V. GENERAL PUBLIC COMMENT LETTERS AND RESPONSES

Santa Clara Square

2.

August 27, 2006

RECEIVED
AUG 28 2006
HAND CARRIED
PLANNING DIVISION

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara CA 95050

We are residents of the Casa Del Valle community and live on 3712 Europe Court, Santa Clara CA 95051. After receiving your notice of availability of, and having reviewed the draft environmental impact report for the Santa Clara Square proposal, we have concerns in the following areas. Please consider these concerns when making your decision on the application before you.

1. Land Use and Planning:

We request that you oppose the change in land use from commercial to transit-oriented mixed residential, office and commercial use. The addition of 490 housing units seems extremely dense for the size of the lot. In addition, as I travel up and down El Camino Real daily, I see no precedent for this type of mixed use. We are opposed to an exception being made for this project, and request that you vote no on allowing the change. I would like to see a list of the 125 new jobs that will be created, because that seems high to us.

2. Noise:

Noise intrusion will not be mitigated for current homeowners who do not have the proposed STC rated windows in their residences. In fact, most of the homes in Casa del Valle have the original, single-pane windows and any increase in noise will be immediately apparent. So to say that noise will be mitigated, does not take into consideration that 490 townhomes times 2.x residents, x 2.x cars, times 1.x air conditioning units will definitely increase noise. The investors can say they will mitigate noise, but Casa del Valle is a quite, lovely community that will be adversely impacted by any additional noise.

3. Parking:

Parking is already a problem on Lillick because of the apartment units. Although they have under-building parking, every space is parked in every night with cars from the apartments. I expect the same will happen on Halford because the builders are not providing parking space for every car.

4. Aesthetics:

We are vehemently opposed to 8-story structures being erected at this site. Again, there is no precedent for this along El Camino Real in Santa Clara. When I drive down Halford to El Camino every morning, I can gaze to the East and see the beautiful hills

Responses to Letter No. 2, **Gary and Patricia Scarsdale**

1. See Master Response No. 1 for Land Use and Planning. The projected number of employees (41 office and 428 commercial) shown on page 18 of the DEIR are based on industry-accepted criteria. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response Nos. 1 and 2 for Noise. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

   As stated on page 68 of the Draft EIR, noise from fixed sources such as air conditioning equipment is regulated by City Code and is limited to 55 dB and 50 dB at residential property lines during the daytime and nighttime, respectively. Air conditioning equipment will be located on the top of the buildings where it will be shielded to reduce noise levels.

3. See Master Response No. 1 for Parking. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response Nos. 1, 2 and 3 for Aesthetics. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

surrounding the Valley. Put up 8-story structures, and that one small pleasure will be eliminated. And, I fear that if the buildings look anything like the structures that were just built near El Camino and Calabazas, the area will be the laughing stock of the community.

5. Air Quality:

Air quality is already challenging in California. Add the additional traffic for residents and the commercial establishments and there is no way that we can believe that there is less-than-significant impact. It may not exceed the thresholds, but it will definitely exceed the existing thresholds in my community.

6. Traffic:

Again, 490 units times at least 2 persons per household means 980 additional cars, plus the commercial traffic. How this could not have a significant impact is not clear to me. El Camino and Halford and El Camino and Lawrence are extremely busy intersections, and this additional traffic cannot possibly have a less-than-significant impact.

7. Home Values:

In a declining housing market, adding 490 townhomes in this area would significantly reduce the possibility of existing homeowners successfully selling their homes. Owners of homes that back up to Kohl's already have a more difficult time selling their homes. Add an eyesore of 8-story buildings, and we believe that it will be even more difficult to sell a home.

8. Although the project site has not be well maintained for many years, and although we are not opposed to improvements of some kind, we strongly urge the Planning Department to consider alternatives 1 or 3. Or, worst case, revise the project to reduce the number of homes and businesses, and the height of the proposed project. Surely a city the size of Santa Clara, with the tremendous number of commercial enterprises, cannot find it necessary to ruin a neighborhood for the sake of a few jobs and improvements to the sewer lines.

Sincerely,

Gary and Patricia Scarsdale
3712 Europe Court
Santa Clara CA 95051-3235
408-248-2542

5. See Master Response No. 1 for Air Quality. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

6. See Master Response No. 6 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

7. See Master Response No. 3 for Land Use and Planning. This is not a CEQA issue; however, the comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

8. This comment states an opinion regarding the proposed project. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

CEQ2003-0003

RECEIVED

AUG 30 2006

City of Santa Clara
Planning Division

3.

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

I (we) am (are) a resident(s) of the Casa Del Valle community and live on 1363 Santa Way, Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I (we) have concerns in the following areas. Please consider my response below when making your decision on the application before you.

Noise and Privacy: _____

Parking: _____

1. Air Quality ~~Aesthetics~~: I have a newborn and I am extremely concerned about the dust & pollution associated with the construction. Also ~500 residential units and

Air Quality: Retail stores will bring thousand of cars every day to the area which already polluted by Lawrence EW and El Camino.

2. Traffic: Ramp from El Camino to S.B. Lawrence is a very problematic area. There is a major accident there almost every week. I would like to see the proposal which will address the increased traffic on ECR & Lawrence intersection

Responses to Letter No. 3, **Gary Vernik**

1. See Master Response Nos. 1 and 2 for Air Quality. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 6 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

Home Values:

3. Additional Concerns:

My main concerns are:
1. dust & pollution
2. Traffic on El Camino & Lawrence intersection
3. Tall building will dominate the landscape and block sky/scen

Name: Gary Vernik

Signature: [illegible]

Date: 8/27/6

3. See response to comments No. 1 and 2 above; and Master Response No. 1 for Aesthetics. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4.

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AUG 3 0 2006

City of Santa Clara
Planning Division

August 28, 2006

City of Santa Clara
Planning Department
1500 Warburton Ave
Santa Clara, CA 95050

I am a resident of Santa Clara living at 3722 Europe Ct. I have reviewed your draft impact report for the Santa Clara Square mixed use development proposed for 3700 El Camino Real. My house is between the proposed development and Lillick Drive, and although I do not entirely oppose the project, I do have the following concerns.

1. This proposal for 6 new buildings up to 8 stories tall seems to be completely incompatible with the surrounding neighborhood.

2. The developer's request for a waiver for fewer parking spaces than required by current city ordinance should be denied. There is already excessive street parking in this area. Four levels of parking garage space and four levels of townhouses (up to 490 townhouse units) is an extreme project for this neighborhood. After including the proposed retail stores, the developer should be required to provide more parking spaces than required by city ordinance not requesting a waiver for less parking. Less parking provided by developers always puts an additional burden on the city.

3. The proposed 2 story office/retail building on the west side of Kohl's (facing Halford) also presents a problem. There is currently only room for two rows of parking in this proposed area (one row adjacent to and facing Kohl's and one row facing the sidewalk trees along Halford Avenue). A two story building here would need to remove several mature pine trees planted next to the sidewalk. Most certainly this would necessitate on-street parking.

4. Turning south on Halford Avenue from west-bound El Camino Real (coming from Lawrence Expressway) is already a difficult process. Even with the two left turn lanes on El Camino Real, we often wait through two signal timing cycles at rush hour. An additional 490 townhouses on this corner would make the situation unbearable.

Respectfully,

Danny Hahn

Danny Hahn
3722 Europe Ct
Santa Clara, CA 95051

650-966-2107 (W)
408-260-7217 (H)

Responses to Letter No. 4, **Danny Hahn**

1. See Master Response No. 3 for Aesthetics and No. 1 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 1 for Parking. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response No. 1 for Biological Resources. Displaced parking will be relocated to the onsite parking structures. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response No. 3 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

5.

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

RECEIVED
SEP 05 2006
City of Santa Clara
Planning Division

I (we) am (are) a resident(s) of the Casa Del Valle community and live on 3757 ADRIATIC WAY, Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I (we) have concerns in the following areas. Please consider my response below when making your decision on the application before you.

1. Noise and Privacy: This construction will significantly increase the noise level due to additional housing & business properties. The privacy will also be disturbed as there will be so many visitors to the business offices.

2. Parking: with the new townhomes & commercial buildings the parking will be difficult. People coming to those places will try to park in the residential complex.

Aesthetics:

3. Air Quality: The air quality will be worse with increase in population & traffic.

4. Traffic: The traffic situation will worsen with more than 1000 people visiting those complexes.

Responses to Letter No. 5, **Sarvesh Mathur**

1. See Master Response Nos. 1 and 4 for Noise and No. 2 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 1 for Parking. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response No. 1 for Air Quality. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response No. 5 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

Home Values:

5. The home value will go down significantly as not many people prefer to buy house close to commercial complex.

Additional Concerns:

6. I am against this project due to impact on my privacy, home value.

Name: SARVESH MATHUR

Signature: Sarvesh

Date: 08/26/06

5. See Master Response No. 3 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

6. The comment is acknowledged. No response is required.

RECEIVED

SEP 07 2006

City of Santa Clara
Planning Division

6.

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

I (we) am (are) a resident(s) of the Casa Del Valle community and live on 3748 Adriatic Wy, Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I (we) have concerns in the following areas. Please consider my response below when making your decision on the application before you.

1. Noise and Privacy: I am on the block behind Kohl's and feel that a 95' building is too high to build considering the surroundings.

2. Parking: If parking is allowed on Halford, this would greatly impact my street.

3. Aesthetics: I welcome change and improvement to this current site. Just not to this extent. (way too tall & way too much housing)

Air Quality:

4. Traffic: Potentially very significant noise & traffic increase, on Halford.

5. Schools! Has anybody talked with the school district regarding building 490 new units? Our schools are at capacity (Laurelwood) & (Peterson Middle School) & can no way accomodate this kind of increase in enrollment,

Responses to Letter No. 6, **Michele & Keith Miyasaki**

1. See Master Response Nos. 2 and 3 for Aesthetics and No. 1 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. Parking on Halford Avenue is public parking and will always be allowed for anyone. Those spaces are not counted toward the required parking for the project. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response Nos. 2 and 3 for Aesthetics and No. 1 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response No. 2 for Noise and No. 2 for Transportation / Traffic. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

5. See Master Response No. 1 for Public Services. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

6. Home Values:

I do not want to see my home value decrease due to this size of project

Additional Concerns:

7. Again I would like to say I am not against improving this site. I am against the size of the project & the impact it would have on our schools, traffic, noise, property values etc... Look around the Surrounding area. No where is there any project of this size. 8 stories & 490 townhouse units is Completely out of the question

Name: Michele & Keith Miyasaki

Signature: Michele Miyasaki Date: 8-28-06

6. See Master Response No. 3 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

7. See response to comments No. 1, 2, 3, 4, 5 and 6 above. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

CEQ 2003-01015

7.

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SEP 01 2006

City of Santa Clara
Planning Division

August 29, 2006

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

Dear Planning Department:

We are residents of the Casa De Valle community and live at 1337 Halford Avenue. We received the notice of availability of and reviewed the DEIR for the Santa Clara Square proposal, and we have a number of concerns. Although we are definitely in favor of revitalizing the Kohls complex, the current proposal does not seem like the best solution. Surely the current proposal must be the developer's "wildest dreams" wish list so that there is plenty of negotiating room to get the project down to a more realistic size.

1. First of all...the buildings are going to be eight stories high? With the exception of an office building off of Mission College Boulevard, we cannot think of anything else in Santa Clara that is that tall. The size alone will make it stand out like a sore thumb and look completely out of place. Our neighbors on the north side of the complex (backs up to Kohls) will now be in the shadow of this monstrosity...what will that do for their home values?

2. The number of residential units seems outrageous. 490 units with 1,225 estimated residents? To suddenly add that many residents entering/exiting what is already a busy intersection is just plain irresponsible. At 5:30pm the westbound traffic on El Camino at Lawrence is already heavy; we're going to add 1000 more commuters? The number of parking spaces – 2 per unit – seems inadequate as well. Many households are multi-generational and have 3 or more vehicles, plus visitors at various times. Guess where the spillover will go: in front of the surrounding neighborhood's homes.

3. There are also the issues of noise and air quality. We live off of the intersection of El Camino Real and Lawrence Expressway, so we already have our fair share of noise and exhaust fumes. Now we'll get to breath carbon monoxide from 490 housing units' worth of vehicles. As far as the noise goes...the current complex is pretty quiet, even on the weekends. That will most certainly change when there are eight stories worth of businesses and residences. Does the developer plan to provide the surrounding neighborhood with dual-paned windows?

4. We've already got the Rivermark complex & others along Montague Expressway/Lick Mill, which resemble Dr. Seuss' Whoville. If we continue to allow cookie-cutter, Ikea style housing to pop up like toadstools, we will lose the style that makes Santa Clara such a distinctive, charming city.

Again, we would love to see the complex continue to evolve and improve; Kohl's was already a significant improvement over the old K-Mart store. We hope that the Planning Department and developer are able to reach a more fitting solution.

Sincerely,

Carrie Walters & Michael Clapperton
1337 Halford Ave.
Santa Clara, CA 95051
408-296-6500

Responses to Letter No. 7, **Carrie Walters and Michael Clapperton**

1. See Master Response Nos. 1 and 3 for Aesthetics and Nos. 1 and 3 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 1 for Land Use and Planning; No. 6 for Transportation / Traffic; and No. 1 for Parking. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response No. 1 for Air Quality and No. 1 for Noise. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process. Dual-paned windows on the units surrounding the project are not necessary due to the project noise levels being less-than-significant.

4. See Master Response No. 2 for Aesthetics. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

PLN2005-07075

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SEP 01 2006

City of Santa Clara
Planning Division

8.

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

I (we) am (are) a resident(s) of the Casa Del Valle community and live on 3737 Adriatic Way, Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I (we) have concerns in the following areas. Please consider my response below when making your decision on the application before you.

1. Noise and Privacy: Proposals put forth by the builder calls for a very high density construction. I am concerned about noise from late night parking. Most commercial/retail offices create a lot of noise after office hours which is mostly overlooked. Example: today Kohl's trucks & box crushing machines create a lot of noise at odd hours.

Parking:

2. Parking: The plan, if approved would result in parking right behind my back wall. While I understand the efficient use of land, I am worried about security & noise from parking behind our complex.

3. Aesthetics: From my discussions with neighbors and friends around the site, we all believe that construction plan should be elegant, neat and spacious rather then cramped. Narrow alley ways and dark corners promote crime. We believe plan is very crowded.

4. Air Quality:

I am not too worried about air quality unless vehicles parked in the parking garage are not running idle.

5. Traffic: I strongly suggest my council members to drive around Kohl's shopping complex around 5-7 pm. You'll get a fair idea that we have a very good reason to be worried. U-turn on El-Camino takes a long time and is already unsafe for pedestrians.

Responses to Letter No. 8, **Raj and Charu Khanna**

1. See Master Response No. 1 for Noise. The noise from late night trucks and box crushing is an existing condition, and not a project impact. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 2 for Noise; No. 3 for Parking and No. 5 for Public Services. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response No. 3 for Aesthetics and No. 5 for Public Services. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4. The comment is acknowledged. No response is required.

5. See Master Response No. 1 for Transportation / Traffic. Pedestrian access will be improved by placing a wide sidewalk along Halford Avenue with enhanced crosswalks, where appropriate, to connect the project site to neighborhoods to the west; and by installing enhancements to crosswalks at the intersection of El Camino Real and Halford Avenue. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

6. Home Values:

Santa clara like other Counties is an expensive to own a house. We are requesting for city planning to help protect home values considering safety, privacy, asthetics & noise.

Additional Concerns:

7. I am concerned about high density plan. please consider asking builder to scale down the project keeping in view the present and future growth of this neighborhood. I am an Engineer myself and it appears to me that proposed plan is stretching the limits and will be a burden on resources.

8. We should try to build an elegant beautiful place by saveating fewer trees.

I have faith in your office and I am hoping your office will keep our concerns in fore front while making decision on this proposal.

THANKS!

Name: RAJ KHANNA
CHARU KHANNA

Signature: [signature] charu

Date: 08/29/2006.

6. See Master Response No. 3 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

7. See Master Response No. 1 for Land Use and Planning and No. 1 for Utilities and Service Systems. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

8. See Master Response No. 1 for Biological Resources. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

PLN 2003-01015

RECEIVED

SEP 01 2006

City of Santa Clara
Planning Division

9.

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

I am a resident of the Casa Del Valle community and live on 1341 Casa Court, Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I have concerns in the following areas. Please consider my response below when making your decision on the application before you.

1. Noise and Privacy: Area is already high traffic and noisy. The huge new addition will multiply this many times

2. Parking: The neighborhood already has lots of cars park on streets. This new addition will compound the problem much more

3. Aesthetics: The neighborhood buildings are generally low rise. An addition as proposed make the whole thing look like a sore thumb stick out.

4. Air Quality: No question air quality will become worse with this large complex.

5. Traffic: Indeed the new addition of residents of this size will cause big problem on traffic as both El Camino Real and Lawrence Expressway are already high traffic thoroughfares

Responses to Letter No. 9, **Vincent Lum**

1. See Master Response No. 1 for Noise and No. 1 for Transportation / Traffic. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 1 for Parking. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response No. 2 for Aesthetics. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response No. 1 for Air Quality. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

5. See Master Response No. 6 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

6. Home Values: Home Values of current residences will suffer with this addition because it made the area less desirable to live.

Additional Concerns:

7. The towering buildings made the neighborhood low rise building look weird and incongruous. In fact there is not any buildings of this size and height anywhere in a short distance or large distance. There are hardly places in the whole city with residential and commercial mix of this kind. That should not be the kind the city would let develop.

Name: Vincent Lum

Signature: Vincent Lum Date: 8/29/06

6. See Master Response No. 3 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

7. See Master Response No. 3 for Aesthetics and No. 1 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

PLN2003-01015 RECEIVED

10.

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

SEP 01 2006

City of Santa Clara
Planning Division

I (we) am (are) a resident(s) of the Casa Del Valle community and live on 3615 Brach Way, Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I (we) have concerns in the following areas. Please consider my response below when making your decision on the application before you.

1. Noise and Privacy: Project will create lots of noise to adjacent complexes. I urge you to scale down the development.

2. Parking: Increased on-street parking on Halford & driveway behind Kohl's will create lots of noise to adjacent units (incl. mine).

Aesthetics:

3. Air Quality: Increased traffic will lead to bad air quality for existing residents.

4. Traffic: Increased traffic on Halford and Lillick Ave will greatly impact the existing residents, and

Responses to Letter No. 10, **Chong Teoh and Cheng-Tse Fu**

1. See Master Response No. 1 for Noise. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 2 for Noise and No. 1 for Parking. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response No. 1 for Air Quality. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response Nos. 2 and 4 for Transportation / Traffic. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

Home Values:

5. Our home value will be impacted by the noise, traffic & apo the new apartments/condo.

Additional Concerns:

Name: _____

Signature: _____ Date: 8/29/06

(Chong Teoh
Cheng-Tse Fu)

5. See Master Response No. 3 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

11.

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

RECEIVED

SEP 05 2006

City of Santa Clara
Planning Division

I (we) am (are) a resident(s) of the Casa Del Valle community and live on Europe Ct., Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I (we) have concerns in the following areas. Please consider my response below when making your decision on the application before you.

1. Noise and Privacy: We are concerned about the construction noise. The on-going construction will disturb our infant son. Also the noise/traffic from the retail stores will be disturbing.

Parking:

2. Aesthetics: The view and sunlight from our windows is important. We don't want either to be blocked.

3. Air Quality: We are concerned about the construction dust and pollution as we take walks in our neighborhood.

Traffic:

Responses to Letter No. 11, **S. Prasads**

1. See Master Response No. 4 for Noise and No. 1 for Transportation / Traffic. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 1 for Aesthetics. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response Nos. 1 and 2 for Air Quality. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4. **Home Values:**

We hope that the new buildings don't devalue our older homes.

Additional Concerns:

5. There a lot of children in this neighborhood. We want them to be able to play outside & go for walks without the construction bothering them!

Name: Prasads

Signature: S Prasad

Date: 8/30/06

4. See Master Response No. 3 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

5. See Master Response No. 11 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

12.

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

RECEIVED
SEP 11 2006
PLANNING DIVISION

I (we) am (are) a resident(s) of the Casa Del Valle community and live on 1362 CASA CT, Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I (we) have concerns in the following areas. Please consider my response below when making your decision on the application before you.

1. Noise and Privacy: With 490 townhouses, there are definitely going to be a lot more noise. The neighborhood used to be one of the safest, with increase people, I am not sure it is safe for the kids to play around

2. Parking: With a new retail space, parking is definitely going to be effected

3. Aesthetics: This is a pretty low density neighborhood. ~~With~~ These high rise buildings change the neighborhood too much. People living in the townhouse can basically see what what we are doing in our backyard

4. Air Quality: The high rise building affects ventilation of the area. Being next to Lawrence the air quality is already rather. This project is going to make it worse.

5. Traffic: Lawrence South → Lillick Dr is a dangerous turn. With increase traffic, it would be dangerous for me to drive home every day.

Responses to Letter No. 12, **Chungman Ho**

1. See Master Response No. 1 for Noise and No. 11 for Transportation / Traffic. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 1 for Parking. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response No. 3 for Aesthetics and Nos. 1 and 2 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response No. 1 for Air Quality. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

5. See Master Response No. 9 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

Home Values:

6. These 490 townhomes changes our neighborhood to a high density neighborhood. This is going to adversely affect our home value.

Additional Concerns:

7. Can our school system handle the increase number of residents?

8. El Camino - Lawrence Expwy - Lillick merge will be a dangerous intersection.

Name: CHUNGMAN HO
1362 Casa Ct, SC 95051

Signature: Chungman Ho

Date: 8/31/2006

6. See Master Response No. 3 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

7. See Master Response No. 1 for Public Services. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

8. See response to comment No. 5 above.

13.

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

RECEIVED

SEP 07 2006

City of Santa Clara
Planning Division

I (we) am (are) a resident(s) of the Casa Del Valle community and live on Dr + Mrs William Murray, Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I (we) have concerns in the following areas. Please consider my response below when making your decision on the application before you.

1. Noise and Privacy: Very concerned about the impact of 400+ residential units in such a small area, and noise generated by commercial businesses. Lack of privacy due to an adjacent 8-story structure.

2. Parking: The impact of this many additional residents & their cars cannot be possibly handled as outlined in the EIR prepared by the city.

3. Aesthetics: Not clear from developers plans regarding exposed surfaces, colors, etc. Lack of green space. Height of proposed structure way out of line with surrounding community.

4. Air Quality: Truck deliveries to businesses (diesel) garbage dumpsters from restaurants (spoiled food + vermin attractant) on top of a greatly increased number of cars.

5. Traffic: Congestion and noise to late hours on Halford + Lillick Aves. lots of high speed 2-way traffic. Need to mitigate this impact by Lawrence Expwy entry ramp redesign, changes to one-way traffic flow needed. The overuse of Lillick + Halford Aves to "feed" traffic into a 400+ unit residential + commercial property.

A-917

Responses to Letter No. 13, **Dr. William J. and Judy L. Murray**

1. See Master Response No. 1 for Noise and Nos. 1 and 3 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 1 for Parking. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response No. 3 for Aesthetics and No. 2 for Public Services. The exposed surfaces and colors of the buildings are shown on colored renderings that are available at the City Planning offices. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response No. 1 for Air Quality and No. 1 for Parking. Odors and vermin are controlled by City and County regulations. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

5. See Master Response Nos. 2, 4 and 9 for Transportation / Traffic and No. 1 for Noise. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

6. Home Values:
Depending on ultimate configuration, surrounding home values could drop due to "multistory apartment bldg effect." Increased traffic, noise and lack of community green space and buffer zones could cause the "feel" of the neighborhood to change thus eroding property values.

Additional Concerns:

7. (1) Building "around" existing Kohl's Dept. Store will give an "added on" unplanned appearance to the overall project.

8. (2) Long term construction including Saturdays for a year or more.

9. (3) No provisions for cleaning up townhouse complex following construction to remove dust, etc.

10. (4) Impact of parking demand on surrounding streets with single family homes.

11. (5) Parking structures and driveways immediately adjacent to our property - noise, litter and etc.

12. Not a pleasing architectural design. looks like coporate slab sided construction. No enduring aesthetics of proposed construction.

Name: ~~Dr. William T. Murray~~
JUDY L MURRAY

Signature: William T Murray

Date: 8/31/06

Judy L Murray

8-31-06

1326 Kakiwa Way
S.C. 95051

A-99

6. See Master Response No. 3 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

7. See Master Response No. 2 for Aesthetics. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

8. See Master Response No. 1 for Project Schedule. Construction scheduling is given on page 73 of the Draft EIR. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

9. See Master Response No. 2 for Air Quality. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

10. See response to comment No. 2 above.

11. See Master Response Nos. 2 and 3 for Noise and No. 3 for Parking. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

12. See Master Response No. 2 for Aesthetics. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

14.

RECEIVED

SEP 07 2006

City of Santa Clara
Planning Division

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

I am a resident of the Casa Del Valle community and live on 3713 Europe Court, Santa Clara, CA. After receiving your notice of availability (EIR) and having reviewed the draft environmental impact report for the Santa Clara Square proposal, I have comments in the following areas. Please consider my response below while making your decision on the application before you.

1. Noise and Privacy: Constructing an eight-story building directly behind our complex jeopardizes my privacy. The sheer volume of additional traffic is going to increase the noise level late into the evening. With parking structures and overflow parking along city streets, how are problems such as car alarms being activated going to be handled?

2. Parking: I strongly object to the developers' request for the waiver to permit fewer parking spaces than otherwise required by city ordinance as this would increase on-street parking in our neighborhood. Additionally, foot traffic, possibly through our complex would increase. The thought that the residents of this development would use mass transit is wishful thinking. Let's be honest here, anyone who could afford to purchase these townhouses would not be the utilizing a city bus or mass transit for their transportation needs.

3. Aesthetics: Nothing about the planned development is architecturally pleasing to the eye. This development is going to look like any other commercial development in a large city. I have a real concern about looking out of my 2nd floor bedroom window into the side of an eight-story building. Not to mention that lack of sunlight this will cause during the day and, conversely, the constant lighting from the exterior of the development that I'll have to contend with at night. There's also the issue of glare from the windows of these high-rise buildings.

4. Air Quality: The dust and diesel fumes from construction equipment during the construction period will permeate the air around our community, causing us to keep windows and doors sealed. Just the additional traffic will increase exhaust fumes in the area.

5. Traffic: Just referring to the plans for residential development, with almost 500 townhouses planned, and an anticipated minimum of two vehicles per unit, this will significantly increase traffic in and around El Camino Real, Halford, Lillick and Lawrence Expressway, making if virtually impossible for those living in Casa Del Valle access to our community. Add to that congestion, the commercial and business traffic going in and out of the development. At a minimum, the on-ramp to South

Responses to Letter No. 14, **Linda McClure**

1. See Master Response Nos. 1 and 5 for Noise and No. 2 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response Nos. 1 and 2 for Parking. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response Nos. 1, 2, 3 and 4 for Aesthetics. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response Nos. 1 and 2 for Air Quality. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

5. See Master Response Nos. 4, 6, 7 and 9 for Transportation / Traffic. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

Lawrence must be metered so the danger of exiting from Lawrence to Lillick is minimized. I would like to see a better plan in terms of the traffic patterns in and around this new development as I don't believe the developers have thoroughly considered the problem.

6. Home Values: Maybe when this development was first planned years ago, there was a great need for new housing; however, with the Silicon Valley "bust" of 3-5 years ago, that need is no longer valid. Supply and demand for housing has kept property values going up in the area, or at least steady. With the planned construction of nearly 500 townhouses, the market will be over-saturated in this area and the value of our property will drop. With increasing reports of "the housing bubble burst", the scope of this development is far greater than what is needed for this area.

7. Additional Concerns: Though I do not directly oppose this development project and, in fact, embrace the revitalization of our neighborhood with new commercial business, I do oppose the scale and density of this planned project. I do not believe that Santa Clara needs this much housing on one relatively small piece of land. In reviewing the EIR, I'm concerned that the developer has not satisfactorily addressed the environmental impact this project will have on the surrounding neighborhood. I think the negative potential consequences are understated and my impression is that they are very flippant in their responses to these negative consequences. As currently planned this development is going to look like some ugly monstrosity that doesn't fit with the aesthetics of the surrounding area and looks more like something you would build in the middle of a city where you have no space and high density living. Please consider limiting the scope of the proposed project to no more than two-four stories and significantly reduce the number of planned townhouses. Lastly, there was no indication on the expected start and end date to this project. I'd like an answer to that question as well. I would appreciate the City of Santa Clara Planning Department giving my concerns your attention before voting to allow this development to continue as planned. Thank you.

Name: Linda McClure

Signature: Linda McClure Date: 9/1/06

6. See Master Response No. 3 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

7. See Master Response Nos. 2 and 3 for Aesthetics; No. 1 for Land Use and Planning; and No. 1 for Project Schedule. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

15.

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

RECEIVED
SEP 11 2006
PLANNING DIVISION

I (we) am (are) a resident(s) of the Casa Del Valle community and live on 3719 Europe Court, Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I (we) have concerns in the following areas. Please consider my response below when making your decision on the application before you.

1. Noise and Privacy: People could look into our houses and backyards

2. Parking: People will use the area streets for additional Parking

3. Aesthetics: eight story building (especially 6) do not fit with the neighborhood landscape

Air Quality:

4. Traffic: This will cause congestion and delays

Responses to Letter No. 15, **Bill Hesley**

1. See Master Response No. 2 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 1 for Parking. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response No. 3 for Aesthetics and No. 1 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response No. 1 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

Home Values:

Additional Concerns:

5. 1.) Increase in Neighborhood Crime

6. 2.) overcrowding of local stores especially grocery stores

Name: BILL HESLEY

Signature: Bill Hesley **Date:** 09-02-2006

5. See Master Response No. 5 for Public Services. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

6. According to the manager of the supermarket across El Camino Real, they would welcome the additional residents and he foresees no problem with overcrowding. If the existing onsite market is proposed to be relocated, and outdoor display and/or storage is proposed, this use will be subject to Use Permit review, at which time the City will evaluate potential impacts on the neighborhood.

16.

(16)

RECEIVED

SEP 07 2006

City of Santa Clara
Planning Division

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

I (we) am (are) a resident(s) of the Casa Del Valle community and live on 3681 BRACH Way, Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I (we) have concerns in the following areas. Please consider my response below when making your decision on the application before you.

1. Noise and Privacy: I will live across from the proposed Santa Clara Square & very concerned the impact that the development will have on my Quality of life.

Parking:

2. Aesthetics: Height should be limited

Air Quality:

Traffic:

Responses to Letter No. 16, **Mario Mere**

1. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 3 for Aesthetics and No. 1 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

Home Values:

Additional Concerns:

3. Number of proposed residential units is excessive. 490 units is too many & will result in excessive noise & lots of traffic problems

4. The height of some of the proposed structures should be limited to no more than 50 feet.

Name: MARIO MERE

Signature: [signature] Date: 9/2/2006

3. See Master Response No. 1 for Land Use and Planning; No. 1 for Noise; and No. 1 for Transportation / Traffic. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4. The comment is acknowledged. See response to comment No. 2 above.

17.

City of Santa Clara Planning
Department 1500 Warburton
Avenue Santa Clara, CA
95050

RECEIVED

SEP 0 7 2006

City of Santa Clara
Planning Division

I (we) am (are) a residents) of the Casa Del Valle community and live at 1316 Karina Way, Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I (we) have concerns in the following areas. Please consider our response below when making your decision on the application before you.

1. **Noise and Privacy**: We disagree with the current plan which calls for 11 hour construction work days during the week and 9 hour work days on Saturday. The existing residents nearby will be subjected to an inordinate amount of noise during long weekday hours and then their weekends will also be disrupted by noise. **If this project is approved, we are asking for no Saturday construction hours.**

2. **Parking:** Even though a parking structure is planned, we all know that there will be an increased number of cars parking on the residential streets. This will have a negative impact on existing residents in the immediate area.

3. **Aesthetics**: An eight story residential complex , including 490 townhouse units, is too large for this area. A development of this scale is not compatible with the existing residential neighborhood and will destroy the balance..

4. **Air Quality**: The increased traffic of trucks during construction, and cars after project completion, will cause a significant increase in unhealthy emissions released into the air.

5. **Traffic**: The increase in traffic will negatively affect the quality of life and peace and quiet of those of us living along Lillick and Halford. The streets in this area are already filled with traffic and a complex like this one would increase the number of cars using these streets.

Responses to Letter No. 17, **Kathryn L. and Herbert D. W. Ebhardt**

1. See Master Response No. 4 for Noise. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 1 for Parking. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response No. 3 for Aesthetics and No. 1 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response No. 1 for Air Quality. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

5. See Master Response Nos. 2 and 4 for Transportation / Traffic and No. 1 for Noise. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

Home Values:

Additional Concerns:

Name: Kathryn L & Herbert D.W. Ebhardt

Signature: Kathryn L Ebhardt

Herbert D.W. Ebhardt

Date: 9/4/06

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18.

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

(18)

SEP 6 2006

RECEIVED
SEP 11 2006
PLANNING DIVISION

I am a resident of the Casa Del Valle community and live on 1373 Sarita Way, Santa Clara, CA. After receiving your notice of availability of, and having reviewed, the draft environmental impact report for the Santa Clara Square proposal, I have concerns in the following areas. Please consider my response below when making your decision on the application before you.

Noise and Privacy: (see comments on next page)

Parking:

Aesthetics: (see comments on next page)

Air Quality:

Traffic:

Responses to Letter No. 18, **Russell Ryono**

The introductory comments on this page are acknowledged. No response is required.

Home Values: _____

Additional Concerns:

1. I do not have a problem with developing this property to bring in new businesses as it can bring a number of benefits / conveniences to the neighborhood / city. What I do feel more strongly about is the size of the planned buildings. Eight story buildings, in my opinion, would be much too high affecting privacy and the "openness" of this townhouse community. In addition, buildings this tall would be completely out of character within the immediate neighborhood. Please consider scaling down this project to be consistent with the "feel" for the area. Thank you for your consideration.

Name: Russell Ryono

Signature: Russell Ryono Date: 9/4/06

1. See Master Response No. 3 for Aesthetics and Nos. 1 and 2 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

19.

From: J Lipari <jlipari@sbcglobal.net>
To: <Planning@ci.santa-clara.ca.us>
Date: Tuesday, September 05, 2006 10:36:53 AM
Subject: Santa Clara Square Mixed Use Development

September 5, 2006

To: Mr. Douglas V. Handerson, AICP
Re: Santa Clara Square Mixed Use Development

Dear Mr. Handerson,

I am interested in the above development as I am a home owner in the adjacent neighborhood. Living near El Camino Real, we were aware of, at the time of our home purchase in 1993, and accept the potential for commercial development very near to our home. I have never provided comment to the city on these types of developments which have occurred on El Camino Real during the 14 years I have owned a home here.

1. However, I am providing comment about the proposed Santa Clara Square Mixed Use Development as I am very concerned about the large number of residences proposed which will impact the local elementary school, Laurelwood. There are currently approximately 600 children at Laurelwood Elementary. This school was designed for a much smaller number of students, I believe about 250. The traffic that currently exists in the neighborhood at the beginning and end of school is already at unacceptable levels due to traffic from Laurelwood Elementary School, Peterson Middle School, other schools and occupants at the nearby Patrick Henry school site and commuters who drive through the neighborhood trying to get to 280 or Lawrence Expressway and avoid traffic on El Camino Real or Homestead Road.

2. Many of us who live within walking distance do not allow our children to walk to school by themselves because people have been hit by cars in the cross walks leading up to the school. The answer that has been given to us parents to help reduce traffic is that everyone who can should walk their children to school, which we do, at our own peril. I have been nearly hit in the 3 crosswalks leading to the school from my house so many times in the past two years I can't remember the number. Even so, Santa Clara provides no crossing guards at any intersection near the school. If you drive by neighboring Sunnyvale and Cupertino city schools there are many crossing guards (Stocklmeir, Collins) although those schools have lesser traffic. Somehow they are willing and able to protect their current student residents and their parents while the City of Santa Clara is not.

3. A comment was made that there will not be many children residing in the proposed residences at Santa Clara Square so the local school impact will be minimal, as other similar developments along El Camino did not have many residents with children. The belief is that these types of developments are not seen to be desirable by families. That will definately prove to be incorrect in this case. Look into the number of children living in apartment buildings within Laurelwood school boundaries, they are full of children. Laurelwood is a highly desirable school. As highly desirable or more so than some Cupertino schools. I know of families who were unable to get into Laurelwood through the school districts's open enrollment process so they have rented out their own homes in other parts of Santa Clara and rented an apartment in order to live within Laurelwood's boundaries so their children can go to this school.

4. If this development is approved with residences I would like to see the school boundaries redrawn to place this property outside Laurelwood's boundaries, maybe Braly can handle 490 new residences, as they have about half as many students as Laurelwood. Laurelwood's neighborhood cannot handle any more children and cars, even if the city decided to place crossing guards at many of the cross walks near the school.

Thank you,
Jill Lipari
1572 Peacock Avenue
Sunnyvale, CA 94087

Responses to Letter No. 19, **Jill Lipari**

1. See Master Response No. 1 for Public Services and No. 4 for Transportation / Traffic. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 11 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

   The streets around Laurelwood Elementary have been regularly surveyed by the Santa Clara Police Department, and no need for adult crossing guards has been determined. Student crossing guards are utilized to aid children across Teal Drive in front of the school.

3. See response to comment No. 1 above.

4. The comment is acknowledged. No response is required.

20.

EJ Wright
1414 Sarita Way
Santa Clara,CA 95051
☎ 408-2613836
09/05/2006

RECEIVED
SEP 0 7 2006
City of Santa Clara
Planning Division

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

Subject: Response to EIR for Santa Clara Square Development

Dear Sir or Madam

We are residents of the Casa Del Valle community and live on 1414 Sarita Way, Santa Clara, CA. After receiving notice of availability of, and having reviewed, the draft environmental impact report for the proposed Santa Clara Square development, have concerns in the following areas.

1. Noise and privacy. Our home is on the boundary wall of the development property and we are concerned with the height of the proposed development that we will have reduced privacy in our home as well as an increased noise level from the sheer number of units being developed and the increased number of vehicle passing by our the small street behind our home.
2. Traffic. We are concerned by the increased number of vehicles access ing the property. With the number of units proposed we are looking at in excess of 2000 vehicles accessing the redidential units. With the poor traffic flow in the proposed layout we expect most of these new residents will choose to use the "back street" i.e. Behind Kohls to access the main residential complex thus my traffic noise level will go from 1 dump truck per week to potential 1000 cars down the small street.

   In addition to the traffic within the proposed development we have serious concerns with the traffic flow in the general vicinity. Even with the current low traffic accessing Kohls there are daily slowdowns and backups on EL Camino Real between Lawrence Expressway and Halford. With the dramatically increased traffic accessing this development we would expect to see the following:

   1. Increased flow problems coming down El Camino from the East.

Responses to Letter No. 20, **E. J. Wright**

1. See Master Response No. 2 for Land Use and Planning and Nos. 1 and 2 for Noise. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response Nos. 3, 4 and 9 for Transportation / Traffic. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. Traffic backup heading west of El Camino as all westbound El Camino and North bound Lawrence Expressway traffic must perform a U-turn at the Halford traffic light to access the development.
3. A dramatic increase in traffic in Lilick with increased risk of accidents at the Lilick off ramp from Lawrence Expressway.

3. Parking. We are unfortunately not as optimistic as the writer of the EIR that the folks purchasing these units will be folks who will use public transit. Thus the proposed number of parking spaces will be inadequate and we insist that at a minimum the developer must comply with existing regulations and not be granted any variance.
4. Aesthetics. We are concerned with the loss of light coming into Casa Del Valle, specifically on the units immediately bordering the proposed project. This is a significant issue for the units bordering Kohl's because this is currently the major source of light coming into the units. If this disappears, the units will be very dark. Based on my experience with the current property owner I do not trust the developer will meet the requirement for cleanup. The current property as major issues with
   1. Trash. The rear of the property is not well maintained and trash is strewn around the property.
   2. Vagrants. As this property is not checked regularly we have at least 12 vagrants who have made this their permanent home.
   3. Tree infestations. The current trees at the rear of the property are invested with Woolly aphid and whitefly and the property owner is not prepared to address the issue.
5. Air Quality. We believe this area is very vague and believe our residents should have an input to the non existent Construction Air Quality plan. We are very concerned about the impact the dust created during construction would have on our air quality as well as dust intrusion into our homes. There is no mention of support being provided to home owners to either cleanup or reduce this impact.
6. Home Values. None of the information that we have been able to find addresses what is likely to happen to home values of the existing communities if *Santa Clara Square* is approved. We would like to see a study funded by *Santa Clara Square* to assess the likely impact.

7. In summary I would like to express that we are not completely opposed to this development as we believe the city needs such new investment. Our major concerns are over size/density of the project and the impact such a huge project will have on our quality of life and property values.

Best regards

EJ Wright

3. See Master Response Nos. 1 and 2 for Parking. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response Nos. 1 and 5 for Aesthetics. There has been a nightly security patrol for the past year to insure that there are no vagrant camps behind the building. There have been no recent reports of vagrants. The property managers inspect the site regularly, and a sweeping service cleans the site regularly. The infested trees along the southerly property line are being investigated by the City arborist and will be treated according to his recommendations. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

5. See Master Response No. 2 for Air Quality. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

6. See Master Response No. 3 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

7. See Master Response No. 1 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

21.

From: Ivonne zelaya <dije_z@yahoo.com>
To: <Planning@ci.santa-clara.ca.us>
Date: Tuesday, September 05, 2006 8:04:22 AM
Subject: 3700 El Camino Real SCH#2003122002

September 5, 2006

Dear Sir or Madam:

I am a resident in the neighborhood adjacent to Kohl's parking lot. I am extremely concerned about the potential new development at 3700 El Camino Real, Santa Clara.

1. The area from El Camino Real and Lawrence Expressway all the way to El Camino and Wolfe Road is already a nightmare of congestion, especially during commuting times.

I would challenge you and your department to do this test before you approve such an unrealistic plan:

Place an additional 1,500 more drivers in this area during commuting times (assuming there will be at least 2 people per unit and 500+ shoppers at one time)

Believe me you are not going to like what you see. Especially if this was your neighborhood and you were trapped at this home because moving would mean paying more property taxes.

I know your department is looking at more tax revenues for the city. But, isn't real state property taxes already enough for such a rich city?

Please think of the damage you are doing to our already congested neighborhood. We already get a lot of traffic on our street from people trying to avoid the congestion on El Camino Real.

I live at 1338 Thunderbird Avenue and my crossing street is Burnley, off Halford.

Please reconsider such ridiculous potential development.

Very truly yours,

Ivonne Zelaya
(408) 249-5064

Yahoo! Messenger with Voice. Make PC-to-Phone Calls to the US (and 30+ countries) for 2¢/min or less.

Responses to Letter No. 21, **Ivonne Zelaya**

1. See Master Response No. 5 for Transportation / Traffic. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

22.

From: Charles Moss <chmoss33@yahoo.com>
To: <Planning@ci.santa-clara.ca.us>
Date: Wednesday, September 06, 2006 2:26:47 PM
Subject: Santa Clara Square Mixed Use Development

I live in Sunnyvale 3 blocks from Kohls. A neighbor passed out a flyer on this project and that is the first any of us had heard of it.

1. Since we are so close, it seems reasonable that you would be required to notify us of the proposed project.

I am concerned, of course, about several issues that would adversely impact us.
I would appreciate a response from you.
Thanks in advance.

Charles H. Moss
1062 Castleton Way
Sunnyvale, CA 94087
(408) 554-9318

Responses to Letter No. 22, **Charles H. Moss**

1. See Master Response No. 1 for Notification. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

23.

(23)

SEP 2006

To: Douglas V. Henderson, AICP
City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, Cal. 95050

September 6, 2006

From: Norval Nelson
1099 Bryant Way
Sunnyvale, Cal. 94087

Subject: Environmental Impact Report Santa Clara Square
Mixed Use 3700 El Camino Real SCH# 20003122002

Background: The city of Santa Clara has received a rezoning application for mixed use development of up to 490 residential units, up to 12,300 square feet of office space and 171,000 square feet of commercial/retail space (including the existing Kohl's store). This proposed site is located on the south east corner of El Camino Real and Halford Avenue. The above identified preliminary environmental report has been issued with a deadline of comments to be received by 11 September, 2006.

1. Comments: Basically I have no objections to common use developments. But the part of the environmental report for this project dealing with traffic is of interest to me. The report provides extensive analysis (271 pages of it) of traffic impacts in the city of Santa Clara. It makes no mention of potential traffic impacts to the City of Sunnyvale resident's.

2. Let me provide two examples of my concern. First is the El Camino to Henderson to Bryant Way to Thunderbird Ave. to Burnley to Halford to El Camino two way traffic corridor. It is used extensively by people familiar with the area who wish to avoid the Halford to El Camino intersection. This includes families transporting children to and from Peterson Middle School, people going to and from Kohl's and others, like my self, who do not like the bottleneck at Halford and El Camino. It will not take much time before the new residents figure out what the rest of us have that this traffic corridor is a great way to go if you are going to or from Sunnyvale.

Responses to Letter No. 23, **Norval Nelson**

1. See Master Response No. 1 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 5 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. A second example is Lillick Dr. which is another traffic corridor. If you are going south on Thunderbird and want to take a left turn onto Lillick Dr. you have to be very carefully as visibility to the left is limited. Any increase in traffic flow would just exasperate this.

4. To address my concerns I am requesting the City of Santa Clara work with the City of Sunnyvale to incorporate a total traffic flow analysis in the traffic portion of the subject environmental report, not just Santa Clara,. for the planned Santa Clara Square development.

Thank You

Norval Nelson

CC:
Jack S. Whitthaus , Transportation and Traffic Manager, City of Sunnyvale

Sunnyvale City Council Members:

Sunnyvale Planning Commission

Sunnyvale Public Safety Department

3. See Master Response No. 4 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

4. The comment is acknowledged. No response is required.

24.

MARTIN BLATNER

3683 EUROPE COURT
SANTA CLARA, CA 95050
408-266-6341
408-266-6116

RECEIVED
SEP 11 2006
PLANNING DIVISION

September 7, 2006

CITY OF SANTA CLARA
PLANNING DEPARTMENT
1500 WARBURTON AVE
SANTA CLARA, CA 95050

I am a resident of the Casa Del Valle community and live on Europe Court, Santa Clara, CA. I received your notice of availability of the draft environment impact report for the Santa Clara Square proposal. Upon review of this report I have concerns in the following areas

1. ***Traffic and Noise:*** *The extra traffic and accompanying noise may significantly impact El Camino, Lillick, Halford and Lawrence as well as the driveway to the rear of Kohl's.*

   The proposed change to change traffic flow on Halford near the Chevron Station would force more traffic south on Halford, where it would have greater impact on existing residence.

2. ***Parking:*** *The request by the developer for a waiver to allow significant less parking space than would otherwise be required would lead to more on-street parking on Halford and nearby streets.*

3. ***Lighting:*** *Additionally an increase in parking and traffic flow behind Kohl's would require additional lighting which would create additional glare.*

4. ***Air Quality:*** *Increased density of housing and associated traffic will have an affect of air quality.*

5. ***Land Use:*** *The construction density appears to be significantly incompatible with the surrounding neighborhood.*

Sincerely,

Responses to Letter No. 24, **Martin Blatner**

1. See Master Response No. 2 for Transportation / Traffic and No. 2 for Noise. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 1 for Parking. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response No. 4 for Aesthetics. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response No. 1 for Air Quality. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

5. See Master Response No. 1 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

25.

From: <EckRon@aol.com>
To: <planning@ci.santa-clara.ca.us>
Date: Thursday, September 07, 2006 11:17:03 AM
Subject: Comments on Santa Clara Square Development

Dear Mr. Handerson:

Re.: Santa Clara Square, Mixed Use Development

We have lived approximately three blocks west of this proposed project since 1981 and we are extremely concerned over the impact this project will have on the surrounding neighborhoods, with regard to health issues, increased consumer costs and the quality of life in general.

1. The Environmental Impact Report clearly states that during the construction phase there will be an increase in air pollution, noise levels and traffic congestion, and even though these can be mitigated to some extent, they will increase. Those of us in the surrounding neighborhoods are the ones who will suffer both the short and long term effects.

2. After construction, the same report states that the concentration of this number of cars will increase the air pollution, not only locally, but over a wide ranging area. This forces us to endure an even greater potential for long term health effects. This additional pollution also forces consumer costs up due to the need to reduce pollution from other sources such as autos, factories, etc., in order to meet the overall environmental standards.

3. On a more frequent basis we are asked not to drive, not to use electricity, not to use water and not to use natural gas. A project that will consume even more of these resources seems to lack any logical basis. Where are the additional utilities coming from to support this project? Where are the new highways that will carry these people back and forth to work? Where are the new landfills to absorb the additional refuse? Consumer costs and utility rates will have to increase to support this need.

4. We have watched high density housing being developed throughout the county and the result has not been positive. The quality of life that once was very high is fast approaching that of Los Angeles. As mentioned above, our already limited utilities are strained even more, our highways are congested and in terrible shape, more and more money is required to further reduce air pollution, and as more people are packed into a limited space, crime is bound to increase.

5. Once this project is completed, those of us in nearby neighborhoods will suffer significantly increased traffic congestion. Lawrence Expressway and Wolfe Road are already backed up each morning and afternoon during commute times. Commute time will increase resulting in more air pollution and more gasoline being consumed. It will make a bad situation even worse.

6. The only positive that I saw stated in the report is the additional people will support local stores. We live in a very high population density already and if the current population isn't supporting certain local stores, then competitive dynamics will force them out of business. I've never heard the argument that if a particular business is failing, we should move more people into the area to support that business.

SUMMARY:

Responses to Letter No. 25, **Ron Eckert**

1. See Master Response No. 2 for Air Quality; No. 4 for Noise and No. 1 for Transportation / Traffic. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 1 for Air Quality. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response No. 1 for Utilities and Service Systems. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response No. 5 for Public Services. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

5. See Master Response No. 1 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

6. The comment is acknowledged. No response is required.

7. Negatives to surrounding community:
· increased air pollution
· increased traffic congestion
· additional demand on utilities
· higher costs
· higher inflation
· more crime
· reduced quality of life

8. Positives to surrounding community:
· A few more jobs? This depends on the number of new jobs created by the project versus the number of jobs taken by the new residents.

9. It appears to me that every impact to the surrounding community is negative. There are only two groups that I can identify that will benefit from this project: The owner of the property and the Santa Clara County Tax Collector.

10. All of the above being said, I am a firm believer that a property owner should within reason, be able to do with his property as he pleases. The caveat being that there should be no negative impact allowed to the surrounding community! As a compromise, I recommend that the number of additional housing units be significantly scaled back to a level that has minimal impact. I believe that this number should be no greater than 50 and preferably under 25. The ideal solution is to keep this area zoned for business only. There will still be negatives, but they will be substantially less than those incurred by allowing 490 additional residential units into the area.

Thank you for your consideration of our concerns.

Ron Eckert
1370 Sprig Ct.
Sunnyvale, CA 94087

7. The summary comments are acknowledged. See responses to comment Nos. 1 through 5 above.

8. The comment is acknowledged. No response is required.

9. The comment is acknowledged. No response is required.

10. See Master Response No. 1 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

26.

From: Lorraine May <misfire-897@comcast.net>
To: Doug Handerson <dhanderson@ci.santa-clara.ca.us>
Date: Monday, September 11, 2006 9:51:09 PM
Subject: Electronic Copy of Comments For 3700 El Camino Real Development Attached

Mr. Handerson,

Pls. find attached my electronic copy of a hard copy letter mailed to your office on Saturday:

September 7, 2006

City of Santa Clara
Planning Department
1500 Warburton Avenue
Santa Clara, CA 95050

Attn: Douglas V. Handerson, Associate Planner

Lorraine May
1143 Cotswald Court
Sunnyvale, CA 94087

Dear Mr. Handerson,

I would like to add the following comments to the Environmental Impact Report for the proposed development of the Santa Clara Square Mixed Use Development at 3700 El Camino Real in Santa Clara. I am a concerned member of the community who will be affected by this project. In order to maintain a beneficial community, city planners also need to examine the needs of the existing community to fit in planned developments. I would like to state that as the EIR now stands, the development does not benefit the community and will significantly negatively impact its livability. Additionally, there are several points in the Environmental Impact Report, that I would like clarification on as well as perhaps further examination of the impact on our community.

1. Primarily, after reading the environmental impact report, I am uncertain as to whether 1672 parking spaces will be enough for 490 residential units, 171, 000 square feet of commercial retail space, and 12,300 square feet of office space. My calculations alone conclude that 2 parking spaces for the 490 residential units each will constitute 980 parking spaces leaving only 692 parking spaces for the rest of the land use. This seems in my opinion, to be a tremendous shortfall, given the kind of use planned for the property. Keep in mind as well, that the number of parking spaces may also fill up even further from the condominiums as many people have more than 2 cars and prefer to use

Responses to Letter No. 26, **Lorraine May**, September 7, 2006

1. See Master Response No. 1 for Parking. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

their garages for storage rather than cars. Perhaps, I am most worried as a close neighbor to the property, what kind of impact this will have on our surrounding streets. With office space, many tenants will need parking spaces all day from 8-5 pm, also using up several hundred parking spaces. Finally, with such a large planned development of commercial and retail space, parking needs may consist of a greater capacity than planned since the property will have restaurants and retail and parking will peak at several times of day including lunch and evening.

2. One needs only to look to the Cherry Orchard development in Sunnyvale as a development that does not provide adequate parking for a mixed land development. In this case however, no outlying neighborhoods are affected as the area is bordered by El Camino Real, Sunnyvale Avenue, and Mathilda Avenues. In our case however, there are many surrounding streets. Our neighborhood is currently affected by congestion and hazardous driving which occurs as motorists exit from Lawrence onto Lillick Avenue, sometimes driving 20-30 miles over the posted speed limit. What will be the impact on our residential streets of adding hundreds, perhaps thousands of cars per day potentially speeding and searching for parking? One suggestion to limit parking from this development onto our streets is for a 24 hour resident parking sticker like the one given to existing neighborhood residents in detached homes who live in the Santana Row area. This will limit parking and keep our streets safer. The other alternative is planning for a much larger number of parking spaces within the development. Most people would prefer to park on site and not walk so far to the development.

3. The other primary concern I have as a neighborhood resident is the impact on the schools. The EIR notes that Laurelwood Elementary School and Peterson Middle School are already close to capacity. Wilcox High School is impacted. The EIR offers no suggestion of how it will address the impact on these schools. Potentially, this project could create an additional 980 students for the district if every unit has 2 children. (Although the EIR only says 250 students.) This impact would be long term because the population will be less transient than that of a rental property. How does the city plan to address this? Will children already in the neighborhood face overcrowded classes, more safety concerns as they walk to and from school, and perhaps even being pushed out of their neighborhood school to accommodate the children coming from this development? How does the city plan to address the additional stress on underfunded schools in the area by adding more students to them?

4. The EIR also states that residents of this development located in Santa Clara will be using Raynor Park and Peterson as recreational facilities. Is the city of Sunnyvale aware that the EIR has listed these facilities? How is wear and tear by Santa Clara residents accounted for on Sunnyvale facilities?

For the residents of the neighborhood, the project creates several important quality of community issues that need to be properly addressed. I certainly hope that as the city plans the development,

2. The comment is acknowledged. No response is required.

3. See Master Response No. 1 for Public Services and No. 11 for Transportation / Traffic. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response No. 3 for Public Services. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

they will look at the existing needs of the community so the development will make a positive addition. I think all the neighbors would agree that a contemporary development having retail shops and restaurants within walking distance or close by is an added plus, but the land must be developed in harmony with the neighborhood to minimize overcrowding and stress on the existing infrastructure.

Sincerely,

Lorraine May

CC: Tappan Merrick <tapmerrick@yahoo.com>

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28.

From: "Murali V" <vmmehar@gmail.com>
To: <planning@ci.santa-clara.ca.us>
Date: Thursday, September 07, 2006 7:52:48 PM
Subject: Santa Clara Square development.

Hi,
We stay in 1396 GAZDAR CT, We have following concerns over the proposed development.

1. Traffic congestion.
   Traffic on Burnley will increase.
   Should restrict access to Burnley from Halford and the new development. Like divider on Halford Ave beyond Burnley. Which will allow right only from Halford to Burnley, and right only to Halford from new development and right only from Halford Ave to the new development.

   No Left from Halford Ave to Burnley or to the new development.

   This will avoid people using Burnley.

2. Parking.
   Parking on Burnley should be restricted only to Gazdar ct residents.
   No Commercial parking should be allowed.
   The entrance from Burnley into the shopping complex at intersection of Halford and Burnley should be closed.
   No one from the new development should park on Burnley.

3. Surrounding area development.

   The Surrounding areas need to be improved (particularly shopping complex at intersection of Halford and Burnely) to represent the new surroundings.

4. Possible increased dumping.

   Currently we see dumping and home less people staying on Burnley.
   Such activities can increase because of the new development.
   Strict rules should be enforced to avoid the above.

5. Security.
   Currently we see suspicious characters around the shopping complex of Burnley and Halford. This may increase with the increased activity Strict security should be enforced in these surroundings.

Thanks
Murali

Responses to Letter No. 28, **Murali V.**

1. See Master Response No. 5 for Transportation / Traffic. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 1 for Parking. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. The comment is acknowledged. No response is required.

4. See Master Response No. 5 for Public Services. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

5. See response No. 4 to letter No. 20, E. J. Wright and Master Response No. 5 for Public Services. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

Derek Jewhurst
3605 Brach Way
Santa Clara, CA 95051

29.

RECEIVED
SEP 13 2006
PLANNING DIVISION

September 8, 2006

City of Santa Clara
Planning Department
1500 Warburton Ave.
Santa Clara, CA 95050

To Whom It May Concern:

I am writing you in regard to the proposed development entitled "Santa Clara Square Mixed Use Development." While I am not opposed to seeing the subject area revitalized, I am very concerned at the proposed scope. As a property owner living adjacent to the area in the Casa Del Valle townhouse complex, I have a number of concerns that I do not see properly addressed in the "Draft Environment Impact Report". My concerns are as follows:

1. Aesthetics : There will be a large increase of trash and dirt which will require a nightly street wash. Residents, such as myself, who live directly south will suffer a loss of light from the large buildings. Where is the Sun and Shade Study? The EIR states "These taller buildings will allow for concealed structured parking, 360 degree views of the surrounding bay and mountains, and interior courtyards that provide active and/or passive recreational opportunities." While the view to my north is not perfect, it is, at least, of blue sky and trees - I do not want to look out and see a 6 story eye sore. The EIR says that trees will be replaced but not say whether or not they will blend with the existing trees at Casa Del Valle.

2. Air Quality : Construction will certainly produce a significant amount of dust. The EIR references a "Construction Air Quality Plan" that does not exist and there is apparently no recourse for residents of Casa Del Valle to give input even though we are the "sensitive receptors" referred to in the report.

3. Noise : Project construction will cause a very noticeable and likely irritating noise level. What measures are in place to deal with violations of the proposed construction hours? How long with the construction take? Also, once the buildings are complete, how much of a boost in ambient noise will there be? There is a proposed 6 story building directly behind my property, of which, the first 3 floors are parking - how much noise will this produce despite the use of special grating? What will be done if I car alarm goes off in the middle of the night? What about noise from the residents?

4. Privacy : As it stands now, I have a good amount of privacy in my bedroom and backyard, with the addition of the proposed building VI, this would be gone. I would have never bought this home if the proposed buildings were already there.

5. Traffic : There will be a large increase of traffic on Halford Ave. which will have a significant impact on the residents of Casa Del Valle. Parking is likely to spill over to into the surrounding areas on and around Halford Ave. Also, as a resident living directly behind the retail area in the South-East corner, I am quite aware of considerable number of auto accidents happening on Lawrence Expressway due to traffic merging south-bound from El Camino Real. The increase in traffic from retail and residential vehicles will certainly cause even more accidents. It will only be a matter of time until someone is seriously injured.

6. Value : Nothing in the EIR addressed the impact on the surrounding home values. All of the above concerns

Responses to Letter No. 29, **Derek Jewhurst**

1. See Master Response Nos. 1, 2, 5 and 6 for Aesthetics. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

2. See Master Response No. 2 for Air Quality. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

3. See Master Response Nos. 1, 3, 4 and 5 for Noise and No. 1 for Project Schedule. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

4. See Master Response No. 2 for Land Use and Planning. The comment is noted for the record, and will be considered by the City Council as part of its decision-making process.

5. See Master Response Nos. 2 and 9 for Transportation / Traffic and No. 1 for Parking. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

6. See Master Response Nos. 3 and 4 for Land Use and Planning. The comments are noted for the record, and will be considered by the City Council as part of its decision-making process.

will certainly negatively influence value of the existing homes. What about the types of business that will be present? Do the residents of Casa Del Valle have some input on what will and will not be allowed? Can you imagine a bar or club that serves alcohol and is open late (or adult entertainment) and how that would lessen the attraction of our homes?

As a voter and a concerned property owner, please consider my response when making your decision on the application before you.

Sincerely,

Derek Jewhurst