
Fw: Request for Continuance – 2334 Lundy Place (H24-057 / ER24-254)

From City Clerk <city.clerk@sanjoseca.gov>
Date Thu 2/19/2026 9:37 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Qiuyao Zhu [REDACTED]
Sent: Saturday, February 14, 2026 1:46 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Shah, Rina <Rina.Shah@sanjoseca.gov>; Andrew Crowley [REDACTED]; yujiaz167 [REDACTED]
[REDACTED]
Subject: Request for Continuance – 2334 Lundy Place (H24-057 / ER24-254)

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Dear City Clerk,

I am writing in my capacity as the designated contact person for the Appellant regarding the scheduled February 24, 2026 City Council hearing for the 2334 Lundy Place project (File Nos. H24-057 and ER24-254).

After the appeal was filed and after notice of hearing was issued, additional technical materials appear to have been added to the public project file. Specifically, a document titled "Appendix F – Noise Supporting Information" is now listed among the Environmental Review Documents but was not present in the publicly available record at the time the appeal materials were prepared and submitted.

For reference, an archived version of the City's project webpage dated December 5, 2025 shows the document list as it existed previously:
<https://web.archive.org/web/20251205204632/https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/negative-declaration-initial-studies/2334-lundy-place-project>

That archived page does not include Appendix F, while the current version does.

Because this newly available technical material was not accessible to the public earlier and was discovered only recently, there has not been sufficient time for meaningful review prior to the scheduled hearing date. In administrative proceedings, it is important that decisions be made based on a complete and accessible public record.

Accordingly, we respectfully request that the hearing be continued to a later date sufficient to allow adequate time for review of the newly posted material.

Thank you for your consideration.

Sincerely,
Qiuyao Zhu
Contact Person for the Appellant

cc: Yujia Zheng, the main preparer of the appeal

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FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>

Date Sun 2/22/2026 8:53 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Andrew Dang <[REDACTED]>
Sent: Sunday, February 22, 2026 8:55 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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Dear Mayor Mahan and San Jose City Council Members,

My name is Andrew Dang and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing regarding Item 10.2 (File Nos. H24-057 / ER24-245), the 2334 Lundy Place Project.

I respectfully request that the City Council grant the environmental appeal and either vacate the Mitigated Negative Declaration (MND) or require preparation of a full Environmental Impact Report (EIR).

This request is not in opposition to economic development. It is based on significant procedural and substantive deficiencies in the CEQA process, as documented in the attached appeal materials.

1. Procedural Defects Undermine the Validity of the MND

CEQA requires meaningful public participation and a transparent, reviewable administrative record.

Here, directly affected residents and nearby schools identified in the MND as “sensitive receptors” did not meaningfully participate. The record reflects:

- No school comments or engagement, despite schools being identified as sensitive receptors
- Extremely limited written comments (only three agency letters)
- Missing or inaccessible materials in the public file during the comment period, including technical appendices relied upon in staff responses
- Approval at the same hearing where substantive concerns were raised, without documented analytical response or continuance

When the most affected residents and schools do not meaningfully enter the CEQA process, the record becomes distorted. Lack of comments is not evidence of lack of impact — it is evidence of failed notice

and impaired participation.

2. Substantive Environmental Gaps Trigger the CEQA Fair Argument Standard

Under CEQA's Fair Argument standard, an EIR is required if there is substantial evidence that a project *may* result in significant environmental effects.

That threshold is met here in multiple areas:

Operational Noise (24/7 Truck Activity)

The MND relies heavily on averaged metrics (DNL and modeled Lmax values). However, sleep disturbance is driven by peak nighttime events — backup alarms, trailer impacts, air brake releases — not 24-hour averages. The record does not clearly disclose nighttime event frequency assumptions, receptor elevations (multi-story homes), or the verifiable performance of the proposed 8-foot wall.

Averaged compliance does not eliminate the potential for significant sleep disruption impacts.

Diesel Health Risk and Air Quality Modeling Transparency

Health risk conclusions depend entirely on modeling inputs: truck volumes, fleet mix, idling duration, time-of-day activity, and operational intensity.

The record does not clearly disclose those operational assumptions in a way that allows independent verification. Given 24-hour operations adjacent to residential receptors and children, uncertainty in those inputs alone constitutes substantial evidence under CEQA.

Traffic and Safety / External Roadway Impacts

The transportation analysis focuses primarily on internal circulation and AM/PM queue metrics. It does not analyze:

- Emergency access constraints associated with limited neighborhood access
- Truck–pedestrian and truck–bicycle conflicts on public roadways
- Real-world conflict points affecting children and residential routes
- 24-hour operational safety conditions beyond peak-hour modeling

County Roads raised concerns regarding peak-period conflicts, yet those concerns were not meaningfully incorporated into CEQA analysis.

Land Use Compatibility and TEC Designation

The project site is within a Transit Employment Center (TEC). The MND does not meaningfully analyze whether a 24/7 freight logistics operation with heavy truck activity is compatible with adjacent high-density housing and nearby schools, as required under CEQA Guidelines §15125(d).

This omission alone warrants deeper environmental review.

Cumulative Impacts

The MND treats the project in isolation and does not meaningfully evaluate cumulative freight corridor impacts as required by CEQA Guidelines §15130.

3. Changed Regulatory Context

As of January 1, 2026, AB 98 established new statewide standards for logistics uses near sensitive receptors. Even if the original application predates that law, the appeal is being considered under current regulatory conditions. The record should clearly demonstrate compliance with loading dock setback, truck routing, and buffering standards. If that analysis is not fully incorporated, the MND may no longer reflect current legal conditions.

4. The Appropriate Remedy

When:

- Meaningful participation was impaired,
- The administrative record is incomplete or gated,
- Substantial evidence exists of potential operational noise, diesel health risk, safety, and cumulative impacts,
- And regulatory conditions have evolved during review,

CEQA requires preparation of an EIR.

At minimum, the Council should continue the item and direct staff to conduct independent peer review of the air quality, noise, and traffic assumptions before relying on the MND.

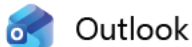
Approving an MND where substantial evidence of potential impacts remains unresolved may create avoidable legal and administrative risk for the City.

We respectfully request that the Council grant the environmental appeal and require preparation of a full Environmental Impact Report, or vacate and remand the MND for lawful re-notice, disclosure, and analysis.

Thank you for your consideration.

Sincerely,
Andrew Dang

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FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>

Date Sun 2/22/2026 8:53 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Shubhangini P <[REDACTED]>
Sent: Sunday, February 22, 2026 8:59 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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Hi,

My name is Shubhangini Pandey and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. Procedural Failures: The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. General Plan Conflict: Placing a low-job-density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. AB 98 Non-Compliance: The site geometry cannot support the state-mandated 300-foot buffer between the 16 truck loading docks and our residential property lines.
4. Unstudied Health & Safety Risks: The environmental review ignored peak nighttime noise events impacting multi-story homes, omitted a Health Risk Assessment for 24/7 diesel particulate exposure on children, and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,

Thanks & Regards,
Shubhangini Pandey

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FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 9:07 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Shannon Wang <[REDACTED]>
Sent: Monday, February 23, 2026 9:00 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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Dear Mayor Mahan and San Jose City Council Members,

My name is Shannon Wang representing myself and my newborn daughter who is just 5 months old and I reside at [REDACTED] (right across the road from the Lundy avenue project) in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. ***Procedural Failures:*** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. ***General Plan Conflict:*** Placing a low-job-density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. ***AB 98 Non-Compliance:*** The site geometry cannot support the state-mandated 300-foot buffer between the 16 truck loading docks and our residential property lines.
4. ***Unstudied Health & Safety Risks:*** The environmental review ignored peak nighttime noise events impacting multi-story homes, omitted a Health Risk Assessment for 24/7 diesel particulate exposure on children, and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,

Shannon

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FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 9:19 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kewen Han <[REDACTED]>
Sent: Monday, February 23, 2026 9:08 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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Dear Mayor Mahan and San Jose City Council Members,

My name is Kewen Han and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. ***Procedural Failures:*** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. ***General Plan Conflict:*** Placing a low-job-density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. ***AB 98 Non-Compliance:*** The site geometry cannot support the state-mandated 300-foot buffer between the 16 truck loading docks and our residential property lines.
4. ***Unstudied Health & Safety Risks:*** The environmental review ignored peak nighttime noise events impacting multi-story homes, omitted a Health Risk Assessment for 24/7 diesel particulate exposure on children, and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,

Kewen Han & Jing Li Family

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FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>

Date Mon 2/23/2026 9:20 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

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

From: Alex Z <[REDACTED]>

Sent: Monday, February 23, 2026 9:12 AM

To: City Clerk <city.clerk@sanjoseca.gov>

Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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Dear Mayor Mahan and San Jose City Council Members,

My name is Alex Zhang, and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. ***Procedural Failures:** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. ***General Plan Conflict:** Placing a low-job-density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. ***AB 98 Non-Compliance:** The site geometry cannot support the state-mandated 300-foot buffer between the 16 truck loading docks and our residential property lines.
4. ***Unstudied Health & Safety Risks:** The environmental review ignored peak nighttime noise events impacting multi-story homes, omitted a Health Risk Assessment for 24/7 diesel particulate exposure on children, and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

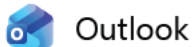
If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our

neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,
Alex Zhang

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Fw: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 9:44 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José
200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

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From: Arthur Le <[REDACTED]>
Sent: Monday, February 23, 2026 9:42 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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Dear Mayor Mahan and San Jose City Council Members,

My name is Arthur Le and I reside at [REDACTED], Milpitas 95035, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. ***Procedural Failures:*** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. ***General Plan Conflict:*** Placing a low job density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. ***AB 98 Non Compliance:*** The site geometry cannot support the state mandated 300 foot buffer between the 16 truck loading docks and our residential property lines.
4. ***Unstudied Health & Safety Risks:*** The environmental review ignored peak nighttime noise events impacting multi story homes , omitted a Health Risk Assessment for 24/7 diesel particulate exposure

on children , and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,
Arthur Le

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Fw: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 9:59 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José
200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

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From: Susanna Chao <[REDACTED]>
Sent: Monday, February 23, 2026 9:57 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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To the City Council,

My name is Suk Chao, and I reside at [REDACTED], directly adjacent to the proposed development at 234 Lundy Avenue. I am writing to formally urge the Council to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR). The current Mitigated Negative Declaration (MND) is legally inadequate based on the following:

- **Procedural Due Process:** The City failed to provide adequate notice to the most impacted residents and two nearby elementary schools (identified sensitive receptors).
- **General Plan Inconsistency:** A low-density logistics facility is fundamentally incompatible with the "Transit Employment Center" (TEC) designation.
- **AB 98 Non-Compliance:** The site's physical constraints cannot accommodate the state-mandated 300-foot buffer between truck loading docks and residential property lines.
- **Unmitigated Impacts:** The MND fails to address peak nighttime noise, 24/7 diesel particulate exposure (HRA), and traffic safety risks on Lundy Avenue's narrow corridors.

If the Council is not prepared to mandate an EIR today, I formally request a **60-day continuance**. Our community is currently commissioning independent environmental and traffic studies to provide the substantial evidence necessary for a proper review.

Sincerely,

Suk Chao



Milpitas

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Fw: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 9:59 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José
200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

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From: Xi Yang <[REDACTED]>
Sent: Monday, February 23, 2026 9:56 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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Dear Mayor Mahan and San Jose City Council Members,

My name is Xi Yang and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. ***Procedural Failures:*** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. ***General Plan Conflict:*** Placing a low job density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. ***AB 98 Non Compliance:*** The site geometry cannot support the state mandated 300 foot buffer between the 16 truck loading docks and our residential property lines.
4. ***Unstudied Health & Safety Risks:*** The environmental review ignored peak nighttime noise events impacting multi story homes, which is higher than the 8 inches blocking walls, omitted a Health Risk

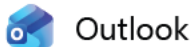
Assessment for 24/7 diesel particulate exposure on children , and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,
Xi Yang

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Fw: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Projec

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 10:02 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José
200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

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From: tairan zhu <[REDACTED]>
Sent: Monday, February 23, 2026 10:00 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Projec

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Dear Mayor Mahan and San Jose City Council Members,

My name is Tairan Zhu and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. ***Procedural Failures:*** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. ***General Plan Conflict:*** Placing a low job density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. ***AB 98 Non Compliance:*** The site geometry cannot support the state mandated 300 foot buffer between the 16 truck loading docks and our residential property lines.
4. ***Unstudied Health & Safety Risks:*** The environmental review ignored peak nighttime noise events impacting multi story homes , omitted a Health Risk Assessment for 24/7 diesel particulate exposure

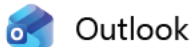
on children , and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,
Tairan Zhu

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FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 10:19 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: CAROLINE JIN <[REDACTED]>
Sent: Monday, February 23, 2026 10:14 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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Dear Mayor Mahan and San Jose City Council Members,

My name is Caroline Jin and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue. **I oppose the 2334 Lundy Ave Warehouse Project.**

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. ***Procedural Failures:*** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. ***General Plan Conflict:*** Placing a low-job-density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. ***AB 98 Non-Compliance:*** The site geometry cannot support the state-mandated 300-foot buffer between the 16 truck loading docks and our residential property lines.
4. ***Unstudied Health & Safety Risks:*** The environmental review ignored peak nighttime noise events impacting multi-story homes, omitted a Health Risk Assessment for 24/7 diesel particulate exposure on children, and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,
Caroline

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FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>

Date Mon 2/23/2026 10:38 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

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

From: Yi Li <[REDACTED]>

Sent: Monday, February 23, 2026 10:33 AM

To: City Clerk <city.clerk@sanjoseca.gov>

Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mayor Mahan and San Jose City Council Members,

My name is Yi Li and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. ***Procedural Failures:** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. ***General Plan Conflict:** Placing a low-job-density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
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neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,
Yi Li

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FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 11:30 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Mingxuan Sun <[REDACTED]>
Sent: Monday, February 23, 2026 10:57 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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Dear Mayor Mahan and San Jose City Council Members,

My name is Mingxuan Sun and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

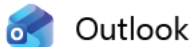
I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. *Procedural Failures:* The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. *General Plan Conflict:* Placing a low-job-density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. *AB 98 Non-Compliance:* The site geometry cannot support the state-mandated 300-foot buffer between the 16 truck loading docks and our residential property lines.
4. *Unstudied Health & Safety Risks:* The environmental review ignored peak nighttime noise events impacting multi-story homes, omitted a Health Risk Assessment for 24/7 diesel particulate exposure on children, and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,
Mingxuan Sun



Outlook

FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>**Date** Mon 2/23/2026 11:30 AM**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

From: Jiayi Jessie Dong <[REDACTED]>**Sent:** Monday, February 23, 2026 11:01 AM**To:** City Clerk <city.clerk@sanjoseca.gov>**Subject:** Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

[External Email. Do not open links or attachments from untrusted sources. Learn more <<https://aka.ms/LearnAboutSenderIdentification>>]

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mayor Mahan and San Jose City Council Members,

My name is Jessie Dong and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. Procedural Failures: The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. *General Plan Conflict:* Placing a low-job-density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. *AB 98 Non-Compliance:* The site geometry cannot support the state-mandated 300-foot buffer between the 16 truck loading docks and our residential property lines.
4. *Unstudied Health & Safety Risks:* The environmental review ignored peak nighttime noise events impacting multi-story homes, omitted a Health Risk Assessment for 24/7 diesel particulate exposure on children, and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our

neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,
Jessie Dong

Sent from my iPhone

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FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 11:30 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: bei wang <[REDACTED]>
Sent: Monday, February 23, 2026 11:09 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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Dear Mayor Mahan and San Jose City Council Members,

My name is Bei Wang and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. ***Procedural Failures:*** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. ***General Plan Conflict:*** Placing a low-job-density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. ***AB 98 Non-Compliance:*** The site geometry cannot support the state-mandated 300-foot buffer between the 16 truck loading docks and our residential property lines.
4. ***Unstudied Health & Safety Risks:*** The environmental review ignored peak nighttime noise events impacting multi-story homes, omitted a Health Risk Assessment for 24/7 diesel particulate exposure on children, and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,
Bei Wang



FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 1:14 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Huijing Zhang <[REDACTED]>
Sent: Monday, February 23, 2026 12:42 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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You don't often get email from [REDACTED]. [Learn why this is important](#)
Dear Mayor Mahan and San Jose City Council Members,

My name is Huijing Zhang and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. ***Procedural Failures:*** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. ***General Plan Conflict:*** Placing a low-job-density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. ***AB 98 Non-Compliance:*** The site geometry cannot support the state-mandated 300-foot buffer between the 16 truck loading docks and our residential property lines.
4. ***Unstudied Health & Safety Risks:*** The environmental review ignored peak nighttime noise events impacting multi-story homes, omitted a Health Risk Assessment for 24/7 diesel particulate exposure on children, and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,
Huijing



FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>

Date Mon 2/23/2026 2:50 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Vandan Phadke <[REDACTED]>
Sent: Monday, February 23, 2026 2:06 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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Dear Mayor Mahan and San Jose City Council Members,

My name is **Vandan Phadke** and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

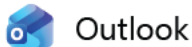
I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. **Procedural Failures:** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. **General Plan Conflict:** Placing a low-job-density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. **AB 98 Non-Compliance:** The site geometry cannot support the state-mandated 300-foot buffer between the 16 truck loading docks and our residential property lines.
4. **Unstudied Health & Safety Risks:** The environmental review ignored peak nighttime noise events impacting multi-story homes, omitted a Health Risk Assessment for 24/7 diesel particulate exposure on children, and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Regards,
Vandan Phadke



FW: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 2:52 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Bharti Kodwani <[REDACTED]>
Sent: Monday, February 23, 2026 12:04 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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You don't often get email from [REDACTED]. [Learn why this is important](#)
Dear Sir/Ma'am,

My name is Bharti and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. Procedural Failures: The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. General Plan Conflict: Placing a low-job-density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
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If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,

Bharti Kodwani



Milpitas, CA 95035

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Fw: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 3:45 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José
200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

How is our service? Your [feedback](#) is appreciated!

From: Cici Tong <[REDACTED]>
Sent: Monday, February 23, 2026 3:22 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project

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Dear Mayor Mahan and San Jose City Council Members,

My name is Xin Tong and I reside at [REDACTED] in Milpitas, directly adjacent to the proposed development at 2334 Lundy Avenue.

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

1. ***Procedural Failures:*** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
2. ***General Plan Conflict:*** Placing a low job density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
3. ***AB 98 Non-Compliance:*** The site geometry cannot support the state mandated 300 foot buffer between the 16 truck loading docks and our residential property lines.
4. ***Unstudied Health & Safety Risks:*** The environmental review ignored peak nighttime noise events impacting multi story homes , omitted a Health Risk Assessment for 24/7 diesel particulate

exposure on children , and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,
Xin Tong

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Fw: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project.

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 2/23/2026 4:05 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José
200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

How is our service? Your [feedback](#) is appreciated!

From: Tian Liang <[REDACTED]>
Sent: Monday, February 23, 2026 4:01 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Agenda Item 10.2 - Oppose 2334 Lundy Ave Project.

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Dear Mayor Mahan and San Jose City Council Members,

My name is Tian Liang and I reside at [REDACTED] of Parkside Community in Milpitas, directly adjacent to the proposed development at [2334 Lundy Avenue](#).

I am writing to urge you to uphold the environmental appeal for Agenda Item 10.2 and mandate a full Environmental Impact Report (EIR) for this project. The current Mitigated Negative Declaration is legally deficient for several reasons:

- 1. Procedural Failures:** The city failed to provide meaningful notice to directly affected residents and the two nearby elementary schools identified as sensitive receptors.
- 2. General Plan Conflict:** Placing a low job density logistics facility in a designated Transit Employment Center (TEC) violates the city's own zoning goals.
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4. **Unstudied Health & Safety Risks:** The environmental review ignored peak nighttime noise events impacting multi-story homes , omitted a Health Risk Assessment for 24/7 diesel particulate exposure on children , and failed to analyze truck collision risks on Lundy Avenue's narrow roadways and bike lanes.

If the Council is not prepared to mandate an EIR today, I formally request a 60-day continuance. Our neighborhood is actively organizing to fund our own independent environmental and traffic studies to provide the substantial evidence your planning department missed.

Please delay this vote.

Sincerely,
Tian Liang

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