



**SAN JOSE DOWNTOWN  
ASSOCIATION**

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**CITY OF SAN JOSE  
DEVELOPMENT SERVICES**

June 27, 2007

Mr. Darryl Boyd  
Department of Planning, Building and Code Enforcement  
200 East Santa Clara St.  
San Jose, CA 95113

Dear Mr. Boyd,

The members of the San Jose Downtown Association appreciate this opportunity to comment on the Coyote Valley Specific Plan DEIR.

The primary objective of this Specific Plan is to address the jobs/housing imbalance by attracting new industry-driving jobs, specifically office and commercial-sector jobs.

The Coyote Valley Specific Plan DEIR states that developers will be providing a "fair share contribution" to fund needed mitigations and capital improvements. The DEIR acknowledges the "fair share contribution" will not be sufficient and that the remainder of the funds will come from San Jose's infrastructure budget. San Jose is running a deficit budget projected to last for years. Premature development of Coyote Valley will worsen the current budget deficit.

CEQA encourages consideration of alternative sites when significant effects of the project might be avoided or substantially lessened. Locations that would avoid or substantially lessen any of the significant impacts of the project, and meet most of the project objectives, should be considered for inclusion in an EIR. Alternatives must meet the requirements for site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, and be within the same jurisdictional boundaries. CEQA requires enough alternatives to permit a reasoned choice.

The only alternative site, outside of Coyote Valley, that was analyzed in this DEIR is North San Jose. The DEIR concludes that North San Jose could meet the objectives of the CVSP, with the exception of the objective of implementing the plan in the Coyote Valley. However the DEIR identifies negative impacts in the North San Jose area if the full Coyote Valley job development program was implemented there.

There is an alternative that should be analyzed in the DEIR that would be an environmentally superior alternative to the one currently offered. That alternative is a combination of the North San Jose area and Downtown San Jose. These two locations paired together can support the new job growth anticipated in the CVSP with far fewer significant environmental impacts.

This alternative will avoid the loss of open space and farmland. It will not impact Burrowing Owl habitat or other wild life, and will spare more than 800 heritage trees. It will result in shorter commutes and less negative impact to air quality. It will use the public transit systems already in place and currently underutilized. And it will lessen the need for new transportation systems, fire stations, police beats, libraries and other community amenities.

The San Jose Downtown Association believes that the EIR is incomplete and inadequate until this environmentally superior alternative is analyzed and included in the final EIR.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Knies".

Scott Knies  
Executive Director

cc: Mayor Chuck Reed  
Council Member Sam Liccardo  
Art Bernstein