

# County of Santa Clara

## Parks and Recreation Department

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



April 22, 2019

Jim Rowe, Project Manager  
City of Morgan Hill  
Morgan Hill Development Services  
17575 Peak Avenue  
Morgan Hill, CA 95037

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report for the proposed Morgan Hill Technology and Mixed-Use Residential Project

Dear Mr. Rowe:

The County of Santa Clara Parks and Recreation Department (County Parks Department) has received the Notice of Preparation of the Draft Environmental Impact Report for the proposed Morgan Hill Technology and Mixed-Use Residential Project. The project proposes one 2.92-acre commercial parcel, four commercial/industrial parcels totaling 57 acres, and a maximum of 300 residential units. The maximum square footage of the commercial parcel is approximately 75,000 square feet, while the maximum square footage of the commercial/industrial parcels is approximately 1.06 million square feet.

The County Parks Department is charged with the planning and implementation of *The Santa Clara County Countywide Trails Master Plan Update* (Countywide Trails Plan), an element of the Parks and Recreation Section of the County General Plan adopted by the Board of Supervisors on November 14, 1995. Although responsibility for the actual construction and long-term management of each individual trail varies, the County Parks Department provides general oversight and protection of the overall trail system. The *Countywide Trails Plan* indicates a completed section of the Juan Bautista de Anza National Historic Trail (Anza Trail), labeled the Madrone Channel Trail operated by Valley Water, is adjacent to the project site. The County Parks Department respectfully recommends that the following items be addressed in the DEIR as they relate to the existing and proposed countywide trail routes in the vicinity of the project site.

### ***Aesthetics and Visual Resources***

Regarding the potential for visual and aesthetic impacts, the DEIR should evaluate any degradation of views in the area of the project site, including from the adjacent Anza Trail.

### ***Air Quality***

The potential negative impact on the local air quality, especially as it pertains to Anza Trail users,

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during construction should be analyzed. For instance, fugitive dust blowing across the Anza Trail will create hazardous health and safety conditions for trail users.

### ***Hydrology and Water Quality***

The DEIR should study potential stormwater runoff from the proposed project and ensure that excessive off-site flows are fully eliminated as stormwater crossing the trail may result in a dangerous (e.g., slippery) trail surface. The evaluation should also include impacts to water quality and the overall hydrology of the adjacent Madrone Channel.

### ***Transportation and Circulation***

The traffic study should analyze the impacts additional traffic the proposed project may generate, including how it might impact the Cochrane Road and East Main Avenue trail access points.

### ***Noise***

The DEIR should evaluate potential noise impacts both during and after construction is completed.

### ***Public Services***

The proposed project may potentially impact recreational facilities in the project vicinity, such as the Anza Trail. Project maps and the overall DEIR should:

- document this countywide trail route and acknowledge that the trail offers opportunities for non-motorized connections from the surrounding neighborhoods to the proposed project site;
- document the potential to complete a section of planned trail north of the proposed project site, from Cochrane Road to Burnett Avenue and the Coyote Creek Parkway
- address the proposed project's consistency with the Countywide Trails Plan as mentioned above.

### ***Safety***

Depending on the height of the buildings, which is not listed as part of the Notice of Preparation, significant shade could exist on portions of the Anza Trail. Shaded areas may become slippery, creating a hazardous trail surface, especially for cyclists. Please analyze the possibility for the buildings to shade the Anza Trail and the opportunity to protect trail users.

Thank you for the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report for the proposed Morgan Hill Technology and Mixed-Use Residential Project. The County Parks Department requests a copy of the Draft EIR once it is released for public review. If you have questions related to these comments, please call me at (408) 355-2362 or e-mail me at [Michael.Hettenhausen@prk.sccgov.org](mailto:Michael.Hettenhausen@prk.sccgov.org).

Sincerely,

***Michael Hettenhausen***

Michael Hettenhausen,  
Associate Planner

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