



City of San Jose, Department of Transportation
Attn: Ramses Madou, Interim Division Manager
200 East Santa Clara Street, 8th Floor
San Jose, CA 95113

March 22, 2019

Re: North San Jose

Dear Mr. Madou:

Thank you for coordinating with the City of Santa Clara on the City of San Jose's proposed changes to the North San Jose Area Development Policy and Project (North San Jose). Santa Clara staff has participated in two meetings with San Jose staff on the proposed changes and received a draft traffic analysis regarding the project. As North San Jose is in close proximity to our City, Santa Clara has a strong interest in any changes to North San Jose as many of our residents and businesses can be affected by increased traffic congestion and other potential land use and environmental impacts. The purpose of this letter is to provide initial feedback on the information presented to Santa Clara so far and to support upcoming discussions on North San Jose between Santa Clara and San Jose. It is our understanding that the City has a target to present these changes to the San Jose City Council in mid-2019 and Santa Clara looks forward to a discussion of the following topics before the Council considers adoption of the project:

1. **CEQA Analysis:** Please indicate what level of CEQA analysis and review process the City of San Jose intends to proceed with for these proposed changes to the phasing and mitigation timing for the North San Jose project. Please provide supporting documentation regarding the justification that the proposed level of CEQA analysis is appropriate relative to the changes being proposed for North San Jose.
2. **2006 North San Jose Settlement Agreement:** On November 16, 2006, Santa Clara, the County of Santa Clara, and San Jose entered into a Settlement Agreement regarding San Jose's 2005 approval of the North San Jose project. Included within the Settlement Agreement are requirements pertaining to provision of adequate schools and mitigation of increased traffic in the North San Jose Development Policy Area. Under the Agreement, these requirements are to be completed in phases, timed according to the amount of residential and industrial development completed under the Policy. Regarding traffic, the Settlement Agreement requires that improvements related to the Montague Expressway and the Montague/Mission/101 Interchange Project be funded and completed and stipulates that progress be made towards these improvements in connection with specific development phases within the North San Jose project. As San Jose is now proposing to change the structure of these development phases, Santa Clara seeks to understand how San Jose intends to comply with the terms of the Settlement Agreement. These required improvements will affect the City of Santa Clara and consequently, it is critical that Santa Clara understands if the proposed changes to

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North San Jose will affect the scope and timing of these improvements. Santa Clara anticipates that the 2006 Settlement Agreement will require revision to account for the changes in phase timing San Jose currently proposes.

3. **Transportation Phasing Changes:** Santa Clara has reviewed the draft traffic analysis for the proposed changes to the North San Jose project and has the following comments:
 - a. A screenline should be considered along North First Street. This would enable the City of Santa Clara to better understand the magnitude of vehicles taking surface streets traveling between the two cities versus taking congested freeways such as US 101.
 - b. The proposed changes to the North San Jose project center around two major components: 1) collapsing the four phases of development in North San Jose project into two phases and 2) shifting the timing of North San Jose traffic mitigation projects. As the full build-out and corresponding traffic mitigations are likely to be completed within 20 years, please provide any information about the specific priority of improvements within the two-phased approach. Santa Clara is interested in understanding when any North San Jose traffic mitigations (that have an effect on Santa Clara) will be completed.
 - c. Please clarify if the proposed phasing changes for the North San Jose project will affect the North San Jose Area Development Policy provision that requires that 85% of the necessary traffic mitigation funding be secured prior to building permits being issued for a subsequent phase.
4. **Planning.** The proposed changes to the North San Jose Area Development Plan and Policy are intended to facilitate nearer-term residential development. Santa Clara is interested in understanding more about San Jose's plans for the provision of public facilities, such as parks and libraries, to ensure adequate infrastructure is proposed to support the proposed development.

We look forward to continuing to coordinate on this important project for the City of San Jose. Should you have any questions regarding this letter, please contact either Michael Liw, Assistant Director of Public Works via email at mliw@SantaClaraCA.gov or phone at 408-615-3002 or Reena Brilliot, Planning Manager, via email at rbrilliot@SantaClaraCA.gov or phone at 408-615-2452 ,

Best regards,


For

Andrew Crabtree
Director of Community Development

- C: Deanna Santana, City Manager, City of Santa Clara
Craig Mobeck, Director of Public Works, City of Santa Clara
John Ristow, Director of Transportation, City of San Jose
Rosalynn Hughey, Director of Planning, Building and Code Enforcement, City of San Jose