

County of Santa Clara

Roads and Airports Department
Planning, Land Development and Survey

101 Skyport Drive
San Jose, CA 95110-1302
(408) 573-2460 FAX 441-0276



March 1, 2021

Kara Hawkins

Planner | City of San José,
City of San José | Planning, Building & Code Enforcement
200 E. Santa Clara St., T-3
San José, CA 95113
kara.hawkins@sanjoseca.gov

SUBJECT: Public Posting of a Draft MND: San Jose Senior Living Project on Almaden Expressway

The County of Santa Clara Roads and Airports Department (The County) appreciates the opportunity to review the Public Posting of a Draft MND: San Jose Senior Living Project on Almaden Expressway, and is submitting the following comments:

1. Transportation Analysis Appendix C County ROW Exhibit needs to be revised to indicate correct County ROW. Almaden Expressway and Newberry Dr. along the site's frontage are County maintained roads. Meanwhile, Hillsdale Ave. along the site's frontage is maintained by the City. We recommend that the applicant verify the ROW. The County would like to ask if it is the intention of the City to annex Newberry Dr?
2. All improvements and mitigation measures within the County ROW along the site's frontage shall be per County standards and shall be submitted, reviewed, and approved prior to issuance of County and City permits.
3. Sight distance at the driveway on Almaden Expressway was not discussed, if will stay opened. The City is considering closing the Denny's driveway on Almaden Expressway as an alternative proposal. Project site plans should be consistent with the Traffic Operations Study.
4. It is recommended that the TDM Coordinator be responsible for submitting the monitoring reports to the City of San Jose (Department of Building and Code Enforcement's Environmental Review) annually for three years, and for the life of the project upon request of the Zoning Administrator. County would like to be informed if the approved development follows and is in compliance with the required TDM program.
5. Annual TDM monitoring report should address post-COVID-19 traffic conditions. Volumes should be collected and compared to the estimated CMP counts used for analysis (Appendix F – P. 31). Discuss any changes or impacts on any County facilities within 1 mile of the site.
6. Submit street closure schedule and traffic control plan to County for review prior to the start of construction activities.

If you have any questions or concerns about these comments, please contact me at 408-573-2462 or ben.aghegnehu@rda.sccgov.org

Thank you.

Board of Supervisors: Mike Wasserman, Otto Lee, Susan Ellenberg, S. Joseph Simitian, Cindy Chavez
County Executive: Jeffrey V. Smith



County of Santa Clara

Parks and Recreation Department

298 Garden Hill Drive
Los Gatos, California 95032-7669
(408) 355-2200 Fax (408) 355-2290
Reservations (408) 355-2201

www.parkhere.org



March 2, 2021

City of San Jose
Planning, Building & Code Enforcement
Attn: Kara Hawkins
200 East Santa Clara Street
San Jose, CA 95113

SUBJECT: San Jose Senior Living Project on Almaden Expressway- Intent to Adopt a Mitigated Negative Declaration

Dear Kara Hawkins,

The applicant seeks approval for a Conditional Use Permit to allow the demolition of an approximately 44,488-square foot building and removal of 23 ordinance-size trees for the construction of an approximately 195,840-square foot assisted living facility with 195 rooms on an approximate 3.57-gross acre site.

The Santa Clara County Parks and Recreation Department's (County Parks Department) functions to provide a sustainable system of diverse regional parks, trails, and open spaces that connects people with the natural environment and supports healthy lifestyles while balancing recreation opportunities with natural, cultural, historic, and scenic resource protection. The County Parks Department is also charged with the planning and implementation of the *Santa Clara County Countywide Trails Master Plan Update* (Countywide Trails Plan), an element of the Parks and Recreation Section of the County General Plan (adopted by the Board of Supervisors on November 14, 1995).

The proposed project does not impact the Countywide Trails Plan and therefore the County Parks Department has no comments at this time. If you have any questions, please email me at kelly.gibson@prk.sccgov.org

Sincerely,

Kelly Gibson

Kelly Gibson
Assistant Planner

Board of Supervisors: Mike Wasserman, Cindy Chavez, Otto Lee, Susan Ellenberg, S. Joseph Simitian

County Executive: Jeffrey V. Smith



Comment C

From: Colleen Haggerty <CHaggerty@valleywater.org>
Sent: Monday, March 1, 2021 3:44 PM
To: Hawkins, Kara <Kara.Hawkins@sanjoseca.gov>
Subject: MND San Jose Senior Living Project-CP20-013

Hi Kara,

Valley Water has reviewed the Mitigated Negative Declaration (MND) for the San Jose Senior Living Project-CP20-013 received on February 10, 2021. Based on our review of the MND we have the following comments:

The MND states “The project site is not located on or adjacent to one of Valley Water’s 18 major groundwater recharge systems.” The project is located in the unconfined area of the groundwater basin, which means it contributes to natural groundwater recharge. This project results in a net reduction of impervious surface and increases on-site detention, so the impact to groundwater recharge is potentially slightly beneficial. However, the City should consider impacts to natural groundwater recharge in addition to Valley Water’s managed recharge programs in environmental evaluations.

If you have any questions please let me know.
thanks

Colleen Haggerty, PE
Associate Civil Engineer
Community Projects Review Unit
Santa Clara Valley Water District
5750 Almaden Expressway, San Jose, CA 95118
(408) 630-2322 direct | (408)265-2600 main | chaggerty@valleywater.org | www.valleywater.org
* Mailing address for FedEx, UPS, Golden State, etc.
Winfield Warehouse-5905 Winfield Blvd. San Jose, CA 95123-2428

From: John B Hernandez <[REDACTED]>

Sent: Thursday, February 11, 2021 8:25 AM

To: Hawkins, Kara <Kara.Hawkins@sanjoseca.gov>; [REDACTED]; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Hughes, Scott <scott.hughes@sanjoseca.gov>

Subject: Re: Public Review of Draft MND: San Jose Senior Living Project on Almaden Expressway Traffic Study

Kara/Scott/Michael,

I quickly read through the attached Transportation Analysis and the associated Transportation section in the Mitigated Negative Declaration found that both documents do not address my neighborhood streets (Gardendale Drive and Bryan Avenue specifically) for added traffic analysis. It discusses major streets; Cherry Avenue, Hillsdale Avenue, Almaden Expressway and Newberry Drive. It does not provide mitigations or enforcements for my stated neighborhood streets or other neighborhood streets adjacent to the project. Please address my comments below.

APPENDIX F TRANSPORTATION ANALYSIS

2. Existing Transportation Conditions

Sheet 13

Residential Streets accommodate automobiles, bicycles, and trucks equally. These streets accommodate low volumes of local traffic and primarily provide access to property. **Through traffic is discouraged.**

COMMENT: What does "THROUGH TRAFFIC IS DISCOOURAGED" mean and how is it mitigated? These residential streets should NOT provide access to project property.

4. Local Transportation Analysis

Sheet 28

Emergency Vehicle Access The project driveway on Newberry drive would provide emergency vehicle access to the parking lot and building. The City of San Jose Fire Department requires that all portions of the buildings be within 150 feet of a fire department access road and requires a minimum of 6 feet clearance from the property line along all sides of the buildings. According to the project site plan, the project would meet the 6-foot clearance requirement and the 150-foot fire access requirement. It is expected that ambulances and fire trucks would travel to the site via Hillsdale Avenue and Almaden Expressway, similar to other project generated traffic.

COMMENT: Does this mean ambulances will not travel through the neighborhood streets and how is that mitigated?

MITIGATED NEGATIVE DECLARATION

Q. TRANSPORTATION.

Impact TR-1: The project would exceed the threshold of significance set forth for vehicle miles traveled (VMT) in the City's Transportation Analysis Policy.

MM TR-1.1: Prior to the issuance of any building permits, the project shall reduce its vehicle miles traveled (VMT) per employee to below the City's significance threshold of 12.21 by implementing the below measures:

- Prior to issuance of building occupancy permits, the project applicant shall install a new sidewalk along the project frontage on Newberry Drive and the project shall work with the City and County to improve the pedestrian/bicycle connections at the intersections of Newberry Drive/Hillsdale Avenue and Almaden Expressway/Newberry Drive. These pedestrian/bicycle connection improvements are as follows:

o At the intersection of Newberry Drive/Hillside Avenue, the project applicant shall work with the City to construct accessible ramps with truncated domes, provide new signage, refresh striping, install truncated domes at the existing median and convert the Newberry Drive approach to stop control.

o At the intersection of Almaden Expressway/ Newberry Drive, the project applicant shall work with the City and County to construct accessible ramps with truncated domes, tighten the northwest corner, and refresh striping.

- During operation of the project, the project applicant shall implement transportation demand management (TDM) measures to reduce employee VMT. VMT-reducing TDM measures shall include bicycle parking/end-of-trip facilities, a subsidized transit program, and commute trip reduction marketing and education. A TDM plan with approved measures shall be submitted to the Director of PBCE, or the Director's designee, prior to issuance of a grading permit.

Sheet 141

TRANSPORTATION The discussion in this section is based in part on a Transportation Analysis prepared by Hexagon Transportation Consultants, Inc. dated November 4, 2020. This report is included in Appendix F of this Initial Study.

COMMENT: My assessment of number of trips of present businesses and future business is confusing. How can this large business, with many residents/visitors, employees, support vehicles be less trips than the existing business?

Scott/Michael: Please read my email below I sent to Kara yesterday with my concerns. I feel this analysis report is not complete nor is the mitigation proper for my stated neighborhood streets. Anyone familiar with this project location, I perceive, should know that the adjacent neighborhood streets will be affected by traffic to and from the project. Please have the attached documentation properly address my concerns before this project is approved.

Regards,
John B Hernandez
[REDACTED]
San Jose 95118

-----Original Message-----

From: John B Hernandez <[REDACTED]>

To: Kara.Hawkins@sanjoseca.gov <Kara.Hawkins@sanjoseca.gov>; [REDACTED]

<[REDACTED]>

Sent: Wed, Feb 10, 2021 5:20 pm

Subject: Re: Public Review of Draft MND: San Jose Senior Living Project on Almaden Expressway


Dear Kara Hawkins,

Per your email, please send me hard copies of the documents.

Please identify in the documents where the traffic study of traffic impact on my 1265 Bryan Avenue address is located in the documents.

I am concerned about the "less than significant effect" on traffic and the planned mitigation for vehicle traffic increase by facility vehicles, facility employees, ambulance, resident vehicles (residents or visitors), delivery, shuttles and any other planned vehicle usage.

My perception is that traffic will increase at a significant level through my neighborhood. This project is located at a corner where the facility will find that using neighborhood streets is advantageous to arrive and leave the project. Bryan Avenue is already busy. I have lived here since 1979 and perceive that an additional large business, such as, this 3 shift employee project will have 24 hour traffic.

Regards,
John B Hernandez

San Jose