



City of Santa Clara

May 16, 2018

City of San Jose
Department of Planning, Building and Code Enforcement
200 E. Santa Clara Street, 3rd floor Tower
San Jose, CA 95113-1905

Attention: Thai-Chau Le

Subject: Avalon West Valley Expansion Project Notice of Preparation

Dear Ms. Le:

Thank you for including the City of Santa Clara in the environmental review process for the above referenced project. City staff have reviewed the Notice of Preparation for the Planned Development Rezoning and Planned Development permit to demolish the existing sport courts, parking garage, pool and amenity building and develop approximately 307 additional residential units, 17,800 square feet of commercial/retail space, residential amenities including two pools, and 1,110 new parking spaces all within the existing Avalon West Valley residential development at 700 Saratoga Avenue in San Jose.

Comments on the Notice of Preparation

Avalon West Valley Expansion Traffic Comments

1. The City of Santa Clara understands the City of San Jose no longer views congestion as a CEQA impact and Vehicles Miles Travelled (VMT) is now the adopted CEQA metric to measure transportation environmental impacts per City Council Policy 5-1. However, the City is kindly requesting a “local transportation analysis” per the City of San Jose’s Transportation Analysis Handbook dated April 2018 for this project. Local operational analysis at signalized intersections using level of service and delay within a mile of the project site is requested. Intersections that meet the “10-trip rule” along the corridors of Stevens Creek Boulevard and Saratoga Boulevard should be analyzed as project trips most likely will utilize these two streets.
2. The residential neighborhoods within Santa Clara to the north of the project site are very sensitive to cut-through traffic intrusion. This should be analyzed as part of the local

transportation analysis and any measures to combat the intrusion should be identified and discussed with the City of Santa Clara.

3. The local transportation analysis must also include an analysis of bicycle and pedestrian facilities in terms of their availability, project effects on future bike/pedestrian plans, and improvements proposed by the project. Maps and information on existing and planned bicycle facilities within Santa Clara can be found on the City's website at <http://santaclaraca.gov/government/departments/public-works/engineering/committees/bicycle-and-pedestrian-advisory-committee>.

4. The project site is located near the southern boundary of the City of Santa Clara. Relevant approved projects within Santa Clara need to be included in the study estimates of the Background traffic volumes. This is consistent with the CMP TIA Guidelines. A list of approved projects within the City of Santa Clara is attached.

5. Similarly, pending projects within Santa Clara needs to be incorporated in the Cumulative traffic volume estimates, in order to reflect the growth in both the local and regional traffic. A list of pending projects within the City of Santa Clara is attached.

6. Any physical improvements required or planned at study intersections need to be evaluated for secondary impacts to alternative modes of transportation.

7. Fair share contributions should be made for significant impacts found along roadways and/or intersections, including along San Tomas Expressway, Stevens Creek Boulevard and Saratoga Avenue.

8. Per the Santana West settlement agreement, fees shall be collected for any impacts found at protected intersections and those fees shall be used for transportation improvements along the corridor that will alleviate congestion in and be coordinated with the City of Santa Clara.

The City of Santa Clara looks forward to meeting with the City of San Jose to discuss the findings of the local transportation analysis. Thank you for the opportunity to comment on the Avalon West Valley Notice of Preparation. Please continue to keep the City of Santa Clara informed of future steps in the environmental review process. Should you have any questions regarding this letter, please contact Reena Brilliot, Planning Manager, at 408/615-2450.

Sincerely,



Andrew Crabtree
Director of Community Development