



# City of Santa Clara

The Center of What's Possible

Planning Division

David Keyon, Project Manager  
City of San Jose, Department of Planning  
Building and Code Enforcement  
200 East Santa Clara Street, 3<sup>rd</sup> Floor Tower  
San Jose, CA 95113

June 13, 2017

Re: PDC15-065, PD15-059, and PT15-069; 350 S. Winchester Mixed-Use Project

Dear Mr. Keyon:

Thank you for the opportunity to review and comment on the proposed development project for 350 S. Winchester. The City of Santa Clara is very interested in development in proximity to our City border and concerned in particular with potential traffic impacts from projects that would impact the Stevens Creek Boulevard and Winchester Boulevard corridors, as well as freeway access in this vicinity. We request that you continue to provide project referrals whenever possible.

After reviewing the City of San Jose's First Amendment to the project DEIR, made available on-line in May of this year, the City of Santa Clara continues to have concern that the project traffic impacts at the Winchester and I-280 on-ramp/Tisch Way are not being adequately addressed as part of the environmental review for the project. Please see our comments below in response to the DEIR First Amendment sections that address the previous City of Santa Clara comments:

Responses B1 Comment-As described in Response B-1, the TDP Program for fair share contribution only identifies partial funding for the construction of improvements. The TDP established a program for fair share contributions but these contributions are not sufficient to fund the improvements required to mitigate the impact. Payment of the TDP fee is not sufficient mitigation. Therefore, the timing, funding and implementation of the mitigation at Winchester and I-280 WB on-ramp/Tisch Way are uncertain. This impact should be identified as significant and unavoidable under the Volar Mixed Use EIR.

Response B-2 Comment: The study acknowledges that the design and construction of the off-ramp would require additional funding and further study. Therefore, the impact should be identified as significant and unavoidable.

Response B-3: See Comments on B1 and B2 above.

Based upon the uncertainty with the proposed mitigation for this project's impacts, we believe that the City of San Jose should defer action on the project until completion of a Winchester and Stevens Creek Corridor traffic study prepared collaboratively by the cities of San Jose and Santa Clara that would identify a more satisfactory approach to mitigation of this project's impacts. We look forward to further cooperation with you.

Best regards,

Andrew Crabtree  
Director of Community Development