

From: [Aghegnehu, Ben](#)
To: [Hill, Shannon](#)
Cc: [Talbo, Ellen](#)
Subject: RE: Downtown West Mixed-Use Plan (Google Project) - Notice of Preparation of an EIR
Date: Tuesday, November 19, 2019 9:43:02 AM
Attachments: [Response Letter.doc](#)
[Downtown West Mixed-Use Plan \(Google Project\).docx](#)

[External Email]

Hello Shannon Hill,

Please see the attached comment letter from the County Roads and Airports and Parks. Feel free to contact me with any questions.

Thank you,

Ben Aghegnehu

Associate Transportation Planner
County of Santa Clara | Roads & Airports
101 Skyport Rd | San Jose, CA, 95110
408-573-2462 (o)

From: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Sent: Wednesday, October 23, 2019 9:37 AM
To: Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Subject: [EXTERNAL] Downtown West Mixed-Use Plan (Google Project) - Notice of Preparation of an EIR

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT FOR THE
DOWNTOWN WEST MIXED-USE PLAN (GOOGLE PROJECT)**

FILE NOS: GP19-009, PDC19-039, and PD19-029

PROJECT APPLICANT: Google LLC

APN: Multiple

Project Description: General Plan Amendment, Planned Development Rezoning, and Planned Development Permit for the development of up to 5,900 residential units; up to 7,300,000 gross square feet (GSF) of office space; up to 500,000 GSF of active uses such as retail, cultural, arts, etc.; up to 300 hotel rooms; up to 800 rooms of limited-term corporate accommodations; an approximately 100,000 GSF event center; up to two central utilities plants totaling approximately 115,000 GSF; and a logistics warehouse(s) of approximately 100,000 GSF; all on approximately 84 acres. The proposal also includes conceptual infrastructure, transportation, and public open space plans.

Location: Project site is generally bounded by Lenzen Avenue and the Union Pacific Railroad tracks to the north; North Montgomery Street, Los Gatos Creek, the Guadalupe River, South Almaden Street, and Royal Avenue to the east; Auzerais Avenue to the south; and Sunol Avenue, Diridon Station, and the Caltrain rail line to the west. The project also includes the area bounded by Los Gatos Creek to the west, San Fernando Street to the south, the Guadalupe River to the east, and Santa Clara Street to the north.

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project referenced above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project.

An Environmental Impact Report Scoping meeting for this project will be held at the following date, time, and location:

When: Thursday November 7, 2019, 7:00 – 8:30 p.m.
Where: San Jose City Hall, Wing Rooms 118 - 120
200 E. Santa Clara Street, San Jose, CA 95113

Parking will be validated

Transit: VTA Bus 22, 23, 63, 64, and 522; 3-4 blocks east of Santa Clara VTA light rail station

The project description, location, and probable environmental effects that will be analyzed in the EIR for the project can be found on the City's Active EIRs website at <http://www.sanjoseca.gov/index.aspx?nid=6468>, including the EIR Scoping Meeting information. Additional information on the project can also be found at www.sanjoseca.gov/GoogleProject.

According to State law, the deadline for your response is 30 days after receipt of this notice. The City will accept comments on the scope of the EIR until **5 p.m. on Friday, November 22, 2019**. If you have comments on this Notice of Preparation, please identify a contact person from your organization, and send your response to:

City of San José, Department of Planning, Building and Code Enforcement
Attn: Shannon Hill, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower, San José CA 95113-1905
Phone: (408) 535-7872, e-mail: shannon.hill@sanjoseca.gov

In addition to the Environmental Impact Report Scoping Meeting, there will be a Development Application Community Meeting:

Development Application Community Meeting

When: Thursday, December 5, 2019 5:30 p.m.

Where: Dr. Martin Luther King Jr. Library, Room 225
150 E. San Fernando Street, San Jose, CA 95113

Shannon Hill, Planner
Planning, Building & Code Enforcement | Environmental Review Section
City of San José | 200 East Santa Clara Street
Shannon.Hill@sanjoseca.gov | (408) 535 - 7872

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County of Santa Clara

Roads and Airports Department
Planning, Land Development and Survey

101 Skyport Drive
San Jose, California 95110-1302
(408) 573-2400 FAX (408) 441-0276



November 19, 2019

Shannon Hill,
Planning, Building & Code Enforcement
City of San José
200 East Santa Clara Street

SUBJECT: NOP/EIR – Downtown West Mixed-Use Plan (Google Project)

Dear Shannon Hill,

The County of Santa Clara Roads and Airports Department appreciates the opportunity to review the Downtown West Mixed-Use Plan (Google Project) and submits the following comments:

- The Transportation Analysis (TA) for the proposed project should include existing local and regional transportation facilities such as expressways and unincorporated areas, maintained by the County and using both LOS and VMT methodologies. The EIR based on the TA should identify and mitigate all project traffic impacts on County road facilities.
- Please submit a Transportation Demand Management Plan for County review and comment.

Thank you for the opportunity to comment on the NOP/EIR. If you have any questions about these comments, please feel free to contact me at (408) 573-2462 or ben.aghegnehu@rda.sccgov.org.

Sincerely,

Ben Aghegnehu
Associate Transportation Planner
County of Santa Clara | Roads & Airports

County of Santa Clara

Parks and Recreation Department

298 Garden Hill Drive
Los Gatos, California 95032-7669
(408) 355-2200 FAX (408) 355-2290
Reservations (408) 355-2201

www.parkhere.org



October 29, 2019

Ms. Shannon Hill, Environmental Project Manager
Department of Planning, Building, and Code Enforcement
City of San José
200 East Santa Clara Street, 3rd Floor Tower
San José, CA 95113-1905

Subject: City File No. GP19-009, PDC19-039, and PD19-029, APN: Multiple

The County of Santa Clara Department of Parks and Recreation (County Parks Department) has reviewed the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Downtown West Mixed-Use Plan (Google Project). The Google Project is described as a General Plan Amendment, Planned Development Rezoning, and Planned Development Permit for the development of up to 5,900 residential units; up to 7,300,000 gross square feet (GSF) of office space; up to 500,000 GSF of active uses such as retail, cultural, arts, etc.; up to 300 hotel rooms; up to 800 rooms of limited-term corporate accommodations; an approximately 100,000 GSF event center; up to two central utilities plants totaling approximately 115,000 GSF; and a logistics warehouse(s) of approximately 100,000 GSF; all on approximately 84 acres. The proposal also includes conceptual infrastructure, transportation, and public open space plans.

The NOP states: “The project includes a new public access trail extending for a mile along the project area’s north-south axis, including portions where it would meander along Los Gatos Creek and portions where it may follow street rights of way. Within the project site’s central area, open space areas east of Autumn Street would lead to Los Gatos Creek, would be improved with new landscaping, and would feature a publicly accessible walkway along Los Gatos Creek. Open spaces in the southern portion of the site would have both passive and active character and would include access to the publicly accessible trail that would follow along Los Gatos Creek. Beyond the typical parks and open spaces mentioned above, a network of mid-block open spaces would be designed throughout the project area and enhanced with new landscaping, native plant material, structures and art installations, and park-like green environments, connecting the conventional parks throughout the project site. Appropriate grading techniques would be used for building on parcels adjacent to the creek, in order to account for existing hydrological conditions and to protect water quality in Los Gatos Creek. As noted above, the project would develop a new multi-use pathway along the creek. The project also proposes an expansion and widening of the northern side of the

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County Executive: Jeffrey V. Smith



existing pedestrian-bicycle bridge north of West Santa Clara Street, as well as a new pedestrian and bicycle bridge over Los Gatos Creek south of West Santa Clara Street.”

The County Parks Department functions to provide a sustainable system of diverse regional parks, trails, and open spaces that connects people with the natural environment and supports healthy lifestyles while balancing recreation opportunities with natural, cultural, historic, and scenic resources protection. The County Parks Department is also 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.

The *Countywide Trails Plan* identifies three trails either within or near the project location that should be analyzed for potential impacts to portions of the existing trails, including aesthetics/shade, public services, and recreation/use, as well as potential for development of portions of the planned trails, including improvements to existing bridges and installation of new bridges. The trails are further described below:

- The Los Gatos Creek Sub-regional Trail, identified as a partially complete hiking and on-street/off-street cycling trail, is included throughout the project area. Although not mentioned by name in the NOP, the Los Gatos Creek Sub-regional Trail is described in the excerpt above and on pages 10-11 of the NOP. The proposed trail should be planned and designed to meet the minimum guidelines listed in the *Countywide Trails Plan*, including but not limited to width and surface specifications. Finally, while connections to the proposed trail are encouraged, the Los Gatos Creek Sub-regional trail must remain separate and removed from the campus internal circulation routes to sustain its function as a publicly accessible sub-regional trail for recreationists and commuters.
- The Guadalupe River–Coyote Creek Trail is a partially complete on-street cycling route within road right-of-way that shares an alignment with West San Fernando Street and will provide a connection to the BART Diridon Station, the San Jose Art Museum, the SAP Center, and the Coyote Creek/Llagas Creek Sub-regional Trail. In addition to the elements analyzed for the Los Gatos Creek Trail, the Guadalupe River–Coyote Creek Trail should be considered for potential impacts and opportunities for future connections to the nearby BART stations (e.g., BART San Jose Diridon, BART 28th Street, and BART Santa Clara).
- The Guadalupe River Trail, a partially complete hiking and off-street cycling trail, is planned to connect from the South San Francisco Bay to Morgan Hill. This trail should be analyzed using the criteria outlined above as the Los Gatos Creek Trail will provide a direct connection to this popular commuter route.

The County Parks Department appreciates the opportunity to comment on the Notice of Preparation of an Environmental Impact Report for the Downtown West Mixed-Use Plan (Google Project). We respectfully request that the City of San José coordinate with the County Parks Department regarding this EIR as well as the overall proposal as they move forward. If you have any questions, please contact me at (408) 355-2362 or by email at Michael.Hettenhausen@prk.sccgov.org.

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Susan Ellenberg, S. Joseph Simitian

County Executive: Jeffrey V. Smith



Sincerely,

Michael Hettenhausen

Michael Hettenhausen
Associate Planner

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County Executive: Jeffrey V. Smith

