

# After-Posting Correspondence and Revisions

## Item 5A

File Nos. PDC14-051 & PD16-019

upon notice by the City.

11. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts and garbage.
12. **Anti-Graffiti.** During construction, the permittee shall remove all graffiti from buildings, walls and other surfaces within 48 hours of defacement. Upon project completion and/or transfer of ownership, the property owner and/or Maintenance District shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.
13. **Loitering.** Loitering shall not be allowed in the public right-of-way adjacent to the subject site.
14. **Refuse.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering the garbage container. Trash areas shall be maintained in a manner to discourage illegal dumping.
15. **Outdoor Storage.** No outdoor storage is allowed or permitted unless designated on the approved plan set.
16. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to review and approval by the Director of Planning through a subsequent Permit Adjustment.
17. **Building and Property Maintenance.** The property owner or management company shall maintain the property in good visual and functional condition. This shall include, but not be limited to all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping.
18. **Colors and Materials.** All building colors and materials are to be those specified on the Approved Plan Set. Any change in building colors and materials shall require a Permit Adjustment.
19. **Lot Merger.** Prior to the issuance of a building permit, the project shall merge the lots via a final map or lot line adjustment in area of proposed buildings and structures.

**20. Affordable Housing Conditions.** Prior to the issuance of the final building permit, housing shall review the building plans to confirm the project is still not subject to the City's Inclusionary Housing Ordinance (IHO) or Affordable Housing Impact Fee (AHIF). If the project is determined to be subject to the IHO or AHIF based on that review, an Affordable Housing Compliance Plan is required at that time.

**a. If the project is subject to the AHIF, no building permit may issue until the AHIF is paid. No Temporary Certificate of Occupancy, Certificate of Occupancy, or Notice of Completion for any units shall be issued until all requirements of the AHIF Resolution are met.**

b. If the project is subject to the IHO, no building permit may issue until the Affordable Housing Agreement is recorded and no Temporary Certificate of Occupancy, Certificate of Occupancy, or Notice of Completion for any units shall be issued until all requirements of the IHO are met.

**20-21. Covenant of Easement.** Prior to construction authorized with a building permits, all sewer and all other necessary easements that cross property lines shall be obtained and recorded by the property owner.

**21-22. Building Division Clearance for Issuing Permits.** Prior to the issuance of any Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:

- a. Construction Plans. The permit file number, PD16-019 shall be printed on all construction plans submitted to the Building Division.
- b. Americans with Disabilities Act. The permittee shall provide appropriate access as required by the Americans with Disabilities Act (ADA), including paths of travel connecting all buildings on the site.
- c. Emergency Address Card. The permittee shall file an Emergency Address Card, Form 200-14, with the City of San José Police Department.
- d. Street Number Visibility. Street numbers of the buildings shall be easily visible at all times, day and night.
- e. Construction Plan Conformance. A project construction plan conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to any building permit issuance, building permit plans shall conform to the approved Planning development permits and applicable conditions.

**22-23. Construction and Demolition Hours.** Construction, demolition, and grading activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. This includes the staging of equipment and construction personnel. The construction hours shall be printed on all plans for the project used to construct the project. Interior construction activities that do not generate any audible noise impacts at residential properties are allowed on Saturdays between 9:00 a.m. and 5:00 p.m.

**23-24. Demolition of Structures.** Subsequent to permit approval, no demolition permits may be issued prior to the submittal of foundation or structural building permits for the medical care facility.

**24-25. Green Building.** The project shall receive a minimum green building certification of LEED Silver Certified. The permittee shall pay a Green Building Refundable Deposit prior to building permit issuance. The request for refund of the Green Building Deposit together with green building certification evidence demonstrating the achievement of the green building standards indicated above shall be submitted within

- ii. Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
- e. **Flood Zone D:** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood Zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for Zone D.
- f. **Stormwater Peak Flow Control Measures:** The project is located in a Hydromodification Management (HM) area and will create and/or replace one acre or more of impervious surface. The project must comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14) which requires HM projects to demonstrate that post-project runoff does not exceed estimated pre-project runoff rates and durations.
  - i. The project's HM plan and sizing calculations have been reviewed and this project will be in conformance with City Policy 8-14.
  - ii. Final inspection and maintenance information for the HM controls must be included on the final HM plans.
- g. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable prior to Public Works clearance.
- h. **Municipal Water:** In accordance with City Ordinance #23975, Major Water Facilities Fee is due and payable prior to Public Works clearance. Contact Public Works at (408) 794-6769 for further information.
- i. **Street Improvements:**
  - i. Construct curb, gutter and 8-foot wide sidewalk on Dove Hill Road from the curb return at Hassler Parkway to the project site. These street surface improvements made from the intersection of Hassler Parkway and Dove Hill Road to the project site will be subject to reimbursement by the City.
  - ii. Reconstruct handicap ramp at the northeast corner of Hassler Parkway and Dove Hill Road to City and ADA standard.
  - iii. Construct driveway entrance at the property line on Dove Hill Road.
  - iv. Proposed driveway width to be 26 feet.
  - ~~iv~~.v. Provide signage and markings for a 3-way stop control at the intersection of Dove Hill Road and Hassler Parkway.
  - ~~v~~.vi. Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.

## Project File Numbers: PDC14-051 & PD16-019

E. Tomdio Nana <tomdio@comcast.net>

Tue 7/24/2018 10:55 AM

To: Tu, John <john.tu@sanjoseca.gov>;

Dear Mr. Tu:

I'm writing to you as a residence of the Ranch on Silver Creek, concerning the subject line project numbers. I'd like to express my concerns about utilizing the land referenced in the public hearing notice for the project. Please see my concerns listed below:

1. Traffic congestion and safety. The Project would result in an increase of about 759 vehicle trips per day on Dove Hill Road, leading to the medical facility (<http://www.sanjoseca.gov/index.aspx?NID=6068> and download "Response to Comments/Text Changes"). This same road, which has at least 2 blind spots and no shoulders, is used by the Ranch residents also. This impacts personal safety of current and future residents.
2. Impacts quality of life: Significant delays and added commute time for the residents in the neighborhood considering the above vehicle trips per day.
3. Fire safety hazard. Access to the site is limited and the natural topography poses significant limitations in providing services such as fire or sanitation services.
4. Special status species habitat. This area has special status plants (dudleya) and could be the habitat suitable for special status birds and species.

Thanks,  
Emmanuel



## Re: Project File Numbers: PDC14-051 & PD16-019

Tu, John

Tue 7/24/2018 1:09 PM

To: Laura Nana <laurasnana@comcast.net>;

Bcc: Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Salvatore Caruso <scaruso@caruso-designs.com>;

Laura,

Thank you for your comments and questions. It would be included as part of the public record. Below are the response to the comments.

**Questions 1 & 2:** The estimated 759 daily trips are estimated based on the Institute of Transportation Engineers 9th edition Trip Generation manual for a typical convalescent hospital and also specifically looked at peak hour commute which are only 42 AM peak hour trips and 55 PM peak hour trips. Trip generation for the project was also estimated based on anticipated hourly project site activity including detailed information on the anticipated number of employees, staff schedules, resident vehicle ownership, and anticipated visitors. Based on site activity information, the proposed project is anticipated to generate less traffic than a typical convalescent hospital as represented by the ITE rates. Furthermore, per our Council Policy 5-3, intersection delays were analyzed and concluded that the addition of project traffic would not increase the average delay at the intersection during the peak hours. Additionally, the project includes the construction curb, gutter and 8-foot wide sidewalk on Dove Hill Road from the curb return at Hassler Parkway to the project site. Additionally, the project has been conditioned to provide signage and markings for a 3-way stop control at the intersection of Dove Hill Road and Hassler Parkway.

**Question 3:** Emergency access were also reviewed and discussed in the Initial Study/Mitigated Negative Declaration on page 133 and concluded that the critical gap acceptance and follow-up time analysis results indicate the addition of project traffic at the Dove Hill Road and Hassler Parkway intersection would result in no change to the critical gap and follow-up times currently experienced during the peak hours at the intersection. In addition, the project would construction of a new water main in Dove Road and installation of new onsite private water lines and sanitary sewer lines. Existing water lines to serve the project are located within Hassler Parkway. A sewer line would be constructed within an existing utility easement and includes a 3,000 feet connection with an elevation change at approximately 220 feet, connecting to an existing sewer connection in Yerba Buena Avenue. A sewer pump station connecting to the sewer line would be installed at the southwestern corner of Building A. The project would not connect to the City's stormwater drainage system. The project proposes storm drainage infrastructure including flow-through planters, bio-swales, storm drain lines, and a bioretention basin on the site. More information are available in the staff report and package to the Planning Commission page as well here: <http://www.sanjoseca.gov/DocumentCenter/View/78814>.

**Question 4:** As part of the environmental review of this report, these areas were studied and concluded that the dudleya plants on site are located about 230 feet in elevation above the development footprint, along the upper slopes of the open space area. Additionally, the project will include fencing to separate the development from the open space and prevent unauthorized human access. For these reasons, these special-status plants will not be significantly impacted by the project. There are mitigation measures and conditions in the permit itself that would further regulate impacts to biological resources during ground disturbance activities.

Best,  
Tong (John) Tu

Planner IV (Supervising Planner) | Planning Division | PBCE  
City of San José | 200 East Santa Clara Street  
Email: [john.tu@sanjoseca.gov](mailto:john.tu@sanjoseca.gov) | Phone: (408)-535-6818  
For More Information Please Visit: <http://www.sanjoseca.gov/planning>

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**From:** Laura Nana <laurasnana@comcast.net>  
**Sent:** Tuesday, July 24, 2018 8:42 AM  
**To:** Tu, John  
**Cc:** Laura S. Nana  
**Subject:** Project File Numbers: PDC14-051 & PD16-019

Dear Mr. Tu,

I'm writing to you as a residence of the Ranch on Silver Creek, concerning the subject line project numbers. I'd like to express my concerns about utilizing the land referenced in the public hearing notice for the project. Please see my concerns listed below:

1. Traffic congestion and safety. The Project would result in an increase of about 759 vehicle trips per day on Dove Hill Road, leading to the medical facility (<http://www.sanjoseca.gov/index.aspx?NID=6068> and download "Response to Comments/Text Changes"). This same road, which has at least 2 blind spots and no shoulders, is used by the Ranch residents also. This impacts personal safety of current and future residents.
2. Impacts quality of life: Significant delays and added commute time for the residents in the neighborhood considering the above vehicle trips per day.
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4. Special status species habitat. This area has special status plants (dudleya) and could be the habitat suitable for special status birds and species.

Thanks,  
Laura

# Dove Hill Medical Facility Project

Ref: PDC14-051/PD16-019

Key concerns from the residents of Ranch On Silver Creek  
Community

July 25 2018



# One Page Summary

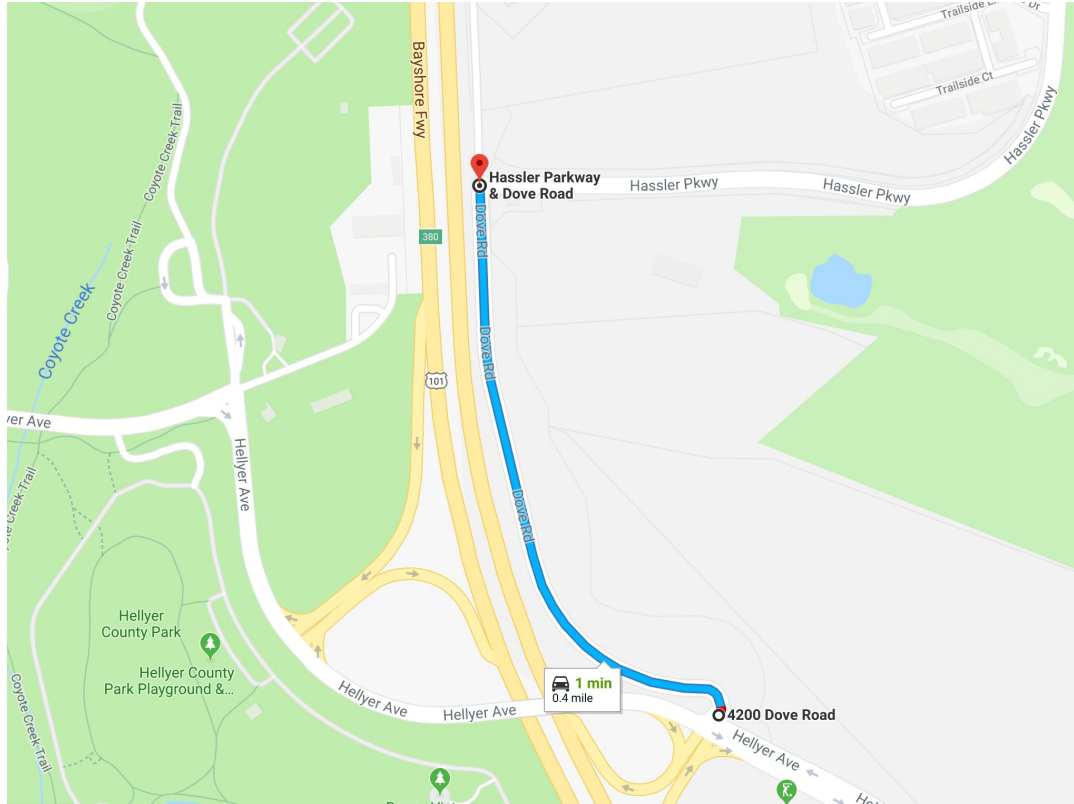
## Mindful Development

- New commercial developments should not destroy or degrade existing communities and crumble existing infrastructure.

## Bring infrastructure before you bring new projects

- Balance new commercial developments with new infrastructure developments for long term sustainability of neighboring communities.

# Primary Concern — Traffic Congestion and Safety



- It all comes down to **0.4 mile** stretch of **Dove Road** with Hellyer Ave on one end and Hassler Parkway intersection on the other.

- This is the lifeline for Ranch and neighboring residents to get on to US 101.

- This stretch of the road cannot reasonably handle additional **759 estimated daily trips**, which happen **exclusively on this stretch**.

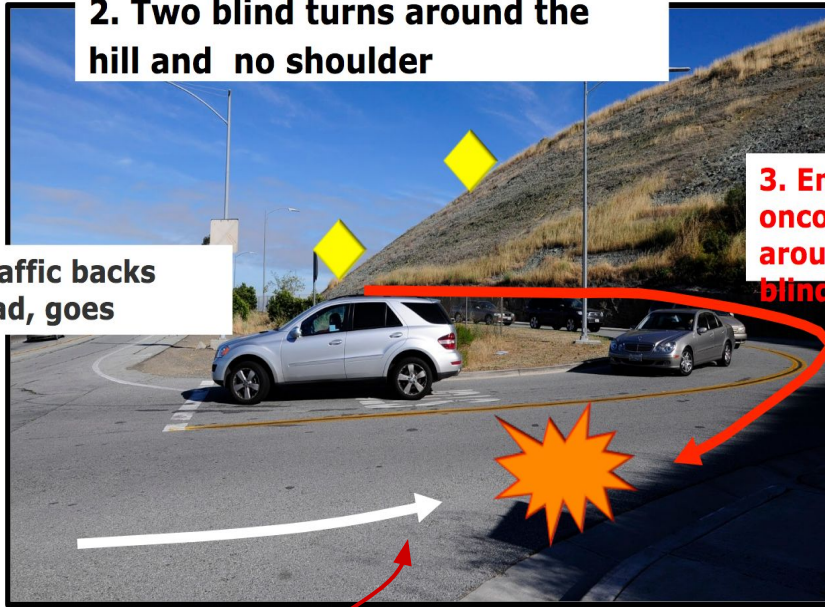
# Traffic Congestion and Safety Concerns — Why?

A

2. Two blind turns around the hill and no shoulder

1. Peak Hour Traffic backs up on Dove Road, goes around the hill

3. Emergency Vehicles in oncoming traffic lane around the hill, with blind turns



A Fire Truck cannot legally navigate this section without crossing the yellow lines.

Impacts personal safety of residents. Increases current near zero risk of collision with Emergency and other vehicles to a very high risk of traffic crashes. **Jeopardizes personal safety.**

# Traffic Congestion and Safety Concerns — Why?

B

Blind turn for North bound  
Traffic on Dove Road



No shoulder on either side

C

Blind turn for South bound  
Traffic on Dove Road



No shoulder on either side

# Traffic Congestion and Safety Concerns — Why?

**Comment B1:** City of San José Planning Commission, in 2010, recommended that if this project needs to move forward, it needs to address some/all of these concerns at the zoning & permit stages

1. Traffic Hazard

- a. Safety Hazard – Blind Spots, no Shoulders on Dove Road and Hassler Bridge on US-101
- b. Reduced Level of Service (LOS)

**Response B1:** The collision history at the Dove Hill Road and Hassler Parkway intersection was reviewed as part of the IS/MND and, specifically, a Traffic Operations Analysis prepared for the project in April 2015, updated in March 2018 by Hexagon Transportation Consultants Inc (Hexagon, 2018). Hassler Parkway, as it approaches Dove Hill Road, consists of a straight steep downgrade to a stop sign at the intersection of the two roadways. City of San José collision data indicates five collisions at the intersection of Dove Hill Road and Hassler Parkway over a five-year period. Based on the traffic reports for these accidents, each of the recorded accidents was a solo vehicle accident that involved vehicles traveling westbound along Hassler Parkway and running off the road and/or hitting a fixed object. Project trips would be unlikely to increase this solo vehicle accident rate since the collision history at this location does not appear to be related to congestion, but due to driver error. Therefore, even with the increase in project's traffic as part of this project, the additional volume would not result in an increase in collisions at the intersection (see pages 131-133 of the IS/MND and Appendix I)

An increase of 759 daily trips significantly increases the chances of **collision with another vehicle** instead of solo accidents.



# Traffic Safety Concerns — Supporting Data

Per SJFD records, 0 calls made to SJFD in six months (July-Dec 2009) from residents on Hassler Parkway between Dove Road and Silver Creek Valley Road

In context of the proposed project for assisted living, **additional 100 calls per year will be made to Emergency services.** This is about two Emergency calls every week

Email from Ty Mayfield, San Jose Fire Department on May 27, 2010

For the six months between 7/1/2009 and 12/31/2009 there were:

- no emergency responses anywhere on Hassler Parkway during the six month interval
- 27 medical emergencies and 2 cancelled calls at 4463 San Felipe
- 47 medical emergencies, 1 service call, and 2 cancellations at 4855 San Felipe

[Initial Study: Page 180]

Based on project's estimated number of proposed units (275), the SJFD estimates the project may result in up to 100 calls per year.

Proposed project leads to about 2 **ADDITIONAL Emergency Calls to SJFD per week** and this is about the same number of emergency calls that originated from a nearby Assisted Living Facility during six month period of Jul-Dec 2009.

While this data is bit old, we estimate<sup>[1]</sup> that the number of calls made from assisted living facilities has increased in the last 10 years. So, the data is still representative of nature of emergency calls. In addition, the estimated 759 daily trips on Dove Road jeopardizes the personal safety of the residents.

<sup>[1]</sup><https://www.theridgefieldpress.com/46050/assisted-living-facilities-use-ambulances-a-lot/>

# Is this “Not in my Backyard” Mindset?

Nearly half of Bay Area residents say they want to leave

<https://www.mercurynews.com/2018/06/03/nearly-half-of-bay-area-residents-say-they-want-to-leave/>

When asked to pinpoint the most important problem facing the Bay Area, 42 percent of those surveyed said housing — a dramatic jump from 28 percent last year. Meanwhile, 18 percent said traffic and congestion, 14 percent cited poverty and homelessness, and 12 percent said the cost of living.

# What do the Ranch Residents Say?

139 (and counting) residents have expressed their opinions

<https://www.thepetitionsite.com/takeaction/617/331/767/?cid=headerClick>

**Kimberly R.**

California

Traffic Congestion is already bad, it will get worse.

**Suzanne L.**

California

This will negatively impact our community - traffic congestion, blind spots, no infrastructure to support this development.

**Reynold W.**

California

It's an inappropriate location for a medical facility of such size.

**Manjula J.**

California

Traffic, Safety and quality of life!! Protecting the endangered species!!

**Joe H.**

California

a day ago

Traffic congestion and safety. Personal safety of current and future residents. Fire safety hazard. Impacts quality of life.

**Jian S.**

California

a day ago

This proposed projects will let our residential area in a high safety risk due to the existing Dove Hill Road traffic condition. Along the dove road, one side is 101 highway, another side is cliff rocks with big sharp curve and blind spots, during normal rush hours, the traffic already are very heavy, and drivers need pay extra attentions. If the planned projects will under going, during emergency cases will frequently create considerable safety issues. Thanks for your re-considerate this area and provide a peaceful living environment for current residents.

# City of San Jose Cannot Lead Sustainable Development Without Improving Infrastructure

## Expand infrastructure before new development

- Widen Dove Road, eliminate blind spots, add shoulders, add traffic lights, and help improve common-use infrastructure instead of crumbling existing infrastructure
- Since the parcel sits on Dove Hill Road, evaluate if the traffic can be routed on that road
- This development is too big to support on existing infrastructure
- A new development doesn't have to be a "win-lose" game. Make new commercial developers invest in the communities for sustained growth and lead other cities by example

# Last Words

## Mindful Development

- New commercial developments should not destroy or degrade existing communities and crumble existing infrastructure

## Bring infrastructure before you bring new projects

- Balance new commercial developments with new infrastructure developments for long term sustainability of neighboring communities



# THE RANCH ON SILVER CREEK COMMUNITY OPPOSES THE REZONING AND BUI...

START A PETITION BROWSE [sign in](#)

## SIGN PETITION

States

ADDRESS

IS IMPORTANT TO YOU? (optional)

# Silver Creek OPPOSES the Rezoning of Dove Hill Medical Facility Project (PDC14-051/P...

Share this petition with friends!

Sign Now

**1,000** GOAL

don't display my name

The Ranch on Silver Creek, CA is a green neighborhood. We oppose the rezoning and building of Dove Hill Medical Facility Project (reference number PDC14-051/PD16-019).

of Dove Hill Medical Facility Project (reference number [privacy policy](#) PDC14-051/PD16-019).

signing, you accept our [terms of service](#).

<https://www.sanjoseca.gov/CivicAlerts.aspx?AID=2189&ARC=3689>).

The planned development is for the demolition of all existing buildings, structures, trees and landscaping, and associated improvements, and to develop a convalescent hospital facility with two buildings containing a total of 155 patient rooms and up to 248 beds. This doesn't include support staff personnel. There was a planned development for the same parcel in 2010 for a senior assisted living facility, which the community opposed with a signed petition from 245 residents back in 2010. The community echoes the same concerns raised in 2010, namely:

1. Traffic congestion and safety. The Project would result in an

site feedback

increase of about 759 vehicle trips per day on Dove Hill Road, leading to the medical facility (<http://www.sanjoseca.gov/index.aspx?NID=6068> and download "Response to Comments/Text Changes"). This same road, which has at least 2 blind spots and no shoulders, is used by the Ranch residents also. This impacts personal safety of current and future residents.

2. Impacts quality of life: Significant delays and added

*more*

 SHARE 33  TWEET  EMAIL  EMBED

## 141 SUPPORTERS

[Local Comments](#) [Local Signatures](#) [All](#)

### Mohammad T.

California

17 minutes ago

Points raised in the petition. Also, when we bought our place, it was under the assumption that these were protected lands. Please note that each homeowner pays annually an extra 1500 dollars on their property taxes for a 30 year period to keep the Ranch as is. It is unfair to the community to make such zoning changes based on the status of the neighborhood.

SEND ★

### Herbert M.

California

25 minutes ago

I have lived in this neighborhood since 2001 and traffic continues to increase without upgrades to the infrastructure. This will not only bring more traffic and with more traffic this becomes an unsafe area for families.

SEND ★

### Ravi A.

California

4 hours ago

Traffic congestion

---

SEND ★

---

**name not displayed**

California

8 hours ago

Dove road is too narrow for increased traffic. Accidents are more likely to happen with increased traffic and additional elderly pedestrians walking around the facility and crossing the Hassler Parkway intersection (which in itself is hazardous due to the steep downgrade).



**Prasad S.**

California

9 hours ago

Traffic and safety are primary concerns. Unless there is additional infrastructure and/or alternate approach road (e.g. yerba buena exit and new residential complex) to the proposed development, I can't accept that the increased traffic on Dove road will not impact current ranch residents.

SEND ★

---

**name not displayed**

California

9 hours ago

This development will affect long standing quality of life via increased traffic, sound from general operations and sirens (ambulance), environmental hazards from waste retention tanks, etc. A 248 bed medical facility is simply too close to residential development. This is a clear zoning issue.

---

**Lily M.**

California

10 hours ago

keep evergreen green, no more buildings and leave the hill alone

SEND ★

---

**Chris M.**

California

13 hours ago

The new medical center will bring down the value of neighboring properties because of increased traffic and population.

SEND ★

---

### name not displayed

California

14 hours ago

Access issues to the proposed facility will create traffic nightmare and limited evacuation options in case of emergency. In addition, the quality of life for the proposed residents of the facility will be severely impacted due to proximity to freeway including noise and pollution.

---

### Kimberly R.



California

14 hours ago

Traffic Congestion is already bad, it will get worse.

SEND ★

---

### Deepa K.

California

16 hours ago

Will increase the already congested traffic during the peak hours.

SEND ★

---

### Suzanne L.

California

16 hours ago

This will negatively impact our community - traffic congestion, blind spots, no infrastructure to support this development.

SEND ★

---

### Satyajit C.

California

16 hours ago

There is absolutely no infrastructure to support as important as a medical facility in this neighborhood. It's a residential community and ambulance and emergency vehicle traffic will create a huge bottleneck. There is only one road leading up to and out of this community and it will simply become a nightmare if speciality traffic needs to be accommodated. I oppose this proposal.

SEND ★

---

**Kevin H.**

California

19 hours ago

The intersection of Dove and Hellyer is not designed to handle heavy commercial traffic, nor is the single lane on Dove. So the concerns are 1) safety of handling heavy traffic when vehicles making turns 2) traffic congestion on Dove road 3) turning a quite residential community to be semi- commercial

SEND ★

**Reynold W.**

California



19 hours ago

It's an inappropriate location for a medical facility of such size.

SEND ★

**name not displayed**

California

21 hours ago

It's a quiet place .. don't want to change it.

**name not displayed**

California

21 hours ago

The infill of additional businesses in this location would make a major negative impact on traffic and open space.

**Emmanuel N.**

California

a day ago

Concerns with traffic congestion and safety hazards.

SEND ★

**Bobby G.**

California

a day ago

Noise and traffic congestion

SEND ★

**name not displayed**



California

a day ago

A building facing the freeway, with traffic noise, and up against the mountainside does not seem to me to be the most ideal place to build a medical facility let alone the negative impact to the Ranch residents who already struggle with traffic during peak hours on Dove and Hassler roads.

---

**Manjula J.**

California

a day ago

Traffic, Safety and quality of life!! Protecting the endangered species!!



SEND ★

**name not displayed**

California

a day ago

traffic issues, property values going down, quality life impact, also construction will effect us daily with noise, trucks, and construction equipment for many months!!!

---

**Brian M.**

California

a day ago

property values

SEND ★

**name not displayed**

California

a day ago

Wildlife, congestion. Not an ideal place in a residential area. Traffic will get worse than it already is. Totally disapprove!

---

**name not displayed**

California

a day ago

Congestion and Quality of life.

**name not displayed**

California

a day ago

Hospital should be in a business area instead of a residential area. Safety and traffic concern.

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**Vineet V.**

California

a day ago

Traffic and safety concerns

SEND ★

**name not displayed** 

California

a day ago

Safety and traffic congestion

**Suchi J.**

California

a day ago

ithe dove hill is already so choked during peak hours. 2 wouldn't want more traffic. Moreover what happened to wild life/butterflies preserved area?

SEND ★

**name not displayed**

California

a day ago

Traffic and Safety

**Laura N.**

California

a day ago

Traffic congestion concerns

SEND ★

**name not displayed**

California

a day ago

Negative impact on The Ranch homeowners.

**Joe H.**

California

a day ago

Traffic congestion and safety. Personal safety of current and future residents. Fire safety hazard. Impacts quality of life.

SEND ★

**Thanh D.**

California

a day ago

Traffic and Safety

SEND ★

**Avanti P.**

California

a day ago

Traffic congestion and racing in cars and bikes on hassled parkway is already a big problem. Adding more traffic to this will create a huge bottleneck. Medical Facilities need open access .. constructing one here would be harmful to the residents as well as the patients.

SEND ★

**Kun Z.**

California

a day ago

This medical center construction plan is very harmful to your community. Let alone how much it worse the traffic and local living environment, just it's own existence won't sustain. We will try out best to act against this.

SEND ★

**Thi T.**

California

a day ago

Traffic is my main concern

SEND ★

**Shu W.**

California

2 days ago

Traffic is my concerned. Dove Rd is two-lane road.

SEND ★

---

**C Y.**

California

2 days ago

Traffic congestion on Dove Rd since it is single lane each way and congestion on Hwy 101 on and off ramps which are already very busy.

SEND ★

---

**Siva R.**



California

2 days ago

As mentioned in the petitions, this is not a blind opposition to any development in our neighborhood. We appreciate the need for a medical facility (or assisted living facility planned in 2010) in our neighborhood, but the topography of the area surrounding the parcel and its access doesn't warrant such a big scale development in this neighborhood.

SEND ★

---

**name not displayed**

California

2 days ago

Safety, security and traffic problems to this community will increase substantially.

---

**Shelley C.**

California

2 days ago

Safety and family value is important for the community

SEND ★

---

**Jian S.**

California

2 days ago

This proposed projects will let our residential area in a high safety risk due to the existing Dove Hill Road traffic condition. Along the dove road, one side is 101 highway, another side is cliff rocks with big sharp curve and blind spots, during normal rush hours, the traffic already are very heavy, and drivers need pay

extra attentions. If the planned projects will under going, during emergency cases will frequently create considerable safety issues. Thanks for your re-considerate this area and provide a peaceful living environment for current residents.

SEND ★

---

### Jim X.

California

2 days ago

The proposed projects will create severe driving hazards in the intersection areas of Dove Road and Hassler Py as well as the nearby entrances to highway 101. Dove Road and Hassler Py are not designed for carrying additional traffic that is associated with the proposed projects.

SEND ★

---

### Hongen Z.

California

2 days ago

Traffic congestion

SEND ★

---

### Kavitha N.

California

2 days ago

This causes traffic congestion in a Residential neighborhood

SEND ★

---

### Geetha S.

California

2 days ago

a. Traffic congestion on Dove Hill Road b. Safety of the neighborhood c. Protection of endangered species

SEND ★

---

### Saumya T.

California

2 days ago

I am a resident and I see several reasons as to how this new development will ruin the area. Traffic would become a nightmare; it will kill several butterfly species that have this area

as their natural habitat. Moreover, this is not a site to build a senior living due to several hazards & noise pollution. Thank you.

SEND ★

---

### Loi T.

California

2 days ago

Safety. Two grass fires within 14 year in this area. Last one was in early summer 2018.

SEND ★

---



### name not displayed

California

2 days ago

Alleviate congestion and hazards , single entry and exit will be disastrous in the event of an emergency

---

### Kuldipsingh P.

California

2 days ago

Dove road is a single lane road. It already has congestions during the peak hours. With this new facility, the congestion is bound to increase, leading to delays in emergency services - specifically for newly planned seniors community that will need emergency services.

SEND ★

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to create it!"

- Denis Gabor

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