

Mahamood, Reema

From: canutes@verizon.net
Sent: Wednesday, April 17, 2019 8:16 PM
To: Mahamood, Reema
Subject: Re: Notice of Preparation for the Berryessa Road Residential and Commercial Project

Marcos,

We did some work in this area. We had burials near the Berryessa Flea Market.

K.Perez

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

From: Mahamood, Reema <reema.mahamood@sanjoseca.gov>
To: Mahamood, Reema <reema.mahamood@sanjoseca.gov>
Sent: Mon, Apr 15, 2019 10:22 am
Subject: Notice of Preparation for the Berryessa Road Residential and Commercial Project

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT FOR THE
BERRYESSA ROAD RESIDENTIAL AND OFFICE PROJECT**

FILE NOS: GP17-016 and PDC18-036
PROJECT APPLICANT: TERRACOMMERCIAL REAL ESTATE CORPORATION
APNS: 241-03-023, -024, -025

Project Description: The project includes a General Plan Amendment and Planned Development rezoning on the 13.02-acre site. Under the project, the site's existing Industrial Park land use designation would be changed to Urban Village, consistent with the City's planned Berryessa BART Urban Village Area Plan. Two development scenarios will be evaluated in this EIR: Option 1 includes up to 320 high-density dwelling units, 95 multi-family affordable dwelling units, and up to 200,000 square feet of commercial office use. Option 2 includes up to 910 dwelling units which may include affordable dwelling units, and up to 658,000 square feet of commercial office space.

Project Location: 1655 Berryessa Road

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project identified above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, the EIR may be used by your agency when considering subsequent approvals related to the project.

A Community and EIR Public Scoping Meeting will be held for this project:

When: Monday, April 29, 2019 from 6:30 p.m. to 8:00 p.m.

Where: Educational Park Branch Library
1772 Educational Park Drive, San José, CA 95133.

The project description, location and probable environmental impacts that will be analyzed in the EIR for the project can be found on the City's Active EIRs website at www.sanjoseca.gov/activeeirs.

According to State law, the deadline for your response is 30 days after receipt of this notice. The City will accept comments on the Scope of the EIR until **5:00 p.m. on May 14, 2019**. If you have comments on this Notice of Preparation, please identify a contact person, and send your written response to:

City of San José, Department of Planning, Building and Code Enforcement
Attn: Reema Mahamood, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower, San José CA 95113-1905
Phone: (408) 535-6872, email: reema.mahamood@sanjoseca.gov

Reema Mahamood

Planner III, Environmental Review

City of San José | Planning, Building & Code Enforcement
200 E. Santa Clara St., T-3
San José, CA 95113
d - 408.535.6872 | f - 408.292-6240
reema.mahamood@sanjoseca.gov

Mahamood, Reema

From: Srimi Venkat <msrvenkat@gmail.com>
Sent: Tuesday, April 30, 2019 10:23 AM
To: Mahamood, Reema
Subject: Regarding the new proposal to convert 1655 Berryessa re-zoning

Hi,

I would like to send my comments as I could not join yesterday for the public opinion at educational park library. I would like you to please consider the quality of life for the current residents before making this decision. There were already hundreds of units on both Berryessa and Mabury around the new berryessa transit center. There are no new employers or other big retail development yet near the sites. There are just houses and houses crowding the road making it miserable to drive.

The time it takes to reach 101 from Lundy avenue has doubled due to too many people in the morning commuting towards 101 north. This is all because there are more and more houses but not even a single corporate office in the vicinity.

Is this move a failure to bring new employers to the location? Please look at the shopping center at the corner of Hostetter and Oakland rd, which is the primary shopping area for local residents as it has banks, cable, eateries, sprouts etc. , But finding a parking spot in the shopping center on a weekend takes at least 15 minutes with lot of frustration. Is this the quality of life you strive to provide to the residents? Is more houses the solution?

Real transit oriented development should involve both housing, retail and employment opportunities. Not just the housing .

Thanks,
-Srinivas Venkata

FW: Notice of Preparation for the Berryessa Road Residential and Commercial Project

Aghegnehu, Ben <ben.aghegnehu@rda.sccgov.org>

Tue 5/14/2019 4:03 PM

To: Van Der Zweep, Cassandra <Cassandra.VanDerZweep@sanjoseca.gov>;

Cc: Talbo, Ellen <Ellen.Talbo@rda.sccgov.org>;

Forwarding because Reema Mahamood is out.

Thank you,

Ben Aghegnehu

Associate Transportation Planner
County of Santa Clara | Roads & Airports
101 Skyport Rd | San Jose, CA, 95110
408-573-2462 (o)

From: Aghegnehu, Ben

Sent: Tuesday, May 14, 2019 4:01 PM

To: Mahamood, Reema <reema.mahamood@sanjoseca.gov>

Cc: Talbo, Ellen <Ellen.Talbo@rda.sccgov.org>

Subject: RE: Notice of Preparation for the Berryessa Road Residential and Commercial Project

May 14, 2019

Reema Mahamood

Planner III
Planning, Building & Code Enforcement
200 E. Santa Clara St.
City of San José, CA 95113

SUBJECT: Notice of Preparation for the Berryessa Road Residential and Commercial Project

Dear Reema Mahamood:

The County of Santa Clara Roads and Airports Department (The County) appreciates the opportunity to review the Notice of Preparation for the Berryessa Road Residential and Commercial Project and the County and is submitting the following comment:

- Local Transportation Analysis (LTA) to include Montague intersections at
 - Main/Oakland Rd
 - Trade Zone
 - Capitol Ave
- and Capitol Expressway/Capitol Ave

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,

Ben Aghegnehu

Associate Transportation Planner
County of Santa Clara | Roads & Airports
101 Skyport Rd | San Jose, CA, 95110
408-573-2462 (o)

From: Mahamood, Reema <reema.mahamood@sanjoseca.gov>
Sent: Monday, April 15, 2019 10:22 AM
To: Mahamood, Reema <reema.mahamood@sanjoseca.gov>
Subject: Notice of Preparation for the Berryessa Road Residential and Commercial Project

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT FOR THE
BERRYESSA ROAD RESIDENTIAL AND OFFICE PROJECT**

FILE NOS: GP17-016 and PDC18-036
PROJECT APPLICANT: TERRACOMMERCIAL REAL ESTATE CORPORATION
APNS: 241-03-023, -024, -025

Project Description: The project includes a General Plan Amendment and Planned Development rezoning on the 13.02-acre site. Under the project, the site's existing Industrial Park land use designation would be changed to Urban Village, consistent with the City's planned Berryessa BART Urban Village Area Plan. Two development scenarios will be evaluated in this EIR: Option 1 includes up to 320 high-density dwelling units, 95 multi-family affordable dwelling units, and up to 200,000 square feet of commercial office use. Option 2 includes up to 910 dwelling units which may include affordable dwelling units, and up to 658,000 square feet of commercial office space.

Project Location: 1655 Berryessa Road

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project identified above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, the EIR may be used by your agency when considering subsequent approvals related to the project.

A **Community and EIR Public Scoping Meeting** will be held for this project:

When: Monday, April 29, 2019 from 6:30 p.m. to 8:00 p.m.
Where: Educational Park Branch Library
1772 Educational Park Drive, San José, CA 95133.

The project description, location and probable environmental impacts that will be analyzed in the EIR for the project can be found on the City's Active EIRs website at www.sanjoseca.gov/activeeirs.

According to State law, the deadline for your response is 30 days after receipt of this notice. The City will accept comments on the Scope of the EIR until **5:00 p.m. on May 14, 2019**. If you have comments on this Notice of Preparation, please identify a contact person, and send your written response to:

City of San José, Department of Planning, Building and Code Enforcement
Attn: Reema Mahamood, Environmental Project Manager

5/15/2019

Mail - Cassandra.VanDerZweep@sanjoseca.gov

200 East Santa Clara Street, 3rd Floor Tower, San José CA 95113-1905

Phone: (408) 535-6872, email: reema.mahamood@sanjoseca.gov

Reema Mahamood

Planner III, Environmental Review

City of San José | Planning, Building & Code Enforcement

200 E. Santa Clara St., T-3

San José, CA 95113

d - 408.535.6872 | f - 408.292-6240

reema.mahamood@sanjoseca.gov



May 14, 2019

City of San Jose
Department of Planning and Building
200 East Santa Clara Street
San Jose, CA 95113

Attention: Reema Mahamood

Subject: City File No. GP17-016 / Berryessa Road Residential and Office Project

Dear Ms. Mahamood:

Santa Clara Valley Transportation Authority (VTA) staff have reviewed the NOP for changing the land use designation to Urban Village for a 13-acre site at 1655 Berryessa Road . We have the following comments.

Land Use & Locational Significance

- The VTA BART Silicon Valley Phase I project to Santa Clara County will bring unparalleled mobility and economic benefits to the region.
- VTA recommends that the Berryessa Residential and Commercial project take a holistic approach to:
 - create a mixed-use station destination centered on the regional transit investment;
 - ensure a world-class, walkable, urban destination
 - maximize the \$2.4 billion public investment made to deliver VTA's BART Silicon Valley Phase I project to Santa Clara County.
- VTA supports the Option 2 (Maximum Development) Development Scenario, which includes 910 homes and 658,000 sq. ft. of commercial use. This scenario intensifies land uses surrounding the Berryessa BART station, with the potential to create a vibrant community and provide more opportunities for those who live or work in the area to take modes of transportation other than a single-occupancy vehicle.

Bicycle and Pedestrian Accommodations

- VTA recommends that the Project strengthen the BART station as a focal point. The analysis should clearly document the walking paths and bicycling access to show the most concise and direct routes to the station. Internal streets should provide clear and direct connectivity, and lines of sight to the station.
- VTA requests that the DEIR/TIA analysis of Pedestrian and Bicycle Accommodations consider the completeness of the pedestrian and bicycle network on roadways and intersections adjacent to and nearby the Project site. The analysis should address internal

pedestrian circulation within the site as well as pedestrian conditions on streets adjacent to the Project site.

- The Project should include exceptional pedestrian and bicycle accommodations, internally and along arterial roadways, to support the volumes of trips expected to, from, and within the area. This includes the study of opportunities to connect the site to the trail access points for the Coyote Creek Trail and the Upper Penitencia Creek Trail.
- VTA supports bicycling as an important transportation mode and provides a wide range of guidance on bicycle facilities, which may be downloaded from www.vta.org/bikeprogram.

CMP Congestion Impacts/Travel Delay Analysis

- Per the *TIA Guidelines* (Section 9.2 – Transit), the TIA should address the project’s potential congestion impacts to transit travel times on Mabury Road, King Road, Berryessa Road, McKee Road and surrounding vicinity, as well as evaluate transit access and facilities.
- VTA recommends that the DEIR analyze all roadway modifications and signal operational changes surrounding the project site that may affect transit speed, reliability and safety.
- If increased transit delay is found, transit priority measures, such as improving transit travel times, and improvements to transit stops and passenger amenities, would constitute appropriate offsetting measures. Once the transit delay analysis results are available, VTA requests a consultation with the City regarding the appropriate offsetting measures.

Potential Transportation Improvements

- Per the *TIA Guidelines* (Chapter 12. Special Project Types) VTA recommends that the DEIR/TIA analyze anticipated transit demand and capacity in the project vicinity. Improvements to transit service may be necessary to accommodate the increased transit demand in the area.

Transportation and Traffic Analysis

- VTA recommends a comprehensive access analysis for the Berryessa BART station and surrounding developments (e.g. the subject Project, Market Park development and others proposed developments in the Berryessa Urban Village). The Berryessa Urban Village Plan is anticipated to have a companion Multimodal Transportation Improvement Plan (MTIP).
- VTA requests that the following scenarios be included to the DEIR/TIA work scope, which are anticipated to be included as part of the MTIP analysis:
 - A scenario with a second vehicle access point to Berryessa Road in addition to the Sierra Road Extension/Berryessa Road connection and Sierra Road Extension Mabury Road connection. Currently only a pedestrian/bicycle bridge (non-auto) is envisioned over Upper Penitencia Creek as part of the Market Park development.

- A scenario with one access point and a second scenario with two access points (including automobiles bicycles and pedestrians) between Berryessa Station Way and the Sierra Road Extension, underneath the BART aerial guideway.
- Recognizing these scenarios now, will better inform staff, policy makers and the public on potential options for movement in the Berryessa Urban Village area, and further inform operational constraints and potential opportunity locations for access.

CMP Facilities

- The DEIR/TIA should include analysis of all freeway segments that may be impacted. For CMP guidance on the analysis of freeway segments, see Section 2.2.2 of the TIA Guidelines. If the freeway analysis indicates that there will be significant impacts according to CMP criteria, VTA recommends identifying potential mitigation measures and voluntary contribution opportunities for transportation improvements included in the Valley Transportation Plan (VTP) the project area. VTA requests early coordination with the appropriate agencies to discuss the mitigation measures before the DEIR is released for public review.

Trip Generation Assumptions

- All auto trip reductions must be clearly explained, documented, and justified in the project's TIA Report. Lead Agencies must state which approach is being used to develop auto trip reductions, if any reductions are claimed. Trip reductions shall be summarized in an Auto Trip Reduction Statement in the Executive Summary of the TIA Report, using the form provided in Appendix C.

Construction Impacts and Roadway Design

- The DEIR/TIA should consider how temporary road closures and detour routes in connection with project construction would affect access for public transit vehicles and shuttles (VTA bus, paratransit and private operators), pedestrians and bicycles. The DEIR/TIA should describe all measures to preserve or enhance such access.

Transportation Demand Management/Trip Reduction

- VTA recommends a TDM plan that establishes a trip reduction target, and third-party monitoring and enforcement. VTA recommends that the City consider the following TDM/Trip Reduction strategies:
 - Project design to encourage walking, bicycling, and convenient access to transit
 - Parking pricing and parking cash-out programs
 - Transit fare incentives such as free or discounted transit passes on a continuing basis or pre-tax commuter benefits
 - Dockless scooters, bicycles, and other micro-transit solutions
 - Bicycle lockers and bicycle racks

City of San Jose

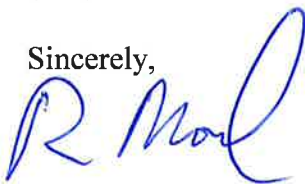
May 14, 2019

Page 4

- Bicycle storage integrated into the residential units
- Showers and clothes lockers for bicycle commuters
- On-site or walk-accessible services (day-care, dry-cleaning, fitness, banking, convenience store)
- Preferentially located carpool parking
- Employee carpool matching services
- Parking for car-sharing vehicles
- First/last mile ride sharing services voucher

Thank you for the opportunity to review this project. If you have any questions, please call me at (408) 321-5784.

Sincerely,



Roy Molseed
Senior Environmental Planner

cc: Ryan Do, San Jose Development Services
Patricia Maurice, Caltrans
Brian Ashurst, Caltrans

SJ1910

VTA DEVELOPMENT REVIEW PROGRAM CONTACT LIST

Last Updated: 2/27/2019

PURPOSE OF THIS DOCUMENT: As part of the VTA Congestion Management Program (CMP), the VTA Development Review Program provides the review of Transportation Impact Analysis (TIA) notifications and reports for proposed projects and plans required to conform with CMP requirements. VTA also reviews California Environmental Quality Act (CEQA) environmental documents, site plans, and other miscellaneous referrals provided to VTA by other agencies. This document identifies the appropriate VTA points of contact for referrals and special topics.

REFERRAL ROUTING

Transportation Impact Analysis (TIA) Reports and Notification Forms		Environmental (CEQA) Documents, Site Plans, other miscellaneous referrals
Brent Pearce Brent.Pearse@vta.org 408.546.7985	Eugene Maeda Eugene.Maeda@vta.org 408.952.4298	Roy Molseed Roy.Molseed@vta.org 408.321.5784
Please email (preferred) electronic development referrals to the above. Hardcopy documents may be sent to: [Name of recipient(s) as detailed above, depending on type of document] Planning & Programming Division, 3331 North First Street, Building B-2, San Jose, CA 95134-1906		

VTA CONTACTS – SPECIAL TOPICS

General Questions - VTA Comments Roy Molseed Roy.Molseed@vta.org 408.321.5784	Transportation Impact Analysis (TIA) Guidelines Brent Pearce Brent.Pearse@vta.org 408.546.7985	Auto LOS Methodology - VTA Highway Projects & Freeway Ramp Metering Shanthi Chatradhi Shanthi.Chatradhi@vta.org 408.952.4224
VTA Permits (Construction Access Permit, Restricted Access Permit) Victoria King-Dethlefs Victoria.King-Dethlefs@vta.org 408.321.5824 Cheryl D. Gonzales Cheryl.gonzales@vta.org 408.546.7608	Bicycle & Pedestrian Projects Lauren Ledbetter Lauren.Ledbetter@vta.org 408.321.5716	Vehicle-Miles-Traveled (VMT) Analysis Robert Swierk Robert.Swierk@vta.org 408.321.5949
VTA Real Estate Kevin Balak Kevin.Balak@vta.org 408.321.7516 Jessie O'Malley Solis Jessie.Thielen@vta.org 408.321.5950	VTA System Safety Denise Patrick Denise.Patrick@vta.org 408.321.5714 Antonio Tovar Antonio.Tovar@vta.org 408.321.5944	VTA SmartPass Program SmartPass Team SmartPass@vta.org
Transit Service, Ridership & Bus Stops Nikki Diaz Nikki.Diaz@vta.org 408.321.5939 Michael Catangay Michael.Catangay@vta.org 408.321.7072	BART Silicon Valley Extension Kevin Kurimoto Kevin.Kurimoto@vta.org 408.942.6126	



May 22, 2019

City of San Jose
Department of Planning and Building
200 East Santa Clara Street
San Jose, CA 95113

Attention: Reema Mahamood

Subject: City File No. GP17-016 / Berryessa Road Residential and Office Project

Dear Ms. Mahamood:

We would like to offer supplemental comments on the Berryessa Road Residential and Office Project located at 1655 Berryessa Road. These additional comments support VTA's previous guidance on transportation analyses and site plans related to developments located within the Berryessa Urban Village¹.

Safety, Security and Access

VTA would like to inform the project sponsor of the following context when considering any transportation or traffic analysis for the project. VTA engages with its partners at Bay Area Rapid Transit (BART), the Federal Transit Administration (FTA), the Department of Homeland Security (DHS), and the California Public Utilities Commission (CPUC) concerning existing and future access underneath the BART guideway. New access points beneath the BART guideway are not recommended and would be subject to the regulatory requirements of the FTA, DHS and the CPUC. All parties are currently proceeding through the Safety Certification process for the system as it is designed and constructed today

Two access easements between the station and the existing Flea Market were negotiated to provide pedestrian access between the BART station's north and south entrances and the existing Flea Market vendor area. Additionally, VTA has constructed a segment of the Penitencia Creek Trail which extends across the station/Flea Market property line in conjunction with the Santa Clara Valley Water District flood control project and future Market Park development. These easements and trail are the subject of an agreement and have been certified and approved by the agencies mentioned above.

While VTA has requested additional transportation analysis scenarios be considered in the DEIR/TIA work scope, VTA is not prepared to support additional vehicular access points underneath the BART guideway at this time. By considering these transportation analysis scenarios for long-range planning purposes we will be better informed of the potential effects this project will have on traffic and mobility in the Berryessa Urban Village area. This information will continue to inform the development of the transportation network required to support the full vision and buildout of the Berryessa Urban Village Plan.

¹ Brent Pearce (personal communication, November 6, 2018): VTA Comments on TIA Notification for Market Park, and VTA Letter (January 30, 2019) VTA Comments on Market Park 2nd Site Plan Submittal



Again, thank you for the opportunity to review this project. If you have any questions, please call me at (408) 546-7985.

Sincerely,

A handwritten signature in black ink that reads 'Brent Pearse'.

Brent Pearse
Transportation Planner

cc: Ryan Do, San Jose Development Services
Patricia Maurice, Caltrans
Brian Ashurst, Caltrans

SJ1910