City  
415.644.4881  
ezigas@spur.org

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**SPUR**

San Francisco | San Jose | Oakland

February 29, 2016

Local Agency Formation Commission  
of Santa Clara County (LAFCO)  
70 West Hedding Street  
8th Floor, East Wing  
San Jose, CA 95110

RE: Morgan Hill Urban Service Area Amendment 2015, Area 1: Tennant – Murphy (South East Quadrant)

Dear LAFCO Commissioners:

**On behalf of SPUR, I urge you to deny Morgan Hill's Southeast Quadrant annexation proposal and, by doing so, provide support to an alternative long-term planning process currently underway to preserve agricultural land in Santa Clara County.**

As a member-supported non-profit organization committed to good planning and good government in the Bay Area since 1910, we have seen how local land use decisions have both local and regional impacts. From our research we have come to understand that “the key is to manage growth in the Bay Area so that jobs, housing and other important destinations are located inside existing cities and within walking distance of transit, rather than on farmland at the edge of the region or in other places where people will be irrevocably car-dependent.”<sup>1</sup>

**In short, SPUR shares LAFCO's goals of “curbing urban sprawl” and “preserving agricultural land and open space.”** Morgan Hill's plans for the Southeast Quadrant, including the 229 acres detailed in the proposal before you, are a large step in the opposite direction. If approved, the annexation proposal will have direct negative impacts on the region by increasing car travel, resulting in greater congestion and higher greenhouse gas emissions. More broadly, approval of this proposal would run contrary to the regional goal of directing growth into higher density in-fill development within existing city boundaries as outlined in Plan Bay Area.<sup>2</sup>

In addition to undercutting efforts to focus growth into existing urban areas, this proposal would also lead to the development of large areas of the county's remaining farmland. Loss of significant areas of contiguous agricultural land, as we highlighted in our 2012 report *Locally Nourished*, threatens the continued viability of a local food economy. **According to LAFCO's**

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<sup>1</sup> SPUR, *Agenda for Change*, 7: [www.spur.org/agendaforchange](http://www.spur.org/agendaforchange)

<sup>2</sup> Association of Bay Area Governments and Metropolitan Planning Commission, *Plan Bay Area*, July 2013, 103-104.

**staff analysis, the entire 229 acres considered for annexation qualifies as prime agricultural land.<sup>3</sup>**

**While Morgan Hill has adopted a mitigation policy that aims to preserve some agricultural land, it is inadequate.** The recently passed mitigation ordinance allows developers to pay a fee to the city in lieu of directly purchasing easements to preserve agricultural land.<sup>4</sup> The city has set this fee at \$14,960 for each acre of agricultural land converted to non-agricultural use. However, a report from Morgan Hill city staff estimated the cost of agricultural easements at \$30,000 to \$48,000 per acre within Morgan Hill's sphere of influence and \$9,000 to \$27,000 per acre near Gilroy.<sup>5</sup> Those estimates were based on 2011 land values and have almost certainly increased in the intervening years. Based on these valuations, the city's per acre in-lieu fee would not generate enough money to meet the city's stated goal of preserving one acre of agricultural land for each acre that is developed.

**The decision before LAFCO is precedent setting.** Additional large annexation requests are likely to come before the Commission in the near future due to current real estate market pressures. Morgan Hill's original plans for the Southeast Quadrant included annexing hundreds of additional acres. Additionally, the City of Gilroy approved a proposal at the end of 2015 to annex more than 700 acres of land, though it has recently withdrawn its proposal.

**If Morgan Hill's proposal were to be approved, it would not only undermine LAFCO's goal of preserving agricultural land, but would also hinder efforts to establish a county-wide framework for conserving farmland and ranchland.** The Santa Clara Valley Open Space Authority and County Planning Department, using grant funding awarded by the state's Strategic Growth Council, have just begun the development of a Sustainable Agricultural Lands Policy Framework that will provide a comprehensive preservation plan to protect the farmlands most at risk in southern Santa Clara County.<sup>6</sup> In addition to establishing a set of policies for the County's agricultural lands, this planning grant additionally could help position the county to receive a portion of the nearly \$40 million the state recently decided to allocate to local jurisdictions for agricultural land preservation easements.<sup>7</sup> Should this annexation proposal be approved, however, it would likely jeopardize the county's chances of securing any of those funds.

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<sup>3</sup> Santa Clara County LAFCO, "Morgan Hill Urban Service Area Amendment 2015, Area 1: Tenant-Murphy Staff Report," February 15, 2016, Appendix A, 6.

<sup>4</sup> City of Morgan Hill, "Ordinance No. 2152- New Series; An Ordinance of the City of Morgan Hill (Za-14-11) Amending The Morgan Hill Zoning Code (Municipal Code Title 18) by Adding Section 18.08.070 Entitled 'Agricultural Lands Mitigation Ordinance' and Making Minor Amendments to the Open Space Zoning District Section 18.80.060," August 5, 2015.

<sup>5</sup> City of Morgan Hill, "Agricultural Lands Preservation Program", *City Council Staff Report for November 5, 2014 City Council Meeting*, 544.

<sup>6</sup> "SALCP Strategy Grant Recommendations FY 2014-15,"

[http://www.conservation.ca.gov/dlrp/SALCP/Documents/SALC\\_Attachment\\_2\\_Strategy\\_Grant\\_Recommendations.pdf](http://www.conservation.ca.gov/dlrp/SALCP/Documents/SALC_Attachment_2_Strategy_Grant_Recommendations.pdf)

<sup>7</sup> Department of Conservation, Sustainable Agricultural Lands Conservation Program: [http://www.conservation.ca.gov/dlrp/SALCP/Pages/SALCP\\_forms.aspx](http://www.conservation.ca.gov/dlrp/SALCP/Pages/SALCP_forms.aspx)

We urge LAFCO to uphold the principle of focusing the county's growth into existing urban areas, support the County's long term planning activity, and demonstrate its commitment to preserving the county's remaining agricultural land by denying Morgan Hill's annexation proposal. We've seen the negative result of decades of sprawl of development in Santa Clara County and, from a county and regional perspective, we need to make sure we don't repeat our past mistakes.

We appreciate your consideration of SPUR's comments. If we can answer any questions or provide any additional information about our position, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Zigas'.

Eli Zigas  
Food and Agriculture Policy Director

CC: Neelima Palacherla, LAFCO Executive Officer  
Emmanuel Abello, LAFCO Clerk

**From:** Cecilie Schulze <cecilies@sbcglobal.net>  
**Sent:** Friday, March 04, 2016 9:54 AM  
**To:** Abello, Emmanuel  
**Subject:** Morgan Hill Urban Service Area Amendment – 2015 – LAFCO Application Sports – Recreation – Leisure District  
**Attachments:** Let to LAFCO from The League of Women Voters of San Jose Feb 29 2016.pdf

Good morning,

Attached are our comments regarding the proposed expansion of Morgan Hill's Urban Service Area. Per the instructions in your meeting notice, we are sending in advance of the March 11th meeting.

If you have any questions, please contact me at cecilies@sbcglobal.net or 408-309-1860.

Best regards,  
Cecilie Schulze, President  
League of Women Voters San Jose/Santa Clara t





LEAGUE of WOMEN VOTERS SAN JOSE/SANTA CLARA  
P.O. Box 5374 San Jose, CA 95150  
(408) 271-7163  
[www.lwvsjsc.org](http://www.lwvsjsc.org)  
[info@lwvsjsc.org](mailto:info@lwvsjsc.org)

March 3, 2016

To: Emmanuel Abello  
LAFCO of Santa Clara County  
70 W. Hedding Street, San Jose, CA 95110

RE: **Morgan Hill Urban Service Area Amendment – 2015 – LAFCO Application  
Sports – Recreation – Leisure District**

The League of Women Voters of San Jose/Santa Clara -- which also covers the cities of Milpitas, Morgan Hill and Gilroy -- appreciates the opportunity to comment on the application from the City of Morgan Hill for an Urban Service Area Amendment.

The League has been an advocate for comprehensive regional planning that promotes compact growth, natural resources protection and social and economic equality. We have endorsed the goals and objectives of LAFCO to be an important governmental body to control and direct growth. The League has many long-standing positions on land use, the environment, opposing sprawling growth and the erosion of natural assets.

We have reviewed the staff report and applaud the extensive analysis provided by LAFCO staff. We point out that their analysis shows that the plan is inconsistent with the Regional Transportation Plan to reduce Green House Gases, and is inconsistent with Plan Bay Area. The staff notes, too, that the population growth projections by Morgan Hill are in excess of the ABAG projections for the same 25 year period. Staff's analysis of LAFCO factors used for decision-making shows that of eight factors, the proposal does not meet LAFCO policies in six areas.

Additionally, of great concern to the League, the request by the city of Morgan Hill provides inadequate assurances that prime but decreasing Agricultural Lands will be preserved, and could negatively impact the work being done by the County to prepare a Sustainable Agricultural Lands Policy Framework for Southern Santa Clara County. Any action on the application would be ill-advised at this time.

Other critical factors: 1) Information to LAFCO suggest that the City long-term is unable to provide urban services (water, police, fire protection, storm water and sewer services) as required; 2) the plan's "segmentation of analysis" downplays impacts and does not meet CEQA requirements; and 3) the city's own General Plan calls for coordination with the County and that their application does not accomplish that objective.

Page Two

Further, the League supports the use of doing an Ecosystem Services review in making land use decisions. Ecosystem Services measures the economic benefits of open land, e.g. clean air, water, food, etc. No such analysis was performed on the area of SEQ that Morgan Hill is proposing be annexed. An economic analysis would help inform Morgan Hill leaders when making decisions around development and agricultural preservation.

For these reasons, the League of Women Voters is strongly opposed to the request from the city of Morgan Hill for an Urban Service Area Amendment – and we urge the Board of LAFCO to support staff recommendation of Option 1.

Please contact me at if you have any questions about our concerns.

Sincerely,

A handwritten signature in cursive script that reads "Cecilie Schulze". The signature is written in dark ink and is positioned above the printed name and title.

Cecilie Schulze  
President, League of Women Voters San Jose/Santa Clara

Reference: Morgan Hill 2015  
USA Application

LOCAL AGENCY FORMATION COMMISSION  
70 West Hedding Street, East Wing  
San Jose, Ca. 95110

Honorable Commissioners:


Verizon Wireless, NSA Wireless and Morgan Hill Bible Church are seeking U.S.A. status for the church's property @ 15055 & 15085 Monterey Road to allow for the construction of a telecommunication facility including a **SEVENTY-FIVE** foot tall cell tower and attendant roads, fences and machines.

We, the close neighbors to this proposed facility, strongly object to the U.S.A. status because it would:

1. Add to urban sprawl creating an urban service area further from the city center.
2. Add an intrusion to a quiet, rural setting. Many of us live on multiple acre home sites and have animals. There is a 20 acre organic farm immediately south of the proposed addition—telecommunication facility.
3. Damage our property values by adding a 75 foot tall industrial structure and facilities looming over us.
4. Create a potential health hazard by having cell radiation beaming down on us constantly.

This U.S.A. application has previously been denied and we respectfully request that you deny it again.

This letter was prepared and circulated by Rod L. Braughton, 15155 Monterey Road, (John Wilson Way).

  
Rod L. Braughton

cc. County of Santa Clara Planning Office  
City of Morgan Hill  
County of Santa Clara Board of Supervisors

NEIGHBOR	ADDRESS
Jean Prather	15155-E Monterey Rd. M.H.
Sharon Lee Holloway	15155-D Monterey Rd. M.H.
Claron Carpenter	15155-D Monterey Rd M.H.
John Harding	15155F MONTEREY RD M.H.
Jeff Sasser	15155C MONTEREY RD
Wendy Chisholm	15155D Monterey Rd
<del>Ken Feltner</del>	15155B Monterey Rd
<del>Ken Feltner</del>	15145 Monterey Rd.
<del>Ken Feltner</del>	15185 S. Monterey Rd
Cristal Valdivia	15185 S. Monterey Rd
<del>Ken Feltner</del>	15185 S Monterey Rd
Trevino A.	15185 S Monterey Road.
Cristian Valdivia	15185 S. Monterey Road.
Bubie Valdivia	15185 S - Monterey Rd
Deyara Ramirez	15185 Monterey Rd # F
Rod L. Braughton	15155F Monterey Rd

# NOTICE OF DEVELOPMENT PROPOSAL

This notice is being sent to notify you that the County Planning Office has received a development application as shown below. When this project is scheduled for a Public Hearing a subsequent notice of Public Hearing will be sent.

**Project:** Morgan Hill Bible Church Telecommunication Facility

**Property Location:** 15055 & 15085 Monterey Road; Morgan Hill, CA

**Owner / Applicant:** Morgan Hill Bible Church / Verizon Wireless / NSA Wireless

**File #** 9769- 15P - 15A

## **Project Description**

A Wireless Telecommunication Facility consisting of a 75-foot tall tower disguised as a Eucalyptus tree. The facility will include 9 panel antennas, 12 remote radio units, 2 GPS antennas, 4 raycaps, 6 equipment cabinets and a 30kW diesel generator all located within a fence-enclosed leasehold area.

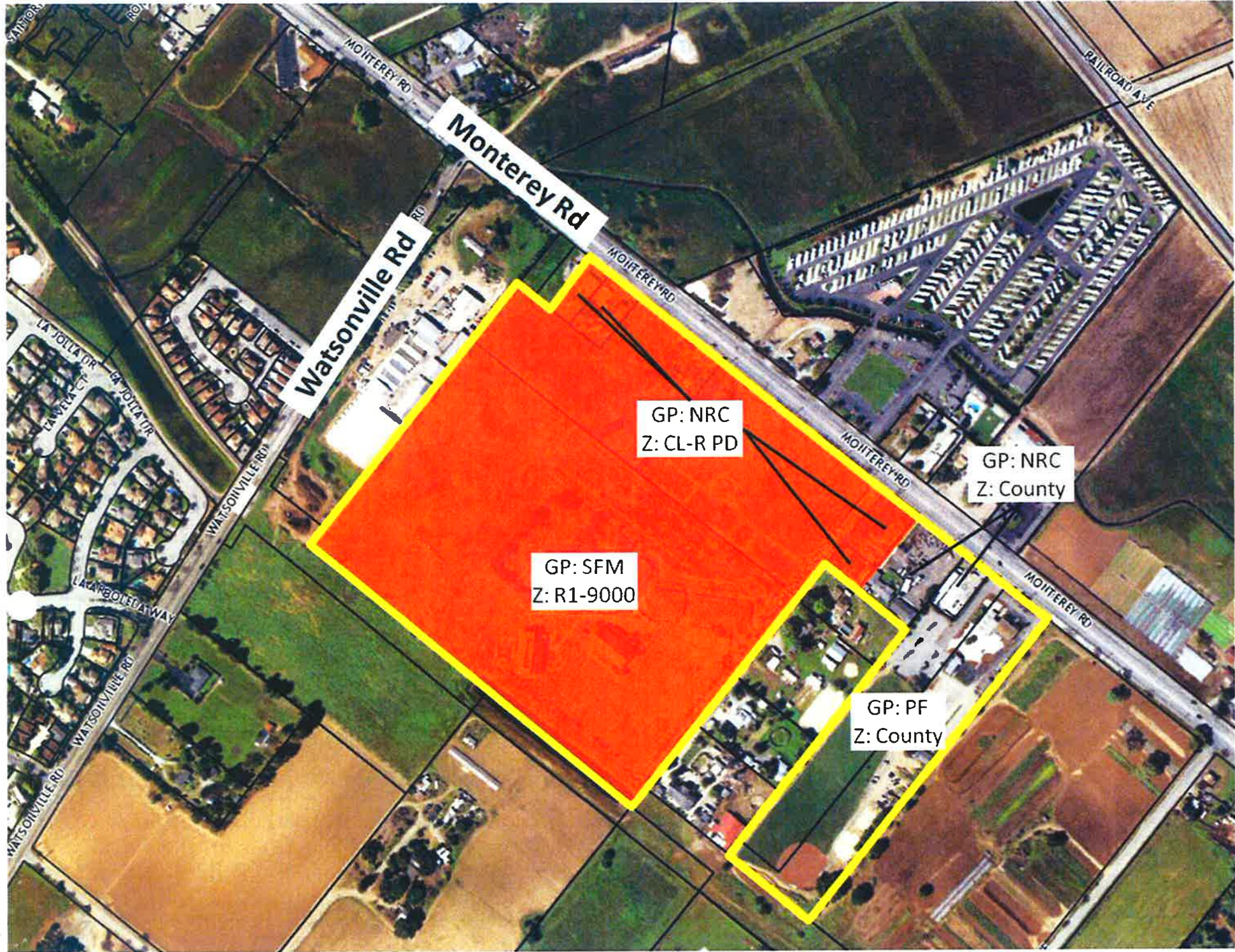
If you have questions about this proposal, please contact

Project Planner: Carl Hilbrants (408) 299-5781, [carl.hilbrants@pln.sccgov.org](mailto:carl.hilbrants@pln.sccgov.org)

For more information, visit our website at [www.sccplanning.org](http://www.sccplanning.org).



LOCATION MAP:





# County of Santa Clara

Department of Planning & Development  
County Planning Office  
County Government Center, East Wing, 7th Floor  
70 West Hedding Street  
San Jose, California 95110  
(408) 299-5770 FAX (408) 288-9198


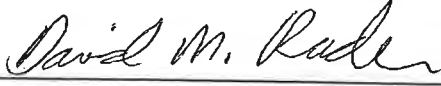


## Notice of Intent to Adopt a Negative Declaration

Per the California Environmental Quality Act (CEQA), this notice has been prepared to inform you that the following project will not have a significant effect on the environment.

<b>File Number</b>	<b>APN(s)</b>	<b>Date</b>
9769-15P-14A-15EA	779-04-016, 061	1/5/16
<b>Project Type</b>	<b>Project Land Use</b>	
Use Permit with Architecture and Site Approval	Commercial/Infrastructure	
<b>Owner</b>	<b>Applicant</b>	
Morgan Hill Bible Church	NSA Wireless c/o Pamela Nobel	
<b>Project Location</b>		
The subject property is a rural zoned, unincorporated, 8.7 acre parcel located at 15055 and 15085 Monterey Road, approximately 0.5 miles south of Watsonville Road, south of the City of Morgan Hill.		
<b>Project Description</b>		
<p>This application is for a Use Permit and Architecture and Site Approval to establish a new 75-foot tall telecommunications tower at 15055 &amp; 15085 Monterey Road (See Figure 1—location map). The tower would be disguised as a eucalyptus tree to help to minimize visual impacts to neighbors and passers-by. The tower will be located within the area to be leased by the property owner (leasehold area). Utilities and cabling between the leasehold area and the street would be entirely below grade. Grading of 108 cubic yards of cut and 108 cubic yards of fill would be necessary for the driveway and utility access as well as to establish the equipment shelter and tower areas. The tower and associated equipment would be accessed by a new driveway from Monterey Road. Project construction would not involve removal of any trees. The proposed telecommunications tower will include the following components:</p> <ol style="list-style-type: none"><li>1) Nine (9) panel antennas centered at the 69-foot level</li><li>2) Twelve (12) Remote Radio Units centered at the 69-foot level</li><li>3) Two (2) ground-based GPS antennas</li><li>4) Ancillary ground-based equipment located behind an 8-foot tall chain-link fence-enclosed 1,050 square foot leasehold area</li><li>5) 144 square foot equipment roof cover</li><li>6) Faux tree foliage to disguise the pole as a eucalyptus tree</li><li>7) 1,560 gallon water tank for the required landscape mitigation irrigation</li><li>8) 30Kw / 132-gallon standby diesel generator</li><li>9) Landscape screening</li></ol>		
<b>Purpose of Notice</b>		
<p>The purpose of this notice is to inform you that the County Planning Staff has recommended that a Negative Declaration be approved for this project. <b>County of Santa Clara Planning Staff has reviewed the Initial Study for the project, and based upon substantial evidence in the record, finds that the proposed project could not have a significant effect on the environment.</b></p> <p>Approval of this proposed Negative Declaration for the proposed project is tentatively scheduled before the Santa Clara County Architecture and Site Approval Committee on <b>July 2, 2015</b> in the County Government Center. It should be noted that the approval of a Negative Declaration does not constitute approval of the project under consideration. The decision to approve or deny the project will be made separately.</p>		

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Ken Yeager, S. Joseph Simitian  
County Executive: Jeffrey V. Smith

<b>Public Review Period:</b>	<b>Begins: January 5, 2016</b>	<b>Ends: January 26, 2016</b>
<p>Public Comments regarding the correctness, completeness, or adequacy of this Negative Declaration are invited and must be received on or before the end of the review period listed above. Such comments should be based on specific environmental concerns. Written comments should be addressed to <b>Carl Hilbrants Planner III: County of Santa Clara Planning Office, County Government Center, 70 West Hedding Street, San Jose, CA 95110: Tel: (408) 299-5781</b>. A file containing additional information on this project may be reviewed at the Planning Office under the file number appearing at the top of this form.</p>		
<p><b>The Negative Declaration and Initial Study may be viewed at the following locations:</b></p>		
<ol style="list-style-type: none"> <li>1. Santa Clara County Planning Office, 70 West Hedding Street, East Wing, 7<sup>th</sup> Floor, San Jose, CA 95110</li> <li>2. Morgan Hill Library, 660 West Main Avenue, Morgan Hill, CA 95037</li> <li>3. Gilroy Library, 350 West 6<sup>th</sup> Street, Gilroy, CA 95020</li> </ol>		
<p><b>Other Agencies sent a copy of this document</b></p>		
<p><b>Basis for Negative Declaration Recommendation</b></p>		
<p>County of Santa Clara Planning Staff has reviewed the Initial Study for the project, and based upon substantial evidence in the record, finds that the proposed project could not have a significant effect on the environment.</p>		
<p><b>Prepared by:</b> Carl Hilbrants, Planner III</p>	 <hr/> <p>Signature</p>	<p>1/5/16  <hr/> <p>Date</p> </p>
<p><b>Approved by:</b> David Rader, Planner III</p>	 <hr/> <p>Signature</p>	<p>1/5/16  <hr/> <p>Date</p> </p>



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Project Planner: Carl Hilbrants (408) 299-5781, [carl.hilbrants@pln.sccgov.org](mailto:carl.hilbrants@pln.sccgov.org)

For more information, visit our website at [www.sccplanning.org](http://www.sccplanning.org).

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File #:	15-636	Version: 1	Name:	
Type:	Staff Report	Status:	Other Business	
File created:	9/29/2015	In control:	<a href="#">City Council</a>	
On agenda:	10/7/2015	Final action:		
Title:	CITY COUNCIL INPUT REGARDING PROPOSED CELLULAR ANTENNA INSTALLATION AT MORGAN HILL BIBLE CHURCH			
Attachments:	1. <a href="#">USA-15-01 September 2, 2015 City Council Report</a> , 2. <a href="#">Proposed 75 Foot Monopole</a> , 3. <a href="#">Proposed 50 foot Monopole</a>			

[History \(1\)](#)[Staff Report Text](#)

## CITY COUNCIL STAFF REPORT

### MEETING DATE: October 7, 2015

PREPARED BY: Andrew Crabtree, Director/Community Development Department

APPROVED BY: City Manager

#### Title

**CITY COUNCIL INPUT REGARDING PROPOSED CELLULAR ANTENNA  
INSTALLATION AT MORGAN HILL BIBLE CHURCH  
END**

#### RECOMMENDATION(S) RECOMMENDATION

Provide input regarding design options for a proposed cellular antenna installation at the Morgan Hill Bible Church.

#### BODY

##### COUNCIL PRIORITIES, GOALS & STRATEGIES:

##### Ongoing Priorities

Enhancing public safety

Protecting the environment

## **2015 Focus Areas**

### **Community Engagement Effectiveness**

#### **REPORT NARRATIVE:**

At the September 2, 2015 City Council meeting the City Council considered and forwarded to LAFCO (the Local Area Formation Commission) a proposed Urban Service Area (USA) expansion request initiated by City staff for properties located along the western side of Monterey Road, south of Watsonville Road (Application File # USA-15-01). The proposed USA expansion area includes the Morgan Hill Bible Church property. Unrelated to the City proposed USA expansion, Morgan Hill Bible Church is in the process of seeking land use permits through the County for the installation of a cellular antenna on the Church property. The antenna would be operated by Verizon under a lease agreement with the Church. In order to meet Verizon antenna coverage goals while locating the antenna at the southwest corner of the Church property, the proposed antenna would be 75 feet in height. To conform with County requirements, the antenna would be designed to resemble a tree which would blend in with adjacent trees. The height of the antenna structure is taller than the antenna installation in order to simulate a tree shape. The County also recommended a 75 foot structure in order to facilitate potential future co-location for multiple wireless carriers.

An owner of a property adjacent to the Morgan Hill Bible Church spoke at the September 2 hearing, expressing concern regarding a proposed cellular antenna installation on the church property. The City Council also received correspondence in the form of two petitions circulated by the same neighbor with a combined total of fourteen signatures in opposition either to the antenna installation or the annexation. While the City Council voted to move forward with the USA expansion process by submitting an application to LAFCO, the Council indicated should LAFCO approve the USA expansion, the City would consider the subsequent potential annexation of the Church property more favorably if the antenna installation conformed to the City's regulations for such antennas, which include a height limitation of 50 feet.

In subsequent conversations, representatives of the Morgan Hill Bible Church have explained that if the antenna height is reduced to 50 feet, in order to meet Verizon's coverage objectives, the antenna would need to be placed at a location on the Church property closer to Monterey Road and the adjacent residential uses to the north. Relocation of the antenna in this manner would potentially increase its visibility and bring it closer to the residents who have most strongly expressed concern with the proximity of the antenna. In order to maintain a simulated tree design, the actual antenna would need to be located no higher than 46 feet on the structure.

This item has been placed on the City Council meeting agenda at the request of Morgan Hill Bible Church so that the City Council may provide input to the Church regarding the possible design and placement of the antenna on the Church property.

#### **COMMUNITY ENGAGEMENT: Inform**

Representatives of the church have provided information to the adjacent property owners including notice of the hearing time and a photosimulation of the proposed antenna installation.

#### **ALTERNATIVE ACTIONS:**

N/A

**PRIOR CITY COUNCIL AND COMMISSION ACTIONS:**

The City Council voted to forward a Urban Service Area expansion request (USA-15-01) to LAFCO for the subject property and other adjacent properties at its September 2, 2015 meeting.

**FISCAL AND RESOURCE IMPACT:**

N/A

**CEQA (California Environmental Quality Act):**

Not a Project

Council is not taking any action that could result in a potential impact to the environment as regulated by CEQA.

**LINKS/ATTACHMENTS:**

- 1) September 2, 2015 Staff Report for USA-15-01
- 2) Proposed Antenna Photo Simulation - 75 Feet
- 3) Proposed Antenna Photo Simulation - 50 Feet

LAFCO — 10/14/15

To: Steve Tate  
Re: Cell Tower 15055 Monterey Road  
From: see signatures below

10/12/2015

Per the attached letter dated October 8, 2005, Councilman Larry Car stated that the City of Morgan Hill has measures in place that would prevent cell towers from being placed in areas objectionable to residents. The City of Morgan Hill knows at least ~~71~~ percent are opposed to any cell tower being placed on The Churches property at 15055 Monterey Road. The City Council has only allowed the residence to choose between a 75' or 50' cell tower. The neighbors voted for the 50' tower and the council approved the 75' tower due to erroneous statements from the church representative. A resident was for a 50' tower and he said they were for the 75' tower. The owners of the properties all have aesthetic and visual issues with both cell tower proposals and have requested that the annexation process stop. Morgan Hill City Council needs to tell the Church that due to the cell tower being opposed by the neighbors the Church should not continue with their application through The County of Santa Clara regarding the cell tower if they plan on being annexed into the City of Morgan Hill. Below are the signatures of the property owners who oppose the cell tower for the above reason. Please see the attached map showing property location. These properties are the closest and by far the most affected properties in regards to the cell towers appearance.

71% OPPOSED

Dann Enbom 14930 Bonner Ct

10/10/2015

Archie Valdivia 15185 S Monterey Rd

10/10/15  
10/10/15

Loretta Wilson 15147 Monterey Rd.

Laura Zee 14840 OLIVE AVE } These 2 property owners have  
Rod Bieftin 15155 F Monterey } appeared in front of city council  
and agree with the above

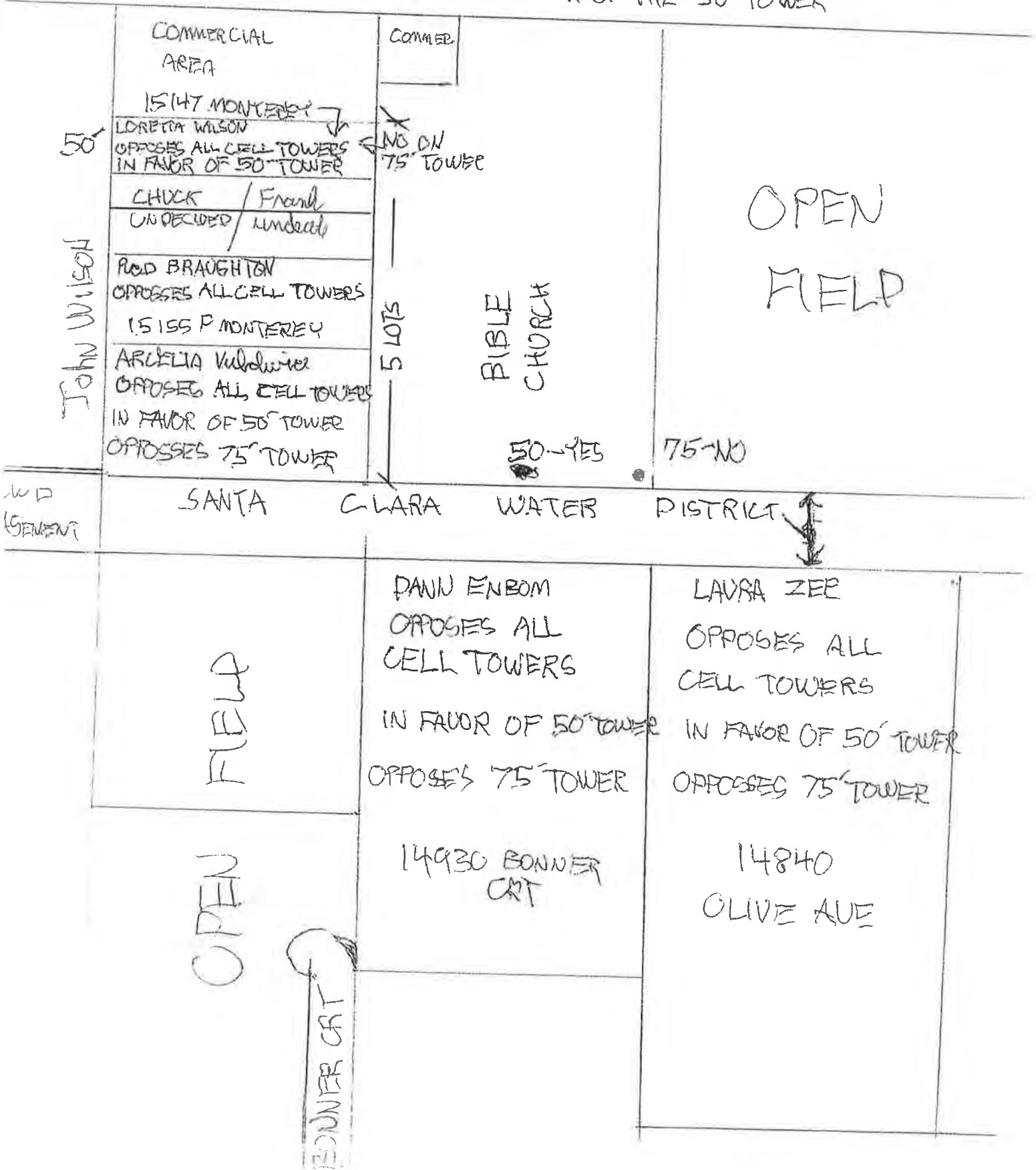
cc Morgan Hill Times  
cc Neighbors

OCT 8th 2015

OCT 9th 2015  
OCT 12th

← Monterey Rd →

THEY PREFERRED THE LOOK OF THE 50' TOWER



Mr Tate

10/ 2/15

Here is a copy of Loretta Wilsons story.  
She came to Morgan Hill a long time ago.

Her father was Mayor of San Jose and he  
was a councilman. We understand that  
if you choose to eliminate the cell tower per  
a majority of the neighbors request, Mark  
Reisner will likely follow your recommendations.

A few neighbors may move due to this decision.  
Please side with the people over the money  
Our cell phones are working fine





LATCO 10/14/15

Re: Urban Service Area, USA-15-01  
Re: Parcel # 779-04-016 and 779-04-061  
15055 Monterey

8/28/2015 To: Morgan Hill Planning Commission

The majority of property owners bordering and directly behind the property at 15055 Monterey request that the City of Morgan Hill ~~remove this property from the agenda~~. This meeting is on September 2, 2015. This property is in the process of obtaining a permit to install a 75 cell tower. Morgan Hill needs to vote on cell towers near Schools and homes prior to allowing this property into the Morgan Hill Urban Service area. Please see the attached 2 petitions. Please postpone 15055 Monterey from entering into the Urban Service Area until the community has a chance to respond.

There are a lot of concerned Morgan Hill residences that need more time to look into this very controversial cell tower subject.

Slipping the cell tower into the Morgan Hill Urban District as an existing condition is wrong.

The County of Santa Clara is approving a cell tower that Morgan Hill has to live with.

MORGAN HILL ALLOWS A MAXIMUM HEIGHT OF 50 feet and the property at 15055 has no intention of following Morgan Hill's ordinances. A 75 foot tall Major Commercial Cell Tower near homes and Schools is wrong. There is so much open space to put this cell tower.

FROM: All the people on the 2 attached petition. Please note that 2 people signed both petitions.

Please see update petition. The major concern is the cell tower. 5 of the 8 property owners are against the cell tower and per Morgan Hill ordinance or meeting dated Oct 8 2005

1 This states that cell towers will not be placed in areas objectionable to residence. Mr Tate knows that the area is opposed to cell towers yet on Oct 7th he approved the 75 tower anyway? What is going on?



PETITION PETITION PETITION This is a PETITION.

The City of Morgan Hill and The County of Santa Clara have been working together to get the Morgan Hill Bible Church into The Morgan Hill Urban Service Area."USA"

The Bible Church, at 15055 Monterey, is currently applying for a permit to install a 75 foot tall cell tower on its property with the County. The property has been rezoned to Public facility which takes a lot of communication

between the City of Morgan Hill and The County of Santa Clara. You would think that the owner of the Bible Church would tell Mayor Steve Tate about the cell tower and give the residence of Morgan Hill a chance to respond before they grant them into the Morgan Hill urban service area. Please postpone the Morgan Hill Bible church at 15055 Monterey from being part of USA until Morgan Hill residence can voice their opinion

on the cell tower. Please sign below if you are against having the Bible Church in The urban service area.

Please tell Mr. Tate how you feel September 2, 2015 at 7:00 pm Council Chambers at 17555 Peak ave. and please sign this Petition.

Signature	Address	Date
Jon Stubaus	17530 Holiday Dr.	8-26-2015
Colleen Fidler	P.O. Box 1956 Los Batos	8-26-2015
Dann Allen	14930 Bonner Ct	8/28/15
Louella Wilson	15147 Monterey Rd. M.H.	8/28/15
Rod L. Broughton	15155 F Monterey Rd. MH	8-28-15
Joan Prather	15155 E Monterey Rd. MH	8-28-15
Arnelia Valdivia	15185 S Monterey Rd	8/28/15

# City Says No to Cell Tower Moratorium

Story Comments

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Posted: Saturday, October 8, 2005 12:00 am

0 comments

Morgan Hill City councilmen decided against banning cell phone towers in Morgan Hill while staff creates a policy on the often controversial towers this week.

The decision removes a potential roadblock for three cell tower plans currently seeking city approval.

Councilmen began to contemplate banning cell towers last month while drafting a new policy after some local residents protested an application to build a tower near Jackson Park. The residents had read in the Morgan Hill Times that Sprint PCS sought approval to construct the tower. After residents protested in September, the Utilities and Environment subcommittee suggested the city enact a moratorium while staff crafted a permanent policy.

The council denied the move 4-0 Wednesday night.

Councilman Greg Sellers said the city already has a number of rules governing cell towers and an approval process that allows public input before any towers are built. He said he didn't believe the issue was grave enough to warrant a moratorium.

"I think we've got these applications that have already been submitted with the assumptions that the rules are already in place," Sellers said. "I think we ought to let them go through the process at that point ... in the interest of fairness and equity."

Some of the residents who opposed the Sprint PCS tower said they worried the towers could affect the health of people who lived near the proposed site and children who played in the park. Scott Dunham, development manager for T-Mobile's South Bay Area, told the council the Federal Communications Commission has ruled health concerns cannot be a major reason for cities to deny cell towers. Cell phone towers have not been connected to health problems.

Dunham said T-Mobile has plans to build one tower and modify two others to improve roaming capabilities lost when AT&T merged with Cingular recently. He said by imposing a moratorium now, the city was giving the company's competitors an unfair advantage.

Acting city attorney Dan Siegel cautioned council members about considering a moratorium. He noted, a moratorium needed to be very specific, and required a 4/5 vote of the council; not a simple majority vote. He suggested that the council examine the Conditional Use Permit (CUP) process.

"The council has to decide whether there is a problem that merits the moratorium. ... Is the CUP process working? If not, stop it," advised Siegel.

Councilman Steve Tate said he felt the subcommittee needed to be more specific regarding the objective of the moratorium, while Councilman Larry Carr believed the city has measures already in place, such as public hearings, that would prevent cell towers from being placed in areas objectionable to residents.

Currently, a proposal to place a cell tower on public land requires a cell phone provider to enter a lease agreement with the city and city council approval. A proposal to place a cell phone tower on private land, however, would only need a conditional use permit and approval by

[http://www.morganhilltimes.com/news/community/city-says-no-to-cell-tower-moratorium/article\\_806ae107-9d25-5f17-9a3e-d5](http://www.morganhilltimes.com/news/community/city-says-no-to-cell-tower-moratorium/article_806ae107-9d25-5f17-9a3e-d5):

Mr Tate + Council

'15-636 OCT 7th meeting

10/8/15

I didnt get the final Renderings of the 50' + 75' Towers until the day before the meeting. I brought with me a written note from 50% of the neighbors stating they prefer the 50' tower. We all had health concerns and visually speaking, we choose the look of the 50' tower over the 75' tower.

Mark Rouser spoke and had no signatures in favor of the 75' tower. He stated that the property at 15185 S. Monterey Rd was the biggest opponent of the 50' tower.

This verbal by Mr Rouser was wrong. Please see attached letter from that person. The neighborhood isnt split on this decision as Mr Tate says.

The verbal info that Mr Rouser was wrong. Please approve the majority voted 50' tower.

Mr Brington is away and didnt get a chance to vote yet a majority vote has been quickly established.

Please see attached Petition and map to show you how the neighbors feel

Dann Enke

Council approved 75' tower!

Wdy!

cc Morgan Hill Times  
cc Dave Tate  
cc neighbors

October 8th, 2015

Dear Steve Tate:

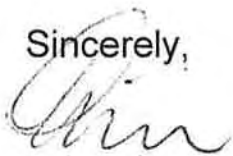
I was recently approached by Mark from Bible Church to inform me they a Cell Phone Tower from Verizon was in the works of being installed on the baseball field adjacent to my property.

I was presented the plans for installation along with pictures of a fake 75 feet tall tree of what this tower will look like. I must say that looking at the hideous picture saddened me because I feel it is an insult to nature.

Rather than showing me a plan of new live tree plantation coming up which would enhance my community and provide a clean breath of fresh air, I have to look at something completely fake disguising a cell phone tower!!! This proposal should come along with a promise and commitment to plant real trees along all the surrounding neighbors' property line to compensate us with a better view and really enhance our community's atmosphere.

I have no problems with my phone reception, never had it; I told Mark. I am very against having such installation take place. I enjoy leaving life as natural as possible, I do not have a microwave in my kitchen, as a matter of fact, therefore I oppose to such tower coming up. If I'd have to choose from a 75' tower or a 50' tower, even though I am completely against it coming, I would vote on the 50' tower.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Luz', with a stylized flourish at the end.

Luz Arcelia Valdivia  
15185 S. Monterey Road  
Morgan Hill, Ca 95037

Oct 8th 2015  
 & OCT 9th 2015

# THEY PREFERRED THE LOOK OF THE 50' TOWER

50'	COMMERCIAL AREA	COMMER	OPEN FIELD
	15147 MONTEREY	NO ON 75' TOWER	
	LORETTA WILSON OPPOSES ALL CELL TOWERS IN FAVOR OF 50' TOWER		
	CHUCK UNDECIDED		
John Wilson	ROD BRAUGHTON OPPOSES ALL CELL TOWERS 15155 P MONTEREY	BIBLE CHURCH	50-YES 75-NO
	ARCELIA WILSON OPPOSES ALL CELL TOWERS IN FAVOR OF 50' TOWER OPPOSES 75' TOWER		
SCWD EASEMENT	SANTA CLARA WATER DISTRICT		
OPEN FIELD	OPEN	DANN ENBOM OPPOSES ALL CELL TOWERS IN FAVOR OF 50' TOWER OPPOSES 75' TOWER	LAVRA ZEE OPPOSES ALL CELL TOWERS IN FAVOR OF 50' TOWER OPPOSES 75' TOWER
		14930 BONNER CRT	14840 OLIVE AVE
	BONNER CRT		





*Steve Tate* *Ally* *Dann*

To: Steve Tate and council members 10/09/2015  
Re: Annexing a conforming property

*CCM* *[LAFCO]*  
*10/14/15*

In a prior Council meeting regarding The Bible Church at 15055 Monterey, it was discussed that the Church should comply with Morgan Hills ordinances in regards to a cell tower. The council wanted the cell tower to be a maximum of 50 feet. The application for the cell tower is with the County of Santa Clara. The Church is in the process of entering the Morgan Hill urban service area.

On October 7 item 15-636 the Church proposed a 75' tree and a 50' tree to be allowed when they are annexed into Morgan Hill.

Laretta Wilson state that the 50 tower would have less of a visual impact. and preferred the 50 foot tower.

Laura Zee had health issues about both but when it came down to a visual impact on their property she was in favor of the 50 foot cell tower over the 75' cell tower.

Dann Enbom also preferred the 50' cell tower over the massive 75, cell tower.

A letter was given to council at the meeting expressing that the above neighbors vote.

Mark Rauser then came up to speak and his main concern was the home at 15185 Monterey Rd. He stated that they where in favor of the 75' cell tower. They where in favor of the 50 foot cell tower and that is when council said the neighbors are split. I brought in a letter from mrs Valdinia telling Mr Tate that they too were in favor of the 50 foot cell tower. Prior to the meeting Mark Rauser told me he did not care what tower was approved. We had a win win settlement and the council voted for the 75' tower.

We ask to be put back on the agenda to straighten out this issue.  
please see attached map regarding neighbors votes and location.

Dann Enbom and neighbors. 408-401-2274

cc Steve Tate ✓  
Dann Enbom ✓  
Laura Zee ✓  
Laretta Wilson ✓  
Arcilia V. ✓  
Morgan Hill Times ✓ *ack ma*

LAFCO 10/14/15

**Verizon Wireless • Proposed Base Station (Site No. 282463 "Morgan Hill West")  
15055 Monterey Street • Morgan Hill, California**

**No Recommended Mitigation Measures**

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 15055 Monterey Street in Morgan Hill, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



*William F. Hammett*  
William F. Hammett, P.E.  
707/996-5200

November 3, 2014

LAFLO 10/14/15

# MORGAN HILL THE TIMES

\$1 • Friday, August 28, 2015 • Vol. 121, No. 35 • [morganhilltimes.com](http://morganhilltimes.com) • Serving Morgan Hill since 1894



NG EDGE  
students start  
with new  
books A



**BBQ KINGS**  
Live Oak alumni take  
top prize in northern  
CA competition A6



**ACTIVE LIVING**  
See inside this week's  
edition for our '55+'  
special section INSIDE



**UNLEASHED**  
Bulldogs get first taste  
of football in  
scrimmage A9



**WHO ARE YOU?**  
Amateur genealogists  
enjoy regional research  
resources B1

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Peak Ave. Friday 4 P.M. to 10 P.M., Saturday Noon to 10 P.M., Sunday 11 AM to 5PM. For complete information and special discount ticket opportunities visit [stca.org](http://stca.org) or call (408) 779-3959.

### Creek Cleanup

Join city staff and volunteers 9 a.m. to noon Sept. 19 to help beautify Morgan Hill. This is an opportunity for individuals, families and groups to enhance the health of West Little Llagas Creek and its wildlife. Cleanup will concentrate on picking up litter; gloves, bags and litter grabbers will be provided. Meet at the Corporation Yard, 100 Edes Court at 9 a.m. Participants under 18 will need to bring a volunteer waiver signed by their parents with them the morning of the event. Call (408) 776-7333 for more info, a waiver form or to pre-register.

### BBQ for wildlife

The Wildlife Education and Rehabilitation Center will hold its 20th annual Wildlife Fest from 12 to 3 p.m. Oct. 17 at the Morgan Hill Buddhist Community Center, 16450 Murphy Ave. The fundraiser will feature a barbecue lunch, silent and live auctions, raffle and door prizes. WERC's education animals will be present at the event. Tickets can be purchased at [werc-ca.org](http://werc-ca.org).



Pantry's "Fit For Fall" clothing giveaway Aug. 22.

About 50 volunteers helped organizers and "shoppers" pick out and try on their selected garments from a cluster of tables and tents set up outside the nonprofit facility's Peebles Avenue site. Families referred to Cecelia's Closet were

for everyday clothing and back to school clothing," said Cecelia Ponzini, co-founder of the Edward "Boss" Prado Foundation which oversees Cecelia's Closet and Food Pantry. "We had a lot of support from the community. We've been very fortunate."

Ponzini founded the

generosity and empathy for his fellow classmates and peers who were less fortunate than he was.

Programs under the Prado Foundation include Cecelia's Closet, which collects donated clothing and food to provide for lower-income residents, as well as No Child Goes Unfed and Share the Runway,

### HOW TO HELP

The Edward "Boss" Prado Foundation accepts donations of food, clothing or money. Donations go toward helping local, less fortunate families and children acquire resources they need to succeed in their professional and academic lives. For more information or to make a donation, visit [edwardbossprado.org](http://edwardbossprado.org), call Cecelia Ponzini at (408) 670-0266 or stop by Cecelia's Closet and Food Pantry, 35 Peebles Ave.

# Residents rise up against projects

## OAK MEADOW, SOUTH MH PROPOSALS GENERATE PROTEST

MICHAEL MOORE  
Editor

**MORGAN HILL**—Two long simmering proposals to extend city boundaries, both of which have generated increasing opposition from their surrounding neighbors, will reach the Morgan Hill City Council Sept. 2.

The Oak Meadow project on West Edmondson Avenue, in the works since 2006, would add up to 48 homes in a hillside

area in southwest Morgan Hill that is currently in unincorporated Santa Clara County jurisdiction. Developer Bethany Liou is asking the council to annex about 50 acres of the site, and extend the Urban Service Area boundary for another 20.

The unrelated "Monterey-City of Morgan Hill" request is asking the city to extend the USA line for 11 parcels totaling about 48 acres on Monterey Road south of Watsonville Road. These properties include a portion of the Royal Oaks mushroom farm and the Morgan Hill Bible Church.

Requesting an inclusion in the USA is a

potential precursor to an annexation request.

If the council approves these requests at the Sept. 2 meeting, which will include public hearings on both proposals, they will require further approval from the county's Local Agency Formation Commission.

## Cell tower and boundary extension on tap?

At the same time the city is processing the USA request for the sites south of Watsonville Road, the county planning office is reviewing a request by the MH Bible Church, 15055 Monterey Road, to install a 75-foot cell tower



**CELL SPECS** A notice outside the Morgan Hill Bible Church describes a cell tower proposal at the site.

toward the western side of the property.

"As a church, we want to help the community. Cell service in this area is on the weaker side,

and we wanted to make sure that, aesthetically, it would fit in," Pastor David Whitaker said. He displayed photo simulations

→Development, A8



that depict the tower, disguised as a tree, sticking up above a giant oak tree toward the back of the property.

The church was approached about six months ago by Verizon which identified the site as "one of the prime spots for a cell tower," Whitaker said.

Then about three weeks ago, the church was informed that the city wanted to resubmit their USA extension request after a similar effort was rejected by LAFCO in 2013, Whitaker explained. The cell tower site sits on property that would be included in the city's USA if the council gives its approval, but Whitaker said the timing of the two proposals is coincidental.

Nearby resident Dan Enbom noted that the county and city have different cell tower policies. The county allows telecommunications towers up to 75 feet, while the city—which does not have a cell tower

ordinance—limits the height of cell towers to 50 feet through land use and zoning policies.

Enbom added that some of his neighbors have many questions about the cell tower near their property, related to the impact on scenery and potentially harmful radio waves attracted to the facility.

"We don't want this church annexing or even going into the USA because they are not even listening to the neighbors," Enbom said.

County Planner Carl Hilbrandts' office is currently conducting an environmental review of the cell tower application. All cell tower proposals taller than 55 feet are subject to a public hearing before the county planning commission. Hilbrandts doesn't expect that to occur before November.

The city currently has no say in the cell tower matter, but City Hall has long wanted to annex the church and adjacent properties into the city limits. Doing so would tighten

up city boundaries and make future growth more orderly, city staff said.

In 2013, LAFCO approved the annexation of only a portion of the city's full 67-acre request of properties south of Watsonville Road, namely about nine acres where Royal Oaks mushroom farm is located.

Royal Oaks owner Don Hordness has indicated he wants to move his agricultural operation elsewhere, and develop a senior assisted living project at the site south of Watsonville Road.

Other properties in the upcoming USA request before the council Sept. 2 include the Oakwood School and a commercial strip mall.

#### Oak Meadow

Neighbors of the Oak Meadow annexation proposal recently told city planning commissioners that city staff and other officials have repeatedly ignored the voice of the taxpayers and bent over backward for the developer

since the residential project was proposed nearly nine years ago.

About 10 neighbors of the 80-acre property, which is currently agricultural and contains steep hillsides, voiced their opposition to the annexation request at the July 14 planning commission meeting. They expressed frustration with the continually changing specifications of the project, and one speaker called the staff recommendation to approve the annexation "unethical."

The property is located just west of the Community Park and the Sunset Avenue and Olympic Drive neighborhoods.

The commission tabled that decision until the July 28 meeting, when they ultimately voted 3-3 on the annexation request and MOU, forwarding no recommendation to the elected council.

Commissioner Susan Koepp-Baker's seat remains unoccupied since she retired earlier this year.

The non-binding MOU states the developer will agree to limit the number of residential detached homes to a maximum of 48; will not build on hillsides steeper than a 10 percent grade; will cluster homes; will not allow private gateways on existing roads; and provide easements for public trails and open space, among other provisions.

In recent weeks, residents—led by Kevin Pfeil—have organized a petition to convince the council to reject the annexation request. More than 980 people had signed the petition on change.org as of Aug. 26.

The petition claims the proposed residential project violates the city's General Plan, which in 2010 noted the city already has a more than 30-year supply of vacant residential land. Numerous public agencies and environmental groups have opposed the annexation, according to the petition website.

The project opponents also started a website,

savemorganhill.org, offering information about pending land use changes in Morgan Hill and a link to the petition.

"In 2004, Morgan Hill residents passed Measure C, limiting the city's ability to extend into county land to preserve our viewshed and agricultural resources," reads a message on the website's home page. "Since then, the city council has rewritten the law specifically to allow the annexation of the Oak Meadows Plaza project and is now planning to move forward, despite overwhelming opposition from the community."

The project has been to the planning commission at least five times since 2006, with the developer and city continually negotiating on changes and public benefit additions in an effort to bring the proposal in line with the city's General Plan.

The Sept. 2 City Council meeting will take place 7 p.m. at Cit Hall council chambers, 17555 Peak Ave.

## OBITUARIES

### TONY MARFIA

October 20, 1921 - August 19, 2015

Visitation was held Tuesday, August 25, 2015, from 6:00 to 8:00 P.M., at Habing Family Funeral Home. Funeral Mass was held Wednesday, August 26, 2015, at 10:00 A.M., at St. Mary Parish followed by burial at St. Mary's Catholic Cemetery. Donations to your favorite charity would be preferred. Condolences at HabingFamilyFuneralHome.com.

### BARBARA JEAN GAMMA RODRIGUEZ

January 24, 1943 - August 21, 2015

Viewing services and a celebration of her life will be on Friday, August 28, 2015, from 3:00 P.M. until 8:00 P.M., at Black Cooper Sander Funeral Home, 363 7th St. Hollister, CA 95023. Condolences: www.blackcoopersander.com.

### CHERYL JO MYERS

July 1945 - August 2015

Memorial gifts may be made to the Valle del Sur Art Guild for the C.J. Myers Memorial Scholarship Fund, 12275 Center Avenue, San Martin, CA 95046 or on-line at www.valledelsur.org. There will be a Celebration of Life on August 28, 2015, at 10:00 A.M. at the Valle del Sur Art Guild.



SAN JOSE  
THE LETITIA BUILDING  
70 S FIRST STREET  
SAN JOSE CA 95113-2406  
T 408.286.9800  
F 408.998.4790

PALO ALTO  
200 PAGE MILL ROAD  
SUITE 200  
PALO ALTO CA 94306-2062  
T 650.804.7600  
F 650.804.7630



## ATTACHMENT E

MAILING ADDRESS  
PO BOX 1469  
SAN JOSE CA 95109-1469  
hopkinscarley.com

January 22, 2016

CHUCK REED  
chuckreed@hopkinscarley.com  
408-299-1409  
Fax 408-998-4790

Santa Clara County Planning Department  
70 West Hedding Street, 7th Floor  
San Jose, CA 95110

LAFCO  
70 West Hedding Street, 8th Floor  
San Jose, CA 95110

City of Morgan Hill Planning Division  
17575 Peak Avenue  
Morgan Hill CA 95037

**Re: Santa Clara County File: 9769 – 15P-14A-15EA**  
**LAFCO File: Morgan Hill USA 15-01**  
**Morgan Hill File: 15-636**  
**Morgan Hill Bible Church Telecommunications Facility**  
**15055 and 15085 Monterey Road, Morgan Hill**

This firm represents Dann Enbom, who resides at 14390 Bonner Court, Morgan Hill. Mr. Enbom's residence is immediately to the southwest of the proposed facility.

On behalf of Mr. Enbom, we object to the use of the Negative Declaration for environmental clearance as specified in your Notice of Intent to Adopt a Negative Declaration; we object to the granting of Use Permit and Architectural and Site Approval; and we object to the annexation of the property by Morgan Hill with the proposed Wireless Telecommunications Facility.

Our objections are based on the following reasons:

The Initial Study for the environmental clearance is flawed because it fails to seriously consider or accurately describe the neighboring residential and school uses and the impacts on them from the project.

The Initial Study erroneously concludes, without analysis of the impact on nearby residences and school, that the project would have no impact or no significant impact on Aesthetics.

The Initial Study Environmental Checklist Discussion of Impacts erroneously states that "As viewed from the surrounding flat area, the tower would not be visually prominent . . ." In fact, the opposite the true. It will be obvious and quite large when viewed from the nearby residences.

The Discussion of Impacts erroneously states that "the tower would not substantially degrade the existing visual character of the site and / or the surrounding areas." In fact, the opposite the true. The tower as proposed will substantially degrade the existing visual character and quality of the surrounding residences and the school.

The height, design and location of the tower fail to comply with the Santa Clara County Wireless Telecommunications Facilities Design Guidelines.



Mr. Enbom's property has a residence that is less than 300 feet from the proposed tower. There are six other residences and a school within 1000 feet from the tower. These facts are ignored by the Initial Study.

The proposed tower is to be located in the worst possible location on the property relative to the closest residences.

As proposed, the 75 feet height is far higher than the oak tree, which is less than 50 feet tall, and the oak tree does not screen the tower from the nearby residences and school.

The tower could be relocated on the property, reduced in size and redesigned to blend in with the 50 ft. oak tree so that it is at least partially screened from the nearby residences and school. Failure to do so is in direct conflict with Design Guidelines Review Criteria #1, which calls for a proposed tower that "minimizes visual impact to the extent possible through design, screening and siting."

As proposed, from the nearby residences and the school, the tower will look like the bad example in Design Guideline Facility Scenario A because the 75 ft. eucalyptus-tree-style tower "bears no relationship to the size, shape and character of the surrounding physical elements."

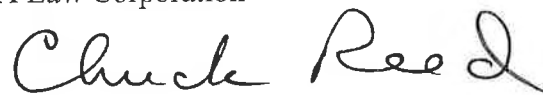
The proposed tower does not meet the development standards of the City of Morgan Hill zoning ordinance. 75 feet is too tall and it is too close to the property line. See Memorandum to Santa Clara County Planning Office from Steve Maxey, City of Morgan Hill Planning Division, March 17, 2015.

The Initial Study fails to consider the potential cumulative impacts of co-location of additional facilities on this site. The 75 feet size invites other operators, and federal law (Section 6409 of the Middle Class Tax Relief Act of 2013) could require additional height and width to accommodate co-locations. (See the Memo from Steve Maxey)

For all these reasons and the comments made by members of the public, the project cannot be allowed to proceed under a Negative Declaration, architectural and site approval should be denied, and the annexation should be denied.

Yours very truly,

HOPKINS & CARLEY  
A Law Corporation



Chuck Reed

CRR/tsa



April 2, 2014

February 13, 2014

To: City Council of Morgan Hill  
Board of LATCO  
Rebecca Tolentino

From: Mrs. Carol Neal  
15600 Foothill Ave.  
Morgan Hill, Ca 95037  
Phone 408-779-7133  
nealfamily1@hotmail.com

Re: Southeast Quadrant Land Annexation and Uses

To whom it may concern,

***1. Who am I?***

I am a resident of the County of Santa Clara and have lived in our home on Foothill Ave for about 40 years. Our property is the proposed area to be annexed to the City of Morgan Hill. This property is the primary asset in our estate. It is very important to us how the proposed annexation will affect the value and environment of our neighborhood. The greatest asset of our property is the rural beauty of this valley.

There is an easement that runs in the back of my property that connects the property of John Fry's American Institute/golf course to the city. This property was formerly owned by Irvin Perch who developed the Flying Lady Golf Course and Restaurant. As Mr. Perch could not get county approval, he used his money, and power on the city of Morgan Hill and was annexed. I use this as an example of the money and special interest that rule what is done in my neighborhood. Currently, Fry's property is an eyesore with it's wall of trees destroying the view from the bottom and it's current plan to build a "castle" obstructing the view from the top.

As part of the "existing residential units" listed in the General Land Use Program, we cannot subdivide. We have NO say in the use of our property. As we are not in the city limits of Morgan Hill, we cannot vote for the policy makers, and we are little fish in the county of Santa Clara, we have limited influence. We are in effect, powerless. What will be the cost to us in migration fees, assessment fees, city taxes, property taxes, etc.?

***2. My concerns or objections;***

**a. Location of proposed South County Catholic High School.** There is no need to place the high school in this location. Today, the Daughters of Charity Health System wants to rezone it's current 24.5 acre plot that is currently in the city limits of Morgan Hill. As a Catholic organization why not deed the property for a school. Also, it is of note that Mr. George Chiala who is the biggest winner in the SEQ plan is an important member of the Catholic organization. It is a concern of mine that the placement of the school has become a stepping stone for the annexation.

**b. Effect of a private high school on the Morgan Hill Unified School District.** Currently enrollment in this district is low and not growing with the population increase. As a former member of the school board, I saw the declining enrollment as a possibility and fought against the building of Sobrato High School. Live Oak is close to the proposed Catholic site. Live Oak did have an agricultural program. I am not opposed to private schools but I feel that placing the Catholic High School on the west side near Gilroy or San Jose would have less effect on the local school district.

**c. Annexing this property would accelerate the growth of Morgan Hill and the rural atmosphere will be lost.** Just talking to new members of the area, they love the rural area.

**d. Currently the City of Morgan Hill has many large vacant areas that could hold all of the proposed recreational improvements.** Why take on more land when they cannot improve the land south of Dunne Ave on Monterey Road. How can the city say it wants to have a greenbelt but it continues to push eastward with Cochrane Plaza while many vacant units exist in the core city area?

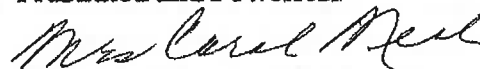
**e. How can you preserve agriculture when you remove the most productive area from cultivation and make it into businesses. How will this area look in the future?** A small farmer has put in a successful strawberry farm at the corner of Murphy and Tennant. Now you want to make it a sports field. The proposed Sustainable Agriculture Education is nothing but a grab of the government to control private land. How will this be supported? They say they have a grant but most likely it will be passed on to the taxpayer in mitigation fees and taxes.

**g. What will be the effect of the Fry golf course? What will be needed for the proposed PGA golf tournaments? How will this affect the area? What about traffic, roads, etc.** The current road that the city is responsible for is not maintained and is a hazard.

**h. How is the City of Morgan Hill going to pay for this? Also it is to be noted that some of the stakeholders in this development are the city employees who make a good salary in promoting and developing this program.**

It would be my hope that someday, before all of the plans, zoning changes, etc. are considered that all of the stakeholders, as in this case, all property owners, could meet as a group and have an opportunity for input. Having a minute to express your concerns in a public meeting doesn't allow for constructive and meaningful dialogue.

Frustrated and Powerless



Mrs. Carol Neal

## Palacherla, Neelima

---

**From:** Shawn Barreras <shawn.barreras4@gmail.com>  
**Sent:** Monday, February 29, 2016 8:39 AM  
**To:** Palacherla, Neelima

My name is shawn Barreras 1556 fisher ave. Morgan hill. We are off murphy and not happy that the city is trying to work its way into the county. The neighbors on our street are very unhappy with what the city is trying to do. We all know the city is saying they will put baseball fields/parks in just to pass a rezoning issue so they can line the freeway with hotels /fast food & gas stations they need to stay out of the county and deal with the issues and land in the city limits. None of us want to see the school go in either. The traffic/noise/drugs the kids hot rodding on small side street. Is not what any of us want. 1 408 691 9670  
Thank u for taking on this fight.

## Palacherla, Neelima

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**From:** Yudhvir Singh Sidhu <mehmasarja@gmail.com>  
**Sent:** Tuesday, March 01, 2016 1:01 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I am a Morgan Hill resident in the "SEQ" and have 15 acres of land off San Pedro - also in the SEQ. I would benefit from the city annexing/developing in this area. However, the council members themselves state that the city has more than enough land in its limits to put residences on. Additionally, SEQ annexation is geographically patchy. This possibly reflects the interests of a few influential land holders.

I value our region's remaining farmland and open spaces. I would welcome development leadership by the city in the SEQ which preserves this resource. Their current idea to develop the area for sports and recreation is a positive step in this direction. Please tell us how your annexation in the SEQ leads us to an open space future?

Thank you for this opportunity to provide public comment.

Sincerely,

Yudhvir Singh Sidhu

Yudhvir Singh Sidhu

Morgan Hill

## Palacherla, Neelima

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**From:** Lisa Yearton <lisayearton@garlic.com>  
**Sent:** Tuesday, March 01, 2016 2:02 PM  
**To:** Palacherla, Neelima  
**Subject:** SEQ concerns

Hello Neelima,

We live within the boundaries of the SEQ proposed area (15750 Ellis Dr) and have many concerns about the city's plan for the area. Please know that we are currently outside of the city limits, on our own well, have our own septic system and maintain our private road (5 houses share this responsibility). If we are annexed into the city we will be forced, at a huge cost, to link in to city services. We would also lose our quiet and dark private road as the city would likely want a larger road that would include sidewalks and light poles. Some neighbors would also lose some of their land to provide a larger street. We moved to this location for it's quiet, star gazing ambiance. City services, youth complexes, recreation fields and city "conveniences" are NOT why we bought our home. The proposed plan will seriously impact our peace and quiet with screaming children on playing fields, cars clogging the roads, light pollution from the recreation field lights as well as other "city" trappings/conveniences.

There are even more practical concerns with the city's plan than our comfort and happiness. Has anyone done the analysis to see what impact their plan will have on our ground water? As I mentioned we are on our own well, as many of us are. I believe the added drain on the water table to water playing fields will seriously impact our water table. If not, it could possibly cause higher nitrate levels than we can use for drinking. Has the city done anything to insure our well water will remain clean, healthy and available. I have witnessed how the city waters the soccer fields currently in use. They use the large guzzle over-head sprinklers during the hottest part of the day to water! Huge waste while the rest of us have let our lawns die.

To be honest, we would rather have the "McMansion on 5 acre", growth quoted in the Morgan Hill Life article, than the plan the city has for the SEQ area. At least we would not have overcrowding, excessive noise and over use of precious ground water.

The Morgan Hill Life article says there will be a March 11 meeting at 10 am, but it does not state where. Can you tell me where the meeting will be held so I can attend? I'm not a great speaker, but want to let the decision makers know that the MH City plan for the SEQ is NOT a good plan for us.

Regards,  
Lisa and Dennis Yearton  
408-779-8093

**Subject:** FW: Morgan Hill Southeast Quadrant Annexation & Agricultural Mitigation Preservation Plan

**From:** Charmel Perrier [<mailto:charmels2626@yahoo.com>]

**Sent:** Tuesday, August 04, 2015 12:16 PM

**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** Morgan Hill Southeast Quadrant Annexation & Agricultural Mitigation Preservation Plan

**Neelima Palacherla, LAFCO Executive Officer  
and Board Members:**

LAFCO Board members, the final Southeast Quadrant annexation and agricultural preservation plan was approved by the Morgan Hill City Council on July 15, 2015.

Board members please consider the reasons why Rich Constantine (Morgan Hill City Councilman) voted against the plan. His comments were: " agricultural mitigation program is unlikely to achieve its goals. This program would require developers to pay a per-acre fee that would go toward the permanent preservation of an equal acreage of farmland on which they plan to build. To say that you're going to take acreage in the Southeast Quadrant and mitigate acreage that's already in the Southeast Quadrant, that doesn't make any sense", Constantine added.

LAFCO members, this plan of extending the "urban service area" boundary in the SEQ, requesting annexation of 215 acres into the city limits, pre-zoning a 38-acre parcel "public facilities" where the San Jose Diocese plans to build the South County Catholic High School, and applying the new SRL classification to several private properties in the SEQ, still do not support its stated goals to preserve agriculture and open space.

Please consider not approving this Southeast Quadrant plan, until the City of Morgan Hill designs a new responsible, sustainable development plan, with acreage that is already in the city limits, and owned by the City of Morgan Hill. The SEQ plan has the potential to attract urban sprawl. This plan supports wealthy land owners and rich developers, not the goals of LAFCO in protecting open space and agricultural preservation.

An alarming article in the Morgan Hill Life Newspaper (July22 - August 4, 2015) stated that George Chiala (Morgan Hill farmer) felt that he already had the support from LAFCO members, for the San Jose Diocese plans to build the South County Catholic High School. This being even before the LAFCO members were able to agenized the city's requests for an upcoming meeting. Suggesting that he knew the out come before hand, was a very inappropriate statement. This local farmer desire to get approval for re-zoning a 38 acre parcel, is a personal project of his own. This plan does not in reality support the goals of LAFCO, or contribute to the preservation of farming and open green space.

Mel & Charlyn Perreir  
Morgan Hill, CA (SEQ residents)

**Subject:** FW: Southeast Quadrant

**From:** Charmel Perrier [<mailto:charmels2626@yahoo.com>]  
**Sent:** Monday, October 26, 2015 11:44 AM  
**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>  
**Subject:** Southeast Quadrant

**Dear Neelima Palacherla, LAFCO Executive Officer  
and Board Members**

We are deeply sadden to receive your email, regarding the agricultural land of the Southeast Quadrant. We along with many others, have been working and praying for LAFCO to finally protect all the farmland in Southeast Quadrant from developers once in for all. Both the agriculture land and the environment now looks to have little chance of being saved. It appears that it has become a popularity contest for George Chiala and his desire for a Catholic High School. That along with the greed of the Morgan Hill City Council for County land. Now it is clear, why it was printed in the Morgan Hill Times that it is felt they have support from LAFCO Board Members. We also counted on the facts, that this land is being used this very day for crops, shows to everyone, that it should be saved at all costs!!

Many years ago, we attended the Morgan Hill School Board Meeting regarding the proposed Sobrato High School in Southeast Quadrant. We went door to door that year, wrote editorials to the newspaper in an effort to save that agriculture land. That night when the School Board announced that the high school would be built on Burnett Avenue in Morgan Hill, instead of in the Southeast Quadrant, the then Mayor Dennis Kennedy came up to us and said "You may have one won this time, but I will make sure that a third High School goes there"!

If George Chiala and Morgan City Council want this Catholic High School, it should be put in within the City limits of Morgan Hill, which that is already open and not being used for agriculture! It is long overdue, that they leave the County and the Southeast Quadrant out of their plans. **Who will finally stand up for the land? Will it be LAFCO? Will it go to the greed of Developers with the support of the Morgan Hill City Council?**

**Please save the Southeast Quadrant .....The environment is counting on you!**

Sincerely, Charlyn and Mel Perreir  
Morgan Hill Residents

**Subject:** Please stop development in Morgan Hill's SEQ.

From: Fenex, Lyn [mailto:lyn.fenex@experis.com]  
Sent: Friday, October 30, 2015 2:38 PM  
To: Palacherla, Neelima <Neelima.Palacherla@ceo.sccgov.org>  
Subject: Please stop development in Morgan Hill's SEQ.

With the recent news about petroleum compromised crops from Kern County, California will need all if the farmland we can spare.

Thank you,  
Lyn Fenex  
408/309-8293  
95037

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**Subject:** Annexations be denied

From: Jane [mailto:jane\_ycui@yahoo.com]  
Sent: Monday, November 02, 2015 9:19 AM  
To: Palacherla, Neelima <Neelima.Palacherla@ceo.sccgov.org>  
Subject: Annexations be denied

This is request to deny the annexation for Morgan Hill area, need to preserve green belt, the only green belt left in Bay Area along HW 101.

The city planning has the obligation to consciously protect the beautiful Bay Area with green belt

Please forward this email to all committee members and commissioners who are involved in the decision making.

We travel oversea a lot, most impressive by the green belts surrounding nice towns and city boundaries that provides peace and space in many developed country such as UK. We can do better.

Appreciate your time and consideration

Ying Leighton

Sent from my iPhone

**Subject:** FW: Stop Morgan Hill Annexations

**From:** Jordan Wittman [<mailto:jordan.wittman@gmail.com>]

**Sent:** Monday, November 02, 2015 1:01 PM

**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** Stop Morgan Hill Annexations

Hi Neelima-

I grew up in San Martin, Morgan Hill's unincorporated neighbor to the south. As a child, my family moved here in the early eighties to escape the urban intensities of the greater San Jose area. They both grew up in Los Gatos and Saratoga and watched as more and more orchards and farmland gave way to housing developments, office buildings, and shopping centers. I can't tell you how many times when we'd go to visit the grandparents that we'd drive by a neighborhood and my dad would make comments along the lines of, "This used to all be cherry orchards," and, "I used to spend my summers picking 'cots right here." Clearly today those orchards are gone and landscape has changed. So too has the economy.

And I get it, Silicon Valley is an epicenter of business on a global scale. As far as tech and innovation go, there is nowhere else like it. And to keep this engine moving forward, the people that work here now and will work here in the future need places to live and communities to be a part of. My wife and I run a tech-related business. We are part of that economy.

When we moved back to the Bay Area 5 years ago, my wife and I wanted to be close enough to commute, but far enough away to not live in a city. It's a lot to ask for in today's Bay, but if you look hard enough there are still a few pockets that remain. For the short term, we rented up in Scotts Valley. But when conversations turned to starting a family and buying a home, our eyes turned back to the South Valley, where real estate was still "somewhat affordable" and the community make was a blend of rural and urban areas. There are still farms and orchards woven into our landscape, the smell of garlic and mushroom compost is still heavy in the air, and well-dressed caballeros still trot along the shoulders of local county roads.

We bought our house in Morgan Hill in the summer of 2013. It's a 1940's post-war era ranch home. We bought it off the great grandchildren of the original family to settle the land - the Daubergs. The first building to go up was a barn, built in 1908, that still stands on the southern edge of our lot. While the original home was being built, the Daubergs took up residence in a small room inside the barn. Stepping inside today you can still see the remnants of wall paper clinging to redwood boards and the outlines of where photographs once hung on the wall. The Daubergs initially planted prunes, but switched over to chickens some time after WWII. Aside from a few chicken houses across the street, the only evidence that a farm once operated here are the barn and another small out building.

I bring this all up because the history of the bay area is rich in agriculture, and the future of the Bay Area is driven by tech. But somewhere in there we need to find a balance. One that merits our history the same value as our future. To turn our backs on the open spaces and remnants of a still-thriving agricultural industry would do great injustice to the legacy of those who have come before, and would be robbing future generations of knowing that world.

Morgan Hill is an oasis, one of only a few remaining in the Bay Area. People choose to live here for the open spaces and rural-burbia interface. Unrestrained development is our greatest threat. We passed Measure C as a community voter initiative in 2004 for that very reason. You are in a position to help our community preserve

what makes it great. There are countless vacant lots within the current city limits that should be developed before we should even consider expanding the city limits. The move to annex property in the Oak Meadows and South East Quadrant area is a developer driven initiative that puts profits for a few ahead of quality of life for current residents. I trust that you will listen to the voices of our community members above the rhetoric of developers.

I don't speak for any organized group, just myself and family. But I do honestly believe my beliefs represent the majority of Morgan Hill and South County residents. Feel free to reach out to me directly if you'd like to discuss this.

Thanks for your time,

Jordan Wittman  
14657 Stonebridge Ct  
Morgan Hill, CA 95037

530.228.0974  
[jordan.wittman@gmail.com](mailto:jordan.wittman@gmail.com)

**Subject:** FW: Stay Away from the Last Remaining Stretches of Open Space in Morgan Hill, or the SEQ, for the Love of God

**From:** Lisa Benson [mailto:[lfbenenson@gmail.com](mailto:lfbenenson@gmail.com)]

**Sent:** Monday, November 02, 2015 11:11 AM

**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>; Wasserman, Mike <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Cc:** [mmoore@morganhilltimes.com](mailto:mmoore@morganhilltimes.com)

**Subject:** Stay Away from the Last Remaining Stretches of Open Space in Morgan Hill, or the SEQ, for the Love of God

Dear LAFCo Executive Director Palacherla and Supervisor Wasserman:

I was appalled to read this morning of the City of Morgan Hill's most recent land grab and farmland conversion efforts, namely the Southeast Quadrant (SEQ) of San Martin/Santa Clara County lands.

My perspective is, that by the time I was born in south San Jose and before I moved in childhood to Morgan Hill, the famed bucolic valleys, oak woodlands, marshes, estuaries, and then, later, agricultural orchards of these two areas were all long gone. I could only read about what John Muir saw, the fragrances he took in. Unfortunately, my experience of growing up and living in this part of the West has neither been one of a pleasant urban city life. No -- San Jose in particular is simply a nightmare of grossly incompetent urban planning, nothing but endless strip malls, sprawling non-traversable business campuses, massive, perilous intersections and expansive parking lots, with no significant consideration given, whatsoever, to the once beautiful environmental surroundings of the valley, its rivers and the bay, nor pedestrians who wish to reside there. In fact, the City of San Jose has been an archetypical disgrace in the couple hundred years to the very notion of city planning and environmental preservation, resultantly affording its residents a very poor quality of life based on concrete sprawl and ugliness, with some of the worst traffic congestion in the world.

I am appalled to see that Morgan Hill is charging precipitously down the same path. Already, 101 weekday traffic is disgustingly thick in San Martin and Morgan Hill from 5 AM. No lessons have been learned nor is any care being taken to prevent a mini-urban sprawl nightmare from enveloping Morgan Hill. You are destroying whatever semi-rural, country charm remains. All of the recent, publicized Open Space purchases have been made in the deep hills. Now, you think you can annex the SEQ on the valley floor without public input, whether it's for big box stores, sports fields or anything else. There is space within current MH City boundaries, so urban sprawl and making the town a mini-San Jose, is entirely unnecessary and detrimental to no-one but the developers in whose pockets you seem to be so thoroughly ensconced. Furthermore, this should absolutely not be done without wider solicitations for public input. You are being very sneaky rail-roading this over the public, and are mistaken if you think you are serving our interests because you are not.

On the contrary, you have a responsibility to defend the very last vestiges of valley floor open space in the south bay from the incessant development that would pave over every last remaining inch of it in Morgan Hill. It's tragic how incompetent and poor city planning has been in San Jose and Santa Clara Valley over all, and now, stop Morgan Hill from so quickly following suit. Don't touch the Southeast Quadrant, for the love of God -- that is my written request. It is not OK to build over every inch of the valley floor and leave no open space, and I am committed to the protection of farmland, agricultural lands, and the ability of the public to experience the natural environment on Morgan Hill's valley floor. Period. Stay off of it! Massive cities are not meant to be built this way with endless sprawl and no buffering countryside. Just stay away from every last piece of valley land you can set your sights and hands upon.

Thank you,

Lisa Voss

**Subject:** FW: Annexation

**From:** Marilyn Dober [<mailto:marilyn@windvest.com>]

**Sent:** Wednesday, November 04, 2015 9:15 AM

**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** Annexation

Please deny the City of Morgan Hill's request for annexation of 215 acres of an area known as the Southeast Quadrant (SEQ). We do not need further urban sprawl in our beautiful town. The city has done enough damage by tearing up the downtown with a very vague purpose. We need our farmlands!

Thank you for granting the request of many who live in Morgan Hill.

Marilyn Dober

WindVest Motorcycle Products, Inc.

16840 Joleen Way B2

Morgan Hill, CA 95037

408-377-7323

408-377-7346 fax

877-370-7326 toll free

**Subject:** Please deny annexation request

**From:** Kristyn Greenwood [<mailto:kristyngreenwood@gmail.com>]

**Sent:** Monday, November 09, 2015 11:02 AM

**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** Please deny annexation request

Hi - I am writing to request that you deny the City of Morgan Hill's request for annexation of the South East Quadrant. I am opposed to any annexations that are designed to change the zoning of an area. The projects that are proposed for that area could be accommodated within the existing city limits and within current zoning. There is no need for the city to look outside for room to expand. Let the current zoning for these areas stand.

Thanks, Kristyn Greenwood  
Morgan Hill Resident

**Subject:** Morgan Hill SEQ Annexation

**From:** Ashley Woodworth [<mailto:ashleyrosewoodworth@gmail.com>]

**Sent:** Tuesday, November 17, 2015 2:28 PM

**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** Morgan Hill SEQ Annexation

Dear LAFCo Commissioners,

As a Morgan Hill resident, I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant as I value our region's remaining farmland. We need LAFCo's help to protect Morgan Hill's open space resources as both greenspace and productive land. I desperately urge you to deny the annexation of the Southeast Quadrant, we already have too much sprawl in our small town.

Thank you for your consideration,  
Ashley Woodworth



**Subject:** SEQ Morgan Hill

**From:** Linda Barbosa [<mailto:lbarbosagarlic@gmail.com>]

**Sent:** Sunday, November 22, 2015 6:47 PM

**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** SEQ Morgan Hill

Dear Director Palacheria,

I am a long time resident of Morgan Hill.

I also believe in preservation of open space and agriculture.

I believe the South East Quadrant of Morgan Hill should maintain it's current designation and NOT be annexed to the city of Morgan Hill.

The current management of that area is fine.

I would rather see the city of Morgan Hill build on open land within city limits.

Sincerely,

Linda Barbosa  
1835 Bluebonnet Ct  
Morgan Hill, CA 95037

**Subject:** The East Quadrant of Morgan Hill

**From:** Debbie Kenyon [<mailto:debbiekenyon@mac.com>]

**Sent:** Monday, November 23, 2015 12:05 PM

**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>; [julie@greenfoothills.org](mailto:julie@greenfoothills.org)

**Subject:** The East Quadrant of Morgan Hill

To whom it may concern:

I am requesting that the annexation be denied and that my request be forwarded to the LAFCo Commission <http://www.santaclara.lafco.ca.gov/about-lafco/commissioners>

We have lived in Morgan Hill for 29 years on our 2 1/2 acres happily without being annexed. We have horses and sheep and maintain our property very well. What exactly would annexation mean for us? No more large animals, sidewalks, city water??? We did NOT move to MH to live in a neighborhood!

Where is OUR voice in all of this?

Debbie Kenyon  
[debbiekenyon@mac.com](mailto:debbiekenyon@mac.com)

**Subject:** Morgan Hill SEQ

**From:** John Jenkins [<mailto:jenkins5289@gmail.com>]

**Sent:** Tuesday, November 24, 2015 2:30 PM

**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** Morgan Hill SEQ

I have lived in Morgan Hill for 25 years. I have witnessed the population double since then. And it will go higher. Prime agricultural land has been either paved over or developed with a tendency to sprawl type growth rather than high density, multi floor buildings. I moved up here from Southern California and I see Morgan Hill looking more like LA sprawl than a unique city with a healthy, open border separating us from Gilroy and San Jose.

I urge you and the commissioners in LAFCO to preserve what scarce ag. land we have left in the SEQ.

Thank you.

John Jenkins  
740 Easy Street  
Morgan Hill, CA 95037

**Subject:** Morgan Hill Development

**From:** Todd Perry <[tapconbuilders@charter.net](mailto:tapconbuilders@charter.net)>

**Date:** December 10, 2015 at 12:17:21 AM GMT+5:30

**To:** <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** Morgan Hill Development

Dear LAFCo Commissioners,

I am writing to ask that you deny the City of Morgan Hill's request to annex a portion of Southeast Quadrant (SEQ). This plan for sprawl would seriously detract from the character of our city if you approve this request.

The City has not demonstrated the need for this land which means it is a plan for sprawl. The City has also not made a concerted effort to get residents' input on the SEQ plan. My information about the City plans for the SEQ has come from Thrive! Morgan Hill. The City did not make it easy to follow what was going on like they have for so many other issues. This is unacceptable for such an important decision.

My understanding is that LAFCo's key goals are to encourage responsible growth and to discourage sprawl and preserve agricultural and open space lands.

The City's request is completely counter to those ideals. Please deny their request.

Sincerely,

Todd Perry

Morgan Hill, CA

**Subject:** Morgan Hill annexation

**From:** the Flaggs <[brianflg@garlic.com](mailto:brianflg@garlic.com)>

**Date:** December 19, 2015 at 8:51:10 PM GMT+5:30

**To:** <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** Morgan Hill annexation

Dear LAFCO: For some reason the Morgan Hill City Council is hurrying to annex and develop land known as the South East Quadrant. Morgan Hill is growing very fast now, and I don't see how we will be able to accommodate even more residents with their need for city services, especially water. Please don't grant the City's request at this time. We need to slow down and develop sensibly. Let's preserve open space for future generations.

Thank you.

Chuck Flagg

2350 Fountain Oaks Drive

Morgan Hill, CA 95037

**Subject:** SEQ Morgan Hill

**From:** [jmargaretmccann@aol.com](mailto:jmargaretmccann@aol.com)

**Date:** January 2, 2016 at 10:49:51 AM GMT+5:30

**To:** [Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)

**Cc:** <[jmargaretmccann@aol.com](mailto:jmargaretmccann@aol.com)>

**Subject:** SEQ Morgan Hill

Dear LAFCo Commissioners,

I am writing to ask that you deny the City of Morgan Hill's request to annex a portion of Southeast Quadrant (SEQ). This plan for sprawl would seriously detract from the character of our city if you approve this request.

The City has not demonstrated the need for this land which means it is a plan for sprawl. The City has also not made a concerted effort to get residents' input on the SEQ plan. My information about the City plans for the SEQ has come from Thrive! Morgan Hill.

The City did not make it easy to follow what was going on like they have for so many other issues.

This is unacceptable for such an important decision.

My understanding is that LAFCo's key goals are to encourage responsible growth and to discourage sprawl and preserve agricultural and open space lands.

The City's request is completely counter to those ideals. Please deny their request.

Sincerely,

Margaret McCann

Learn from the Past

Plan for the Future

BUT

Live in the Present

**Subject:** SEQ

**From:** Janet Conrey <[jco5nrey@gmail.com](mailto:jco5nrey@gmail.com)>

**Date:** January 6, 2016 at 12:33:04 PM PST

**To:** "[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)" <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** SEQ

Dear LAFCo Commissioners,

I am writing to ask that you deny the City of Morgan Hill's request to annex a portion of Southeast Quadrant (SEQ). This plan for sprawl would seriously detract from the character of our city if you approve this request.

The City has not demonstrated the need for this land which means it is a plan for sprawl. The City has also not made a concerted effort to get residents' input on the SEQ plan. My information about the City plans for the SEQ has come from Thrive! Morgan Hill. The City did not make it easy to follow what was going on like they have for so many other issues. This is unacceptable for such an important decision.

My understanding is that LAFCo's key goals are to encourage responsible growth and to discourage sprawl and preserve agricultural and open space lands.

The City's request is completely counter to those ideals. Please deny their request.

Sincerely,

Janet Conrey

**Subject:** Please deny City of Morgan Hill's request to annex

**From:** Diane Berney [<mailto:jdberney@charter.net>]

**Sent:** Thursday, January 07, 2016 11:38 AM

**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>

**Subject:** Please deny City of Morgan Hill's request to annex

Dear LAFCo Commissioners,

I am writing to ask that you deny the City of Morgan Hill's request to annex a portion of Southeast Quadrant (SEQ). This plan for sprawl would seriously detract from the character of our city if you approve this request.

In addition, with our aquifer under such a huge burden already, not counting the massive residential construction already going on in Morgan Hill, and the water consumption from all those future occupants, we just cannot put any further strain on it. Until that problem, and the roadway problems, have been addressed there should not even be talking of expanding anything. Let's improve, and preserve, our small town, agricultural, Morgan Hill feel.

The City has not demonstrated the need for this land which means it is a plan for sprawl. The City has also not made a concerted effort to get residents' input on the SEQ plan. My information about the City plans for the SEQ has come from Thrive! Morgan Hill. The City did not make it easy to follow what was going on like they have for so many other issues. This is unacceptable for such an important decision. Morgan Hill is our city. We should have a vote on how we envision Morgan Hill in the future.

My understanding is that LAFCo's key goals are to encourage responsible growth and to discourage sprawl and preserve agricultural and open space lands. I pray this is the case!

The City's request is completely counter to those ideals. Please deny their request.

Sincerely,

Diane Berney

408-316-0700



**From:** Linda Barbosa <lbarbosagarlic@gmail.com>  
**Sent:** Saturday, January 16, 2016 7:00 AM  
**To:** Abello, Emmanuel  
**Subject:** SEQ Morgan Hill

Dear Mr. Abello,

I am a resident of Morgan Hill.

I oppose the addition of the SEQ to the city of Morgan Hill.

I believe that area should remain in it's current designation.

Morgan Hill should use available land with the city for development rather than seek to expand it's boundaries.

Thank you,

Linda Barbosa  
1835 Bluebonnet Ct  
Morgan Hill, CA 95037

**Palacherla, Neelima**

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**From:** Green, Mark P. <Mark.Green@gd-ms.com>  
**Sent:** Monday, January 25, 2016 2:36 PM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill SEQ Annexation

I am writing as a resident of Morgan Hill bordering the so-called "Southeast Quadrant (SEQ)". I oppose the City's proposed annexation of this land and its plans for development therein. This area constitutes one of the last contiguous agricultural areas in the Morgan Hill area. There are many areas within current Morgan Hill boundaries to build the facilities proposed for this area of prime farmland. Morgan Hill's proposed plan will result in additional sprawl development, which will accelerate the loss of farmland in the SEQ. Please forward this email to the other members of the LAFCo Commission.

Thank you,

Mark Green

**From:** Myra Kaelin [<mailto:myrakaelin@yahoo.com>]  
**Sent:** Wednesday, January 27, 2016 8:48 PM  
**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>  
**Subject:** Protect Morgan Hill

Dear LAFCo Commissioners,

I am writing to ask that you deny the City of Morgan Hill's request to annex a portion of Southeast Quadrant (SEQ). This plan for sprawl would seriously detract from the character of our city if you approve this request.

The City has not demonstrated the need for this land which means it is a plan for sprawl. The City has also not made a concerted effort to get residents' input on the SEQ plan. My information about the City plans for the SEQ has come from Thrive! Morgan Hill. The City did not make it easy to follow what was going on like they have for so many other issues. This is unacceptable for such an important decision.

Morgan Hill already has a glut of new developments. We do not need more traffic to add to our already growing population. My understanding is that LAFCo's key goals are to encourage responsible growth and to discourage sprawl and preserve agricultural and open space lands.

**The City's request is completely counter to those ideals. Please deny their request.**

Sincerely,

Myra Kaelin

**From:** Bill Barnhart [<mailto:wbarnhart@verizon.net>]  
**Sent:** Saturday, January 30, 2016 3:59 PM  
**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>  
**Subject:** Morgan Hill SEQ

Dear LAFCo Commissioners,

I am writing to ask that you deny the City of Morgan Hill's request to annex a portion of Southeast Quadrant (SEQ). This plan for sprawl would seriously detract from the character of our city if you approve this request.

The City has not demonstrated the need for this land which means it is a plan for sprawl. The City has also not made a concerted effort to get residents' input on the SEQ plan. My information about the City plans for the SEQ has come from Thrive! Morgan Hill. The City did not make it easy to follow what was going on like they have for so many other issues. This is unacceptable for such an important decision.

My understanding is that LAFCo's key goals are to encourage responsible growth and to discourage sprawl and preserve agricultural and open space lands.

The City's request is completely counter to those ideals. Please deny their request.

Sincerely,

William Barnhart

**From:** Virginia Pfluger [<mailto:virginia@pfluger.org>]  
**Sent:** Saturday, February 06, 2016 2:03 PM  
**To:** Palacherla, Neelima <[Neelima.Palacherla@ceo.sccgov.org](mailto:Neelima.Palacherla@ceo.sccgov.org)>  
**Subject:** No to urban sprawl

I think the lives of every citizen would be healthier if we kept things GREEN and natural.

develop instead the urban areas, bring life back to the cities.... do away with urban plight. Make city life attractive.

Thanks

Virginia

**From:** Chris Monack [mailto:chris.monack@gmail.com]  
**Sent:** Monday, February 15, 2016 2:55 PM  
**To:** Abello, Emmanuel <Emmanuel.Abello@ceo.sccgov.org>  
**Subject:** Public Comment re:City of Morgan Hill's SEQ Application

Dear Commissioners,

Attached is a letter regarding the City of Morgan Hill's application for annexation in the Southeast Quadrant which you have as an item on your agenda for your March 11th meeting.

Thank you.

February 15, 2016

Local Agency Formation Commission of Santa Clara County  
70 West Hedding St.  
8<sup>TH</sup> Floor, East Wing  
San Jose, CA 95110

Re: City of Morgan Hill Urban Service Area Amendment Area 1: Southeast Quadrant

Dear LAFCO Commissioners,

Please accept the following as a public comment to the Commission regarding the City of Morgan Hill's application to expand its urban service boundary by acquiring land in the Tennant-Murphy area, also known as the Southeast Quadrant (SEQ).

As a resident of Morgan Hill, I am concerned about the direction the City is moving with respect to the SEQ. The City has a stated goal of acquiring property in the SEQ to preserve agricultural land and open space. Yet at the same time the City is pursuing development there. I understand that a function of development is to generate revenue, and part of that revenue is earmarked for agricultural land and open space preservation. But I'm finding inconsistency in how the City's message is being delivered throughout the Morgan Hill community. That inconsistency has raised questions and concerns for me about how the City is placing agricultural land and open space preservation at the forefront of their discussions and in the marketing of their proposal to the residents of Morgan Hill.

The City expressed its pride in maintaining a "small town character" in its application to this Commission, along with stressing its desire to protect agricultural land and open space. As I read the application further, the balance of it shifts to growth and development. This creates mixed messages. The City wants to be small, yet grow. The City wants to protect land, yet develop land. And on a more curious note, the City wants to incorporate the SEQ into the city limits, yet it doesn't want the SEQ incorporated into the proposed changes to its General Plan which dictates growth management for the City. I have no doubt the City believes it has good intentions. Good intentions are not enough, in my opinion. What the City does with the SEQ will affect the things the City promotes as important: small town character, rural environment,

sense of community. I have not felt reassured through the City's messaging that those things will be protected.

Reading both past and current documents related to the SEQ has led me to question the City's commitment to land preservation. In 2009, a report by consultants at Economic & Planning Systems recommended to the City that it seek opportunities to partner with agencies whose goals are open space, greenbelt and habitat preservation (such as the Nature Conservancy, Open Space Authority, Committee for Green Foothills, etc). While the City has engaged in dialogue with some of these agencies, appearances are that the City is presenting itself solely for the purpose of gaining vocal support for the SEQ acquisition. I have found nothing to indicate the City is either interested in or has pursued creating a network of partnerships with these agencies. It seems likely that if these agencies had a vested interest in the City's plans, it would solidify both the City's commitment to land preservation and the long-term viability of preservation goals and related programs. Instead, the City seems to have placed more emphasis on interacting with developers for revenue and with land owners in order to secure development rights.

A financial aspect of the City's SEQ plan that concerns me is the use of open space funds to offset mitigation costs. The developers' in-lieu fee, estimated at \$15,000, seems incredibly low considering the \$47,500 assessed value of SEQ land per acre. The City has indicated it will use millions of dollars from its own open space fund to make up the difference between the assessed value of the involved property and the in-lieu fees. Doing so is consistent with the current city ordinance, however the money currently in the fund was generated from developer fees. That money is in a sense being used to supplement the cost of development through the manner in which it's being applied, which is to satisfy the requirement of the 1:1 ratio of acreage preserved to acreage converted for development.

Further, there is also the possibility that land mitigation could occur outside of the SEQ. While the City has identified land within the SEQ as an Agricultural Conservation Priority Area, the City has made no assurance of having the ability to secure that land through mitigation. Preserving this land inside the SEQ is what the City has publicly and repeatedly told the residents of Morgan Hill is their primary goal in order to gain support for annexation and development.



Development is not a by-product of land preservation. There are no guidelines for a 1:1 mitigation ratio that dictate developing an equal amount of acreage in conjunction with every acre preserved. But there is no financial benefit to the City in simply preserving land in the SEQ. The City makes no secret that it wants to grow. It is also no secret that the City is running out of available land to do this. In order to acquire land to develop, now and in the future, the City must make a compromise. That compromise appears to be land acquisition and preservation through mitigation and easements. In that respect, preservation becomes a by-product of development, and focusing on development becomes the priority.

This application being considered by the Commission represents a step toward a bigger goal for the City of Morgan Hill. Just because the scope of the current SEQ application was pared down from the previous, larger proposal, it shouldn't negate the knowledge that there is additional SEQ land the City has its eyes on. Knowing there is the likelihood the City will pursue the remainder of that initial proposal should skew the data being used to support the current, scaled down version. To me, the City's attempt to acquire the SEQ land in such a piecemeal manner is manipulative and disingenuous.

The City has crossed its t's and dotted its i's in making sure it complies with guidelines and regulations related to the land acquisition identified in its application to the Commission. But establishing the legal right to do something does not absolve the City of any moral or ethical obligations it owes to its residents to provide and maintain the community-based, rural characteristics the City itself uses to define Morgan Hill.

Thank you for allowing me the opportunity to provide input on this matter. As the City has made no assurances to the residents of Morgan Hill of their stated mission to preserve and protect agricultural land and open space, and as the City has not been able to demonstrate outside of revenue generation any benefits to its residents for the proposed SLR development, I believe the only correct action that can be taken at this time is to deny the City of Morgan Hill's application for annexation of the Southeast Quadrant.

Respectfully,

Christopher Monack  
Resident of Morgan Hill

## Palacherla, Neelima

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**From:** Rene Spring <rene\_spring@hotmail.com>  
**Sent:** Friday, February 26, 2016 12:50 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant at this point.

I am a Planning Commissioner in Morgan Hill, live in the City, and I'm an active member of our community. As many other residents, I value our region's remaining farmland.

Let's work together to protect this wonderful part of our community for generations to come. The current project leaves way too many questions unanswered related to how the City would fund the Ag mitigation project, especially, given that any annexation project approved would be a trigger for land price speculation and make it almost impossible to purchase any easements and/or land to preserve in the SEQ.

I don't want our city to use those funds to preserve Ag land outside of our local area.

The impact on traffic, city services, schools and water conservation is unknown. I very much disagreed with the City's approach not to include the SEQ projects as part of the GP 2035 overhaul just to short-cut the community involvement process.

We can do better than that. We can work out a better plan for the SEQ. Together!

Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Rene Spring  
Planning Commissioner Morgan Hill

**Palacherla, Neelima**

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**From:** jrsimunic@hotmail.com  
**Sent:** Saturday, February 27, 2016 9:44 PM  
**To:** Palacherla, Neelima  
**Subject:** Keep Morgan Hill Rural

Please keep the southeast quadrant in Morgan Hill to be farmland and rural. We must limit population in our region because of the continuing drought. Please take this seriously. Climate change will affect us all and a growing population cannot be sustained in the bay area, especially MorganHill. Richard Simunic

Sent from Outlook Mobile

## Palacherla, Neelima

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**From:** streicho@aol.com  
**Sent:** Sunday, February 28, 2016 5:10 PM  
**To:** Palacherla, Neelima  
**Subject:** LAFCO

I agree 100% with Mark Grzan's comments.

Our number one issue is the lack of water. With more building that is continually going on, where are we going to get water without more drilling?

We are still in a drought and the **greedy** developers and city council do not understand. This drought will last another four years or more. It took that long to be in this situation.

- \* We don't need more sports fields in the S.E. Quadrant.
- \* We don't need another high school in this same area.
- \* Another waste of water is a new tree nursery being developed on the north side of Tennant Ave. near Hill Road (statement given to my husband by one of the workers at that location.)
- \* Our roads are in need of repair yet Dunne Ave. has been repaved a few times!
- \* Water is continually being wasted on non-water days which I have even reported to the "water waste hot line in Morgan Hill"

The S.E. Quadrant is still farm country. Drive around and you will see many orchards, row crops, hay fields, etc. These are the livelihoods of farmers who have lived in Morgan Hill for many years!

**PLEASE DENY THE CITY'S PROPOSAL!**

**From:** Joey Weitz <joey.weitz1@gmail.com>  
**Sent:** Monday, February 29, 2016 4:16 PM  
**To:** Abello, Emmanuel  
**Subject:** Morgan hill annexation proposal - vote no

Hi there!

Quick and sweet. I'm a resident and home owner in Morgan hill. Please say no to any and all annexation of land for/in Morgan hill. The pace of growth is not reasonable and would be grossly negligent and ill advised as it solves nothing other than allowing rich or better off people to buy more cookie cutter houses and commute to Cupertino and Mountain View. Thanks!

-Joey Weitz

## Palacherla, Neelima

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**From:** Margot Kakalec <margotk123@verizon.net>  
**Sent:** Monday, February 29, 2016 2:35 PM  
**To:** Palacherla, Neelima  
**Subject:** Southeast Quadrant Decision

I am against annexing this area in to the City of Morgan Hill boundaries. If they need to bring in land for a new school or sports complex this is fine, but to bring in more land for residential construction is not a good idea. We have enough land within the city "boundaries" now to last 8 to 24 years for residential building. We are a "controlled growth city", we are in a major draught, and there is so much building going on now; our "services " ( schools, police, fire, roads, etc) will not be able to handle more growth. Please ask LAPCo to vote "no" on this annexation.

Thank you

Margot Kakalec  
margotk123@verizon.net

**From:** LeeAnn Dunn <babiod@hotmail.com>  
**Sent:** Monday, February 29, 2016 4:41 PM  
**To:** Abello, Emmanuel  
**Cc:** LeeAnn Dunn  
**Subject:** Annexation of SE Quadrant

Hello,

I would like you to know we have been residents of Morgan Hill for over 20 years. Please do not annex the SE quadrant. The pace of growth in South County is going too fast. We cannot support such a large project.

Thank you for your time.

LeeAnn Dunn

**From:** Mary Lai <mary.lai@gmail.com>  
**Sent:** Monday, February 29, 2016 5:00 PM  
**To:** Abello, Emmanuel  
**Subject:** Southeast Quadrant and Area 2

Hi Mr. Abello,

As a concerned Morgan Hill resident, I'd like to let you know that I'm against the city's applications to annex the Southeast Quadrant and Area 2 into the city limits. I hope you'll consider the voices of those who are just a common citizen residing in Morgan Hill, who's stake is in the future lifestyle and culture and country charm of the area, who's preference and choices may not always result in a measurable revenue generating activity but rather a way of life that is very dear to each of us. We aren't people of significance or in a position of great influence, but we are those who make up a significant part of the town and lives here. I hope those in leadership positions can represent also us, the every day Joe. We entrust in your decisions and judgment our future quality of life (not measured by dollar, but rather quality and tranquility of life).

Please let me know if there are any actionable items I can take to take this consideration forward.

Best regards,  
Mary Lai



**From:** Kim Rizzo <kimrizzo4@gmail.com>  
**Sent:** Monday, February 29, 2016 4:08 PM  
**To:** Abello, Emmanuel  
**Subject:** I am against the city of Morgan Hill's application to annex the Southeast Quadrant and Area 2 into the city limits

Please don't let the city of Morgan Hill annex the Southeast Quadrant and Area 2 into the city limits.

Please consider voting "No" and let our town keep its open space open and green.

Kim Rizzo  
(408)391-2552

## Palacherla, Neelima

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**From:** Tricia Garcia <triciagarcia1@hotmail.com>  
**Sent:** Tuesday, March 01, 2016 3:25 PM  
**To:** Palacherla, Neelima; Abello, Emmanuel; Noel, Dunia; Cat.Tucker@ci.gilroy.ca.us; Wasserman, Mike; district3@openspaceauthority.org; Susan@svwilsonlaw.com; Yeager, Ken  
**Subject:** Preserve our Farmland!! Stop Urban Sprawl

Good Afternoon,

I am a resident in Morgan Hill. I've lived in Morgan Hill for 10 years now. I moved to Morgan Hill so that my children could be raised in a small town community where quality of life matters. Where they could appreciate nature and the beauty of the country. A community where they can be outdoors and be safe. Where there are parks and hiking trails close by. I have an older son that started 3rd grade in Morgan Hill and is now a graduate of Live Oak High School. He played sports and we made amazing friends within the community. He goes out to bike ride and hike regularly. Everyone knows everyone and it's a safe place. I also have a 4th grader who's following in his big brother's footsteps. They can walk anywhere and know people along the way whether it be friends or parents of friends. That's how endearing and this community is to it's residents. My children can take a walk and see deer or other wild life down the street from our home. They love to shop at our farmer's markets and support our friends by purchasing local.

The more housing that get squeezed in is overtaking our beautiful farm land and is making Morgan Hill like San Jose. No one in Morgan Hill wants to live in a place like San Jose. San Jose is crowded, crime riddled and impersonal. It's very rare that your neighbors care who you are in San Jose. I know because that's where I moved from so that I wouldn't have to worry about my kids and keep them locked in the house. Morgan Hill is a place of "family" and of "community". If you continue to allow these ridiculous apartment and condo complexes to be built everywhere there will be no more Morgan Hill. We'll just become South San Jose and the traffic and crime will follow.

Please please please protect our farmland, parks, recreation areas and hiking trails.

Sincerely,  
Tricia Garcia  
Morgan Hill Resident  
Jackson Oaks area

## Palacherla, Neelima

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**From:** sinomas <sinomas@gmail.com>  
**Sent:** Tuesday, March 01, 2016 11:04 AM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill problems and continued requests for Annexation

Greetings Neelima-

I am a native born resident of Santa Clara County and have been in and around Morgan Hill since the 1960's. My wife and I our proud home owners in Morgan Hill, where I also have a small business in the City.

We have a huge problem down here. The City Council, Planning Commission and City Manager are continuing to push out of control growth in our little town that has no where near the infrastructure to support such grandiose plans. Our population cap number in the last 15 years has become a moving target, with City leaders and their private "Consulting firms" raking in profit over the residents wishes. I'd like to call your attention to this this recent OpEd in the Morgan Hill Times by my fellow concerned resident Mark Grzan - [http://www.morganhilltimes.com/opinion/guest-view-lafco-should-reject-se-quad-plan/article\\_4cc2ff8a-dd01-11e5-8db2-a3da497c23a1.html](http://www.morganhilltimes.com/opinion/guest-view-lafco-should-reject-se-quad-plan/article_4cc2ff8a-dd01-11e5-8db2-a3da497c23a1.html)

Further, lack of best practices continue to plague our City with poor decisions like annexing farm land for un-needed City leaders "pet projects".

As a community leader myself, supporting over 2000 residents in the City of Morgan Hill through our Community Group (see <https://www.facebook.com/groups/MorganHillCommunityGroupPage/>) I can tell you our residents are furious. You would think Morgan Hill City Leaders would learn from our neighbors in Gilroy, but they continue to ram these annexing and pet projects with certain developers through without due public process at all.

Please, I implore SCC LAFCO to send a strong message to Morgan Hill City Council, Planners and the City Manager that this type of poor judgement and toying against residents wishes will not be tolerated. I ask that LAFCO take strong and decisive action against those in Morgan Hill City Leadership that now choose their own private agendas over the Residents who elected them to keep our town small.

It's bad enough the City Council approved an "insider loan" of City Funds to the City Manager to remodel his own home, or that \$400,000 of funds were squandered on "art" instead of fixing much needed broken infrastructure. The word "fraud" is very much tossed around in our discussions here. This is the type of poor back room decision making that is making residents furious.

Therefore, again, we need your support stopping any Annexing of Farm and Open Space for these pet projects, and putting some controls on our out of control City Leaders who refuse to listen resident wishes; "Stop the Growth, please, and fix our towns infrastructure". We all moved and live here for one reason, to keep Morgan Hill small, rural friendly and have open space away from our jobs up in Silicon Valley.

Thank you kindly for your consideration,

Steven P. Chappell  
Morgan Hill Resident, Business Owner and  
Founder of the Morgan Hill Community Group  
email: [sinomas@gmail.com](mailto:sinomas@gmail.com)

**From:** Duke Sonderegger <adsonderegger@gmail.com>  
**Sent:** Tuesday, March 01, 2016 8:41 AM  
**To:** Abello, Emmanuel  
**Subject:** Morgan Hill Annexations

Quick and sweet. I'm a resident of Morgan hill. Please say no to any and all annexation of land for/in Morgan hill. The pace of growth is not reasonable and would be grossly negligent and ill advised as it solves nothing other than allowing rich or better off people to buy more cookie cutter houses and commute to Cupertino and Mountain View. Thanks!

## Palacherla, Neelima

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**From:** Jean Myers <birdermom@mac.com>  
**Sent:** Tuesday, March 01, 2016 12:03 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Jean

Jean Myers

Gilroy

## Palacherla, Neelima

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**From:** Lester Earnest <les@cs.stanford.edu>  
**Sent:** Tuesday, March 01, 2016 5:53 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Lester Earnest

Los Altos Hills

## Palacherla, Neelima

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**From:** Stu Nuttall <snuttall@sportsbasement.com>  
**Sent:** Tuesday, March 01, 2016 12:11 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

My daughter, who is attending San Jose State University, summed up Morgan Hill the other day as we rode our bikes through the farmland: "I love coming back home to Morgan Hill, it is so calm here".

It is calm here because of the open space. We moved here for this exact reason.

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely, Stu Nuttall, volunteer president of the San Pedro Perc Ponds Volunteers, and State Park volunteer with the Pine Ridge Association.

Stu Nuttall

Morgan Hill

**Palacherla, Neelima**

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**From:** John Holton <john@symphonyconsult.com>  
**Sent:** Tuesday, March 01, 2016 3:13 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

Please oppose the City of Morgan Hills request to annex any part of the Southeast Quadrant. If we are going to have a thriving region, we need to have plenty of workable farmland. The city already has plenty of developable land within its limits. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for your consideration of this important issue.

Sincerely,

John Holton

Los Altos



## Palacherla, Neelima

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**From:** PETE SIEMENS <PETESIEMENS1@GMAIL.COM>  
**Sent:** Tuesday, March 01, 2016 10:08 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in it's existing urban areas. Development is like drugs: a little is good, but too much or inappropriate USE is bad. The answer in this case is to JUST SAY NO!. Thank you for this opportunity to provide public comment.

Pete Siemens, Director, Ward 1, MROSD

Sincerely,

PETE SIEMENS

LOS GATOS

## Palacherla, Neelima

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**From:** Martha Cohn <Haywire.Cabin1920@gmail.com>  
**Sent:** Tuesday, March 01, 2016 3:59 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Martha Cohn

Menlo Park

**Palacherla, Neelima**

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**From:** Tom Gibboney <Tomgibboney@google.com>  
**Sent:** Tuesday, March 01, 2016 4:24 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners:

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Tom Gibboney

Menlo Park

**Palacherla, Neelima**

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**From:** alison smith <por850i@verizon.net>  
**Sent:** Tuesday, March 01, 2016 3:00 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

alison smith

morgan hill

**Palacherla, Neelima**

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**From:** Beth Wyman <bethwym@yahoo.com>  
**Sent:** Tuesday, March 01, 2016 1:56 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of ANY part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens as it should in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Beth Wyman, Former Morgan Hill Mayor

Beth Wyman

Morgan Hill, CA

## Palacherla, Neelima

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**From:** Christine LeQuang <christinelequang@yahoo.com>  
**Sent:** Tuesday, March 01, 2016 12:55 PM  
**To:** Palacherla, Neelima  
**Subject:** Please reject City of Morgan Hill's request to annex

Hello LAFCO,

Please REJECT City of Morgan Hill's request to annex the SE Quad Plan for housing development.

I had moved to Morgan Hill for the small town feel and for breathing room.

The city had been growing at such unprecedented rate the last few years and continue to do so, given all the new development. The traffic had become a nightmare going from one place to another, just within a few miles (school to home and back). Some of the main roads are narrow with either one or 2 lanes; had often become a choking point, with no option to expand out. There had not been any mitigating plan to alleviate the problem as such, much less with additional build-out.

I ask for you to reject the City's request to annex for building more housing.

Regards,

cl

Christine T. LeQuang MBA, ABR®, CDPE, SFR  
RDCPro™ REO Default Certified Professional®  
DREO™ REO Specialist  
Certified HAFA Specialist®  
CDPE-Certified Distressed Property Expert®  
SFR-Short Sales & Foreclosure Resource Certified®  
Keller Williams Realty-San Jose Top Agent 2012  
Keller Williams Realty-Top 25 Northern CA & Hawaii Region 5/2012  
(408) 828-1074 Direct  
[www.ChristineLeQuangRealEstate.com](http://www.ChristineLeQuangRealEstate.com)  
CalBRE#01269736

**Palacherla, Neelima**

---

**From:** Debra Kenyon <debbiekenyon@mac.com>  
**Sent:** Tuesday, March 01, 2016 10:52 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Debra Kenyon  
[Your Name]

Debra Kenyon

Morgan Hill

**Palacherla, Neelima**

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**From:** Gabriel Dalbec <gd02@dalbec.net>  
**Sent:** Tuesday, March 01, 2016 11:03 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland and open space. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Gabriel Dalbec  
Morgan Hill Homeowner

Gabriel Dalbec

Morgan Hill



**Palacherla, Neelima**

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**From:** Larry Breniman <Larrythekid1946@yahoo.com>  
**Sent:** Tuesday, March 01, 2016 7:25 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Larry Breniman

Larry Breniman

Morgan Hill

## Palacherla, Neelima

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**From:** LeeAnn Dunn <babiiod@hotmail.com>  
**Sent:** Tuesday, March 01, 2016 1:06 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I have lived here for over 20 years and strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl, we are not equipped for the Gavilan College Campus on Bailey in addition to annexation of the SE Quadrant. Thank you for this opportunity to provide public comment.

Sincerely,

LeeAnn Dunn

LeeAnn Dunn

Morgan Hill

**Palacherla, Neelima**

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**From:** Randall Curtis <rscurtis3@gmail.com>  
**Sent:** Tuesday, March 01, 2016 2:29 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. This area already has grid lock every weekend from the existing sports complex making it impossible to get a hamburger, access 101 or drive to the grocery store.

This project will destroy the last level prime open-space farm land in the area that has been producing produce from alfalfa to corn to peppers and much more in every season of the year.

This is one of the highest producing farm land in Morgan Hill.

Please stop this project.

Thank you for this opportunity to provide public comment.

Sincerely,  
Randall Curtis

Randall Curtis

Morgan Hill

**Palacherla, Neelima**

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**From:** Richard C. Scott <mhcherryman@hotmail.com>  
**Sent:** Tuesday, March 01, 2016 8:34 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. This looks like a land grab by the MH City, developers and property owners. Thank you for this opportunity to provide public comment.

Sincerely, Rich Scott

Richard C. Scott

Morgan Hill

## **Palacherla, Neelima**

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**From:** Sandra Lim <wrider100@yahoo.com>  
**Sent:** Tuesday, March 01, 2016 10:31 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Sandra Lim

Morgan Hill

**Palacherla, Neelima**

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**From:** Teri Morton <golforteri@sbcglobal.net>  
**Sent:** Tuesday, March 01, 2016 5:00 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Teri Morton

Teri Morton

Morgan Hill

**Palacherla, Neelima**

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**From:** John Brazil <jmbrazil@sbcglobal.net>  
**Sent:** Tuesday, March 01, 2016 8:21 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

John Brazil

Mountain View

**Palacherla, Neelima**

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**From:** Julie Steury <jsteury919@att.net>  
**Sent:** Tuesday, March 01, 2016 8:47 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I am writing to let you know that I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. We value our region's remaining farmland and open space. Once developed, we never are able to take it back.

Please deny this annexation request so that growth happens in our existing urban areas. There is already too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Julie Steury

Julie Steury

Mountain View



## Palacherla, Neelima

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**From:** Liz Snyder <grapenut@gmail.com>  
**Sent:** Tuesday, March 01, 2016 10:57 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

Thank you for this opportunity to provide public comment.

I strongly oppose the annexation of any part of the Southeast Quadrant. Please DENY the City's request. There are so few acres of remaining farmland in Silicon Valley - smart development is preserving these acres while building intelligently around our existing transit systems. Please be responsible for our region's growth - make sure it happens in our existing urban areas. We already have too much sprawl.

Sincerely,  
Liz Snyder

Liz Snyder

Mountain View

## Palacherla, Neelima

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**From:** Clinton Lewis <bogus@bogus.com>  
**Sent:** Tuesday, March 01, 2016 12:06 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Clinton Lewis

Clinton Lewis

Palo Alto

**Palacherla, Neelima**

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**From:** Emily M. Renzel <marshmama2@att.net>  
**Sent:** Tuesday, March 01, 2016 11:26 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Emily M. Renzel

Emily M. Renzel

Palo Alto, CA

## Palacherla, Neelima

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**From:** Justin Garland <garland.justin@gmail.com>  
**Sent:** Tuesday, March 01, 2016 12:50 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Local farms provide food security to our community, and farmland lost is farmland lost forever. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Justin Garland

Justin Garland

Palo Alto

**Palacherla, Neelima**

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**From:** Matt Allen <mattmar@pacbell.net>  
**Sent:** Tuesday, March 01, 2016 10:51 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

[Your Name]

Matt Allen

Palo Alto

## Palacherla, Neelima

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**From:** Alie Victorine <aliea58@yahoo.com>  
**Sent:** Tuesday, March 01, 2016 5:52 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland.

Although I do not live in Morgan Hill, I do live in South San Jose so losing this precious resource that is so close to our home and is important for maintaining the last vestiges of the Valley of Heart's Delight is an issue I care deeply about. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Alie Victorine

San Jose

## Palacherla, Neelima

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**From:** Anne Stauffer <ib\_annie@yahoo.com>  
**Sent:** Tuesday, March 01, 2016 10:51 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

[Your Name]

Anne Stauffer

San Jose

## Palacherla, Neelima

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**From:** Brian Carr <bc899899@comcast.net>  
**Sent:** Tuesday, March 01, 2016 4:47 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

To LAFCo Commissioners,

Please protect prime farmland in the Southeast Quadrant and prevent continuing sprawl as LAFCO is mandated under law. Your decision is important in maintaining the character of Morgan Hill as well as saving diminishing farmland. I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. Thank you for this opportunity to provide public comment.

Sincerely,

Brian Carr

Brian Carr

San Jose



## Palacherla, Neelima

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**From:** Brian Debasitis <bdebasitis@mauby.com>  
**Sent:** Tuesday, March 01, 2016 12:03 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Brian Debasitis

Brian Debasitis

San Jose

**Palacherla, Neelima**

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**From:** Carol Wolf <carol5885@gmail.com>  
**Sent:** Tuesday, March 01, 2016 11:36 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Carol Wolf

Carol Wolf

San Jose

**Palacherla, Neelima**

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**From:** Djani Drocic <ki6ayg@gmail.com>  
**Sent:** Tuesday, March 01, 2016 12:16 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Djani Drocic

San Jose

**Palacherla, Neelima**

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**From:** Roger Rosenberg <r.rosenberg@sbcglobal.net>  
**Sent:** Tuesday, March 01, 2016 3:11 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Dr. Rosenberg

Roger Rosenberg

San Jose

**Palacherla, Neelima**

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**From:** Justyne Schnupp <justyne.schnupp@gmail.com>  
**Sent:** Tuesday, March 01, 2016 3:30 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Justyne Schnupp

San Jose

## Palacherla, Neelima

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**From:** Kirk Vartan <kirk@kvartan.com>  
**Sent:** Tuesday, March 01, 2016 11:32 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Prime Farmland cannot be created again, and when it is gone, it is gone forever.

Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Kirk Vartan

Kirk Vartan

San Jose

**Palacherla, Neelima**

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**From:** Patricia Blevins <seaglass103@sbcglobal.net>  
**Sent:** Tuesday, March 01, 2016 11:01 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Patricia Blevins

San Jose

**Palacherla, Neelima**

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**From:** V. Calkins <stripeycat@aol.com>  
**Sent:** Tuesday, March 01, 2016 9:51 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

We must stand against sprawl at all costs! The population continues to grow at an exponential rate ... and to cover even one more acre of prime farmland is insane.

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment on this extremely important issue.

Sincerely,

V. Calkins

San Jose



## Palacherla, Neelima

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**From:** Carolyn Straub and Steve McNery <carolyn.rosyfinch.traub@gmail.com>  
**Sent:** Tuesday, March 01, 2016 11:06 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

We must use the lands that we already have in Morgan Hill before annexing more.

Morgan Hill already has unused lands. Doing this is prudent and frugal and is not a waste of space.

The quest for money from taxation and more buildings, homes and industry is overstated.

We agree with the Committee for Green Foothills (CGF).

We strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. We value our region's remaining farmland.

Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl.

Thank you for this opportunity to provide public comment.

Sincerely,

Carolyn Straub  
Steve McHenry

Carolyn Straub and Steve McNery

San Jose, CA

**Palacherla, Neelima**

---

**From:** Christine Valenti <Kidcrazy@pacbell.net>  
**Sent:** Tuesday, March 01, 2016 2:29 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Christine Valenti

San Martin

## Palacherla, Neelima

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**From:** Sharon Luna <luna802@msn.com>  
**Sent:** Tuesday, March 01, 2016 10:39 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. There are several vacant buildings in Morgan Hill that could be utilized for other purposes rather than tear down farmland. We should not let developers tear down valuable farmland for support of strip malls, additional homes etc. Thank you for this opportunity to provide public comment.

Sincerely,  
Sharon Luna

Sharon Luna

San Martin

**Palacherla, Neelima**

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**From:** Nancy Reyering, Martin Walker <Nanzo@me.com>  
**Sent:** Tuesday, March 01, 2016 6:45 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

We strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Nancy Reyering  
Martin Walker

Nancy Reyering, Martin Walker

Woodside

**Palacherla, Neelima**

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**From:** Cheryl Woodward <woodwardcheryl@deanza.edu>  
**Sent:** Tuesday, March 01, 2016 10:31 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

[Your Name]

**Palacherla, Neelima**

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**From:** Craig Britton <cbhoptoad@gmail.com>  
**Sent:** Tuesday, March 01, 2016 10:36 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

L. Craig Britton

**Palacherla, Neelima**

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**From:** Lucia Moser <membership@acterra.org>  
**Sent:** Tuesday, March 01, 2016 10:41 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Lucia Moser

**Palacherla, Neelima**

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**From:** William Scheid <Wlscheid@msn.com>  
**Sent:** Tuesday, March 01, 2016 10:36 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

[Your Name]



**Palacherla, Neelima**

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**From:** J Stuart <jlynnstuart@gmail.com>  
**Sent:** Tuesday, March 01, 2016 5:52 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

J Stuart

alists@belleheart.com

## Palacherla, Neelima

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**From:** Lee Hagan <lee95037@yahoo.com>  
**Sent:** Tuesday, March 01, 2016 11:45 AM  
**To:** Palacherla, Neelima  
**Cc:** Lee Hagan  
**Subject:** Please deny the Morgan Hill SEQ annexation proposal!

I urge LAFCo to deny the Morgan Hill's annexation proposal. It is fiscally and environmentally irresponsible. The LAFCo analysis has already determined that the city has not demonstrated it has the ability to provide and fund services such as water, police, and fire, to the quadrant without adversely affecting the current level of those services to residents. Annexing this land will result in urban sprawl and will not benefit the community.

Please deny the annexation proposal.

Best regards,  
Lee Hagan

From: **Armando Be** <[barmando3@gmail.com](mailto:barmando3@gmail.com)>

Date: Tue, Mar 1, 2016 at 9:27 AM

Subject: City of Morgan Hill request to annex land in AREA Two and Area One, the South East and South West Quadrants.

To: [emmanuel.abello@ceo.sccgove.org](mailto:emmanuel.abello@ceo.sccgove.org)

Dear LAFCO,

I, my wife Alicia Cortez, and my adult son Armando-Jose Benavides, adamantly oppose the annexation of the two areas commonly referred as South East and South West Quadrants.

As of recent, the Morgan Hill City Council and City Manager have engaged in a pattern of uncontrolled growth with little consideration for the lack of infrastructure. This plan for annexation continues the trend.

The people of Morgan Hill, the majority, seek to preserve as much open land as possible. It appears that the City Manager and the Council have been making all of the decisions in disregard to the priorities of its citizens. Surely, there are other groups that are working hard to preserve as much land as possible but the City has refused to negotiate or work with them in the planning of those quadrants.

So, at this time, I urge every commission member to decline the city's annexation of both quadrant areas and to align their vote with the recommendation of the LAFCO staff to deny the request. This will then hopefully encourage the City to work with groups who are genuinely interested in the preservation of open space.

Armando Benavides

408 829-4798

## Palacherla, Neelima

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**From:** Mary Treacy <marymtte@sbcglobal.net>  
**Sent:** Wednesday, March 02, 2016 10:00 PM  
**To:** Palacherla, Neelima; Abello, Emmanuel; Noel, Dunia; Cat.Tucker@ci.gilroy.ca.us; district3@openspaceauthority.org; Susan@svwilsonlaw.com; Yeager, Ken; mikewasserman@bos.sccgov.org  
**Subject:** Morgan Hill

If any of you can help, I would appreciate it. My daughter and I moved to Morgan Hill because it is such a perfect, small community. We have been here only a year and already the beauty is being disturbed with the construction off Hale. It doesn't even look nice, and it is practically in our backyard. Please, stop the growth here. We might as well sell and move back to San Jose if that is what you are going to make Morgan Hill. Why not preserve the land by making parks, or even just let it be as it is, beautiful. Mary Trreacy

## Palacherla, Neelima

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**From:** Sarah Hansen <miss\_p\_830@msn.com>  
**Sent:** Wednesday, March 02, 2016 1:08 PM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill urban sprawl

I am writing this email as a very concerned citizen and homeowner in Morgan Hill for over 25 years. When I moved here with my family, it was a quiet beautiful little town. You could actually see stars at night and hear crickets. The "urban sprawl" has gotten out of control. The traffic is horrendous and it seems as though there are new developments and stop lights every few blocks. I believe that Mr. Grzan put it very well when he spoke of "greed not need". When I moved here, it took me 2 minutes to cross town and now it is nearly a half hour.

Please, please think very carefully before annexing more farm lands. Do not choke out the last of the agriculture in our wonderful town. We have enough people, cars, and traffic here, don't you think??

Sincerely,

Sarah P Hansen  
2045 Bayo Claros Circle  
Morgan Hill, CA 95037  
408-607-2990

## Palacherla, Neelima

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**From:** Lynne Meyer <bellemaisondesign@msn.com>  
**Sent:** Wednesday, March 02, 2016 8:06 AM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill Annex

Dear Ms. Palacherla,

After learning of my cities plan to annex farmland I wish to share my concern with you .

The taxpayers were never informed of this and thus had no input - not a democratic process !

Police have taken as long as half an hour to arrive at our home in emergencies as it is and our fire and police services cannot cover this new area!

Preserving farmland is a huge priority. Yet this will instead be utilized for development !

As a 30 year resident of Morgan Hill, I request that as the minimum you allow us to look at the plans , put them up to a vote before you move forward !

Yours Truly,

Lynne Meyer

Robert Meyer , Deputy District Attorney

Sent from my iPhone

**Abello, Emmanuel**

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**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

**From:** Dan Melin <[Danmelin@comcast.net](mailto:Danmelin@comcast.net)>

**Date:** March 2, 2016 at 10:02:23 PM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[Danmelin@comcast.net](mailto:Danmelin@comcast.net)>

Dan Melin  
976 Foothill Dr  
San Jose, CA 95123

March 3, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Dan Melin

**Abello, Emmanuel**

---

**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

**From:** Erica Stanojevic <[ericast@gmail.com](mailto:ericast@gmail.com)>

**Date:** March 2, 2016 at 8:19:14 PM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[ericast@gmail.com](mailto:ericast@gmail.com)>

Erica Stanojevic  
611 Centennial St.  
Santa Cruz, CA 95060

March 2, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Erica Stanojevic



## Palacherla, Neelima

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**From:** Susan Space <:sspace@cloudera.com>  
**Sent:** Wednesday, March 02, 2016 7:56 AM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill's annexation proposal

Please deny the Morgan Hill annexation proposal. This makes no sense to do and is not based on sound data and reasoning. I have lived in MH for 11 years and can't believe what's going on with the urban sprawl and lack of planning.

Sounds like this effort is based on greed. And, I think that's what ruins towns. This isn't necessary and I urge you to deny the Morgan Hill annexation proposal.

Susan

## **Palacherla, Neelima**

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**From:** Anita Quattrin <aquattrin@yahoo.com>  
**Sent:** Wednesday, March 02, 2016 12:58 PM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill Annexation Plan

Dear Members of the Commission,

In light of the fiscal burden which the annexation of these farmlands would cause and the opposition growing to the plan, I ask you to deny the Morgan Hill Annexation Proposal.

Thank you,  
Anita Martin

**Palacherla, Neelima**

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**From:** James Pearson <jpearson@garlic.com>  
**Sent:** Wednesday, March 02, 2016 3:03 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

James Pearson

Gilroy

## Palacherla, Neelima

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**From:** Gloria Linder <galinder@verizon.net>  
**Sent:** Wednesday, March 02, 2016 4:14 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. According to a LAFCo staff member there is an abundance of vacant land (enough for 100 years of development) inside the city limits. We already have too much sprawl. This annexation would allow a few to get rich while the rest of us have to suffer to deal with the increasing congestion the annexation would cause.

My husband and I live in Gilroy, a neighboring town to the south. Adding more projects and people will increase the already high traffic gridlock we face when travelling to the cities to the north especially at high traffic hours such as commute hours. This adds to already high amounts of air pollution and frustration of those of us that have to drive through it.

Instead, we highly value the views over open expanses of farmland to distant hills. We find the clutter of additional housing and commercial building unsightly in comparison.

Thank you for this opportunity to provide public comment.

Sincerely,  
Gloria Linder

Gloria Linder

1400 Welburn Ave

**Palacherla, Neelima**

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**From:** Mary J. Silva <jasinta@aol.com>  
**Sent:** Wednesday, March 02, 2016 11:49 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Mary J. Silva

Gilroy

## Palacherla, Neelima

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**From:** Jenny frederiksen <jennfred33@yahoo.com>  
**Sent:** Wednesday, March 02, 2016 10:06 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Jenny

Jenny frederiksen

Gilroy

## Palacherla, Neelima

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**From:** Danielle Bernier <Bernierd52@yahoo.com>  
**Sent:** Wednesday, March 02, 2016 9:14 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Danielle Bernier

Gilroy

## Palacherla, Neelima

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**From:** Erin Cassidy <Erinbradbury77@yahoo.com>  
**Sent:** Wednesday, March 02, 2016 1:32 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Erin Cassidy

Erin Cassidy

Hollister



**Palacherla, Neelima**

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**From:** John Gurley <Jgurleyus@yahoo.com>  
**Sent:** Wednesday, March 02, 2016 12:38 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
John Gurley

John Gurley

Los Gatos

## Palacherla, Neelima

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**From:** Realtor David Frazer <realtorfrazer@gmail.com>  
**Sent:** Wednesday, March 02, 2016 11:42 PM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill's SE Quadrant Annexation

Hello Neelima,

Please, please, please do not agree to annex Morgan Hill's SE Quadrant. It's disappointing that our city council has bowed to the wants of prominent landowners & developers. However, it is the job of LAFCO to ensure that this land grab does not get approved.

I am a residential Realtor in Morgan Hill, so I would likely benefit if the SE Quadrant were developed (more homes = more sales). Yet, I could not be more opposed to the idea & I'm puzzled that it has even gotten this far. It is not what the people of Morgan Hill want & it is not what Morgan Hill needs. I am hopeful that your office will not be persuaded by the politics of Morgan Hill's leadership, who seem to be in the pockets of influential developers & those promoting the idea of a Catholic high school in that area.

I have lived in Morgan Hill for 16 years & currently reside at 17790 Manzanita Drive in Morgan Hill. Thank you for your time.

Regards,  
Realtor David Frazer  
Coldwell Banker  
CalBRE #01417036  
408-930-2673  
[www.FrazerSoldit.com](http://www.FrazerSoldit.com)

## Palacherla, Neelima

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**From:** David Fredericks <david@xumatek.com>  
**Sent:** Wednesday, March 02, 2016 2:44 PM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill SE Quadrant

I am a resident of Morgan Hill and believe that the city's proposal to annex the "SE Quadrant" is disingenuous. It claims to save farmland but immediately converts much of it to other uses. This proposal is a benefit to developers and no one else. It is not Morgan Hill's duty to be the savior of farmland in Santa Clara County. I agree with LAFCo that Morgan Hill has plenty of space already within the city limits to use for commercial development. Maybe the developers prefer the cheaper land that the SE Quadrant would give them.

David Fredericks

**Palacherla, Neelima**

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**From:** Deborah Hernandez <jakeh01@gmail.com>  
**Sent:** Wednesday, March 02, 2016 9:48 PM  
**To:** Palacherla, Neelima  
**Subject:** deny City of Morgan Hill's request for annex

I do not support the City of Morgan Hill's request for annexation. Please deny the request.

Debbie Hernandez  
18334 Christeph Drive  
Morgan Hill  
(408) 776-7979

## Palacherla, Neelima

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**From:** Frankldaley <frankldaley@aol.com>  
**Sent:** Wednesday, March 02, 2016 9:37 PM  
**To:** Palacherla, Neelima  
**Subject:** Oppose plan to annex farms in Morgan Hill

I oppose Morgan Hill's plan to annex the Southeast Quadrant for several reasons. First, there is too much land that is undeveloped within the city limits that should first be developed. Our city has made great strides to improve our downtown and should continue to infill all the vacant land along Monterey Road and other major corridors. Second, it was not too long ago that disbanding our police department was contemplated because the city could not afford that essential public service. We cannot spread our police resources so thin and put the public at risk because they have to respond to distant areas. Third, we have not recovered from our water shortage. Our natural resources have limits.

Please make the right decision and fulfill the purpose for which LAFCO was created.

Thank you.

Frank L Daley

Sent from my iPad

## Palacherla, Neelima

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**From:** Joshua McCarthy <interdaemon@gmail.com>  
**Sent:** Wednesday, March 02, 2016 4:12 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Joshua McCarthy

Morgan Hill

## Palacherla, Neelima

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**From:** Judy Gillingham <jdygarden@aol.com>  
**Sent:** Wednesday, March 02, 2016 4:44 PM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill Southeast Quadrant

Please do not allow the City of Morgan Hill to annex the property in the Southeast Quadrant.

My husband and I moved to Morgan Hill 12 years ago. Since that time there has been rampant, irresponsible building all over Morgan Hill. The population has nearly doubled in these 12 years and the housing starts that are planned, approved and in the building process are phenomenal. There is no need for more development or housing. We don't have the water and we don't have the infrastructure.

Please do not allow the City of Morgan Hill to annex the 225 acres they are requesting. No matter what this present council council says, they will build as many houses on that property as they can. Just drive around Morgan Hill and see for yourself.

Judy Gillingham  
2850 Hay Loft Way  
Morgan Hill, CA

**Palacherla, Neelima**

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**From:** Kimberly Kenyon <kkenyon1023@yahoo.com>  
**Sent:** Wednesday, March 02, 2016 11:42 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Kimberly Kenyon

Morgan Hill



## Palacherla, Neelima

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**From:** Kristin Carlson <kristincarlson@verizon.net>  
**Sent:** Wednesday, March 02, 2016 9:02 PM  
**To:** Palacherla, Neelima  
**Subject:** Deny Morgan Hill's annexation  
**Attachments:** Attachment

Please deny the annexation of the farmland in Morgan Hills' Southeast Quadrant.  
Morgan Hill needs to work with land that is available and worry about maintaining its present ways with regard to infrastructure, police, services to its residents for the high taxes paid.  
Kristin A. Carlson  
560 E. Central Avenue  
Morgan Hill, Ca 95037  
408 828-8079

Morgan Hill resident 38 years

**Palacherla, Neelima**

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**From:** Michelle Gordon <Purpleclocks@hotmail.com>  
**Sent:** Wednesday, March 02, 2016 9:07 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment. Please don't make our lovely town just like San Jose!!

Sincerely, Michelle Gordon

Michelle Gordon

Morgan Hill

## Palacherla, Neelima

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**From:** Neil Thomas <nthomas17750@gmail.com>  
**Sent:** Wednesday, March 02, 2016 8:55 PM  
**To:** Palacherla, Neelima  
**Subject:** Fwd: Deny Morgan Hill's annexation proposal.

----- Forwarded message -----

From: "Neil Thomas" <nthomas17750@gmail.com>  
Date: Mar 2, 2016 20:42  
Subject: Deny Morgan Hill's annexation proposal.  
To: <[Nee-lima.Palacherla@ceo.sccgov.org](mailto:Nee-lima.Palacherla@ceo.sccgov.org)>  
Cc:

I have been a Morgan Hill resident since 1984, and I have appreciated having an agricultural environment. Please deny the annexation of farmland in Morgan Hill's Southeast Quadrant.

Thank you  
Neil Thomas  
17750 Holiday Dr.  
MH 95037

## Palacherla, Neelima

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**From:** Peggy Toomay <ptoomay@miramarlabs.com>  
**Sent:** Wednesday, March 02, 2016 6:56 PM  
**To:** Palacherla, Neelima  
**Subject:** Deny Morgan Hill Annexation Proposal

Please vote against this misguided plan that the City of MH does not have the ability to support. This urban sprawl all over again and a sure end to the farmland in this area.

Respectfully,

Peggy Toomay  
17673 Peak Ave  
Morgan Hill

Sent from my iPhone

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## Palacherla, Neelima

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**From:** Reiner.Kulkowski@lamresearch.com  
**Sent:** Wednesday, March 02, 2016 8:33 AM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill land annexation

Hello Neelima,

Please keep the 229 acres as they are, we don't need to have more development when there is a 45% vacancy already existing in commercial property. Looks to me like someone wants to cash in on higher real estate values for land.

Thanks for your consideration.

Reiner Kulkowski  
Morgan Hill Resident

## Palacherla, Neelima

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**From:** Shawn Barreras <shawn.barreras4@gmail.com>  
**Sent:** Wednesday, March 02, 2016 3:49 PM  
**To:** Palacherla, Neelima  
**Subject:** Save our neighborhood

I am of many who don't want the city of Morgan Hill to move into our area. They are not trust worthy and are very greedy. They have plenty of land within the city limits to lie about what there plans are for it. Please keep the city out.

Shawn Barreras  
1556 fisher ave.  
Morgan hill

## Palacherla, Neelima

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**From:** Theresa Warren <twarren200@yahoo.com>  
**Sent:** Wednesday, March 02, 2016 9:03 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Theresa Warren

Morgan Hill

## Palacherla, Neelima

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**From:** Kelly Byrne <kellyschaos@icloud.com>  
**Sent:** Wednesday, March 02, 2016 5:33 PM  
**To:** Palacherla, Neelima; Abello, Emmanuel; Noel, Dunia; Cat.Tucker@ci.gilroy.ca.us; Wasserman, Mike; district3@openspaceauthority.org; Susan@svwilsonlaw.com; Yeager, Ken  
**Subject:** No annexation for the Southeast Quadrant

To Whom it May Concern;

My husband and I are new residents to Morgan Hill. We moved to Morgan Hill to escape the Urban Sprawl and building that has taken over much of the Santa Clara County area. We lived in South San Jose near the obliterated orchards that once stood near our home. We adamantly oppose the Annexation of the parcel of land in the SouthEast Quadrant into Morgan Hill. We need to keep more open space, the views of the mountains for our future generations. If we continue to build as San Jose has, we will no longer have the gorgeous landscape that makes Morgan Hill the amazing place it is. The serenity of it far surpasses the chaos of the rest of the Bay area. Also to note that further building will continue to congest the 101. We have lived in Morgan Hill for 10 months and in that time we have had 6 rollover accidents at the 101 and Cochrane exit. This does not include the multiple accounts that happen on a daily basis between Bernal Avenue and Gilroy. The 101 has become a dangerous freeway to travel. It can barely hold the amount of cars it currently has, annexing more land for building will create even larger issues for the current residents and make the ability to leave the area more difficult. I have huge concerns about how people would be able to get out of the Bay Area safely in case of a Natural Disaster. The 101 is one of the very few ways, if not the only logical way to leave the Bay area going South. Its two lanes North and South can not handle the immense amounts of traffic more building would create. Please help to preserve our beautiful Landscape for our future generations, consider the safety ramifications, and please please please listen to the people of Morgan Hill.

Sincerely,  
Kelly and Tom Byrne



## Palacherla, Neelima

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**From:** Blaser Family <blasersfamily@gmail.com>  
**Sent:** Wednesday, March 02, 2016 3:27 PM  
**To:** Palacherla, Neelima  
**Subject:** Annexation of SE Quadrant

Dear LAFCO Executive Director

We reside at 1590 Fisher Avenue and have done so for the past 21 years.

We are strongly opposed to any annexation by the City of Morgan Hill.

We purchased this property because it was zoned agricultural and was outside the city limits of Morgan Hill. We are opposed to development of any commercial or residential type that changes the nature of our neighborhood and the surrounding agricultural areas. We are opposed to any recreational development as well as opposed to a school being located in this area as well. If those things were here when we moved here, then that would have been our choice. But we are committed to the agricultural zoning of the area and support the locals in our area who are still growing crops. Any commercial or recreational or residential development in our area will destroy the open agricultural nature of this area. We do not wish to be annexed and hope that you will strongly advocate against such development. there is plenty of area within the city limits of Morgan Hill as it is currently configured to occupy the development of. While we do not like the expanded growth we have seen in the last few years in the city of Morgan Hill, we certainly do not want to be annexed and come under the same sort of short-sighted, profit-driven decision makers who are ruining Morgan Hill currently. Please stop development and allow MORGAN Hill to maintain it's lovely, small town, quaint atmosphere. Traffic is already congested all over town and it is overflowing to our area as well. Leave us alone and out of the control or governance of the City of Morgan Hill. YOU do not need this area for more development. We need it for our peace and quiet and home values. Thank you very much for your attention to this important matter.

Steve and Nancy Blaser  
1590 Fisher Avenue  
Morgan Hill CA 95037

## Palacherla, Neelima

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**From:** Andrea Judge <amjudge21@gmail.com>  
**Sent:** Wednesday, March 02, 2016 3:22 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Andrea Judge

San Jose

## Palacherla, Neelima

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**From:** Julie Allingham <julie.allingham@gmail.com>  
**Sent:** Wednesday, March 02, 2016 3:44 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Julie Allingham

Julie Allingham

San Jose

## Palacherla, Neelima

---

**From:** Larry Ames <LAmes@AOL.com>  
**Sent:** Wednesday, March 02, 2016 1:27 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I join others in asking that you oppose the Morgan Hill annexation of the Southeast Quadrant. The land would likely be developed as just some more suburban sprawl, adding to traffic through town and on US-101 up to Silicon Valley jobs.

The entire valley needs to deal with the housing and job imbalance, traffic congestion, open space, and the availability of healthy locally-grown foods: please put new housing nearer to where the jobs are and where they can be supported by the existing infrastructure, and keep farmland open for agriculture.

Thank you,

~Larry Ames

Larry Ames

San Jose

**Palacherla, Neelima**

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**From:** Mary E. Martin <martinmary99@gmail.com>  
**Sent:** Wednesday, March 02, 2016 10:12 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners:

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant.

As a native resident of the Santa Clara Valley and a member of History San Jose, I value our region's very limited remaining farmland. How can we promote a healthy local farm-to-table movement for our grocery stores and restaurants if all the local farmland is gone?

Please deny this annexation request so that growth happens in our existing urban areas. We have always had way too much sprawl and far too little real planning that takes into consideration more than what the greedy developers want.

Thank you for this opportunity to provide public comment.

Sincerely,

Mary E. Martin

Mary E. Martin

San Jose

**Palacherla, Neelima**

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**From:** Phil Leahey <ssfarmerphil@gmail.com>  
**Sent:** Wednesday, March 02, 2016 9:50 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Phil Leahey

San Jose

## Palacherla, Neelima

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**From:** Sylvia Nobbmann <sanjose123@live.com>  
**Sent:** Wednesday, March 02, 2016 7:55 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl and there is not enough water. Thank you for this opportunity to provide public comment.

Sincerely,

Sylvia

Sylvia Nobbmann

San Jose

## Palacherla, Neelima

---

**From:** Lee Hagan <lee95037@yahoo.com>  
**Sent:** Wednesday, March 02, 2016 6:07 AM  
**To:** Palacherla, Neelima  
**Cc:** Lee Hagan  
**Subject:** Morgan Hill's request to annex a portion of Southeast Quadrant (SEQ).

Dear LAFCo Commissioners,

I am writing to ask that you deny the City of Morgan Hill's request to annex a portion of Southeast Quadrant (SEQ). This plan for sprawl would seriously detract from the character of our city if you approve this request. The City has not demonstrated the need for this land which means it is a plan for sprawl. The City has also not made a concerted effort to get residents' input on the SEQ plan. My information about the City plans for the SEQ has come from Thrive! Morgan Hill. The City did not make it easy to follow what was going on like they have for so many other issues. This is unacceptable for such an important decision. My understanding is that LAFCo's key goals are to encourage responsible growth and to discourage sprawl and preserve agricultural and open space lands. The City's request is completely counter to those ideals. Please deny their request.

Sincerely,  
Lee Hagan



**Palacherla, Neelima**

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**From:** merri <merri@eclipse.com>  
**Sent:** Wednesday, March 02, 2016 7:25 AM  
**To:** Palacherla, Neelima

Please do not approve the annexing of the 229 acres of land in Morgan Hill. Please help preserve the farmland and support agriculture. Morgan Hill has grown so fast builders have not taken into account the traffic and parking problems that has been created. Please vote to keep Morgan Hill semi-rural.

Merri Muir

## Palacherla, Neelima

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**From:** Paula Bringelson <paula.bringel@att.net>  
**Sent:** Wednesday, March 02, 2016 6:51 AM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill annexation

The annexation of a portion of southeast Morgan Hill is a BAD idea. The city does not have any plan to support the area. This will result in more traffic yet not providing any additional roads, more water use, no plan to increase police and fire within the city of Morgan Hill to name a few adverse affects this annexation will cause not only to Morgan hill residents but residents of the surrounding communities.

I urge the LAFCO to deny the Morgan Hill's annexation proposal.

Sincerely,

Paula Bringelson  
Santa Clara County resident for 47 years

## Palacherla, Neelima

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**From:** Traci Monroe-Valdez <valdez3@yahoo.com>  
**Sent:** Wednesday, March 02, 2016 4:05 PM  
**To:** Abello, Emmanuel  
**Cc:** Palacherla, Neelima; Noel, Dunia; Cat.Tucker@ci.gilroy.ca.us; Wasserman, Mike; district3@openspaceauthority.org; Susan@svwilsonlaw.com; Yeager, Ken  
**Subject:** City application to annex Southeast Quadrant and Area 2

I am a 30 year resident of Morgan Hill, and I am against the city's applications to annex the Southeast Quadrant and Area 2 into the city limits.

Thank you,

Traci Valdez  
1565 Peppertree Court  
Morgan Hill, CA 95037

**Abello, Emmanuel**

---

**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

**From:** Robert Johnson <[Rejberk@icloud.com](mailto:Rejberk@icloud.com)>

**Date:** March 3, 2016 at 5:40:41 PM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[Rejberk@icloud.com](mailto:Rejberk@icloud.com)>

Robert Johnson  
580 Grizzly Peak Blvd  
Berkeley, CA 94708

March 3, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Robert Johnson

**Abello, Emmanuel**

---

**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

**From:** Peter LaTourrette <[petelat1@stanford.edu](mailto:petelat1@stanford.edu)>

**Date:** March 3, 2016 at 12:02:45 PM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[petelat1@stanford.edu](mailto:petelat1@stanford.edu)>

Peter LaTourrette  
1019 Loma Prieta Ct.  
Los Altos, CA 94024

March 3, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Peter LaTourrette

**Abello, Emmanuel**

---

**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

**From:** Kristal Caidoy <[kcaidoy@live.com](mailto:kcaidoy@live.com)>

**Date:** March 2, 2016 at 10:02:27 PM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[kcaidoy@live.com](mailto:kcaidoy@live.com)>

Kristal Caidoy  
7 homme way  
Milpitas, CA 95035

March 3, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I have biked and walked on the Coyote Creek Trail near Anderson Reservoir. There is enough space for in-full development in Morgan Hill. There needs to be open space and farmland for future generations.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Kristal Caidoy

**Palacherla, Neelima**

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**From:** bruceandtiffany <bruceandtiffany@att.net>  
**Sent:** Thursday, March 03, 2016 9:12 AM  
**To:** Palacherla, Neelima  
**Subject:** Southeast Quadrant DEVELOPMENT

Good Morning, we are Morgan Hill residents and we are 100% ADVERSE to this development ! We also want to mention that the new downtown parking structure is a BLACK EYE on the face of Morgan Hill.

Regards,  
Bruce and Tiffany

Sent from my Verizon Wireless 4G LTE smartphone

**Abello, Emmanuel**

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**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

**From:** Jeff Lawson <[jsl@svlg.com](mailto:jsl@svlg.com)>

**Date:** March 3, 2016 at 10:18:27 AM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[jsl@svlg.com](mailto:jsl@svlg.com)>

Jeff Lawson  
18100 Christeph Drive  
Morgan Hill, CA 95037

March 3, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Jeff Lawson



**Abello, Emmanuel**

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**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

**From:** Lucinda Lawson <[lucinda.lawson8@gmail.com](mailto:lucinda.lawson8@gmail.com)>

**Date:** March 3, 2016 at 10:28:30 AM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[lucinda.lawson8@gmail.com](mailto:lucinda.lawson8@gmail.com)>

Lucinda Lawson  
18100 Christeph Drive  
Morgan Hill, CA 95037

March 3, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Lucinda Lawson

## Palacherla, Neelima

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**From:** james\_fam <james\_fam@hotmail.com>  
**Sent:** Thursday, March 03, 2016 9:39 PM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill's annexation proposal

I'm a Morgan Hill resident and would like to urge LAFCo to deny the Morgan Hill's annexation proposal.

Thank you,

Tracey James

**Abello, Emmanuel**

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**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

**From:** Lynne Deegan-McGraw <[lddeegan@pacbell.net](mailto:lddeegan@pacbell.net)>

**Date:** March 3, 2016 at 5:29:51 PM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[lddeegan@pacbell.net](mailto:lddeegan@pacbell.net)>

Lynne Deegan-McGraw  
2254 Green Street  
San Francisco, CA 94123

March 3, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Lynne Deegan-McGraw

**Abello, Emmanuel**

---

**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

**From:** Douglas Daetz <[douglas.daetz@aya.yale.edu](mailto:douglas.daetz@aya.yale.edu)>

**Date:** March 3, 2016 at 2:26:49 AM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[douglas.daetz@aya.yale.edu](mailto:douglas.daetz@aya.yale.edu)>

Douglas Daetz  
1744 Karameos Drive  
Sunnyvale, CA 94087

March 3, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City of Morgan Hill has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, MOrgan Hill should instead invest in building on its vacant lands to promote a more vibrant community.

As a person who has lived in the south bay area for 71 years and seen much agricultural land disappear into urban sprawl, I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Douglas Daetz

**Abello, Emmanuel**

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**Subject:** FW: Strongly Opposed to Morgan Hill's request to annex farmland

**From:** Robert Kutler <[rob@changedynamics.com](mailto:rob@changedynamics.com)>

**Date:** March 3, 2016 at 12:53:08 PM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Strongly Opposed to Morgan Hill's request to annex farmland

**Reply-To:** <[rob@changedynamics.com](mailto:rob@changedynamics.com)>

Robert Kutler  
404 Greenwood Beach Rd  
Tiburon, CA 94920

March 3, 2016

Dear Mike Wasserman,

This proposal continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely Yours,  
Robert Kuter

## Palacherla, Neelima

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**From:** Melinda Gedryn <melinda@melindagedryn.com>  
**Sent:** Thursday, March 03, 2016 7:41 AM  
**To:** Palacherla, Neelima  
**Subject:** Annexation

Please vote against annexing farm land. Local farming is a critical need and once lost can never truly be returned.  
Please make use of the existing, un-occupied commercial space.

Melinda Gedryn, SRES  
International President's Circle  
408-460-2370  
Coldwell Banker Residential Brokerage  
1712 Meridian Ave.  
San Jose, CA 95125  
[www.melindagedryn.com](http://www.melindagedryn.com)  
Sent from my iPad

**Palacherla, Neelima**

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**From:** Camille McCormack <camillemc@verizon.net>  
**Sent:** Thursday, March 03, 2016 2:44 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Camille McCormack

Gilroy

## Palacherla, Neelima

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**From:** Tracy Mikolajewski <dtsnmikol@gmail.com>  
**Sent:** Thursday, March 03, 2016 8:42 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Tracy Mikolajewski

Gilroy



## Palacherla, Neelima

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**From:** David Lima <amilevad@gmail.com>  
**Sent:** Thursday, March 03, 2016 10:04 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment. This proposed annexation is one of many in the south county area, and we residents of the area are afraid that approval of one would precipitate an avalanche of approvals that would permanently destroy the region we love and cherish for its open space and agriculture.

Sincerely,  
David J. Lima

David Lima

Gilroy

## Palacherla, Neelima

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**From:** Chris Morrison <cmorrison@kns.com>  
**Sent:** Thursday, March 03, 2016 9:11 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Chris Morrison

Morgan Hill

**From:** Chris Monack <chris.monack@gmail.com>  
**Sent:** Thursday, March 03, 2016 3:30 PM  
**To:** Cat.Tucker@ci.gilroy.ca.us; Wasserman, Mike; district10@sanjoseca.gov;  
Susan@svwilsonlaw.com; district3@openspaceauthority.org; board@valleywater.org;  
Yeager, Ken; Palacherla, Neelima; Abello, Emmanuel  
**Subject:** March 11 Morgan Hill SEQ Application Hearing

Commissioners and Staff,

I am a resident of Morgan Hill, and I am submitting this as a public comment with regard to the upcoming hearing on the City of Morgan Hill's application to annex land in the Southeast Quadrant (SEQ). I have submitted a previous objection to the City's acquisition, and wish to submit additional information I feel is relevant to my continued objection.

I appreciate how thorough the staff report was, but I did not read anything specific to the level of commitment the City of Morgan Hill has demonstrated to one of their publicly stated objectives, which is the preservation and protection of agricultural land and open space. I attempted to obtain information from the City regarding their efforts, but my request was recently extended by them until, ironically, March 11th. The information that follows is based on my own research.

What I found was that other than the 43 acres of El Toro purchased by the City in 1989, I was only able to locate one instance of land acquisition that supports their commitment to land preservation. That was the 2010 purchase of 18 acres, also on El Toro (the former Acton property), purchased with funds from the Open Space Authority (OSA). All El Toro property under the control of the City is still not open to the public.

In 2015, the City Council approved spending \$5.3 million for the purchase of 22 acres of agricultural land on the southeast corner of US101 and Tennant Ave., which is outside the city limits. The land, however, was not purchased for preservation. It was purchased for development into baseball and softball fields, and it was done while the City was in the process of formulating this LAFCO application.

On the other hand, other agencies have been proactive in preserving land in and around Morgan Hill. The County of Santa Clara and the OSA purchased 2,748 acres off E. Dunne Ave. in 2015. The Peninsula Open Space Trust, OSA and Santa Clara County Parks purchased 358 acres near Uvas Reservoir. The OSA purchased 1,831 acres of the Coyote Ridge northeast of Morgan Hill. The OSA purchased 33 acres south of El Toro. The OSA purchased 348 acres in Morgan Hill off Palm Ave. All of this land is designated for preservation and protection from development, and includes varying degrees of controlled public access or planned public access.

Out of these 5,318 acres of land, I was unable to find any indication that the City of Morgan Hill contributed money or actively collaborated with these agencies to help acquire and protect these assets. That is not demonstrating a commitment to land preservation.

I would also like to note that on March 2nd, 2016, one week before the upcoming application hearing and four (4) months after submitting the application, the City Council proposed adopting a resolution directing its staff to amend the existing SRL zoning ordinance with an "in perpetuity" clause restricting future residential and industrial development within the SEQ SRL District. I find this action inappropriate and possibly illegal.

The City of Morgan Hill should not be allowed to make any amendments or alter any language directly related to the SEQ application that has the potential to change the application after it was submitted to the Commission and made available as a public document.

Further, the action by the City Council to entertain an "in perpetuity" clause improperly binds the discretion of a future council's ability to act. This is not a contract, it is a zoning ordinance. The City already has the means to control or prevent development through its ability to deny development applications presented to them. There is legal precedent indicating to me that this clause will likely not be upheld if legally challenged in the future.

In closing, I want to repeat my opposition to the City of Morgan Hill's SEQ annexation application.

Sincerely,

Christopher Monack

**Palacherla, Neelima**

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**From:** Tracy Morrison <tcymorrison@yahoo.com>  
**Sent:** Thursday, March 03, 2016 9:10 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Tracy Morrison

Morgan Hill

## Palacherla, Neelima

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**From:** Sherrie Wren <twowrens@earthlink.net>  
**Sent:** Thursday, March 03, 2016 3:30 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Sherrie Wren

Sherrie Wren

Morgan Hill

## Palacherla, Neelima

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**From:** Garth Gilmour <garth.gilmour@me.com>  
**Sent:** Thursday, March 03, 2016 10:00 AM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill SEQ Annexation

Neelima;

As as resident of Morgan Hill and a resident that has lived in the city for 19 years I would like to express my opposition and concern regarding the annexation and development of the South East Quadrant. Morgan Hill cannot continue on its current growth path without significant improvements in the corridors that lead to San Jose and cities north and we currently have no plans in place that I am aware of to deal with the additional water use requirements and impact on current city services. While I am generally not opposed to development this development is in the wrong place at the wrong time and until plans are put in place to expand 101 and Monterey road we should look at development very carefully before approving projects that the city just cannot support.

Thank you for your consideration.

Garth Gilmour

**Abello, Emmanuel**

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**Subject:** FW: SE Quad Annexation

**From:** Realtor David Frazer <[realtorfrazer@gmail.com](mailto:realtorfrazer@gmail.com)>

**Date:** March 3, 2016 at 9:50:02 PM PST

**To:** [Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)

**Cc:** [Cat.Tucker@ci.gilroy.ca.us](mailto:Cat.Tucker@ci.gilroy.ca.us), [district10@sanjoseca.gov](mailto:district10@sanjoseca.gov), [Susan@svwilsonlaw.com](mailto:Susan@svwilsonlaw.com),  
[district3@openspaceauthority.org](mailto:district3@openspaceauthority.org), [board@valleywater.org](mailto:board@valleywater.org), [Ken.Yeager@bos.sccgov.org](mailto:Ken.Yeager@bos.sccgov.org)

**Subject:** SE Quad Annexation

Dear Mike & LAFCO Commissioners,

I speak for most of the folks I know in Morgan Hill when I say that Morgan Hill residents are against the annexation of the SE Quadrant. It doesn't make sense from a quality of life point of view nor from a fiscal point of view. Common sense appears to have left the Morgan Hill City Council and you have to wonder what their motives are. The Council is tirelessly pushing this proposal & it seems clear that they are being influenced by prominent landowners, the church, and developers. At any rate, LAFCO's staff report seems spot on & this proposed annexation should be stopped in its tracks.

Thank you for your detailed staff report recommending denial of the annexation. Please do not believe that the City Council's position on this matter reflects the wishes of the Morgan Hill's residents. I can assure you that it does not. And as a Realtor, I would personally benefit from the annexation because it would mean more homes & more sales income for me. So hopefully that gives me some credibility when I say that my friends & neighbors in Morgan Hill are sickened and embarrassed by the Council's proposal. We stand against the annexation of the SE Quad, and we stand against any attempt by the City of Morgan Hill to allow large scale development outside the Urban Services Area.

Thank you,  
Realtor David Frazer  
Coldwell Banker  
CalBRE #01417036  
408-930-2673  
[www.FrazerSoldit.com](http://www.FrazerSoldit.com)



## Palacherla, Neelima

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**From:** Jeanette Millward <jeanette.millward@yahoo.com>  
**Sent:** Thursday, March 03, 2016 8:22 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Vote Against SEQ Annexation

Dear LAFCo and those who will be voting concerning the annexation of the SEQ in Morgan Hill,

We want to add our voices to the many who do not want the city to annex the acreage in the southeast quadrant of Morgan Hill, and ask you to please vote against the city's plan.

We have lived in Morgan Hill for 15 years, and have seen some very unwise planning and growth decisions made by the city, but this would be the worst decision of all. People live in Morgan Hill because it is different than cities such as San Jose, and we are sadly watching as city leaders choose greed over choices that would preserve all that is good about Morgan Hill. We live here *because* of the open spaces, the proximity to agriculture, the slower pace of life, and because of the "small town" feel, all things that would change should the annexation take place.

Please do the right thing to preserve Morgan Hill's open spaces. Please do not support Morgan Hill turning into yet another poorly planned San Jose, Milpitas, or any other city filled with sprawling acres of ugly tract homes and congestion.

Best,

Paul and Jeanette Millward

## Palacherla, Neelima

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**From:** Smita Patel <smitspat@gmail.com>  
**Sent:** Thursday, March 03, 2016 4:49 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Smita Patel

San Jose

## Palacherla, Neelima

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**From:** Tina Rivera <Iamtrivera@yahoo.com>  
**Sent:** Thursday, March 03, 2016 8:19 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I am from San Jose and hope you can learn from our mistakes. I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Tina Rivera

San Jose

## Palacherla, Neelima

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**From:** Julie <jaallen100@yahoo.com>  
**Sent:** Thursday, March 03, 2016 7:40 AM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill annexation of SE quadrant

Please do not allow this to happen. I and many others do not want Morgan Hill to lose it's agriculture and small town feel. If this is approved it will only be the first step in merging San Jose and Morgan Hill, making it hard to distinguish which city you are in when you are driving down 101. This is not what people want who moved to Morgan Hill to escape urban sprawl.

Julie A. Allen

**Abello, Emmanuel**

---

**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

**From:** Robert Oxenburgh <[boboxenburgh@gmail.com](mailto:boboxenburgh@gmail.com)>

**Date:** March 4, 2016 at 5:47:13 PM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[boboxenburgh@gmail.com](mailto:boboxenburgh@gmail.com)>

Robert Oxenburgh  
322 Golden Meadow Place  
Alamo, CA 94507

March 4, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Robert Oxenburgh

## Palacherla, Neelima

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**From:** Larry Breniman <larrythekid1946@yahoo.com>  
**Sent:** Thursday, February 25, 2016 11:34 AM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill's proposal to annex SEQ and Area 2

As a 24 year resident of Morgan Hill, I ask that you vote against these annexations. The impact on the infrastructure, water, sewer, schools, emergency services and the loss of further agricultural lands is not worth the advantages and further contributes to the growing urban sprawl of Morgan Hill.

There is adequate land for residential for between 8-24 years per the land use study.

Please help Morgan Hill retain its quality of life and preservation of a small town amidst a rural setting. Future generations will thank you.

Larry Breniman  
275 Burnett Ave  
Spc 124  
Morgan Hill, CA 95037

Sent from my iPhone

**Abello, Emmanuel**

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**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

From: Mary Yates [mailto:yates4mac@gmail.com]  
Sent: Friday, March 04, 2016 3:00 PM  
To: Wasserman, Mike <Mike.Wasserman@bos.sccgov.org>  
Subject: Please oppose Morgan Hill's request to annex farmland

Mary Yates  
7280 Carmel St  
Gilroy, CA 95020

March 4, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

A vibrant community is one that has clean air as well as locally grown produce for its inhabitants. Keeping this land in agricultural use will help insure the quality of life for citizens living in Morgan Hill.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Mary Yates

## Palacherla, Neelima

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**From:** Lore Jung <loreddeanjung@gmail.com>  
**Sent:** Friday, March 04, 2016 4:41 PM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill's annexation proposa

I am a resident of Morgan Hill and I ask you to please deny the Morgan Hill's annexation proposal. What makes Morgan Hill beautiful is it fields and open space. This proposal will kill what we have created. Please deny this proposal and help us support or way of life.

Respectfully,

Lorena Jung



**Abello, Emmanuel**

---

**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

From: Donna Gerber [mailto:Donna.gerber@gmail.com]  
Sent: Friday, March 04, 2016 10:35 AM  
To: Wasserman, Mike <Mike.Wasserman@bos.sccgov.org>  
Subject: Please oppose Morgan Hill's request to annex farmland

Donna Gerber  
2351 Powell street  
San Francisco, CA 94133

March 4, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Donna Gerber

## Palacherla, Neelima

---

**From:** Jim and Tina Wright <jimtina@yahoo.com>  
**Sent:** Friday, March 04, 2016 7:18 AM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill Proposed Annexation

Dear LAFCo,

As a long-time resident of Morgan Hill, I must voice my concern about the Southeast Quadrant proposed annexation.

Wherever I go in Morgan Hill, I hear people asking, "What's happening to our town?" Rapid development is evident in all directions. And yet, along Monterey Road, we see vacant lots and many abandoned commercial buildings.

Our community would be better served if these vacant properties were improved and the precious farmland of the Southeast Quadrant were protected.

Please do what you can to stop the annexation and protect the public's interest on this vital issue.

Thank you.

Jim and Tina Wright  
490 La Barea Drive  
Morgan Hill, CA 95037

## Palacherla, Neelima

---

**From:** Wenjun <Adel\_wang@hotmail.com>  
**Sent:** Friday, March 04, 2016 4:55 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Wenjun

Morgan hill

## Palacherla, Neelima

---

**From:** Jing want <Adelharris1224@gmail.com>  
**Sent:** Friday, March 04, 2016 4:46 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Jing want

Morgan hill

## Palacherla, Neelima

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**From:** Amy Costanza Marcotullio <amycostanza@gmail.com>  
**Sent:** Friday, March 04, 2016 1:46 PM  
**To:** Palacherla, Neelima  
**Subject:** Please do not allow annexation of the SEQ

Dear LAFCo and  
others who will be deciding the outcome of the SEQ annexation in Morgan Hill.

We  
moved to Morgan Hill 20 years ago, feeling so fortunate to be able to choose to make this our permanent home. However through the years, we have been disheartened and frustrated to watch the city make short-sighted and irresponsible planning and growth decisions. These decisions have been aligned with the agendas and profits of a few, rather than being thoughtful, considerate and responsible, as is necessary to maintain the quality of life, natural beauty and agricultural productivity of this unique and very special area.

Like most people, we are busy working and raising kids in Morgan Hill. While I *try* to support causes I believe in, I have stayed mostly on the sidelines. However the coming decisions about the SEQ are so important, so irreversible and so potentially catastrophic that I have to voice my concern and outrage and sadness.

People live in Morgan Hill because it is *not* like San Jose (or any other sprawling city. We live here *because* of the open space, the proximity to agriculture, the slower pace of life, and because of our small town atmosphere and way of life. We love that we can buy local produce at the farmers market (or even better, at produce stands right where it was picked). We don't need or want the additional extraneous amenities, "services" that seem to be around the bend-- particularly because they are so ill-advised and do nothing to enhance what I believe is our community wants for the future of our town.

Please  
help us preserve Morgan Hill's open space. Please keep Morgan Hill from being turned into yet another poorly planned city, with it's acres of tract homes, congestion. Some recent decisions already seem to be heading our town in that direction. Annexing the SEQ would seal the deal... We don't want to lose our beautiful home.

P  
lease vote against the city's plan  
to annex the SEQ

Very Sincerely,  
Amy and Peter Marcotullio

--

Amy P. Costanza Marcotullio

## Palacherla, Neelima

---

**From:** Michelle Lieberman <gardeninglady@gmail.com>  
**Sent:** Friday, March 04, 2016 4:08 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

As a farmer and resident of Morgan Hill, I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. The plan will allow large amounts of land that is currently agriculture and open space to be converted into housing, shopping centers, schools, and a sports complex-- essentially creating more urban sprawl. This is exactly opposite the city's purported purpose to preserve the remaining agriculture and open space in our area.

As a local farmer, I can attest that one of the greatest barriers to preserving agriculture in our area is the price of land. By continuing to consider annexation of the land in the Southeast quadrant, our city is only driving up the speculative land value in the area and thus putting up more barriers to those who would like to become farmers in our area.

The proposed uses can and should be built within city limits on the abundance of available vacant land. I urge you to deny this annexation request so that growth happens responsibly within our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Michelle Lieberman and Gal Mariansky, owners of One Acre Farm

Michelle Lieberman

Morgan Hill

## Palacherla, Neelima

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**From:** Marieke Ruys <mariekeruys@yahoo.com>  
**Sent:** Friday, March 04, 2016 7:12 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Marieke Ruys

Marieke Ruys

MORGAN HILL



**Palacherla, Neelima**

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**From:** Karina Quintero <Oakland94619@gmail.com>  
**Sent:** Friday, March 04, 2016 8:23 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I am a DeAnza college student and I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of ANY part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, take away precious resources from endemic wildlife and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the ABUNDANCE of available vacant land.

I've seen firsthand just how rich in species Morgan Hill is, both plant and wildlife. I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Karina Quintero

Karina Quintero

Oakland

## Palacherla, Neelima

---

**From:** Mike Gallagher <mgallagher@opesadvisors.com>  
**Sent:** Friday, March 04, 2016 6:43 AM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill SE Quad annexation proposal

Please deny this proposal. I've lived in Morgan Hill for 15 years, and most will tell you they moved here for the historical agriculture feel that has remained in tact. This proposal is ill conceived. There is plenty of existing infill that remains to be developed. Thanks for considering.

**Mike Gallagher**  
**Senior Mortgage Advisor**  
**Managing Director**



17500 Depot St. # 220  
Morgan Hill, CA 95037  
408-930-6064 Direct  
408-762-6600 Fax  
NMLS# 120703

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## Palacherla, Neelima

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**From:** GrzanFamily <fam.grzan@charter.net>  
**Sent:** Saturday, March 05, 2016 9:26 PM  
**To:** Palacherla, Neelima  
**Cc:** 'Barbara Marshman'  
**Subject:** Letter to LAFCO Commissioners

Please forward the letter below to LAFCO Commissioners

Mark Grzan  
408-778-7816  
[fam.grzan@charter.net](mailto:fam.grzan@charter.net)

Dear LAFCO Commissioner:

I am writing to you as one elected official to another in an understanding in the weight of the decisions I've made and of that which you will make. During my tenure on the Morgan Hill City Council and all previous civic appointments I felt it was most important to see as far as possible into the future so as to anticipate any unforeseen problems as well as opportunities in order to make the best possible decision for my community.

In the matter of the SEQ there is a heavy decision to be made as we avoid the elephant in the room. It is the one item and hardly ever mentioned yet it is the most important aspect of this and all future land use decisions and that is climate change. We cannot consider how we utilize our lands in the absence of climate change. I am constantly asking myself and others, how will climate change impact our County, region, State, nation and the world. And the answer is always - devastating.

The seemingly daily reports are ominous. Every living thing will be effected. On a recent and personal trip to Glacier National Park there were no glaciers to be found. I read just the other day that our coastal fog bank has declined and our famous redwood trees and supported flora and fauna are threatened. We are still in the midst of a horrendous drought and our reservoirs in their current state cannot support our farms let alone our communities.

The threat is even more difficult when you consider water is used not only for the production of food but a necessity in manufacturing, processing, research and so much more. As this relates to the SEQ, many have said that small farms are not in our future, are inefficient, and best done in the central valley. Yet at the same time I read that every acre will be necessary, small farms and large corporate farms included if we are to mitigate any of the effects of climate change. It has been said that we will need to increase farm output by 50% just to meet the population growth of 2045.

Unique to Morgan Hill and South County is its hydrology. It is our savior if there is one. There is a massive underground basin capable of filtering and storing runoff and recycled water that can be used in every manner conceivable. South County is ideal for row crops and orchards alike. It is amazing AG land in every respect. But it can also support manufacturing needs throughout the bay area.

While I understand the need to preserve I also understand the need to grow. But we don't have to grow out as we have done in the past, but we do need to grow up, with clustered homes, manufacturing and

commercial facilities, schools and alike. With careful planning we can both grow and preserve. But what we cannot do is to grow as if such AG land is in infinite supply. Ninety-five percent of the produce we buy at our super markets are locally grown, processed by local farmers, local labor and packaging plants. Yes, we have processing plants in in Morgan Hill! We can see these major structures along Monterey Road adjacent to the railroad tracks between Morgan Hill and San Martin. They have been there in excess of a half a century and can be there for centuries to come.

Since the mid 1980ies over 200,000 bay area acres have been lost and ever hour of every day 50 acres of AG land is lost to development throughout the United States. It is unsustainable and we are at risk.

If I were sitting up on the Board with you today I would reject this effort of urban expansion. At least until we have studied the effects of climate change and have adopted a regional adaptation and mitigation plan. If I were to error in this process, it would be on the side of caution. It would be on the side of our children and theirs, flora and fauna and all species that live in this region and on this planet. To vote any other way could harm us from that which we may never recover.

This is a defining point in Santa Clara Valley, the State and as a nation. It is from this decision that we begin the healing processes of decades of over development, pavement and the abuse of our natural resources. Today with your vote we will actually begin to save mother earth and at the same time save ourselves. Please reject this plan and all others like it. Let this be your proudest moment as an elected official, a county resident and as our neighbor and you will have done the very best that anyone could have expected you to do.

Years ago, First Lady Nancy Regan was asked for her response should someone offer another drugs. Her reply was simple, "just say no". So I ask you to do the same given the option to devastate our county farmlands, just say no.

Thank you

Mark Grzan

Former Councilmember, Mayor Tem Por City of Morgan Hill

Current and past member of the City of Morgan Hill General Plan Advisory Committee

Past member Urban Limit Line Advisory Committee

Too many other Committees and Appointments to list.

**Abello, Emmanuel**

---

**Subject:** FW: No to annexing farmland!

From: Jennifer Haole <Jgursu@gmail.com>  
Sent: Saturday, March 5, 2016 1:13 PM  
To: Wasserman, Mike  
Subject: No to annexing farmland!

Jennifer Haole  
4576 Jonquil Drive  
San jose, CA 95136

March 5, 2016

Dear Mike Wasserman,

We are trying to undue the effects of urban sprawl in San Jose, why would we encourage more of it in Morgan Hill?

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Jennifer Haole

## Palacherla, Neelima

---

**From:** david wilber <davidt\_4249@yahoo.com>  
**Sent:** Saturday, March 05, 2016 8:49 PM  
**To:** David Wilber; Palacherla, Neelima  
**Subject:** DENY

Deny the Morgan Hill annexation proposal.

## Palacherla, Neelima

---

**From:** sandie silva <sandieisabel@icloud.com>  
**Sent:** Saturday, March 05, 2016 8:33 AM  
**To:** Palacherla, Neelima  
**Subject:** Seq Morgan hill

Hi there, I am not a Morgan hill resident however, I am a farmer in Gilroy. I am sending you this email as I have read about what Morgan hill is planning on doing and what you are voting on March 11. I am very much AGAINST the land annexation. If farm land keeps being gobbled up to developments whether it's "baseball fields" which by the way are unfunded at this point, or something else, we will continue to lose too much of our land.

LAFCO was put in place to protect such land and I hope that it does so in this case.

Morgan hill pony ball has asked for land WITHIN city limits and was turned down. This is the city's way of putting lipstick on a pig.

My son plays baseball and I am an active member of the Catholic Church and I can still see that land is more valuable and this is a terrible waste of farm land. The city can and should use land within city limits and speak of annexation as a LAST resort.

Again, I can not stress enough how awful this will be if passed on March 11.

Thank you for listening,

Sandie Silva  
Silva Farms, Gilroy  
Sent from my iPhone

**Palacherla, Neelima**

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**From:** Chuck Flagg <chuck.flagg.writer@gmail.com>  
**Sent:** Saturday, March 05, 2016 7:20 AM  
**To:** Palacherla, Neelima  
**Subject:** SEQ Mystery

Dear LAFCO Commissioners,

I am a long-time resident of Morgan Hill and value the atmosphere of our city and surrounding countryside. To tell the truth, I can't see through the controversy surrounding the SEQ proposal to discover what would be best for our city and its residents.

I am asking you, who have access to all the information and are sworn to do what is best for our environment, to please make the right decision to save open space and stop sprawl. I hope you will ignore all the lobbyists and do the right thing for us. Thank you.

Sincerely,

Chuck Flagg  
2350 Fountain Oaks Drive  
Morgan Hill, CA 95037



## Palacherla, Neelima

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**From:** Reyna Monarrez <reynamonarrez@gmail.com>  
**Sent:** Saturday, March 05, 2016 8:17 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Reyna Monarrez

Morgan hill

## Palacherla, Neelima

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**From:** Gal Mariansky <gmariansky@gmail.com>  
**Sent:** Sunday, March 06, 2016 6:36 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Gal Mariansky

Morgan hill

## Palacherla, Neelima

---

**From:** Jim Wright <jimtina@yahoo.com>  
**Sent:** Saturday, March 05, 2016 6:18 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

As a long-time resident of Morgan Hill, I must voice my concern about the Southeast Quadrant proposed annexation.

Wherever I go in Morgan Hill, I hear people asking, "What's happening to our town?" Rapid development is evident in all directions. And yet, along Monterey Road, we see vacant lots and many abandoned commercial buildings.

Our community would be better served if these vacant properties were improved and the precious farmland of the Southeast Quadrant were protected.

Please do what you can to stop the annexation and protect the public's interest on this vital issue.

Thank you.

Jim Wright

Jim Wright

Morgan Hill

## Palacherla, Neelima

---

**From:** Tabitha Buckner <tabala89@hotmail.com>  
**Sent:** Saturday, March 05, 2016 6:33 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Tabitha Buckner

Redwood City

## Palacherla, Neelima

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**From:** Alex Casbara <awcasbara@earthlink.net>  
**Sent:** Saturday, March 05, 2016 9:15 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Alex Casbara

Alex Casbara

San jose

**Palacherla, Neelima**

---

**From:** Joelle Garretson <Joelle.garretson@gmail.com>  
**Sent:** Saturday, March 05, 2016 9:57 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Joelle Garretson

San Jose

## Palacherla, Neelima

---

**From:** C Riesenbeck <me2150@msn.com>  
**Sent:** Saturday, March 05, 2016 10:27 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely, C. Riesenbeck

C Riesenbeck

San Jose

## Palacherla, Neelima

---

**From:** Gemma Abels <gamhft@garlic.com>  
**Sent:** Saturday, March 05, 2016 10:47 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

As a teacher in Morgan Hill for over twenty years, I understand this region's history in agriculture and farming. There are not many places where you can eat a tremendous meal, drink a tremendous glass of wine, and still be close enough to the city to enjoy plays and the arts. As Silicon Valley grows, it is important that we also preserve the rich history of the valley.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Gemma Abels

Gemma Abels

San Jose



## Palacherla, Neelima

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**From:** Janice Perez <Mrsroboto@gmail.com>  
**Sent:** Saturday, March 05, 2016 11:10 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Janice Perez

San Jose

## Palacherla, Neelima

---

**From:** Chris Manning <christophr.manning@gmail.com>  
**Sent:** Saturday, March 05, 2016 4:16 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of priceless farmland. Moreover, denying this proposal will achieve two noble goals--preserving prime agricultural land and allowing the proposed developments to be built within city limits on the abundance of available vacant land.

As a lifelong resident of Silicon Valley who is currently employed in high-tech, I recognize the need for our environments to grow and change. There is no good reason, however, for this change and development to be done irresponsibly. I value our region's remaining farmland, and want to protect it whenever possible, and especially in situations where there is ample available land for development within current urban limits. Please deny this annexation request. For too long we've encouraged unsustainable sprawl. Let's not keep making the same mistakes, because they will cost us more in the long-run.

Thank you for this opportunity to provide public comment.

Sincerely,  
Christopher Manning

Chris Manning

San Jose

## Palacherla, Neelima

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**From:** Garik Iosilevsky <Garik.ios1@gmail.com>  
**Sent:** Saturday, March 05, 2016 4:45 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Garik Iosilevsky

San jose

## Palacherla, Neelima

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**From:** Colleen Hotchkiss <colleen.hotchkiss@gmail.com>  
**Sent:** Saturday, March 05, 2016 6:03 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland, and as a young farmer, I am deeply and personally invested in the preservation of what farmland we have left in Santa Clara County. As the Farm Manager at Veggielution Community Farm in San Jose, every day I see the impact of our work to keep the agricultural heritage of our county alive. And as I look to the future, and my goal to start my own small farm within the next few years, what worries me most is the unavailability and financial inaccessibility of agricultural land in the Bay Area.

Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Colleen Hotchkiss

Colleen Hotchkiss

San Jose

## Palacherla, Neelima

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**From:** Ruth Merino <ruth2222@aol.com>  
**Sent:** Saturday, March 05, 2016 8:37 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Ruth Merino

San Jose

## Palacherla, Neelima

---

**From:** Kerri Hamilton <kerrihamilton2004@yahoo.com>  
**Sent:** Saturday, March 05, 2016 4:58 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

Please deny the City of Morgan Hill's request to have LAFCo approve the annexation of the Southeast Quadrant. This plan will increase sprawl, which worsens traffic, air quality, reduce quality of life, and farmland. The proposed should be built within city limits on the abundance of available vacant land.

Our region's remaining farmland will become more important with time. Please deny this annexation request so that growth happens in our existing urban areas which is critical to protect our environment. Thank you for your consideration.

Respectfully,

Kerri Hamilton

San Jose

## Palacherla, Neelima

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**From:** Amy Evans <Amyevans32@yahoo.com>  
**Sent:** Saturday, March 05, 2016 11:21 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Amy

Amy Evans

San Jose

**Palacherla, Neelima**

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**From:** Greg Bringelson <Gregory.bringelson@att.net>  
**Sent:** Saturday, March 05, 2016 10:06 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Greg Bringelson

San Martin



## Palacherla, Neelima

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**From:** Brendan Ruiz <brendanruiz720@gmail.com>  
**Sent:** Saturday, March 05, 2016 6:16 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Brendan Ruiz

Brendan Ruiz

Santa Clara

## Palacherla, Neelima

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**From:** Julie Ceballos <julie.ceballos@waterstoneprojects.com>  
**Sent:** Saturday, March 05, 2016 10:38 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Julie Ceballos

Sunnyvale

## Palacherla, Neelima

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**From:** Nancy Reyering <Nanzo@me.com>  
**Sent:** Saturday, March 05, 2016 8:02 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Nancy Reyering

Woodside

## Palacherla, Neelima

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**From:** Tom Conrad <conrad@garlic.com>  
**Sent:** Sunday, March 06, 2016 5:15 PM  
**To:** Palacherla, Neelima  
**Subject:** Please vote no on annexing

Hi Neelima,

I live in the county and I don't want to be in the city of Morgan Hill.

I see this annexing as a way to allow building 160 houses on prime agriculture land. The city of Morgan Hill is already having financial problems delivering the services to its residences. I don't see why including more county land will help.

Please vote against the annexing,

Thomas & Phyllis Conrad  
16135 Hill Rd, Morgan Hill, CA 95037  
408.607.3844

**Abello, Emmanuel**

---

**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

**From:** Cathy Correia <[cathydiana8@gmail.com](mailto:cathydiana8@gmail.com)>

**Date:** March 6, 2016 at 1:32:43 PM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[cathydiana8@gmail.com](mailto:cathydiana8@gmail.com)>

Cathy Correia  
1699 Hamilton Avenue, APT 28  
San Jose, CA 95125

March 6, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Cathy Correia

**Abello, Emmanuel**

---

**Subject:** FW: Please oppose Morgan Hill's request to annex farmland

**From:** Edgar Lo <[ehclo@hotmail.com](mailto:ehclo@hotmail.com)>

**Date:** March 5, 2016 at 9:14:05 PM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[ehclo@hotmail.com](mailto:ehclo@hotmail.com)>

Edgar Lo  
1388 Suzanne Ct.  
San Jose, CA 95129

March 6, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Edgar Lo

**From:** Monica Schwenke <[jones322@comcast.net](mailto:jones322@comcast.net)>

**Date:** March 6, 2016 at 4:53:24 PM PST

**To:** <[Mike.Wasserman@bos.sccgov.org](mailto:Mike.Wasserman@bos.sccgov.org)>

**Subject:** Please oppose Morgan Hill's request to annex farmland

**Reply-To:** <[jones322@comcast.net](mailto:jones322@comcast.net)>

Monica Schwenke  
322 N. Murphy Avenue  
Sunnyvale, CA 94085

March 6, 2016

Dear Mike Wasserman,

This proposal by the City of Morgan Hill continues a trend which has already resulted in the loss of 40% of all agricultural lands in Santa Clara County over the past 20 years. The City has nearly 100 years worth of vacant industrial and commercial lands to develop on within its city limits. Instead of trying to develop farmland outside of its boundaries, the City should instead invest in building on its vacant lands to promote a more vibrant community.

I encourage you to fulfill LAFCo's key goals of discouraging urban sprawl and preserving agricultural and open space lands by rejecting the City of Morgan Hill's request for annexation.

Sincerely,  
Monica Schwenke

**Palacherla, Neelima**

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**From:** Victor Ruskovoloshin <Victor.Ruskovoloshin@gmail.com>  
**Sent:** Sunday, March 06, 2016 2:32 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Victor Ruskovoloshin

DUBLIN



## Palacherla, Neelima

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**From:** Richard McMurtry <Richard@sccreeks.org>  
**Sent:** Sunday, March 06, 2016 8:01 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I have been involved with trying to prevent the urbanization of prime agricultural land since the 1970s when we sought to protect the orchard lands in the Fairfield, CA area. That effort failed and the result is wall to wall houses covering what was once prime agricultural land.

There is an opportunity to not make that same mistake in Morgan Hill. Please deny Morgan Hill's request to LAFCo to annex any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Richard McMurtry

Richard McMurtry

Los Gatos

**From:** D. Muirhead <doug.muirhead@stanfordalumni.org>  
**Sent:** Sunday, March 06, 2016 10:03 AM  
**To:** Abello, Emmanuel  
**Subject:** LAFCO March 11 Morgan Hill USA Area 1 (SEQ) comments (deny)

Dear Commissioners and Staff of the Santa Clara County  
Local Agency Formation Commission (LAFCO),

Comments for the Public Record submitted by Doug Muirhead, a resident of Morgan Hill, for:  
LAFCO Public Hearing  
Friday, March 11, 2016  
Morgan Hill Urban Service Area Amendment  
Area 1: Tennant-Murphy (South East Quadrant)

I am writing to ask the Commission to deny Morgan Hill's Urban Service Area expansion for the area commonly referred to as the South East Quadrant.

The 1987 World Commission on Environment and Development defined sustainability as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

Land is simultaneously a commodity that enjoys legal privileges as private property, and a natural resource that is the repository of public values.

"'Hybrid' Farmland Protection Programs: A New Paradigm for Growth Management", by Edward Thompson Jr.,  
Senior Vice President for Public Policy, American Farmland Trust,  
William & Mary Environmental Law and Policy Review(Fall 1999)

I am grateful that we have an organization like LAFCO that can provide an independent and objective review of the Morgan Hill proposal.

Securely protecting farmland requires that we are not subject to changing political winds and that our decisions are not based solely on short-term fiscal considerations.

The LAFCO staff report was comprehensive and provided numerous reasons to support the denial. So I will only list the areas I consider most important to your decision.

- a) We cannot allow agricultural land to be destroyed now if we have any expectation that future preservation efforts could succeed.
- b) We would not be dealing with the City's plans to annex lands if the City had been a committed partner in the efforts by County Planning, LAFCO, and the Open Space Authority (OSA) to create a workable alternative for preservation and funding.
- c) The City did not allow its own General Plan update process to consider the SEQ area and has failed to fully engage with our regional partners and City residents.

a) We cannot allow agricultural land to be destroyed now

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We need farmland to retain its usability until the recommendations in past studies:

- 1999 American Planning Association (APA) Agricultural Land Preservation Policy Guide

- 2008 Open Space Authority Citizens Advisory Committee Agricultural Land Conservation Recommendations
- 2012 SAGE Feasibility Study for Coyote Valley and future plans:
- California Sustainable Agricultural Lands Conservation Program funding a Southern Santa Clara County Sustainable Agricultural Lands Policy Framework

get us to a point where we are effectively preserving and benefiting from our agricultural lands.

In terms of policy [from APA]

- Farming is a business that also has environmental, public and aesthetic implications
- Agricultural land should be protected and preserved in large contiguous blocks in order to maintain a "critical mass" of farms and agricultural land
- Agricultural productivity must be allowed to be a viable economic activity

The constant risk for farmers is that changes in surrounding land use can render ordinary agricultural practices nuisance-like.

Farming in the "shadow of suburbs" must deal with: increased vandalism of crops and equipment, greater threat of liability, higher insurance premiums, more downtime, higher production costs, lower crop yields, higher stress levels, lower net farm income, failure to invest in farm upkeep and improvements, increased pressure to sell farms for development, and so on. [from 'Hybrid' Paradigm]

Recommendations in previous studies identified the need to have programs which make land available to new farmers at a cost commensurate with farm income, to provide more acreage for experienced farmers, and to address physical and infrastructure needs, both for businesses which support agriculture and housing for their workers.

The argument that land that could be used for residential estates is too expensive for dedicated farming depends in large part on whether you see farming in the Historical Model: one monoculture crop per year on large (> 50 acres) lots serving national and international markets or in the New Sustainable Model:

multiple diverse crops per year on smaller (5-50 acres)

lots serving the local metropolitan area and other markets [from 2008 OSA CAC study: Changing model of local agriculture]

b) City's lack of commitment to non-annexation alternatives

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The traditional all-or-nothing preservation approach engenders conflict. The nation's most effective farmland protection programs marry compensation and regulation.

Incentives: High public cost, Slow, Patchwork

Regulations: Low public cost, Quick, Comprehensive In any community where sprawl is visible on the horizon, effective land use regulations must be adopted to buy time for incentives to provide more permanent farmland protection. Incentives, in turn, can help promote the adoption of such regulations by offering landowners the prospect of compensation for the effect that regulations may have on their property values. [from 'Hybrid' Paradigm]

The 2012 SAGE Feasibility Study for Coyote Valley concluded that it is feasible to sustain agriculture and conservation in the Coyote Valley, provided stakeholders take significant, strategic action.

Programs available at that time included

- "Revitalizing Specialty Crop Agriculture" project funded by the California Department of Food and Agriculture (CDFA) Specialty Crop Block Grant program.
- California FarmLink which had developed a statewide program of

economic development support for beginning, limited-resource, immigrant and other underserved farmers across the state.

The APA suggested that planners could partner with organizations that promote better understanding of farm life for urban dwellers to reduce the urban/rural divide.

In response to critical comments from LAFCO, OSA and the County on the City's Agricultural Lands Preservation Program, the City agreed to join in an effort to develop a workable alternative for preservation and funding for the SEQ. As reported to LAFCO Commissioners by their staff and to OSA Board members by their General Manager, the City was seen as not making a good faith effort because the City failed to hold off on taking key actions (e.g., SRL pre-zoning) on the SEQ plan while the discussions were in progress. Successful models that the partners' staff were beginning to evaluate would have linked economic incentives and initiatives (such as TDRs, conservation easements) with complementary growth management strategies (i.e. well-defined growth boundaries).

Now you have the California Sustainable Agricultural Lands Conservation Program funding the preparation of a Southern Santa Clara County Sustainable Agricultural Lands Policy Framework.

The study area for the Framework includes Coyote Valley south to the Pajaro River / San Benito County Border and runs from January 2016 through January 2018. The City Council at their March 2 meeting expressed support for this effort. But they have previously endorsed other efforts with our partners while at the same time continuing their unilateral plans for City annexation of SEQ lands.

When staff recommended that the City continue implementing its plans for the SEQ in February 2015, they rejected the alternative of deferring actions on all pending SEQ General Plan Amendments until conclusion of the General Plan Update; their reason for not recommending:

"Staff does not anticipate having any more information in two years that would alter the City's decision."

Ironically, that same day at LAFCO, the agenda item on SEQ status reported on new funding opportunities for agricultural land planning and conservation easements: "the Strategic Growth Council (SGC) approved guidelines for the Strategic Agricultural Lands Conservation Program (SALC)".

#### c) The City bypassed its General Plan update process

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The City has repeatedly stated that its planning processes included more than 10 years of public hearings and community engagement efforts.

I will call those statements "incomplete truths".

In my August 2012 newspaper opinion letter, I pointed out that the "stakeholders" appointed by the City to the Agricultural Preservation program were not identified. City staff said the intent was to get different perspectives of expertise and knowledge. The Council had a 2012 Goal to expand public decision-making and community problem-solving, yet no attempt was made to get input from nor put information out to the 38,000 of us not considered "stakeholders".

The City prevented the General Plan 2035 Advisory Committee from considering the SEQ land use proposal as part of the next General Plan.

The OSA was forced to remove the SEQ from the list of areas they wanted to have declared Priority Conservation Areas. The city objected to the inclusion, even though the designation did not affect the City's or private land use decisions, but would have allowed grant funding for conservation of Natural Landscapes and Agricultural Lands.

The Mayor recently used the City email list to say that no houses were included in the LAFCO application for the SEQ.

"Morgan Hill's plans do not add any housing to these areas. None."

Technically true for this application. But the draft 2035 General Plan contains Policy CNF-20.1 Southeast Quadrant Land Use Mix:

Require that SEQ achieve mix of sports- and recreation-related uses including retail and dining establishments, a private high school, and limited residential uses.

He also failed to mention that City staff have been working for months with Mr. Jacoby and the Chialas to build many houses in the NE corner of the SW Quadrant; this was presented to GPAC as Opportunity Site 26 on October 8, 2015. The Morgan Hill 2035 EIR will cover the proposal as an option.

In an August 2013 newspaper opinion letter, Morgan Hill resident Charlyn Perreir noted that vacant land in the City near Cochrane and Butterfield would be an ideal location for ball fields, near existing food establishments and hotels. No annexation and destruction of farmland required. The City instead acquired County land in the SEQ from Mr. Jacoby for additional sports fields and then continued to lease the land to an active farming operation.

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My hope is that by denying the Morgan Hill USA Area 1 (SEQ) application, the City will re-commit to being a good-faith partner in efforts by County Planning, LAFCO, the Open Space Authority, and other interested parties (such as the San Martin Neighborhood Alliance), to create a workable alternative for preservation of agricultural lands and operations.

Thank you for your consideration,  
Doug Muirhead, 15901 Village Way, Morgan Hill, California 95037-5657

## Palacherla, Neelima

---

**From:** Adriana Garcia <adrianalapoeta@gmail.com>  
**Sent:** Sunday, March 06, 2016 7:30 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl.

Please take the time to hear more testimony from your residents and the guests and admireres of Morgan Hill. Thank you for this opportunity to provide public comment.

Sincerely,

Adriana Garcia

San Jose

## Palacherla, Neelima

---

**From:** paulinelp62@gmail.com  
**Sent:** Sunday, March 06, 2016 1:33 PM  
**To:** Palacherla, Neelima  
**Subject:** Fwd: Request for Denial

Sent from my iPad

Begin forwarded message:

**From:** [paulinelp62@gmail.com](mailto:paulinelp62@gmail.com)  
**Date:** March 6, 2016 at 1:28:40 PM PST  
**To:** [neelima.palacheria@ceo.sccgov.org](mailto:neelima.palacheria@ceo.sccgov.org)  
**Subject:** Request for Denial

As a resident/ agricultural property owner within Morgan Hill's Urban Service Area ( Southeast Quadrant), I request LAFCO commissioners DENY the city's USA amendment requests for Area 1 (Tennant- Murphy).

Thank you.

Pauline L. Price

Sent from my iPad

## Palacherla, Neelima

---

**From:** Katie Khera <katie.khera@gmail.com>  
**Sent:** Sunday, March 06, 2016 3:34 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Katie Khera

Katie Khera

Morgan Hill



**Palacherla, Neelima**

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**From:** Jeff harris <jeffharris8@live.com>  
**Sent:** Friday, March 04, 2016 4:47 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Jeff harris

Morgan hill

## Palacherla, Neelima

---

**From:** Jackie <Jjsbaby0213@gmail.com>  
**Sent:** Friday, March 04, 2016 4:54 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Jackie

Morgan hill

## Palacherla, Neelima

---

**From:** Laurie Huth <laurie.huth@gmail.com>  
**Sent:** Sunday, March 06, 2016 4:12 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Laurie Huth

San Jose

## Palacherla, Neelima

---

**From:** Maureen Spitz <mmspitz@sbcglobal.net>  
**Sent:** Sunday, March 06, 2016 11:15 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Maureen Spitz

San Jose

## Palacherla, Neelima

---

**From:** Terry Christensen <Terry.Christensen@sjsu.edu>  
**Sent:** Sunday, March 06, 2016 12:33 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I hope you'll give very careful consideration to the request of the City of Morgan Hill to have LAFCo approve the annexation of any part of the Southeast Quadrant. While I strongly support growth in our valley if it efficiently provides greater access to housing, it seem to me that this plan will only exacerbate urban sprawl and traffic congestion and shrink the open space and farmland in what we all loved as the Valley of Hearts Delight.

Thank for your consideration.

Sincerely,  
Terry Chrirstensen

Terry Christensen

San Jose

## Palacherla, Neelima

---

**From:** Yan-Yin Choy <yanyinchoy@gmail.com>  
**Sent:** Sunday, March 06, 2016 2:14 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Yan-Yin Choy

San Jose

**Palacherla, Neelima**

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**From:** Patrick Mauri <pmauri99@gmail.com>  
**Sent:** Monday, March 07, 2016 11:00 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Patrick Mauri

San Jose

## Palacherla, Neelima

---

**From:** Galli Basson <galli92@yahoo.com>  
**Sent:** Sunday, March 06, 2016 7:27 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Galli Basson

San Jose



## Palacherla, Neelima

---

**From:** john thomson <johnthomson302@gmail.com>  
**Sent:** Sunday, March 06, 2016 2:21 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

john thomson

santa clara county

**Palacherla, Neelima**

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**From:** Ramesh Mantri <ramesh.s.mantri@gmail.com>  
**Sent:** Sunday, March 06, 2016 1:36 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Deny SEQ USA Amendment/Annexation

Dear LAFCO Commissioners,

I am writing to ask that you deny the City of Morgan Hill's request to annex a portion of Southeast Quadrant (SEQ). This plan for sprawl would seriously detract from the character of our city if you approve this request.

The City has not demonstrated the need for this land which means it is a plan for sprawl. The City has also not made a concerted effort to get residents' input on the SEQ plan. My information about the City plans for the SEQ has come from Thrive! Morgan Hill. The City did not make it easy to follow what was going on like they have for so many other issues. This is unacceptable for such an important decision.

My understanding is that LAFCo's key goals are to encourage responsible growth and to discourage sprawl and preserve agricultural and open space lands.

The City's request is completely counter to those ideals. Please deny their request.

Sincerely,  
**Ramesh Mantri**

**Palacherla, Neelima**

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**From:** TODD M BARRERAS <barreras33@verizon.net>  
**Sent:** Monday, March 07, 2016 10:17 AM  
**To:** Palacherla, Neelima

Save our county. as a resident on Fisher Ave in Morgan Hill we do not want to be An axed in to the city limits. the city has many problem of there own and all they will do is create a mess out hear. they have so much property in city limits to utilize they should concern them self's with that. they are not trustworthy and quite trying to spend money that they don't have. sincerely Shawn Barreras  
I am concerned that there are property owners that don't live on fisher and rent there homes and land out that need to know about all this.

## Palacherla, Neelima

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**From:** Jeff Segall <jeff\_segall@yahoo.com>  
**Sent:** Monday, March 07, 2016 10:51 PM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill proposed South East Quadrant USA expansion

Dear Ms. Palacherla and members of the LAFCo Commission,

I am very concerned with the proposed annexation of farmlands into the urban service area of Morgan Hill, especially when there is clearly abundant development potential within the current city limits of Morgan Hill. The process the city of Morgan Hill in putting forward this proposal has been deeply flawed, from shoddy environmental documentation to very poor community outreach. To approve this proposed annexation would be a serious error on the merits, and would break with long held precedents, leading to an avalanche of similar proposals in South County.

Please reject this unneeded and unwise proposal for more sprawl onto our little remaining farmlands.

Thank you for consideration of my comments.

Regards,

Jeff Segall  
655 California St.  
Mountain View, CA

**Palacherla, Neelima**

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**From:** David Simon <desimon@earthlink.net>  
**Sent:** Monday, March 07, 2016 8:21 AM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill annexation of Southeast Quadrant

Commissioners, Local Agency Formation Commission,

I'm writing to oppose the annexation of any part of the Southeast Quadrant to Morgan Hill. The annexation plan will increase sprawl and the associated traffic and cause the unnecessary loss of farmland. The proposed uses for this land can and should be built on available vacant land within the current Morgan Hill city limits.

Thank you for this opportunity to comment.

---- David Simon  
---- Los Altos

**Palacherla, Neelima**

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**From:** David Simon <desimon@earthlink.net>  
**Sent:** Monday, March 07, 2016 8:21 AM  
**To:** Palacherla, Neelima  
**Subject:** Morgan Hill annexation of Southeast Quadrant

Commissioners, Local Agency Formation Commission,

I'm writing to oppose the annexation of any part of the Southeast Quadrant to Morgan Hill. The annexation plan will increase sprawl and the associated traffic and cause the unnecessary loss of farmland. The proposed uses for this land can and should be built on available vacant land within the current Morgan Hill city limits.

Thank you for this opportunity to comment.

---- David Simon  
---- Los Altos

## Palacherla, Neelima

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**From:** Tanya Diamond <tanya@pathwaysforwildlife.com>  
**Sent:** Monday, March 07, 2016 9:15 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Tanya Diamond

Los Gatos

## Palacherla, Neelima

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**From:** Joseph and Ernestine machado <machado0568@sbcglobl.net>  
**Sent:** Monday, March 07, 2016 8:06 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Joseph and Ernestine machado

16685 Trail Dr.



## Palacherla, Neelima

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**From:** Carol Frazer <cablfraz@charter.net>  
**Sent:** Monday, March 07, 2016 4:02 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, (the traffic in and around Morgan Hill is making it difficult to get around now) reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Carol Frazer

Morgan Hill

## Palacherla, Neelima

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**From:** Lisa Hays <LH02@doctorhays.com>  
**Sent:** Monday, March 07, 2016 4:31 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I've delayed writing this letter until now because there are SO many reasons why I oppose incorporating the SEQ into the city limits.

1. I grew up across the street from a peach orchard north of Sacramento in Yuba City. It's all gone. Paved over for apartments. Now I live across from red pepper and napa cabbage fields in Morgan Hill. I'm so glad my triplet children get to enjoy country living before it's snatched away from us.
2. Have you ever been to Lincoln, CA? My parents and sister live there. It reminds me a lot of Morgan Hill. A small town with rice fields and a rodeo arena on the side of the highway. 10 years ago it became a massive urban sprawl with thousands of new homes, each looking exactly like the other. SUVs in all of the driveways with no trees to protect them from the hot sun of the valley. Mall after mall after mall. There's no character left in Lincoln. It's just a flat concrete monopoly board. I hope that doesn't happen to Morgan Hill.
3. I am a biology professor at Evergreen Valley College. Today in my Plants and Human Welfare class we talked about the extinction of plants. "Why are plants becoming extinct?" "Us" a student answered. The whole class agreed. They know that their parents and grandparents are destroying their world in which they hope to live to 100 years old. Politicians can't see the world that they are leaving for their great great grandchildren. Professors can.
4. Have you tried driving home at 5PM M-F on 101 south? Remember when it used to be 2 lanes? Now it's 4 and still an awful backup coming to Cochrane Rd. Building more homes in Morgan Hill will make it even worse.
5. Today in the car on my way home from teaching I heard a song by Counting Crows called Big Yellow Taxi. It inspired me to write to you. The lyrics go like this:  
"They paved paradise and put up a parking lot  
With a pink hotel, a boutique, and a swingin' hot spot  
Don't it always seem to go  
That you don't know what you got 'til it's gone  
They paved paradise and put up a parking lot  
They took all the trees, and put em in a tree museum  
And they charged the people a dollar and a half to see them  
Hey farmer, farmer, put away your DDT  
I don't care about spots on my apples,  
Leave me the birds and the bees  
Please  
Don't it always seem to go  
That you don't know what you got 'til it's gone  
They paved paradise and put up a parking lot"

I hope you choose to say NO to the city of Morgan Hill.

Sincerely,  
Lisa Hays, Ph.D.

Lisa Hays

**Palacherla, Neelima**

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**From:** Dean Samos <dsamos@gmail.com>  
**Sent:** Monday, March 07, 2016 8:42 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Dean Samos

Palo Alto

**Palacherla, Neelima**

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**From:** Nancy Hubbard <nhubbart@yahoo.com>  
**Sent:** Monday, March 07, 2016 7:16 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Nancy Hubbard

Redwood City

## Palacherla, Neelima

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**From:** Cynthia Leeder <cynthia1952@sbcglobal.net>  
**Sent:** Monday, March 07, 2016 9:29 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Cynthia Leeder

San Jose

## Palacherla, Neelima

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**From:** Kirk Vartan <kirk@kvartan.com>  
**Sent:** Monday, March 07, 2016 6:21 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. We need to plan for the density needed in our cities and our county. Suburban sprawl is the death of this area. Building great cities and areas requires smart growth principles. The Committee for Green Foothills is a great organization and you should follow their lead and ideas.

Thanks for listening to the public.  
Sincerely,

Kirk Vartan

San Jose

## Palacherla, Neelima

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**From:** Sandy Eaton <sandy\_eaton@msn.com>  
**Sent:** Monday, March 07, 2016 2:56 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Sandy Eaton

San Jose

## Palacherla, Neelima

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**From:** William Eaton <123\_23237@msn.com>  
**Sent:** Monday, March 07, 2016 3:09 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely, William Eaton

William Eaton

San Jose



## Palacherla, Neelima

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**From:** Steve McHenry <stephen.l.mchenry@gmail.com>  
**Sent:** Monday, March 07, 2016 3:33 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Steve McHenry

San Jose

## Palacherla, Neelima

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**From:** Rhonda Lakatos <brlakatos@comcast.net>  
**Sent:** Monday, March 07, 2016 11:46 AM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

Please oppose the City of Morgan Hill's request to annex any part of the Southeast Quadrant. I oppose this idea. It would reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

As an urban county dweller I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,

Rhonda Lakatos

San Jose

## Abello, Emmanuel

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**From:** dan djc <danbear2k@yahoo.com>  
**Sent:** Tuesday, March 08, 2016 10:36 AM  
**To:** LAFCO  
**Cc:** Frances Nance  
**Subject:** Morgan Hill SEQ

Related to 3/11/16 meeting

My entire family and 90 % of my neighborhood are Strongly Recommending LAFCO board Deny Morgan Hill petition to expand The SEQ application.

The reasons are as stated:

1 traffic Mitigation is inadequate

Peak loads are intolerable as is!

Local and freeway and any additional traffic will be disastrous!

In my small neighborhood.

Without expanding all roads including 101 Watsonville red Monterey Ed Condit ave Maple ave Hill ave Etc.

And all roads north and south of said project are Inadequate!!

2 Air Quality had rapidly deteriorated in the last few years Due to over building and traffic delays.

My asthma is worse due to

Poor air quality.

3 plant life near the SEQ is dying rapidly And wildlife are being destroyed daily by current traffic.

Imagine what will happen if it goes forward!!.

4 I heard the Open Space Authority has also raised these concerns!!

They ate the Professionals!

5 there is no need to expand city limits There are a large number of vacant lots throughout the city that can be used for all purposes.

6 the Water supply has already been compromised by perchlorate and possible graveyard development projects!

I have seen struggling and dead wildlife in the creeks like never seen before!

7 financial inadequacies in Morgan hill.

The city barely maintains its existing open spaces and parks, Maintenance means throwing a load of ugly bark or rocks on the ground , and many areas are weeded 6 feet high with fire hazards! Why add to this problem??

8 inadequate fresh water is already

An issue.

My water Rate and bill has been doubled since 2015 And I have artificial turf!!

Expansion has the result of quadrupling in town that expenses to pay for poorly designed sewers and failing water lines.

9 why expand now when the city is in

Financial crises? Is there a special interest being given preferential treatment?

We the people want to know!!

Due to the 9 serious and critical issues above as well as lowering our quality of life and turning Morgan Hill into a San Jose, We STRONGLY urge the LAFCO board To DENY this Application indefinitely.

We recommend Morgan Hill learn to digest what lands and waterways it has the opportunity to currently manage in a sociall responsible manner .

Sincerely,

Daniel J Kenney

241 via Naretto

Morgan Hill, Ca 95037

408 778 0951

Sent from my iPhone

## Palacherla, Neelima

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**From:** Daniel Scott <danielscott1865@gmail.com>  
**Sent:** Monday, March 07, 2016 9:07 PM  
**To:** Palacherla, Neelima  
**Subject:** Please Protect Farmland & Open Space in the SEQ

Dear LAFCo Commissioners,

I strongly oppose the City of Morgan Hill's request to have LAFCo approve the annexation of any part of the Southeast Quadrant. This plan will increase traffic, reduce our quality of life, affect rural views, and cause the unnecessary loss of farmland. The proposed uses can and should be built within city limits on the abundance of available vacant land.

Farming is quite valuable to is consumers that enjoy buying local produce. As a person that lives in one of the most developed parts of the entire country, I personally love buying products from the Gilroy region. Please keep this land as farmland.

I value our region's remaining farmland. Please deny this annexation request so that growth happens in our existing urban areas. We already have too much sprawl. Thank you for this opportunity to provide public comment.

Sincerely,  
Daniel

Daniel Scott

Santa Clara



## MORGAN HILL USA AMENDMENT 2015

### COMMENTS

	FROM	AGENCY/ ORGANIZATION	PROPERTY OWNER IN SUBJECT AREA	DATE	POSITION
1	<a href="#">Erin Gil</a>	Farm Bureau - Santa Clara County		03/01/16	Comments
2	<a href="#">Kirsten Perez</a>	Morgan Hill Unified School District		03/07/16	Comments
3	<a href="#">Julie Driscoll</a>			12/28/15	Comments
4	<a href="#">Julie Driscoll</a>			01/14/16	Comments
5	<a href="#">Julie Driscoll</a>			02/05/16	Comments
6	<a href="#">Julie Driscoll</a>			02/28/16	Comments
7	<a href="#">Julie Driscoll</a>			03/06/16	Comments

## Palacherla, Neelima

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**From:** Santa Clara County Farm Bureau <info@sccfarmbureau.org>  
**Sent:** Wednesday, March 02, 2016 9:37 AM  
**To:** Cat.Tucker@ci.gilroy.ca.us  
**Cc:** Palacherla, Neelima; Jess Brown; erin@grassfarminc.com  
**Subject:** Letter from the Santa Clara County Farm Bureau  
**Attachments:** LAFCO Ltr Erin Gil SCCFB 2016.pdf

Please see the attached letter from President Erin Gil and the Santa Clara County Farm Bureau Board of Directors.

Thanks,

Jess Brown  
Executive Director  
Santa Clara County Farm Bureau  
605 Tennant Ave., Suite H  
Morgan Hill, CA 95037  
(408) 776-1684 (P)  
(831) 818-1193 (C)  
[jessbrown@sbcglobal.net](mailto:jessbrown@sbcglobal.net)





605 Tennant Ave., Suite H, Morgan Hill, CA 95037

(408) 776-1684

[info@sccfarmbureau.org](mailto:info@sccfarmbureau.org)

[www.sccfarmbureau.org](http://www.sccfarmbureau.org)

March 1, 2016

Cat Tucker, Chairperson  
LAFCO of Santa Clara County  
9440 Eagle View Way  
Gilroy, CA 95020

### *Let's save Santa Clara County Agriculture!*

Dear Chairperson Tucker & Commissioners,

It is exciting to see so many members of the community in defense of agriculture. As a second generation farmer from Santa Clara County it is great to see; but as a grower, I wish there was more understanding of how agriculture operates safely for our community, it's consumers as well as the diverse benefits it returns to the community.

A frequently asked question comes up ... 'what is the health of the agricultural community or does it really exist?'

At first thought, you may not believe farming & ranching are doing very well. Such endeavors are more and more hidden from Santa Clara County as open lands are replaced by asphalt, concrete, roof lines, etc....

The answer is more complex for urban edge farming; but, fortunately, Santa Clara County has an Agricultural Commissioner, Mr. Joe Deviney, whose forward thinking has brought about great answers to this complex question. In collaboration with ERA Economics and help from local growers and ranchers, a good answer was brought forward through sound economic analysis to quantify Santa Clara Counties Ag Value. Ag's valuation to Santa Clara County in 2015 is 8150 jobs and 1.6 Billion in economic stimulus. More so than many of us in the Ag industry thought at the time it came out.

Agriculture is incredibly responsive to the needs of the community and is currently doing very well. Not to say there are some large threats to the health of these industries, but for now it is showing signs of stabilization. How well is well? Here are some highlights to the report:

*The resource base of agricultural land declined significantly in the 1980's and 1990's, but has recently stabilized. The value per acre and the value per worker created by Santa Clara County agriculture has continued to increase and has never been higher.*

*Agriculture provides diverse stable employment opportunities for both skilled and unskilled laborers.*

*Like the other high-tech industries in Santa Clara County, agriculture is growing in productivity per unit worker and per unit land.*

*The Santa Clara County Open Space Authority estimated that the total value of Santa Clara County natural capital exceeds \$45 billion. Agriculture preserves some of these vital natural processes and adds to the character of the county.*

*Agriculture can be viewed as self-financing open space, providing important ecosystem service values to county residents*

[https://www.sccgov.org/sites/ag/news/Documents/AG\\_Economic\\_Report\\_WEB\\_Final.pdf](https://www.sccgov.org/sites/ag/news/Documents/AG_Economic_Report_WEB_Final.pdf)

Santa Clara County needs to continue with the stabilization of productive open lands.

When asked about land use policies, mitigation and how best to use areas for productive open space such as farming, ranching and other agricultural uses, the California Farm Bureau Federation (CFBF) uses language in a way that agriculture feels best represents it's thoughts in the following statement:

*"Proposals to use agricultural land for mitigation should be considered by each county Farm Bureau on their own merits on a case-by-case basis. CFBF supports the use of voluntary agricultural conservation easements, when mitigation is required for farmland conversion. We oppose government mandated deed restrictions or easements acquired by the use of eminent domain. Subsequent easements granted on lands with agricultural easements should not restrict or reduce the agricultural productive capacity of the land, including crop choice."*

The efforts of notable agriculture families, such as the Chialas, is generous and real. Many counties are discovering ways to integrate and weave agriculture into the community. Santa Clara County ought to do the same. Much applause and gratitude should be lauded on those, private and public, who entertain such ideals and work towards improving our community because the environment will benefit.

How you may ask? Equally important are the Eco System Benefits attributable by open lands. And Agriculture plays a role in delivering these benefits to surrounding communities free of charge.

Ecosystem benefits include: Flood Control, Ground Water Recharge, Water Quality, Pollination, bio diversity and Open Space. Benefits that are easily overlooked but have measurable values for our community.

So the next time you visit your favorite local nursery, winery, pumpkin patch or local farmers market, be sure to thank them for doing great things for the economy, environment and the communities health.

We surely love to hear it! Working towards a balanced, healthy community benefits all.

Sincerely,



Erin Gil  
President

cc: Neelima Palacherla, Executive Officer



## MORGAN HILL UNIFIED SCHOOL DISTRICT

15600 CONCORD CIRCLE • MORGAN HILL, CA 95037 • (408) 201-6023

Delivery: USPS

Email: John.Baty@MorganHill.CA.gov

March 7, 2016

John Baty, Senior Planner  
Community Development Department - Planning Division  
City of Morgan Hill  
17575 Peak Avenue  
Morgan Hill, CA 95037

**Re: Morgan Hill 2035  
Draft EIR (SCH#2015022074)**

Mr. John Baty:

Morgan Hill Unified School District ("MHUSD") appreciates the opportunity to communicate with you concerning the Draft Environmental Impact Report for the Morgan Hill 2035 Project ("DEIR"). We oppose the DEIR because it fails to recognize that the City has been unable to identify sufficient land within the City of Morgan Hill ("City") to meet the District's needs thereby requiring the MHUSD to identify land for acquisition outside the current city limits.

The DEIR appears inconsistent with the City's General Plan and General Plan Amendment which indicate that the City shall work in partnership with the MHUSD to develop school facilities. School districts and local government depend on each other. A growing community places greater demands on the school system, thereby creating a need for more or expanded schools. Likewise, a new school often stimulates significant traffic as well as residential development near the new school site. Thus, the actions of one entity affect the interests of the other. Given this fact, it is imperative that MHUSD and the City work together to site schools.

The Santa Clara County Local Agency Formation Commission ("LAFCO") has given written objections to schools being built outside of City limits. As LAFCO is the state mandated local agency established to oversee the boundaries of cities and special districts, MHUSD has shared with LAFCO's its present concerns about lack of available land within the current City of Morgan Hill boundaries as the justification for the need to purchase and develop property in the South East Quadrant ("SEQ").

DEIR Response

March 7, 2016

Page 1

**Insufficient Land**

The DEIR fails to recognize that there is not sufficient land within the city limits to accommodate the District's needs. Based on the DEIR, which currently recommends increasing the population limit for the City of Morgan Hill to 64,600, the District anticipates that it would need to construct a minimum of four elementary schools and two secondary schools. According to tables 4.13-4 and 4.13-5 of the DEIR, MHUSD enrollment is projected to be between 11,864 and 13,611 students, which greatly exceeds the current facility capacity of 9,754.

MHUSD has the responsibility of anticipating the changing school facility needs of the Morgan Hill community to ensure a physical environment that is comfortable, safe, secure and accessible. The District believes that "neighborhood schools" enhance the social, economic and physical character of the City. In addition to educating young people, "neighborhood schools" provide physical places for the community to gather for cultural or sporting events, walk the dog, or play in the playground or school field.

Acquiring new school sites is a big challenge, in part because of the California Department of Education's regulations which determine the acreage requirements. According to the California Department of Education, MHUSD is required to obtain a minimum of 10 acres to build an elementary school, 25 acres for a middle school and 40 acres for a high school.

The District has requested the assistance of the City of Morgan Hill Planning Department in determining potential locations within the City's current boundaries for future schools and planning for serving our community with sensible education school building placement. In discussions with the City of Morgan Hill staff, it was determined that there are few available parcels within the City that currently meet District's requirements. The lack of available land within the City's current boundaries has forced the District to examine potential school sites along the urban periphery including the unincorporated county. Locating a school outside of the City is contrary to the District's belief in "neighborhood schools" but at this point the District has very limited options.

**Conflicts with the City's Current General Plan**

The City's Current General Plan Goal of useful, accessible and high-quality park, recreation and trail facilities and programs includes (page 49 and page 50):

18.2 Encourage partnerships with other agencies and organizations, including the Morgan Hill Unified School District (MHUSD) and other schools, Santa Clara Valley Water District, and the Santa Clara County Parks and Recreation Department, to acquire and develop parks and recreation facilities.

18.3 Work in partnership with MHUSD and other schools where appropriate to identify potential locations for future parks adjacent to future schools in areas currently underserved by parks. Where feasible, the lead agency (MHUSD or the City) shall acquire the full amount of land needed for the school/park, with the other agency

agreeing to pay its fair share. Also consider partnerships to enhance community recreational use of existing and proposed school facilities.

18.4 Joint use agreements between the City and MHUSD shall be developed for all new school/neighborhood parks identifying maintenance responsibilities and maximizing shared use of resources where mutually beneficial. Also consider partnerships to enhance community recreational use of existing and proposed school facilities.

The DEIR fails to recognize the need to develop parks and recreation facilities in partnership with MHUSD and the plan does not identify areas where future facilities and schools can likely be placed for with adequate land needed for a park/school. The areas specified for development and school use are, in fact, ignoring any public school need to meet general plan goals. The document does not recognize any predictable public school placement in the area to be annexed. The DEIR disregards the impacts the necessary school development will have on traffic, land use, noise, and planned recreational facilities.

No conversations or agreements have been reached between the City and MHUSD for cooperative activities and partnerships to enhance community recreational use of proposed school facilities. MHUSD has communicated to City staff that the District is currently seeking to acquire property for future school development. Given where the MHUSD schools are currently located and where the population needs and trajectories are going, we have explained that one of the preferred places for the two additional secondary schools is in the SEQ. .

MHUSD looks forward to working cooperatively with the City to develop a new secondary site in the SEQ which would allow MHUSD access to the City's sports and recreation facilities in accordance with action 18.4 of the current General Plan.

#### **LAFCO's Objections**

Due to the land restraints within the city limits of Morgan Hill, building school sites outside of city limits would be necessary. However, MHUSD in receipt of a letter from LAFCO, dated February 2, 2016, regarding their objections to "urban sprawl" and is encouraging the District to look within city limits for future facility needs. The letter also reiterates Santa Clara County's refusal to allow urban developments in unincorporated areas, its inability to provide "urban services such as sewer and water service" as well as the need for LAFCO's approval to provide services outside of its boundaries, per State law.

Without LAFCO's support, expanding MHUSD's school sites outside of the city limits is improbable and increases the burden placed on the District to locate preferred sites within the city limit.

**Conclusion**

The impact of the DEIR is quite significant to the facility needs of MHUSD. Without proper consideration, it would cause issues in the future as the District will not have sufficient sites to accommodate the projected population growth. MHUSD requests that the DEIR take into account the needs of the students of Morgan Hill for preferred school sites.

Regards,



Kirsten Perez  
Assistant Superintendent Business Services

cc: Steve Betando, Morgan Hill Unified School District, Superintendent  
Steve Rymer, City of Morgan Hill, City Manager  
Neelima Palacherla, Local Agency Formation Commission of Santa Clara County,  
Executive Director  
Anessa Espinosa, Morgan Hill Unified School District, Director Facilities,

Attachments: LAFCO Letter dated February 2, 2016



February 2, 2016

VIA EMAIL [[betandos@mhUSD.org](mailto:betandos@mhUSD.org)]

Steve Betando, Superintendent  
Morgan Hill Unified School District  
15600 Concord Circle  
Morgan Hill, CA 95037

**RE: FEBRUARY 2, 2016 MHUSD BOARD MEETING AGENDA - CLOSED  
SESSION ITEM A.2.E. "CONFERENCE WITH REAL PROPERTY  
NEGOTIATORS"**

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Dear Mr. Betando,

It has come to our attention that the Morgan Hill Unified School District's (MHUSD) February 2, 2016 Board Meeting Agenda includes a Closed Session Item A.2.e. "Conference with Real Property Negotiators" involving six parcels (APNS 817-18-001 & 002; and APNs 817-16-002, 003, 004, & 005) within an unincorporated area known as the Southeast Quadrant, a predominantly agricultural area. It appears that the District may be considering whether to purchase the properties as potential sites for facilities such as a future middle school and/or a high school.

As you may be aware, the Local Agency Formation Commission of Santa Clara County (LAFCO) is a state mandated independent local agency with countywide jurisdiction. Its primary goals are to discourage urban sprawl, preserve agricultural and open space lands, and encourage efficient delivery of services. LAFCO regulates the boundaries of cities and special districts; and the extension of services outside an agency's boundaries. State law and LAFCO policies encourage the development of vacant lands within existing city limits and require that urban development be steered away from existing agricultural lands. Therefore we encourage the District to explore opportunities within the Morgan Hill city limits for future school sites or other facilities.

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70 West Hedding Street • 8th Floor, East Wing • San Jose, CA 95110 • (408) 299-5127 • [www.santaclaralafco.org](http://www.santaclaralafco.org)

COMMISSIONERS: Sequoia Hall, Johnny Khamis, Linda J. LeZotte, Cat Tucker, Mike Wasserman, Susan Vicklund Wilson, Ken Yeager

ALTERNATE COMMISSIONERS: Cindy Chavez, Ash Kalra, Yoriko Kishimoto, Tara Martin-Milius, Terry Trumbull

EXECUTIVE OFFICER: Neelima Palacherla

The subject properties are also part of a major urban service area amendment application from the City of Morgan Hill that is currently under review by LAFCO staff and which will be considered by LAFCO at its March 11, 2016 Public Hearing. According to the documentation that LAFCO received from the City in support of this request, these parcels are planned for sports, recreation, and leisure type of uses and not for a public facility use. If LAFCO does not approve the City's request, these lands will remain unincorporated.

You may also be aware that Santa Clara County does not allow urban development to occur in the unincorporated area and does not provide urban services such as sewer and water service in the unincorporated area, consistent with the longstanding countywide urban development policies which state that urban development should occur only on lands annexed to cities and not within unincorporated areas; and that the cities should be responsible for planning, annexing and providing services to urban development within their urban service areas in an orderly, planned manner.

Additionally, State law does not allow a city to provide services outside of its boundaries without LAFCO's approval and LAFCO policies discourage such extension of services outside jurisdictional boundaries.

Therefore, we respectfully request that you consider these issues prior to considering siting schools or district facilities in the unincorporated area. Please distribute this letter to the District's Board of Directors for their consideration of Agenda Item A.2.e.

If you have any questions regarding the information presented in this letter, please contact me at (408) 299-5127.

Sincerely,



Neelima Palacherla  
LAFCO Executive Officer

Cc:

LAFCO Members

Steve Rymer, City Manager, City of Morgan Hill

Kirk Girard, Director, County Planning and Development Department



**Subject:** LAFCO Consideration, Please--Labor Commissioner

From: Julie [mailto:julieboridriscoll@sbcglobal.net]

Sent: Monday, December 28, 2015 1:16 PM

To: Abello, Emmanuel <Emmanuel.Abello@ceo.sccgov.org>

Cc: Cortese, Dave <Dave.Cortese@BOS.SCCGOV.ORG>; Wasserman, Mike <Mike.Wasserman@bos.sccgov.org>; Steve Tate <Steve.Tate@morganhill.ca.gov>; Senator.Beall@senate.ca.gov; CA Oosterman John - FSA Davis <John.Oosterman@ca.usda.gov>; mark.hultgren@ca.usda.gov; Stephen Vernon <Stephen@gilfix.com>; jRosen@da.sccgov.org; jBoyarsky@da.sccgov.org; andrew.crabtree@morganhill.ca.gov; Jim.Rowe@morganhill.ca.gov; Leslie.Little@morganhill.ca.gov; Marilyn Librers <Marilyn.Librers@morganhill.ca.gov>; Joseph Mueller <joemueller@verizon.net>; fcilia@dsj.org

Subject: LAFCO Consideration, Please--Labor Commissioner

Dear Emmanuel,

My understanding is that a Meeting  
is scheduled by LAFCO in early  
February, to discuss the future of the Southeast Quadrant in Morgan Hill.

I believe there are important  
matters to take into consideration  
throughout, which may be identified  
in various governing documents,  
as to what has happened -- is it legal,  
by all governing documents, at  
every government level. The  
Initiating principles of 50/50  
agricultural mitigation, has shifted  
from its originating foundation,  
whereby, now, there are drastic valuation differentials that are becoming more and more to be at the loss or expense of  
the MH SEQ property owners, by imposed agricultural preservation, not being evenly distributed, as initially  
represented.

All matters equal, all agricultural  
properties began with equal status,  
with 50/50 agricultural mitigation requirements, identified at outset.

Development happens, certain  
properties are enriched, while  
MH SEQ properties, bearing the  
brunt of the agricultural preservation  
requirements, by shift, are suddenly,  
unjustly impoverished, because the  
50/50 mitigation is now concentrated  
in the MH SEQ. Development reaps  
much higher returns and value  
than agriculture.

I will explain how the

50/50 agricultural mitigation requirement in the City of Morgan Hill, enriches certain properties and financially impoverishes other properties, posing the question, is this unconstitutional in County, State and/or Federal laws, when this form of "mitigation," is imposed as a general "shift" requirement, as an overall City of Morgan Hill stipulation, first initiated on a neutral basis, but becomes a factor of unequal enrichment, benefitting certain areas, benefitting developers, but works to now impoverish MH SEQ property owners?

All of a sudden, the initial foundational base, of agricultural land in City of Morgan Hill, all areas once equal, with development, the agricultural preservation, heavily shifted over to the MH SEQ, while MH development escalates the value, of previously zoned equal agricultural land to development. Property owners in the MH SEQ become victimized by this imposed agricultural preservation shift concentration to the MH SEQ after the development, which technically, now cannot be labelled 50/50, equal for all of Morgan Hill, any longer.

THE AGRICULTURAL MITIGATION AND PRESERVATION IS REALLY NOW BECOMING TO BE AT THE EXPENSE OF THE MH SEQ PROPERTY OWNERS, WITH THIS CONCENTRATED SHIFT.

This alters the initial parameters of 50/50 mitigation, whereby, there may be legal unjust enrichment and legal unjust impoverishment considerations applicable.

The parameters of 50/50 agricultural mitigation is no longer equal property valuation, as it was at the outset. Is this identified in LAFCO guidelines?

Separately, State of California (alone) is attempting to collect around \$300M, (which would be more with interest), in unpaid wages.

I believe future proactive prevention is important not to add to the violations in employment law and this wages unpaid figure. Agricultural preservation without strong business or development in the MH SEQ would encourage employment law violations and wages unpaid,

for the future, with agriculture passé.

Many property owners  
in the MH SEQ, could not afford to  
take crops from seed to harvest,  
with the crew necessary to harvest  
crops, complying to federal and  
state employment laws. I do  
not believe it is ethical to affix  
a label of agricultural preservation,  
if there is not business strong enough  
to support agricultural preservation,  
on an independent basis.

I have letters enroute to the Offices  
of California Senator Jim Beall,  
California's Labor Commissioner  
Julie Su and US Department of  
Labor Secretary, Thomas Perez,  
on various issues, in time for after the New Year Holiday. I plan to mention this imposed agricultural preservation  
mitigation issue when it is so impossible in Silicon Valley 2016, unless there is strong business to support the agricultural  
preservation as fancy landscaping, with ideas on how future unpaid wages in California can be prevented, using the MH  
SEQ history and future plans as an example.

I simply believe that all levels of government and officials should be "on standby" to oversee the legal compliance,  
feasibility calculations of agricultural preserve in the MH Southeast Quadrant, 2016.

All government officials, City,  
County, State and Federal, obligated  
to promote and facilitate property  
zoning, which will be compliant  
to employment laws, not promote  
zoning and decision making that  
will lead to more unpaid wages  
to be collected later, that economics  
impossible will certainly bring,  
with legal violations. This is the  
responsibility every government  
official owes to our Country  
and citizenry--through decision  
making processes, to please lead,  
with decisions that will benefit,  
not mislead, into legal violations.

Where unwise decisions mislead,  
causing violations and unpaid wages,  
impeachments may become  
inevitable, to elect officials who  
understand wise zoning decisions  
in Silicon Valley radius communities,  
modern laws and financial economics, what works and does not longer work.

The property owners in the MH Southeast Quadrant, on an overall basis, have been the "agricultural mitigators," while development builds and thrives in other areas of Morgan Hill. We, in MH SEQ, in essence, are being given short "shift," bearing the burden of "agricultural mitigation" shift, cast upon the SEQ, while other areas of MH development enjoy lucrative "enrichment" that development brings--at our expense.

Scales in property values, have tipped, with this short shift and shift of MH SEQ agricultural preservation/ dispositioning over to the MH SEQ-- so how do MH SEQ property owners equalize this property zoning and value shift, economically, which has been imposed, through time and development concentrated in other areas of Morgan Hill?

Do we assert "unjust enrichment" to be victimized in the MH SEQ by the agricultural mitigation rule, by imposition, without consent?

Many property owners cannot economically relive 1930's style agriculture in 2016-- unless there is a very lucrative business on site, to treat the "agricultural preserve" as expensive landscaping, or esthetic hobby.

This is no longer equal, fair 50/50 agricultural mitigation and preservation, as development reaps exponentially higher figures in other areas of now developed Morgan Hill, property appreciation figures, values, while the property owners in the MH SEQ, are unjustly deprived the equal level of "enrichment," with an imposed label of agricultural preservation instead of a 2016 appropriate property zoning label, which will be profitable and lucrative for all.

The scales are now tipped, to be of disadvantage to MH SEQ property owners, even if we implement 50/50 ag mitigation on our own properties. We are still affected, because real estate is affected by neighboring property values, not being equal in value as developed areas of Morgan Hill that have tossed their mitigation requirements upon the MH SEQ property owners to carry the figurative load of agricultural passé consequences 2016, in the MH SEQ.

I believe we need to have federal, state labor officials oversee any

and all future "agricultural preservation" zoning areas, to prevent, at the very outset, labor non-compliance, brought by imposed agricultural deficient profits 2016, high Silicon Valley financial cost of living economics, in the area, so that the figure approaching \$300M, in unpaid wages, the State of California is trying to collect, is not compounded, further by agricultural passé.

Federal tax, by definition, is also involved, on wages unpaid, so the US Department of Labor should also be brought in to monitor MH SEQ planning. I believe that setting the precedent, using MH SEQ as a prototype example, would serve as a proactive means to prevent the approaching \$300M in unpaid wages, from becoming \$500M plus in unpaid wages. In other words, wise planning for high economic Silicon Valley needs to be placed on a proactive and preventative path now with zoning that is compatible to the economics of Santa Clara County, not Yolo County, which is worlds apart in geographical comparisons.

Time is high that the MH SEQ properties are taken out of being the "fall zones" to be the Agricultural Preservation mitigators with consequences at SEQ expense, for developed areas of Morgan Hill, to be greatly enriched, at expense of unjust economic deprivation, shifted over to the MH SEQ, through the label of agricultural preserve-- which really it is not. Take a drive around and view barren fields, as agricultural preservation, it is not. It is not right nor fair to inflict significant economic impoverishment to property owners in the MH SEQ, while developers and development, heavily concentrated in other areas of Morgan Hill, enjoy a form of "unjust enrichment" through this "shift" at the MH SEQ property owners' expense.

Thank you very much for your consideration and review.

Julie Borina Driscoll

**From:** Julie <julieboridriscoll@sbcglobal.net>  
**Sent:** Sunday, March 06, 2016 6:06 AM  
**To:** Cheung, David; Theis, Shelly  
**Cc:** Hilbrants, Carl; jRosen@da.sccgov.org; jBoyarsky@da.sccgov.org; Abello, Emmanuel; Stephen Vernon; Attorney Bruce Tichinin; Steve Tate; andrew.crabtree@morganhill.ca.gov  
**Subject:** Water Reservoir? West Nile Concerns

Dear Mr. Chueng,

RE: NURSERY ON TENNANT AVE  
MORGAN HILL, CA

(Possible concerns of standing water breeding West Nile virus, if water reservoirs are planned around nursery).

**ESTABLISHING PURPOSE:**

Would you or your staff kindly advise if the following SCC plan has taken into consideration thousands of students in the immediate MH area--if the the property to the east of Borina Tennant Enterprises, LP, has below ground level surface areas being dug up, in what resembles, in appearance, to be small water holding reservoir(s), but application is factually unknown at this time. There still is heavy excavation equipment on site, which may indicate, more work is in progress.

There are school(s), which will be occupied by thousands of students within very close proximity.

Catholic High School, 1600 students.

Morgan Hill Unified has approached neighbors near the former T-1 site, diagonal to the southeast of Catholic Diocese High School Project, on Murphy and Tennant.

(Neighbors have stated preference for a Sports/Leisure Land Use), which may result in future tendency to move eastward on Tennant, area of where there were previous studies performed for a school).

Theoretically, fast forward in time, there could be thousands of

people in the area along Tennant Avenue. Not far from the road, if these are water holding reservoirs, there could be concerns for drowning, as well.

QUESTION: DOES SANTA CLARA COUNTY APPROVE OF THESE BELOW GROUND LEVEL EXCAVATIONS AND, IF SO, CAN YOU PLEASE ESTABLISH FACTUALLY, THE PURPOSE OF THESE BELOW LAND SURFACE EXCAVATED AREAS? THANK YOU.

Julie Borina Driscoll

From: Julie [mailto:julieboridriscoll@sbcglobal.net]  
Sent: Sunday, February 28, 2016 10:00 PM  
To: Abello, Emmanuel <Emmanuel.Abello@ceo.sccgov.org>  
Cc: Cortese, Dave <Dave.Cortese@BOS.SCCGOV.ORG>; Wasserman, Mike <Mike.Wasserman@bos.sccgov.org>; Lopez, Mario <Mario.Lopez@BOS.SCCGOV.ORG>; andrew.crabtree@morganhill.ca.gov; Steve Tate <Steve.Tate@morganhill.ca.gov>; michael moore <mmoore@morganhilltimes.com>; jRosen@da.sccgov.org; jBoyarsky@da.sccgov.org; Stephen Vernon <Stephen@gilfix.com>  
Subject: March 11, 2016 LAFCO Meeting

Dear Emmanuel,

The following consideration is  
being presented, please.

Will the March 11, 2016 Meeting  
be videotaped, available through  
the internet, like Board of Supervisors  
Meetings, via live stream  
video technology?

Example:

February 24, 2016, the President of  
the Santa Clara County Board  
of Supervisors, Dave Cortese,  
presented the State of the County  
Address. The presentation, live,  
was also captured on video tape,  
to be watched, after the Speech.

I was happy to both attend the  
Presentation and receive the email  
from Supervisor Dave Cortese,  
with the video tape link, of  
the Presentation later. There are  
times one wishes to revisit notes,  
and this video capability allows  
refreshing facts in notes.

Technology used, is understood  
to be called, "live streaming."

This is really ideal, for many  
reasons, to include historical  
reference, as the County emerges  
into surplus budget rebound!

I believe it is optimal to capture



historical Santa Clara County progress on tape, if possible, as society, life, the future, can be transformed at Meetings that happen in the Board of Supervisors Chambers, or other Meeting Rooms at Government Center. It also promotes the ideal--transparency in Government.

The upcoming LAFCO Meeting, believed to be March 11, 2016, is a potential gamechanger of a Meeting for neighbors in Morgan Hill.

I am very happy my family's property, Borina Tennant Enterprises, LP, is under Santa Clara County jurisdiction, with plans to remain status quo, as I seek out potential business/agricultural opportunities for the property, which are allowed land uses, under current Santa Clara County Planning regulations.

Considerable effort has been expended, as is obvious in the approximate ream (491 pages) you have transmitted in preparation for the March 11 Meeting via email.

Truth is that although my family's property is under Santa Clara County jurisdiction, what Morgan Hill neighbors may do with their properties, may, by geographical proximity, affect my family property, so I intend to stay attentive to the evolution of changes in Morgan Hill. Videos of Meetings retrievable through the internet, would be optimal, for reasons aforementioned, as well as for those who may need to tend to business elsewhere during the Meeting date and time, would like to be in attendance, but it is impossible to be in two places at once. They can catch up on the LAFCO Meeting details later, via video by internet.

Thank you for your consideration, efforts and review.

Julie Borina Driscoll

From: Julie [mailto:julieboridriscoll@sbcglobal.net]

Sent: Friday, February 05, 2016 12:00 AM

To: Wasserman, Mike <Mike.Wasserman@bos.sccgov.org>; Cortese, Dave <Dave.Cortese@BOS.SCCGOV.ORG>

Cc: Abello, Emmanuel <Emmanuel.Abello@ceo.sccgov.org>; andrew.crabtree@morganhill.ca.gov; michael moore <mmoore@morganhilltimes.com>; Steve Tate <Steve.Tate@morganhill.ca.gov>; Marilyn Librers <Marilyn.Librers@morganhill.ca.gov>; CA Oosterman John - FSA Davis <John.Oosterman@ca.usda.gov>; mark.hultgren@ca.usda.gov; CA Barbosa Sylvia - RD Salinas <Sylvia.Barbosa@ca.usda.gov>; Stephen Vernon <Stephen@gilfix.com>

Subject: LAFCO Meeting Commentary--February 3, 2016car

Dear SCC Supervisor Cortese and  
SCC Supervisor Wasserman,

The following surfaces the perception that can almost be like biased reporting is in the news media, if cognizance and awareness is not brought to the attention such that all are careful in being objective, leading to fair results for property owners in Morgan Hill.

The February 3, 2016 LAFCO Meeting was attended, in part, about 2 hrs., because parking was limited, restricted to two hours around the Santa Clara County Building. There was construction activity and sidewalk work underway. In the future, when the Meeting addresses MH Southeast Quadrant properties, I will seek out an alternative plan or parking garage.

I did grasp enough of the Meeting in the first portion to raise this request for special cognizance level, however, so that the decision makers are more sensitive to this observation, resulting in decision fairness, on an individualized property owner and property basis, please.

The presentation by Mr. DeVinney was very impressive insofar as the millions commanded in Santa Clara County on an annual basis, for agriculture, promoting agricultural preservation. Presentation could sell anyone on the idea of agricultural preservation. Figures may be all accurate and convincing. The presentation could not have been more positive, in supporting agricultural preservation, where the figures are really applicable and true, in reaping annual profits.

THE IMPORTANT FACTOR TO REMEMBER, IS THAT THESE ARE SPOTS ON THE MAP, NOT THE WHOLE SCC MAP.

The critical distinction is that this does NOT include all property owners, nor does the income reflected represent all properties in Morgan Hill. Wherever there are barren fields, counteracting weeds, the impressive presentation and figures do not apply.

There are property owners who are struggling economically, who have long term generational agricultural land, who have expended considerable amounts of money, to convert their former farmland property into a business, so that as a compromise, the agriculture can be sustained and preserved by the business, with 2016 economics.

Please also note, that many of the aforementioned property owners have owned their land 50-100 years, in their family. This means that even with properties not being recalculated in tax assessment, as typically happens when there is a sale-agricultural preservation is not financially sustainable at the lower tax assessment figures.

Separately, this morning on the radio, to be confirmed in content, there seems to have been a hint in a broadcast that open space property ownership has sold a considerable amount of acreage to development.

I cannot help but question, are there forms of unjust enrichment that occur when there are public announcements such as the aforementioned, when the words open space and development are used in the same context, as typically, these two are like planets apart in land use discussions.

Thank you for your consideration and review.

Julie Borina Driscoll

**Subject:** FW: Confidential Review, Please--USDA Loan

From: Julie [mailto:julieboridriscoll@sbcglobal.net]  
Sent: Thursday, January 14, 2016 12:30 AM  
To: <excel\_financial@sbcglobal.net> <excel\_financial@sbcglobal.net>  
Subject: Confidential Review, Please--USDA Loan

Dear Sheldon, Diane, Excel Financial,

This is just information at this time, pending further review, as I do have the 2014 private investor loan to consider with hopes that there will be no interference or conflicts with the USDA opportunity.

New year, new government budget, by the USDA. I was fortunate to receive USDA information via email yesterday. Dependent upon the overall, loans can be up to \$3 million. Opportunity for small woman owned business, in a category on its own, as opportunity.

50/50 ag preserve, allowed land use.

I have either a custom home senior residential or a Montessori / Challenger type of school, in mind as a business prospect, the latter being more compatible with the area, as the Catholic Diocese is scheduled to begin construction of the site for 1600 high school students, on next corner from family property, this year, 2016.

Thank you for your review.

Julie Borina Driscoll

