

**From:** [Hill, Shannon](#)  
**To:** [Elliott Schwimmer](#); [Hillary Gitelman](#); [Karl Heisler](#); [Linda S. Peters](#); [Meryka Dirks](#)  
**Cc:** [Downtown West Project](#); [Keyon, David](#)  
**Subject:** FW: SCC - Downtown West Mixed Use Plan Draft EIR - COMMENT PERIOD EXTENDED TO 12/8/20  
**Date:** Wednesday, December 9, 2020 1:17:56 PM  
**Attachments:** [Response Letter 2020.docx](#)  
**Importance:** High

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Hi All,

The attached comments from County of Santa Clara were received after the deadline. However, the city has accepted the attached comments as a courtesy. The comments focus on transportation.

Thanks,

Shannon Hill, Planner

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

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**From:** Aghegnehu, Ben <ben.aghegnehu@rda.sccgov.org>  
**Sent:** Wednesday, December 9, 2020 11:54 AM  
**To:** Hill, Shannon <Shannon.Hill@sanjoseca.gov>  
**Cc:** Talbo, Ellen <Ellen.Talbo@rda.sccgov.org>  
**Subject:** RE: Downtown West Mixed Use Plan Draft EIR - COMMENT PERIOD EXTENDED TO 12/8/20  
**Importance:** High

[External Email]

Hi Shannon – attached are the comments for this project.

Thank you,

**Ben Aghegnehu**

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

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**From:** Hill, Shannon <[Shannon.Hill@sanjoseca.gov](mailto:Shannon.Hill@sanjoseca.gov)>  
**Sent:** Saturday, November 7, 2020 4:08 PM  
**To:** Hill, Shannon <[Shannon.Hill@sanjoseca.gov](mailto:Shannon.Hill@sanjoseca.gov)>  
**Subject:** [EXTERNAL] Downtown West Mixed Use Plan Draft EIR - COMMENT PERIOD EXTENDED TO 12/8/20

To Whom it May Concern:

In response to requests received to extend the public comment period for the Downtown West Mixed Use Plan Draft EIR, the City is extending the public comment period from Monday, November 23, 2020 to **Tuesday, December 8, 2020 at 5:00 p.m.**

**NOTICE OF AVAILABILITY (NOA) OF  
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE  
DOWNTOWN WEST MIXED USE PLAN (GOOGLE PROJECT)**

**\*COMMENT PERIOD EXTENDED TO TUESDAY, DECEMBER 8, 2020 at 5:00  
P.M.\***

**Project Description:** General Plan Amendment, Planned Development Rezoning, Planned Development Permit, Vesting Tentative Map, Development Agreement and other land use related approvals 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; up to two event and conference centers totaling up to 100,000 GSF; up to two central utility plants totaling approximately 130,000 GSF; logistics/warehouse(s) totaling approximately 100,000 GSF; and approximately 15 acres of open space, all on approximately 81 acres. The project also proposes infrastructure, transportation, and public realm improvements. For more information on the project, please see [www.sanjoseca.gov/googleproject](http://www.sanjoseca.gov/googleproject).

**Location:** The 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 Autumn Street, and Royal Avenue to the east; Auzerais Avenue to the south; and Diridon Station and the Caltrain rail line to the west. The project also includes the area bounded by Los Gatos Creek to the west, West San Fernando Street to the south, the Guadalupe River to the east, and West Santa Clara Street to the north.

**Council Districts:** 3 and 6

**File Nos.:** GP19-009, PDC19-039, and PD19-029

The proposed project will have potentially significant environmental effects on or related to air quality, biological resources, cultural and tribal cultural resources, geologic hazards, paleontological resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use, noise and vibration, population and housing, recreation, transportation, and utilities and service systems. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The project site includes properties on lists enumerated under Section 65962.5 of the California Government Code pertaining to sites with hazardous waste.

**Document Availability:** Links to the Draft EIR and documents referenced in the Draft EIR are available for review online at the City of San José's website for the project at [www.sanjoseca.gov/googleproject](http://www.sanjoseca.gov/googleproject).

**Due to the County of Santa Clara's continuing Shelter-in-Place order to prevent the spread of COVID-19**, City Hall and San José Public Library Branches remain closed to the public. Therefore, hard copies of the document are not available for public review at these locations. However, if you wish to receive a hard copy of the Draft EIR, please contact the Environmental Project Manager,

Shannon Hill, at [shannon.hill@sanjoseca.gov](mailto:shannon.hill@sanjoseca.gov). Please allow time for printing and delivery.

**Public Review Period and How to Submit Comments:** The public review period for this Public Review Draft EIR begins on **Wednesday, October 7, 2020 and ends on Monday, November 23, 2020 Tuesday, December 8, 2020, at 5:00 p.m.** Written comments must be received at the Planning Department by **5:00 p.m. on Monday, November 23, 2020 Tuesday, December 8, 2020** to be addressed as part of the formal EIR review process. Please submit all comments in one of the following ways:

1. E-mail: Please send e-mails to Shannon Hill, the Environmental Project Manager, at:

[shannon.hill@sanjoseca.gov](mailto:shannon.hill@sanjoseca.gov)

2. Via U.S. Postal Service: Please send letters to the following address:

Shannon Hill, Planner III

Department of Planning, Building, and Code Enforcement

200 E. Santa Clara Street, T-3

San Jose, CA. 95113

For the official record, please include your written comment letter and reference **Downtown West**.

*Disclaimer - All comments and questions submitted through email or mail will be posted at <https://downtownwestadminrecord.com>. The City cannot guarantee that any personal identifying information will be removed from public records.*

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a Final EIR that will include responses to comments received during the review period. In compliance with CEQA Guidelines, Section 15088(b), the City's responses to comments received during the public review period will be available for review online at the City of San José's website for the project at [www.sanjoseca.gov/googleproject](http://www.sanjoseca.gov/googleproject) at least ten days prior to certification of the EIR.

**Upcoming Community Meetings and Public Hearings for the Project:** The following are upcoming community meetings and public hearings for the project.

#### Station Area Advisory Group (SAAG)

Purpose: A regular meeting with the City's SAAG to discuss an update on the Downtown West Development Agreement and Diridon Station Area Plan documents.

Monday, November 9, 2020

6:00 - 8:00 p.m.

Agenda and Zoom Meeting Information: <https://www.diridonsj.org/general-events/saag-nov-9>

#### City Council Study Session

Purpose: Opportunity for City Council to become familiar with the Downtown West project and proposed Diridon Station Area Plan Amendment.

Monday, November 16, 2020

1:00 - 4:00 p.m.

Agenda and Zoom Meeting Information: <https://www.diridonsj.org/general-events/city-council-nov2020>

#### Parks and Recreation Commission

Purpose: A presentation by Google to provide information on the Draft Open Space Plan for the Downtown West Mixed-Use Development Project

Wednesday, November 18, 2020

6:00 - 8:00 p.m.

Agenda and Zoom Meeting Information: <https://www.diridonsj.org/general-events/prc-nov2020>

#### Planning Commission Study Session

Purpose: A study session on Diridon Station Area Plan Update and Downtown West Mixed Use Project

Wednesday, December 2, 2020

4:30 - 5:30 p.m.

Agenda and Zoom Meeting Information: <https://www.diridonsj.org/general-events/pc-dec2020>

#### Airport Land Use Commission (ALUC)

Purpose: County of Santa Clara ALUC will host this referral hearing for a Determination of Consistency with the adopted Comprehensive Land-Use Plan (CLUP) for the San José International Airport

Wednesday, December 16, 2020

6:00 - 7:30 p.m.

Agenda and Meeting Information: <https://www.diridonsj.org/general-events/aluc-dec2020>

No other meetings or public hearings are scheduled for the Downtown West project at this time. Information on future meetings, including Planning Commission and City Council hearings, will be posted to the project website at the following link: [www.sanjoseca.gov/googleproject](http://www.sanjoseca.gov/googleproject). Upcoming meetings on changes to the Diridon Station Area in Fall 2020 can be found at <https://www.diridonsj.org/fall2020>.

Shannon Hill, Planner

Planning, Building & Code Enforcement | Environmental Review Section

City of San José | 200 East Santa Clara Street

[Shannon.Hill@sanjoseca.gov](mailto: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, CA 95110-1302  
(408) 573-2460 FAX 441-0276



**December 7, 2020**

## **Shannon Hill, Planner**

Planning, Building & Code Enforcement | Environmental Review Section

City of San José | 200 East Santa Clara Street

[Shannon.Hill@sanjoseca.gov](mailto:Shannon.Hill@sanjoseca.gov)

## **SUBJECT: Downtown West Mixed Use Plan Draft EIR (Google Project)**

The County of Santa Clara Roads and Airports Department (The County) appreciates the opportunity to review the Downtown West Mixed Use Plan Draft EIR (Google Project), and is submitting the following comments:

1. This project has a regional impact therefore traffic circulation study should also analyze major gateways in/out of the County and to the project site. Gateways to include freeway corridors such as
  - US-101,
  - SR-87,
  - I-880,
  - I-680,
  - I-280.

During peak times the freeways are very congested and many project trips would not use the freeways but more of the local streets. Therefore the Project Study should identify these routes and include them in the impact analysis.

2. Please consider additional queueing analysis at freeway on/off-ramps near County facilities, such as
  - Capitol/680,
  - Almaden/87,
  - San Tomas/Montague/101, and
  - Montague/880.
3. The TDM specifically mentions and relies on several transit projects being completed to achieve projected VMT reduction thresholds (VTA LRT, Caltrain electrification, BART to Diridon). The initial five-year period for the TDM annual report shall begin after these transit projects have completed.

4. In the TDM analysis - “The Project would be required to achieve the 27 percent effectiveness of a TDM program that incorporates all reasonably available CAPCOA TDM measures.”: Please submit annual TDM effectiveness report to assure the project is consistent with the 27% effectiveness goal. Include and propose changes to the TDM if necessary, to meet the stated goal.
5. With VTA’s newly proposed Transit Service Plan (TSP) with as much as 30% service reduction, the Study should revise transit reduction credits to match VTA’s TSP.
6. The LTA identified the study intersection at De La Cruz/Central Expwy would operate at an unacceptable LOS. VTA’s US 101 Southbound/Trimble Road/De La Cruz Boulevard/Central Expressway Interchange Improvements project was identified as the possible mitigation measure. Will city agree to be subject to any cost share? Propose a different mitigation measure if City is not planning on cost sharing.
7. Neighborhood Traffic and Parking Intrusion Analysis: submit initial monitoring report for review of the potential neighborhood cut-through traffic, speeding concerns, and parking intrusions generated by the proposed project. The final Neighborhood Traffic Intrusion Plan should be flexible and should be adjusted to reflect observed travel patterns in surrounding neighborhoods to include the **Burbank** community and other County pocket facilities. Include parking plan or revise current proposed TDM to address these concerns if demand exceeds cut-through traffic threshold.

If you have any questions or concerns about these comments, please contact me at 408-573-2462 or [ben.aghegnehu@rda.sccgov.org](mailto:ben.aghegnehu@rda.sccgov.org)

Thank you.