

From: [Elizabeth Elliott](#)
To: fourteafour@aol.com; [Planning Public Comment](#)
Cc: [Gloria Sciara](#); [Reena Brilliot](#); [Lesley Xavier](#)
Subject: RE: El Camino Real Specific Plan / Public Hearing rescheduled to May 10, 2021 (from April 28, 2021) // Flooding Hazards
Date: Monday, May 10, 2021 11:52:14 AM
Attachments: [image001.png](#)
[image003.png](#)

Hello Ms. Sparks,

Thank you for your email. Your comments have been received in the Planning Division and will be distributed to the Planning Commission in advance of tonight's meeting.

Regards,
Elizabeth Elliott

Planning Division | Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450

From: fourteafour@aol.com <fourteafour@aol.com>
Sent: Monday, May 10, 2021 11:42 AM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: El Camino Real Specific Plan / Public Hearing rescheduled to May 10, 2021 (from April 28, 2021) // Flooding Hazards

My focus is to ensure that Mariani's (and all land redevelopers) incur their fair share for the cost of Flood Mitigation that will be required to support their redevelopment plans. Our neighborhood is not currently in a flood zone, and I find it a crucial point to bring to the attention of the Planning Commission & City Council that Flooding Hazards created from land redevelopment come with a \$COST\$. Property owners should not have to bear this additional cost through their property taxes. I have heard from residents on White Drive that sewer replacement is already in the works for the next several months, and of utmost concern I project this sewer replacement has been decided by the City to support the future high density buildings as opposed to just replacing the 100 year old sewers to support the current density of property owners. Please refer to the following excerpts from the EIR and General Plan below.

Debbie Sparks
Loyola Drive

EIR pg 41 of 83

Flooding According to the Federal Emergency Management Agency's (FEMA) current Flood Insurance Rate Maps (FIRM), most of the Specific Plan area is not within a Special Flood Hazard Area (SFHA) .55 The majority of the Plan area is designated Zone X, defined as "Areas of 0.2 percent annual chance flood; areas of one percent chance flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from one percent annual chance flood." Certain

portions of the Plan area are in SFHA Zone AHAO, which is defined as an area of flood depths from one to three feet during 100-year flood conditions. Flooding in the areas designated Zone AHAO is due to a lack of capacity in the local drainage systems. These areas occur in three principal locations within the Plan area: 1) near the eastern boundary of the Plan area along the south side of El Camino Real and between El Camino Real and the railroad tracks; 2) **along both sides of El Camino Real between approximately Buchanan Drive and Los Padres Boulevard;** and 3) both sides of El Camino Real, between Halford Avenue and Lawrence Expressway

General Plan pg 392 of 528

Flooding Hazards There may be an **increased flood risk** if residential development proceeds on the housing sites identified in this chapter. The Federal Emergency Management Agency (FEMA) provides information regarding the extent of flooding, based on predicted flood flows and land elevations. In addition, the Pacific Institute estimates areas vulnerable to sea level rise in the next 100 years. Portions of the City, particularly adjacent to creeks and rivers, lie within the potential flood zone. These zones are shown in Figure 8.12-6-2. **In particular, the underutilized sites near the intersections of El Camino Real and San Tomas Expressway,** and El Camino Real and Lawrence Expressway, lie within this zone. Since most new housing development in Santa Clara will result from infill development, the total amount of impervious surface is not expected to increase substantially, if at all. Still, as a mitigation, stormwater management and flood policies are addressed in the Safety Element of the General Plan and will be revisited in the 2035 General Plan Update. New policies may include landscape and architectural design guidelines in flood prone areas to reduce flood risk and potential damage. Appendix Twelve: HOUSING ELEMENT 8.12

General Plan pg 392 of 528

supporting map:

Flooding Potential (vacant, under utilized land)

Figure 6-2 (Figure 8.12 6-2)

General Plan pg 171 of 528

supporting map:

Flood Zone (2010)

Figure 5.10-2