RETURN

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Arnold Schwarzenegger
Governor

Sean Walsh
Director

Notice of Preparation

October 3, 2005

To: Reviewing Agencies

Re: Evergreen * East Hills Vision Strategy
SCH# 2005102007

Attached for your review and comment is the Notice of Preparation (NOP) for the Evergreen * East Hills Vision Strategy draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

RECEIVED
OCT 14 2005
PLANNING DEPARTMENT

Please direct your comments to:

John W. Baty
City of San Jose
200 E. Santa Clara Street
San Jose, CA 95113-1905

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Rodriguez for

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2005102007
Project Title Evergreen * East Hills Vision Strategy
Lead Agency San Jose, City of

Type NOP Notice of Preparation

Description Proposed actions to be taken as part of the EEHVS include the following:
- Adoption of a revised Evergreen Development Policy (EDP);
- Changes in General Plan land use designations and zonings on approximately 542 acres of land in Evergreen;
- Financing plan, including formation of a Community Facilities District (CFD), which will provide a mechanism for the funding of various infrastructure, transportation, and community improvement projects in Evergreen * East Hills; and
- Adoption of design guidelines for future development in Evergreen * East Hills. Including the No Project Alternative, the City is considering six different land use development scenarios for the EDP area. The scenarios are intended to facilitate in-fill development for both large and small project. The bulk of the proposed development would on the following five "opportunity" sites:

Arcadia Property
Pleasant Hills Golf Course Property
Berg/IDS Property
Legacy Partners Property
Evergreen Valley College Property

Lead Agency Contact

Name John W. Baty
Agency City of San Jose
Phone (408) 535-7894 **Fax**
email
Address 200 E. Santa Clara Street
City San Jose **State** CA **Zip** 95113-1905

Project Location

County Santa Clara
City San Jose
Region
Cross Streets South of Story Road, east of Hwy. 101
Parcel No. 95121, 22, 27, 35, 38, 48
Township **Range** **Section** **Base**

Proximity to:

Highways 101
Airports Reid-Hillview
Railways
Waterways
Schools Multiple Schools w/in East Side Union HS, Evergreen ES, Mount Pl
Land Use 1. Arcadia: Vacant / CO-Commercial Office, R-1-8 Residence and A-Agriculture / Office, Medium Low Density Residential (8 du/ac), IP-Industrial Park, Public/Quasi-Public, Public Park & Open Space
2. Pleasant Hills Golf Course: Vacant (recently closed golf course) / Unincorporated County / Private Recreation
3. Berg / IDS: Vacant / A(PD) Planned Development / Campus Industrial
4. Legacy Partners: Vacant / A(PD) Planned Development / Campus Industrial
5. Evergreen Valley College: School District Offices / R-1-5 / Public / Quasi-Public

Note: Blanks in data fields result from insufficient information provided by lead agency.

Project Issues	Aesthetic/Visual; Air Quality; Archaeologic-Historic; Cumulative Effects; Drainage/Absorption; Economics/Jobs; Geologic/Seismic; Growth Inducing; Landuse; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife
Reviewing Agencies	Resources Agency; Regional Water Quality Control Board, Region 2; Department of Parks and Recreation; Native American Heritage Commission; Department of Housing and Community Development; Department of Health Services; Office of Emergency Services; Office of Historic Preservation; Department of Fish and Game, Region 3; Department of Water Resources; Department of Conservation; California Highway Patrol; Caltrans, District 4; Caltrans, Division of Aeronautics; Air Resources Board, Major Industrial Projects

Date Received 10/03/2005 *Start of Review* 10/03/2005 *End of Review* 11/01/2005

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

JL

County: Santa Clara

SCH#

Resources Agency

- [x] Resources Agency
  Nadell Gayou
- [ ] Dept. of Boating & Waterways
  David Johnson
- [ ] California Coastal Commission
  Elizabeth A. Fuchs
- [ ] Colorado River Board
  Gerald R. Zimmerman
- [x] Dept. of Conservation
  Roseanne Taylor
- [ ] California Energy Commission
  Roger Johnson
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  Allen Robertson
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- [x] Dept of Parks & Recreation
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  DeeDee Jones
- [ ] S.F. Bay Conservation & Dev't. Comm.
  Steve McAdam
- [x] Dept. of Water Resources
  Resources Agency
  Nadell Gayou
- [ ] _____
  Conservancy

Fish and Game

- [ ] Depart. of Fish & Game
  Scott Flint
  Environmental Services Division
- [ ] Fish & Game Region 1
  Donald Koch
- [ ] Fish & Game Region 2
  Banky Curtis
- [x] Fish & Game Region 3
  Robert Floerke
- [ ] Fish & Game Region 4
  Mike Mulligan
- [ ] Fish & Game Region 5
  Don Chadwick
  Habitat Conservation Program
- [ ] Fish & Game Region 6
  Gabrina Gatchel
  Habitat Conservation Program
- [ ] Fish & Game Region 6 I/M
  Tammy Allen
  Inyo/Mono, Habitat Conservation Program
- [ ] Dept. of Fish & Game M
  George Isaac
  Marine Region

Other Departments

- [ ] Food & Agriculture
  Steve Shaffer
  Dept. of Food and Agriculture
- [ ] Depart. of General Services
  Public School Construction
- [ ] Dept. of General Services
  Robert Sleppy
  Environmental Services Section
- [x] Dept. of Health Services
  Veronica Rameriz
  Dept. of Health/Drinking Water

Independent Commissions,Boards

- [ ] Delta Protection Commission
  Debby Eddy
- [x] Office of Emergency Services
  Dennis Castrillo
- [ ] Governor's Office of Planning & Research
  State Clearinghouse
- [x] Native American Heritage Comm.
  Debbie Treadway
- [ ] Public Utilities Commission
  Ken Lewis
- [ ] State Lands Commission
  Jean Sarino
- [ ] Tahoe Regional Planning Agency (TRPA)
  Cherry Jacques

Business, Trans & Housing

- [x] Caltrans - Division of Aeronautics
  Sandy Hesnard
- [ ] Caltrans - Planning
  Terri Pencovic
- [x] California Highway Patrol
  John Olejnik
  Office of Special Projects
- [x] Housing & Community Development
  Lisa Nichols
  Housing Policy Division

Dept. of Transportation

- [ ] Caltrans, District 1
  Rex Jackman
- [ ] Caltrans, District 2
  Marcelino Gonzalez
- [ ] Caltrans, District 3
  Katherine Eastham
- [x] Caltrans, District 4
  Tim Sable
- [ ] Caltrans, District 5
  David Murray
- [ ] Caltrans, District 6
  Marc Birnbaum
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  Cheryl J. Powell
- [ ] Caltrans, District 8
  Dan Kopulsky
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  Gayle Rosander
- [ ] Caltrans, District 10
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- [ ] Caltrans, District 11
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- [ ] California Integrated Waste Management Board
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- [ ] State Water Resources Control Board
  Jim Hockenberry
  Division of Financial Assistance
- [ ] State Water Resources Control Board
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] State Water Resouces Control Board
  Steven Herrera
  Division of Water Rights
- [ ] Dept. of Toxic Substances Control
  CEQA Tracking Center
- [ ] Department of Pesticide Regulation

Regional Water Quality Control Board (RWQCB)

- [ ] RWQCB 1
  Cathleen Hudson
  North Coast Region (1)
- [x] RWQCB 2
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] RWQCB 3
  Central Coast Region (3)
- [ ] RWQCB 4
  Jonathan Bishop
  Los Angeles Region (4)
- [ ] RWQCB 5S
  Central Valley Region (5)
  - [ ] RWQCB 5F
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] RWQCB 5R
    Central Valley Region (5)
    Redding Branch Office
- [ ] RWQCB 6
  Lahontan Region (6)
  - [ ] RWQCB 6V
    Lahontan Region (6)
    Victorville Branch Office
- [ ] RWQCB 7
  Colorado River Basin Region (7)
- [ ] RWQCB 8
  Santa Ana Region (8)
- [ ] RWQCB 9
  San Diego Region (9)

- [ ] Other _____

Last Updated on 08/10/05

Santa Clara Valley Water District

5750 ALMADEN EXPWY
SAN JOSE, CA 95118-3686
TELEPHONE (408) 265-2600
FACIMILE (408) 266-0271
www.valleywater.org
AN EQUAL OPPORTUNITY EMPLOYER

File: 30897
Various

October 31, 2005

Mr. John Baty
Planning Division
Department of Planning, Building, & Code Enforcement
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113-1905

Subject: Notice of Preparation of a Draft Environmental Impact Report for Evergreen East Hills Vision Strategy, San Jose

Dear Mr. Baty:

The Santa Clara Valley Water District (District) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Evergreen East Hills Visioning Strategy received on October 6, 2005. Please refer to our correspondence dated July 26, 2005 (enclosed) for our comments as they should be address in the DEIR in addition to the following:

The Water Code requires that the projected water supplies must be sufficient to satisfy the demands of the project. The impacts of each of the scenarios on water supply source availability, water quality, and water reliability for the project area and elsewhere in the District's service area should be evaluated as well as potential mitigation measures for these impacts. It our understanding that a draft Water Supply Assessment report has been prepared to evaluate the extent to which the future land use will likely increase water supply demand compared to existing land use. Furthermore, we understand such a draft report is being reviewed by the City of San Jose (City) Planning Department and that a draft copy will become available to the District for review in early November 2005. We look forward to reviewing the draft report.

The NOP references the DEIR for a detailed discussion regarding water supply availability. As water demand increases, the advancement of water-use efficiency continues through the development of new technologies and/or practices. Current practices, including the 1992 plumbing code, are no longer sufficient to alleviate this problem. Any new development which will be significant increase in demand will need to utilize the best available technology at the time of construction. At a minimum, the EIR should consider the following practices:

- Dual plumbing for interior recycled water use.
- Recycled water for exterior uses.
- Construction standards that require high-efficiency fixtures (for example, high efficiency 1.2-gallon-per-flush toilets).

- Construction standards that require high-efficiency devices for outdoor water uses (such as self-adjusting weather based irrigation controllers).
- Enforcement of the City's Efficient Landscape Ordinance (as per AB 325 1990).
- Promotion and use of drought tolerant and locally native plantings in landscaping.

We also recommend that Mitigation Measures be proposed for the City to require that all new residential and commercial development incorporate water conservation measures and use of recycled water both indoor and outdoor to the maximum extent practicable. Additional information on latest developments in water conservation can be obtained from Mr. Hossein Ashktorab in the District's Water Use Efficiency Unit.

The substantial increase in impervious surfaces will decrease the natural groundwater recharge. As such, the potential impacts should be addressed in the DEIR for each of the scenarios being evaluated. This is in keeping with District policy to protect the water resources relied upon by the residents and businesses in Santa Clara County.

In order to implement the District's statutory role in protecting the water supply, District Ordinance 83-2 Section 6-1 prohibits the pollution of the water supplies of the District, whether in surface streams, reservoirs or conduits of any kind, or of groundwater, by any direct or indirect means. The DEIR should include an analysis of the potential impacts to surface and groundwater quality and any feasible mitigation measures.

Any surface waters that have the potential to percolate into the ground must be of such quality as to not degrade the quality of the groundwater. Any water features, flood retention or detention facilities, or storm water runoff will need to be managed and/or treated so that they do not adversely impact the groundwater resource. This is in accordance with the NPDES permit C.3 provisions. Mitigation and monitoring measures that ensure the groundwater basin is protected from water quality impacts should be identified and evaluated in the DEIR.

District Board Policy E-2.1.5 states that the groundwater basins are aggressively protected from contamination or the threat of contamination. The groundwater subbasin in the Evergreen area is unconfined, with the potential for land use to adversely impact the groundwater quality. The discussion of the water supply for the future development should include the evaluation of alternatives for zoning, design guidelines, development agreements, and development permits that protect groundwater quality and the groundwater resource. Facilities that pose significant risks to groundwater include facilities that handle hazardous materials, gas stations, dry cleaners, and hazardous waste generates. Mitigation measures should be evaluated for these land uses. Active groundwater monitoring with response plans in place that enable early warning and resource protection should be incorporated into the project mitigation measures. More information on drinking water source protection is available from the District and through the California Drinking Water Source Assessment and Protection (DSWAP) program.

District Ordinance 90-1 governs the construction and destruction of groundwater wells, and such acts require a well permit from the District. Any inactive wells should be identified and either brought up to active status or properly destroyed. For more information regarding well permits please contact the District's Well Service Unit at (408) 265-2600, extension 2660.

Consistent with the City of San Jose's Riparian Corridor Policy Study, the developments surrounding Fowler and Evergreen Creek should be setback a minimum of 100 feet from the top of bank. Although these areas have little or no riparian vegetation at this time, an investigation into the creeks historic (pre-agricultural) ecology should be conducted. This information would be critical the restoration of an appropriate and sustainable riparian corridor.

Please reference District File No. 30897 on future correspondence regarding this project. If you have any questions or comments, you can contact me at (408) 265-2607, extension 3174, or at syung@valleywater.org.

Sincerely,

Samuel Yung

Samuel Yung
Associate Engineer
Community Projects Review Unit

Enclosure: Letter Dated July 26, 2005
cc: S. Tippets, S. Yung, T. Hipol, B. Ahmadi, M. Klemencic, M. Silvia, J. Crowley, H. Ashktorab, B. Judd, S. Rose, D. Arnold, G. Fowler, File (2)

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Santa Clara Valley Water District

5750 ALMADEN EXPWY
SAN JOSE, CA 95118-3686
TELEPHONE (408) 265-2600
FACIMILE (408) 266-0271
www.valleywater.org
AN EQUAL OPPORTUNITY EMPLOYER

File: 15270, 23187, 24361, 24499, 25858, 30468, 30658
East Pipeline
Evergreen Creek
Fowler Creek
Lower Silver Creek
Parallel East Pipeline
Ruby Creek
Yerba Buena Creek

July 26, 2005

Mr. John Baty
Planning Division
Department of Planning, Building, and
Code Enforcement
City of San Jose
801 North First Street, Room 400
San Jose, CA 95110-1795

ENCLOSURE

Subject: The Evergreen Visioning Project/Smart Growth Strategy; Arcadia—GP05-08-01A/PDC05-050; Pleasant Hills—GP05-08-01B/PDC05-051; Campus Industrial—GP05-08-01C/PDC05-048/GP05-08-01D/PDC05-049/GP05-08-01E/PDC05-052; Evergreen Valley College—GP05-08-01F/PDC05-053

Dear Mr. Baty:

The Santa Clara Valley Water District (District) has reviewed the proposed general plan amendments and zoning submittals. While we have no objections to the project, we have identified some key issues that should be addressed prior to approval.

The Evergreen Visioning Project/Smart Growth Strategy (EVP) project is located within the Lower Silver Creek and Thompson Creek watersheds. The tributaries to these creeks impacted by the project include Flint, Ruby, Fowler, Evergreen, and Yerba Buena Creeks. As you are aware, we have been meeting with the City of San Jose as well as the project stakeholders to discuss the approach in determining the hydrologic/hydraulic impacts relative to the full buildout of EVP. The analysis will need to identify the existing and post development runoff rates and volumes. Since Lower Silver, Thompson, Evergreen, and Yerba Buena Creeks are subject to a high potential for erosion, the buildout of EVP must not exacerbate the degradation of the channel or the existing flooding conditions. Any net increase in runoff will need to be mitigated. The District has provided the project's consultant with our 2003/2004 hydrologic data as a basis for their study.

A water supply assessment is required by Water Code Section 10910 (SB 610) and should be completed prior to the issuance of a draft Environmental Impact Report. The Water Code requires that projected water supplies must be sufficient to satisfy the demands of the project.

Water conservation measures should be employed both indoor and outdoor to the maximum extent practicable. Additional information on latest developments in water conservation can be obtained from Mr. Hossein Ashktorab in the District's Water Use Efficiency Unit.

ENCLOSURE

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GP05-08-01A and PDC05-050 (Arcadia)

The District's Lower Silver Creek is contained within a 72-inch-diameter pipe and located near the western edge of the site in a 20-foot-wide easement. Improvements within and adjacent to the easement must be designed to allow for continued operation and maintenance of the pipeline. Structures must be located outside the District's easement.

The Arcadia site has one abandoned well with an unknown location. The abandoned well should be located and properly destroyed for the protection of the groundwater.

GP05-08-01B and PDC05-051 (Pleasant Hills)

District records indicate that shallow groundwater conditions (5 to 15 feet below surface) exist at the Pleasant Hill Golf Course and must be taken into consideration when evaluating stormwater disposal options.

Identified as a closed fuel leak site (fuel leak name—Pleasant Hills Golf Course), its effects within 900 feet of the property should be evaluated to determine if the site poses a hazard for the proposed change of land use and if it would adversely affect any site cleanup and/or contamination remediation that may be occurring at the fuel leak site.

GP05-08-01C/PDC05-048/GP05-08-01D/PDC05-049/GP05-08-01E/PDC05-052 (Campus Industrial)

Located within the Campus Industrial site is Fowler and Evergreen Creeks. The development of the sites presents an opportunity to develop/enhance the riparian corridor. In order to determine the long-term sustainability of the riparian corridor along the seasonal creeks, an analysis should be conducted that investigates the surrounding soil conditions, groundwater levels, and the historic condition of the creek prior its agricultural uses.

We appreciate the city's efforts in continuing to keep the District involved as the project develops. Similar to the Guiding Principles developed for the Coyote Valley Specific Plan, the District would like to develop a similar document for EVP that specifically relates to our Board of Directors' Ends Policies for water supply, flood protection, and watershed stewardship. If you have any questions or comments, you can contact me at (408) 265-2607, extension 3174, or at syung@valleywater.org.

Sincerely,

Samuel Yung

Samuel Yung
Associate Engineer
Community Projects Review Unit

cc: S. Tippets, S. Yung, T. Hipol, M. Klemencic, S. Katric, S. Rose, M. Silva, H. Ashktorab, J. Crowley, G. Fowler, File (2)

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SANTA CLARA
Valley Transportation Authority

November 1, 2005

City of San Jose
Department of Planning and Building
801 North First Street
San Jose, CA 95110

Attention: John Baty

Subject: Comments to Evergreen-East Hills Vision Strategy Environmental Impact Report Notice of Preparation

Dear Mr. Baty:

Thank you for the opportunity to review and comment on the Notice of Preparation (NOP) of the Evergreen-East Hills Vision Strategy (EEHVS) Draft Environmental Impact Report (EIR).

Santa Clara Valley Transportation Authority (VTA) staff has reviewed the Evergreen-East Hills Vision Strategy EIR NOP and submits the following comments regarding the proposed scope and content for the Draft EIR:

- **Land Use** – VTA staff still supports the same concerns expressed in our previous development review comments submitted to you on June 24, 2005, specifically the development proposals at the Arcadia Site and linkages to Eastridge. The specific layout of the six land development scenarios is not clear from the NOI. VTA supports the higher land use densities and mixed-use developments as they present the best opportunity to maximize the future transit investment and address the traffic concerns expressed by the neighborhoods.

  Arcadia Site
  As stated in our earlier comments, the Arcadia site presents an excellent opportunity to incorporate the principals of Transit Oriented Development. VTA staff, through the study of the Capitol Expressway Light Rail extension, has been evaluating the issues related to implementing Light Rail Service at Nieman Boulevard, immediately adjacent to the site. The current estimated cost of capital transit improvements at Nieman Boulevard is $118 million (Y2003).

  The "Nieman Extension" was included in the previous Capitol Expressway Light Rail Extension Preliminary Engineering Study and Environmental approval process with the assumption that the adjacent land use would be developed at high-density with a mix of uses.

VTA staff assumed that the 3,000 residential units, as suggested earlier, would be developed on the Arcadia site, and thus subsequent ridership estimates were based on this land use assumption. Given the lack of sufficient density, VTA staff cannot endorse an extension of Light Rail investment to Nieman Boulevard as this weakens the cost-effectiveness of building Light Rail.

The EIR should evaluate what level of transit service (i.e. Bus Rapid Transit, regular bus, shuttles) would be suitable for these lower proposed densities.

Eastridge Transit Center Linkages

VTA is proposing significant pedestrian, bicycle, and transit investment in this area, including landscaping. The long-term plans for the area call for additional transit investment in the Capitol Expressway Corridor from Nieman Boulevard to State Route 87. The Eastridge Transit Center is one VTA's busiest hubs in its transit system, serving close to 2,100 riders per weekday. The importance of the Eastridge Transit Center will continue to grow with the addition of improved transit services, like the recent Rapid Bus Line 522.

To support this high level of transit investment, the land use and site plans developed for the EEHVS should reflect development densities, intensities and designs that promote the use of these pedestrian, bicycle, and transit improvements. Specific design guidelines should also be identified to maximize the use of the future transit investment. Examples are use of the City's Transit Oriented Guidelines and VTA's Community Design and Transportation (CDT) Program.

VTA staff recommends that the Evergreen-East Hills Vision Strategy EIR clearly assess the impacts of the proposed lower density scenarios on the viability of the current and future proposed transit improvements.

- **Traffic** – With transit improvements proposed to Nieman Boulevard, *Transportation* should be included in the heading of this section. Also, a discussion on the benefits of pedestrian/bicycle and transit facilities to traffic congestion and traffic calming problems should be included here.

  In regards to the traffic analysis, VTA's Congestion Management Program (CMP) requires a Transportation Impact Analysis (TIA) report for any project that is expected to generate 100 or more new peak-hour trips. Based on the information provided on the size of these projects, TIAs may be required. VTA's *Transportation Impact Analysis Guidelines* should be used when preparing the TIAs. This document includes the analysis of bicycle facilities, parking, site circulation and pedestrian access, as well as roadways, and may be downloaded from VTA's website.

- **Finance** – VTA staff is pleased to see the proposal for the formation of a Community Facilities District (CFD) that would provide a mechanism for funding various infrastructure, transportation, and community improvements projects in the Evergreen-East Hills area as

part of EEHVS. VTA staff would also like to see transit services, such as shuttles from new developments to the Eastridge Transit Center, pedestrian and bicycle improvements, and provisions for BRT, be incorporated into CFD funding discussion.

Again, thank you for the opportunity to review the Evergreen-East Hills Vision Strategy EIR NOP. VTA staff looks forward to reviewing future development plans and the Draft EIR. If you have any questions, please contact Chris Augenstein at (408) 321-7093.

Sincerely,

Ann Jamison
Deputy Director, Congestion Management & Planning

cc: Carolyn Gonot, Chief Development Officer, Development & Congestion Management

DEPARTMENT OF TRANSPORTATION
P. O. BOX 23660
OAKLAND, CA 94623-0660
(510) 286-4444
(510) 286-4454 TDD

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CITY OF SAN JOSE
PLANNING DEPARTMENT

November 1, 2005

SCL-101-30.90
SCL101805
SCH 2005102007

Mr. John W. Baty
City of San José
200 East Santa Clara Street
San José, CA 95113-1905

Dear Mr. Baty:

GPT05-08-01, 01A through F and PDC05-048 through 053 – Evergreen · East Hills Vision Strategy – Notice of Preparation (NOP)

Thank you for including the California Department of Transportation in the environmental review process for the proposed project. We have reviewed the NOP and have the following comments to offer.

Our primary concern with the project is the potentially significant impact it may have to traffic volume and congestion. In order to address our concerns regarding the proposed development, we recommend a traffic impact analysis (TIA) be prepared. We encourage the City of San José (City), as lead agency, to coordinate preparation of the traffic study with our office. The limits of the traffic impact analysis should include the I-680/280 interchange and US-101, from McKee Road on the north, to Blossom Hill Road on the south. The TIA should also include, but not be limited to the following:

1. Information on the project's traffic impacts in terms of trip generation, distribution, and assignment. The assumptions and methodologies used in compiling this information should be addressed.

2. Current Average Daily Traffic (ADT), AM, and PM peak hour volumes on all significantly affected streets, highway segments, intersections and ramps.

3. Schematic illustration of the traffic conditions for: 1) existing, 2) existing plus master plan, and 3) cumulative for the intersections in the master plan area.

4. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect the State Highway facilities being evaluated.

5. Mitigation measures should consider highway and non-highway improvements and services. Special attention should be given to the development of alternate solutions to circulation problems that do not rely on increased highway construction.

6. All mitigation measures proposed should be fully discussed, including financing, scheduling, implementation responsibilities, and lead agency monitoring.

We recommend you utilize Caltrans' *"Guide for the Preparation of Traffic Impact Studies"* which can be accessed from the following webpage: http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf

Highway Capacity Manual (HCM) 2000

The Department applies the HCM 2000 methodology to determine Level of Service (LOS) of all State facilities, including freeways and highways. It is recommended that the HCM, 2000 methodology be used for this project's traffic impacts to State Facilities. The currently used Santa Clara Valley Transportation Authority (SCVTA) adopted Congestion Management methodology uses a higher traffic threshold for LOS D, E and F which results in a reduction of the required traffic mitigation measures for State facilities.

Encroachment

Please be advised that any work or traffic control within the State right-of-way (ROW) will require an encroachment permit from the Department. To apply for an encroachment permit, submit a completed encroachment permit application, environmental documentation, and five (5) sets of plans (in metric units) which clearly indicate State ROW to the following address:

Mr. Sean Nozzari, District Office Chief
Office of Permits
California Department of Transportation, District 04
P. O. Box 23660
Oakland, Ca 94623-0660

An encroachment permit application and instructions can be located at the following web address: http://www.dot.ca.gov/hq/traffops/developserv/permits/applications/index.html

Should you require further information or have any questions regarding this letter, please call José L. Olveda of my staff at (510) 286-5535.

Sincerely,

Timothy C. Sable

TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA

c: Scott Morgan, State Clearinghouse

bc: Sean Nozzari, Permits
Lance Hall, Highway Operations
TSable/JOlveda/File/Chron File