

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

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*Making Conservation
a California Way of Life*

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GTS # 04-SCL-2016-00350

GTS I.D. 1174

SCL-280- 8.35

Piu Ghosh
Community Development Department
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Vallejo Special Area Specific Plan – Notice of Preparation

Dear Piu Ghosh:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), the Caltrans *Strategic Management Plan 2015-2020* includes targets to reduce Vehicle Miles Travelled (VMT), in part, by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the Notice of Preparation (NOP). Additional comments may be forthcoming pending final review.

Project Understanding

The proposed project is located immediately south of Interstate (I-) 280 in the southwest and southeast quadrants of the I-280/S. Wolfe Road interchange. It would demolish an approximately 1.2 million square feet (sq. ft.) regional shopping mall and associated parking and construct a mixed-use commercial, residential, and office development with the following uses:

- 625,000 sq. ft. of commercial and civic areas, including retail and entertainment uses, such as restaurants, a movie theater, an ice skating rink, bowling alley, health club and civic uses including a 10,000-sq. ft. High School Innovation Center and a 5,000-sq. ft. community center;
- 800 residential units, including 680 market rate units, 80 below market rate units and 40 senior age-restricted units;
- 2,000,000 sq. ft. of office uses;
- A 30-acre integrated green roof with public and private open space and recreational uses;
- Two town squares, approximately 2.98 acres total;
- Amenity space for residential and office uses;
- Loading, facility and security management areas;

March 12, 2018

VIA MAIL AND E-MAIL

City of Cupertino, Community Development Department
Attention: Piu Ghosh, Principal Planner
10300 Torre Avenue
Cupertino, CA 95014
piug@cupertino.org

RE: City of San José's Comment Letter relating to the Notice of Preparation for the Vallco Special Area Specific Plan (File EA-2017-05).

Dear Piu Ghosh,

On behalf of the City of San José (City), we would like to express our appreciation for the opportunity to review and comment on the Notice of Preparation (NOP) for the Vallco Special Area Specific Plan. The City's comments are outlined below.

PROJECT UNDERSTANDING

The City understands the project to be a Specific Plan for future redevelopment of the Vallco site, which would facilitate the development of up to 600,000 square feet of commercial uses, 2.0 million square feet of office uses, 339 hotel rooms, and 800 residential units, all consistent with the City of Cupertino's adopted General Plan. The proposed project includes the transfer of residential allocation from other Planning Areas in Cupertino to accommodate the increase in residential allocation for the Vallco Shopping District from 389 to 800 residential units.

CITY NOTICE OF PREPARATION COMMENTS

The City supports infill development on an underused site in close proximity to major employment centers, residential neighborhoods, and retail. The concept is similar to the Envision San José 2040 General Plan strategy for Urban Villages to accommodate future growth while preserving existing single-family neighborhoods and minimizing greenfield development. The City is encouraged that the proposal could add housing at the Vallco site, which will help reduce regional vehicle-miles traveled (VMT) by increasing opportunities for area employees to live in Cupertino and walk or bike to their jobs, schools, and entertainment.

However, the City of San José is concerned that the proposed increase in residential dwelling units is not sufficient to offset the environmental effects of 2.0 million square feet of office uses. If completed, this amount of office space will amplify market pressure for more housing in the



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November 12, 2015

Via U.S. Mail and Email

City of Cupertino, Community Development Department
Attention: Piu Ghosh, Senior Planner
10300 Torre Avenue
Cupertino, CA 95014
Email: planning@cupertino.org

Subject: Notice of Preparation – DEIR for Vallco Shopping District Specific Plan and The Hills at Vallco Project

Dear Ms. Ghosh:

On behalf of Better Cupertino, an unincorporated association of concerned residents of the City of Cupertino (“City”), this letter provides preliminary comments on the City’s Notice of Preparation (“NOP”) of a draft program environmental impact report (“DEIR”) for the Vallco Shopping District Specific Plan and The Hills at Vallco (collectively, the “Project”).¹

The proposed Project is located the intersections of N. Wolfe Road and Stevens Creek Boulevard and North Wolfe Road and Vallco Parkway. The Project would encompass approximately 58-acres. The Vallco Shopping Mall currently occupies the Project site.

The Project includes two components: the proposed Vallco Shopping District Specific Plan and The Hills at Vallco project. The NOP indicates that the Specific Plan may include the maximum amount of development authorized in the current General Plan. This level of development includes “a maximum of 1.2 million square feet of commercial uses (minimum 600,000 square feet of retail uses with a maximum of 30% of entertainment uses), 2.0 million square feet of office uses, 339 hotel rooms, and 389 residential dwelling units.” While the NOP states that The Hills at Vallco project would implement the Specific Plan, it proposes 800 residential units (i.e., 411 more units than currently allowed under the General Plan). The Hills at Vallco project, as proposed, also includes “a 30-acre green roof with public and private open space and recreational areas, two town squares, ancillary uses/amenities for the proposed residential and office uses, a transit center, a central plant, and parking facilities (including underground,

¹ These comments are based upon the limited information concerning the proposed Project provided in the NOP. Better Cupertino representatives may supplement these comments orally at scoping meetings and in follow-up written comments when additional information concerning the proposed Project becomes available.

County of Santa Clara

Parks and Recreation Department

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Los Gatos, California 95032-7669
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Reservations (408) 355-2201

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March 12, 2018

Piu Ghosh
Principal Planner
City of Cupertino, Community Development Department
10300 Torre Avenue
Cupertino, CA 95014

SUBJECT: City of Cupertino Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) of the Vallco Special Area Specific Plan (EA-2017-05)

The County of Santa Clara Parks and Recreation Department (County Parks Department) submits the following comments in response to the NOP of a DEIR for the Vallco Special Area Specific Plan to redevelop 58 acres out of the 70 total acres into approximately 1.2 million square feet of commercial uses, 2.0 million square feet of office uses, 339 hotel rooms, and 389 residential dwelling units as designated in the City of Cupertino General Plan 2040. The Vallco Special Area is zoned commercial, office, and residential and spans multiple Assessor Parcel Numbers (APNs) 316-20-080, -081, -082, -088, -092, -094, -095, -099, -100, -101, and 103-107.

The County Parks Department is charged with providing, protecting, and preserving regional parklands for the enjoyment, education and inspiration of this and future generations. Our vision is to provide a sustainable system of diverse regional parks, trails, and natural areas. The Department is also charged with the planning and implementation of *The Santa Clara County Countywide Trails Master Plan Update (Countywide Trails Plan/CWTMP)*, an element of the Parks and Recreation Section of the County General Plan adopted by the County of Santa Clara Board of Supervisors on November 14, 1995.

While no *CWTMP* Trails are located within the Vallco Special Area, City planned Interstate (I) 280 Canal Trail (Junipero Serra Trail) runs through the project site, connecting to Calabazas Creek Trail in Cupertino and ultimately connecting to the San Tomas Aquino/ Saratoga Creek Trail, a *CWTMP* trail. The San Tomas Aquino/ Saratoga Creek Trail encompasses off-street trails that provide a combination of hiking, equestrian, or bicycle use depending on the segment. The trail traverses North from its connection in Cupertino through the Cities of Santa Clara and San Jose, connecting to the San Francisco Bay Trail.

I-280 Canal Trail (Junipero Serra Trail)

As a planned Class I trail, the construction and opening of the Junipero Serra Trail provides more than just a "loop" connection for the City of Cupertino. Once complete along with planned segments of the Calabazas Creek Trail in Cupertino and the San Tomas Aquino/ Saratoga Creek Trail, this trail will

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Ken Yeager, S. Joseph Simitian

County Executive: Jeffrey V. Smith





Sunnyvale

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March 12, 2018

Piu Ghosh, Principal Planner
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014
piug@cupertino.org

Re: Comments on the Notice of Preparation for the Vallco Area Specific Plan

Dear Ms. Ghosh,

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for the proposed Vallco Area Specific Plan (Plan) in Cupertino. This letter includes all City of Sunnyvale comments.

General Comments

1. The Plan proposes a development capacity of 600,000 square feet of commercial uses, 2.0 million square feet of office uses, 339 hotel rooms, and 800 residential dwelling units for the Vallco Special Area.

The City of Sunnyvale is concerned with the Plan's imbalance in non-residential uses (commercial, office, and hotel) vs. proposed residential units, especially in regards to recent substantial office development in the immediate area. Although density may be regulated by the existing General Plan, the housing demand with the proposed non-residential development and recent office development is significant in size and may warrant additional housing units to be considered on the site. Please consider an alternative in the Plan's Environmental Impact Report (EIR) that includes additional residential units in an attempt to mitigate burden on the housing market, and other environmental impacts, such as traffic and transportation and greenhouse gas emissions.

Traffic and Transportation Comments

If you have questions on the following traffic related items, please contact Lillian Tsang, Principal Transportation Engineer, Department of Public Works at ltsang@sunnyvale.ca.gov or (408) 730-7556.

1. The City of Sunnyvale uses criteria of the Valley Transportation Authority (VTA) Transportation Impact Analysis (TIA) Guidelines as a basis for determining study