

One comment letter was received regarding the *Agilent Technologies Master Plan and Planned Development Zoning Project*. The comment letter is presented below with responses from the Lead Agency. A copy of the comment letter is attached.

Comment Letter A: Rujuta Phadke, July 1, 2015

Comment A1: I am opposed to construction of 1,385,000 square feet of Office/R&D space (item on the 7/8/2015 City Council Meeting agenda; File no PLN2015-11206, CEQ2015-01192). Recent similar expansions of several other commercial complexes are underway in this area currently and already have a negative impact in various ways on neighboring areas of Santa Clara and Cupertino. This proposed land development will further increase this negative impact. I hope you will take the time to read my concerns below before voting on this resolution.

As a resident of the Westwood Oaks neighborhood of Santa Clara, my home is one of the 27 homes that are adjacent to the Agilent parcel. I would like to share with you some of my reasons for opposing the construction of a very large Office/R&D building directly behind our neighborhood. This is not a complete list, and it is not in any particular order.

1. It will drastically decrease privacy for Santa Clara's Westwood Oaks residential neighborhood homes. The new construction would impact the adjacent homes, predominantly whose back yards would face the buildings. We will feel extremely uncomfortable to think of occupants of the new Agilent buildings looking down or into our backyards and homes.

Response A1: As shown on Figure 1 of the Addendum, the new buildings would be no closer to the property line shared with the neighborhood than the existing buildings (approximately 440 feet from building edge to property fence). The parking lot and landscape buffer between the buildings and the residences will remain as is. The nearest new building to the residences would be Building 57, which would not exceed 35 feet in height (two stories). The two other new office buildings, Buildings 58 and 59 (96 and 124 feet tall, respectively), would be located along the Stevens Creek Boulevard frontage, which is more than 1,400 feet away from the residential properties. Given the height of the approved buildings, the distance between the buildings and the residences, and the numerous mature trees along the property line, the Master Plan would not result in a loss of privacy to adjacent residences.

The interface between the buildings and the residential neighborhood was assessed in the *Hewlett Packard Santa Clara Site Master Plan Development Project FEIR* which was certified in 1993. The FEIR concluded that implementation of the original Master Plan would have a less than significant impact on the adjacent neighborhood with implementation of identified design measures, most of which were already proposed as part of the project. The *Agilent Technologies Master Plan and Planned Development Zoning Project Supplemental FEIR* (certified in 2005) did not further address the relationship between the project site and the residences because the revised Master Plan had been reduced in size and scale compared to the original project.

There are no proposed changes to the location, massing, or height of the approved buildings. As a result, there would be no new impact resulting from approval of the proposed extension of the development agreement.

Comment A2: 2. This is a neighborhood of predominately single story homes and large/tall buildings looming in close proximity will be extremely unsightly. A great example of this is the 6-story blue Apple building very close to the Agilent location that severely compromises the adjacent homes.

Response A2: The aesthetic character of the project was assessed in the *Hewlett Packard Santa Clara Site Master Plan Development Project FEIR* which was certified in 1993. The FEIR concluded that implementation of the original Master Plan would have a less than significant impact on the visual character of the project site and the surrounding area. There are no proposed changes to the location, massing, or height of the approved buildings. As a result, there would be no new impact resulting from approval of the proposed extension of the development agreement. Please refer to Response A1 regarding building height and setbacks.

Comment A3: 3. At this time, we already face significant disturbances from the existing Agilent buildings and business, such as constant in and out of employee cars, large delivery trucks, landscaping and maintenance work, employees walking and talking loudly right behind our back fences etc., to name just a few. Construction of such a large office space would create even more disturbance to our very peaceful neighborhood.

Response A3: The existing development on the project site was constructed in 1973. The interface between the project site and the residential neighborhood has not changed substantively in the last 42 years. The approved Master Plan does expand the existing corporate campus, but the majority of the development will occur on the southern half of the site, including the additional parking, not in proximity to the residential area.

Comment A4: 4. The Agilent campus is adjacent to Jenny Strand Park, a family friendly park heavily used by our neighborhood, which may be negatively impacted by this construction.

Response A4: The potential impacts from construction of the Master Plan, including air quality and noise, were addressed in the *Hewlett Packard Santa Clara Site Master Plan Development Project FEIR* (1993) and the *Agilent Technologies Master Plan and Planned Development Zoning Project Supplemental FEIR* (2005). The FEIRs concluded that implementation of the Master Plan would have less than significant construction impacts with implementation of the identified mitigation measures. In addition, the impacts would be a temporary condition. There is no proposed change to the size of the project and, as a result, there would be no new impact resulting from approving the proposed extension of the development agreement.

The new buildings and parking structures approved under the Master Plan and not in proximity to the park. The nearest structure, Garage 3, would be more than 650 feet from the southeast corner of the park and separated from the park by three large water tanks. The Master Plan would not increase shade, introduce glare, or increase noise at the park.

Comment A5: 5. La Herra drive ends at the border of the Agilent Campus, where currently there is a locked entrance to the campus. Any potential changes to this locked entrance will increase traffic and disturbance to residents of this street and the neighborhood in general.

Response A5: La Herran Drive will not be open for general access to the residential neighborhood to the north. The access point is used for access to municipal utilities only and will remain in place for this purpose only. Access to the Agilent campus will be provided by the existing driveway entrances at the campus. No new openings will be created.

Comment A6: 6. Potential tall buildings behind our homes will increase the light pollution by causing blinding reflections of the sun and/or lights remaining on during the night. Already even though the existing Agilent building is quite far from our homes, the lights in these buildings are on all night and it disturbs us.

Response A6: The potential for glare and light impacts on the residential neighborhood was assessed in the *Hewlett Packard Santa Clara Site Master Plan Development Project FEIR* (1993). The FEIR concluded that implementation of the original Master Plan would have a less than significant impact on the adjacent neighborhood regarding glare and lighting impacts. The *Agilent Technologies Master Plan and Planned Development Zoning Project Supplemental FEIR* (certified in 2005) did not further address the relationship between the project site and the residences because the revised Master Plan had been reduced in size and scale compared to the original project. Please refer to Response A1 for building heights and setbacks.

Comment A7: 7. The additional office space will result in increased traffic and decreased safety on the area's streets:

- The intersection of Stevens Creek Blvd and I-280n is directly outside the current Agilent main entrance. There is already severe traffic congestion at the Agilent entrance due to intersection of a) Agilent employee cars b) cars going onto the I-280 on-ramp c) cars on Stevens Creek and d) a bicycle path. Increased employee car traffic will significantly worsen this already bad situation.
- Cupertino High School (with over 2,000 students) is located here. You can see many of the students walking, biking and driving to and from school on the section of Stevens Creek Blvd at the Agilent entrance. Many of the students are residents of Santa Clara and our neighborhood and their safety will most certainly be compromised.
- There are 9 traffic lights on Stevens Creek Blvd in the 1.2 mile section from Cabot Avenue (in Santa Clara, across from Safeway) to Wolfe Road in Cupertino. It takes 30 minutes to travel this 1.2 mile distance in peak hours. That indicates how big an issue the traffic already is in this area.
- Currently there are several developments occurring in this area that already have a severe negative impact on the traffic such as: 204 housing units at the Nineteen800 apartments complex next to Vallco Mall, The Apple campus with projected 14,500 employees along Tantau Road, The new Cupertino downtown featuring retail stores and a 180-room hotel that is currently under construction on Tantau Road and the 6 story blue Apple office building.

Response A7: The traffic impacts of the project was assessed in the *Agilent Technologies Master Plan and Planned Development Zoning Project Supplemental FEIR* (2005). The FEIR concluded that implementation of the Master Plan would have a less than significant impact on local transportation facilities, including local roadways, transit facilities, and pedestrian and bicycle facilities. There was, however, an identified impact on two freeway segments on I-280 which were determined to be significant and unavoidable. A Statement of Overriding Considerations as adopted for this impact.

There is no proposed change to the size of the development and, as a result, there would be no new traffic impact resulting from approval of the proposed extension of the development agreement. Furthermore, all subsequent development that has been approved since approval of the Agilent Master Plan in 2005 has accounted for the traffic trips of the Agilent Master Plan by assuming these trips are already on the roadways in determining level of service impacts. Any development project in the area that has identified traffic impacts must implement mitigation measures consistent with the conditions of their development approval.

Regarding the safety of students walking, biking, or driving to Cupertino High School from the neighborhood, the commenter contends that many of the students live in the neighborhood north of the project site and travel on Stevens Creek Boulevard crossing the Agilent entrance to get to/from school. The distance, using existing roadways, is more than 1.5 miles. Assuming students are traveling down Lawrence Expressway and then passing by the Agilent Campus on foot or bicycle to get to school, there are designated pedestrian and bicycle facilities that enable safe access. Furthermore, there are other travel options that are an equivalent distance. Students driving to school would be no more effected by increased traffic on the roadways than any other driver.

Comment A8: 8. With the additional office space and resulting increase in commuters, people will continue to look for shortcuts through neighborhoods to decrease their commute time and avoid the Lawrence Expressway/Stevens Creek Blvd gridlock. This will likely result in more traffic on Pruneridge Avenue in the Westwood Oaks neighborhood.

Response A8: The transportation impact analysis (TIA) prepared for the *Agilent Technologies Master Plan and Planned Development Zoning Project Supplemental FEIR* (2005) accounted for increased traffic trips on Pruneridge Avenue. Specific study intersections included Pruneridge/Tantau, Pruneridge/Lawrence, Pruneridge/Woodhams, Pruneridge/Kiely, Pruneridge/San Tomas, Pruneridge/Saratoga, and Pruneridge/Winchester. As discussed in Response A7, the TIA did not identify any impacts to local roadways, including Pruneridge Avenue.

Comment A9: I have a concern about the public notification of this agenda item. We received the first notice of this construction on June 26th 2015 and comments were due today (June 30th). No details were provided about the project and enough time was not provided for impacted residents to research and plan their reaction or their appearance for the council meeting. Also such a large construction project will impact a much wider area beyond 500 feet due to its effects on traffic, schools and overall congestion. A much larger area should be notified and more time provided to residents to better understand the scope of work and gauge its impact. Lastly, I did not any signs [sic] or flyers on street poles to alert residents of this development.

Response A9: Please note that this is not a new development proposal. The current proposal is the extension of an existing development agreement from 2005 which allows for the implementation of a previously approved Master Plan. As discussed in Section 1.0 of the Addendum, the Master Plan was analyzed in the *Agilent Technologies Master Plan and Planned Development Zoning Project Supplemental FEIR* which was certified by the City Council in 2005. The Master Plan was also approved at that time. There are no proposed

physical changes to the Master Plan and the project applicant can construct any or all of the Master Plan by right at any time with issuance of the necessary permits.

Under CEQA an Addendum has no designated comment period. The only noticing requirements would be the City's standard requirements for notification of the public hearing. Within Santa Clara, 500 feet is the standard notification radius for large projects. All public hearing agendas are also posted on the City's website.

Comment A10: I understand that it is desirable to have more office space in Santa Clara. But suddenly expanding the square-footage and occupancy of Agilent is not a sustainable change for this already congested neighborhood. I am sure that Santa Clara can find other, much more suitable locations for such large commercial developments, perhaps in industrial areas away from residential neighborhoods in Santa Clara and Cupertino.

Please feel free to call or email me if there are any questions on my list above or on my views on this project.

Response A10: Please refer to Response A9.