



August 29, 2014

Debby Fernandez, Associate Planner
City of Santa Clara
Planning Division
1500 Warburton Avenue
Santa Clara, CA 95050

Re: Comments to Notice of Preparation of a Draft Environmental Impact Report
for the City Place Santa Clara Mixed-use Project

Dear Yen:

Thank you for the opportunity to review the Notice of Preparation (NOP) for the proposed mixed-use project at 5155 Stars and Stripes Drive in Santa Clara. This letter includes all City of Sunnyvale comments to the project NOP.

The following comments cover issues the City of Sunnyvale would like to be discussed in the DEIR:

A. General Questions and Comments:

1. Please provide a discussion of how the proposed project works with the 49er stadium parking and traffic circulation plan, especially during construction of the proposed project.
2. Provide the current Levi Stadium parking plan (as part of the Transportation Management and Operations Plan- TMOP) and envisioned TMOP parking plan at initial and complete project build-out.
3. We also request that the City of Santa Clara provide outreach to Sunnyvale residents, and that the notice area be expanded if the traffic impacts show serious impacts to the nearby Sunnyvale neighborhoods.

B. Traffic and Transportation Input for the Notice of Preparation:

1. The City of Sunnyvale uses criteria found within the VTA Transportation Impact Analysis (TIA) Guidelines as a basis for determining study intersections. It is likely that project trips would travel to and from the west through intersections located within the City of Sunnyvale. Accordingly, municipal and CMP intersections with ten or more project trips per lane added to any intersection movement should be analyzed. The

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intersections of Tasman / Lawrence, Tasman/Fair Oaks, Lawrence/ SR 237 Ramps, and Fair Oaks / SR 237 Ramps should be considered for inclusion within the traffic analysis. Traffic conditions at the study intersections are typically conducted for the AM and PM peak hours under existing and future analysis scenarios.

2. Corridor analysis should be considered for Tasman Drive, Lawrence Expressway and Fair Oaks Avenue.
3. The project site is located near the City of Sunnyvale's eastern border. Relevant approved projects within Sunnyvale and other neighboring jurisdictions need to be included in the study estimates of the Background traffic volumes. This is consistent with the VTA TIA Guidelines. Please contact the City of Sunnyvale to get a list of approved projects to include in the study.
4. Similarly, pending projects within Sunnyvale and other neighboring municipalities and/or the application of an annual growth rate need to be incorporated in the Cumulative traffic volume estimates in order to reflect the growth in both the local and regional traffic. Please contact the City of Sunnyvale to get a list of pending projects to include in the study.
5. The project's parking analysis, especially during Levi Stadium events, should ensure any potential parking diversion into the nearby Sunnyvale residential neighborhoods to the south of Tasman Drive is avoided.
6. Since this project is just north of the Levi's Stadium, an event day scenario should be included in the analysis.
7. Evaluation of the alternative modes of transportation should be included in this project's traffic analysis. The VTA CMP Guidelines indicate that traffic analysis must include transit facilities in terms of transit service availability, transit capacity relative to the increased demand, impact of increased traffic delays on the service, and the need for transit access improvements. According to the CMP Guidelines, the traffic analysis must also evaluate 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 Sunnyvale can be supplied upon request.

The City of Sunnyvale appreciates your consideration of the requested study scope elements described above. Please contact me at 408 730-7707 (aminers@sunnyvale.ca.gov) if you have any questions or concerns about items discussed in this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Miner". The signature is fluid and cursive, with a large initial "A" and "M".

Andrew Miner
Principal Planner, Community Development Department

cc: Hanson Hom, CDD Director
Kent Steffens, Director of Public Works
Trudi Ryan, Planning Officer
Carol Shariat, Principal Transportation Engineer
Kevin Riley, Santa Clara Director of Planning and Development
Steve Lynch, Santa Clara City Planner