



March 11, 2016

John Baty, Senior Planner
City of Morgan Hill Community Development-Planning Division
17575 Peak Avenue
Morgan Hill, CA 95037

Subject: Morgan Hill 2035 DEIR, Comments on Draft Environmental Impact Report

Dear John,

This letter is in response to the Notice of Availability for Public Review of the Draft Environmental Impact Report prepared for the Morgan Hill 2035 DEIR (Project) from the City of San Jose. The proposed Project evaluated in this Draft EIR is the adoption and implementation of the proposed General Plan and proposed Residential Development Control System (RDCS). The City of San José has the following comments on the project and DEIR.

Global Comment For All CEQA Resource Sections

The DEIR states that the full buildout (Table 3-3) of the project would include significantly more non-residential development than the 2035 horizon year (Table 3-2). The conclusions of the DEIR raise issues with respect to the inconsistencies of the DEIR only analyzing the full buildout of residential development, but not the full buildout of non-residential development. It is encouraged that the General Plan 2035 DEIR analyze the full buildout of both residential and non-residential development to represent the worse-case scenario.

Utilities and Service Systems

It is encouraged that the Water Infrastructure Master Plan and Wastewater Infrastructure Master Plan be completed prior to the finalization of the Morgan Hill 2035 DEIR. This would ensure that the Morgan Hill 2035 EIR would fully analyze and disclose environmental impacts pertaining to the most updated utilities and service systems information before reaching the Less-Than-Significant level of significance, as indicated in the EIR.

The City of San Jose would like to request notices of availability of any environmental review document related to the future Water Infrastructure Master Plan and Wastewater Infrastructure Master Plan for review.

Thank you for the opportunity to comment on the Morgan Hill 2035 DEIR. If you have any questions, please contact Jason R. Rogers, Division Manager at (408) 793-5543, or

Mr. John Baty,
March 9, 2016
Page 2

jason.rogers@sanjoseca.gov. We can make ourselves available to meet with the City of Morgan Hill at your earliest convenience to discuss our comments and concerns in more detail. The City looks forward to partnering with the City of Morgan Hill to support future development.

Sincerely,

Harry Freitas, Director
Department of Planning, Building & Code Enforcement
City of San José

c: City Manager
City Attorney
Mayor's Office