

From: Patrick Pizzo

Sent: Monday, May 14, 2018 8:44 PM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; Sykes, Dave; Rios, Angel; City Clerk; Harkness, Kip;
; ; Wilcox, Leland

Subject: Riparian, Item 4.1 May 22, Sycamore Terrace, corner Coleman and Almaden

Those of us in District 10 are very familiar with the sycamore Terrace Property. I remember it as a car-repair shop some years back. There is indeed a 'heritage' California Sycamore on one corner of the property as well as a few other mature trees (a beautiful Cedrus deodara is present). The small lot is on the corner of one of the busiest intersections our way: Coleman and Almaden Expressway and it truly is an impossible site considering entry/egress. Additionally, all the flow of the Guadalupe Creek pours into the junction with the los Alamos Creek at the site. Essentially this is the start of the Guadalupe River which flows thru town. The flow of the Guadalupe, from west to east, under the Almaden Expressway is an important wildlife corridor as well, further justifying the parkland option. High seasonal rains, in Pineapple Express years, are one more further obstacle to residential development at the site. It makes all the sense in the world to purchase this land to adjoin the Almaden Lakes Park and provide a logical extension of this regional park.

As a District 10 resident and life-long resident of Willow Glen and Almaden Valley, I support the purchase of this property as parkland, contiguous to the Almaden Lakes Park.

Patrick P. Pizzo

San Jose, CA. 95120

From: Dave Poeschel

Sent: Friday, May 18, 2018 10:27 AM

To: City Clerk; The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; Oliverio, Pierluigi; District7; District8; District9; District 10

Cc: Andrea Mackenzie; Matt Freeman

Subject: RE: May 22, 2018 Council Item #4.1, Actions Related to the Transfer of Undeveloped Housing Asset Property

Dear Mayor Liccardo and Council Members,

Please consider the attached letter and adopt the resolution to approve the transfer of the Sycamore Terrace property from the Housing Department to the Parks, Recreation and Neighborhood Services Department for the future construction of additional park and open space for Almaden Lake Regional Parks.

Sincerely,

David Poeschel

David W. Poeschel

May 18, 2018

San Jose, CA 95120

RE: May 22, 2018 Council Item #4.1, Actions Related to the Transfer of Undeveloped Housing Asset Property

Dear Mayor Liccardo and Council Members,

Please adopt the resolution to approve the transfer of the Sycamore Terrace property from the Housing Department to the Parks, Recreation and Neighborhood Services Department for the future construction of additional park and open space for Almaden Lake Regional Park.

1) The City is behind in its parkland acreage per capita goals and this transfer provides an opportunity to expand Almaden Lake *Regional* Park which serves the entire City. A paved trail already connects the Sycamore Terrace parcels to the park, which itself is connected to the rest of the City through the Guadalupe River Bike Trail and the bike trail network city-wide. One day the trail system will stretch from the mountains through Downtown to the Bay. See Exhibit "A".

2) Automobile ingress to and egress from the property is extremely dangerous and options to enhance traffic facilities are severely limited. The speed limit on Almaden Expressway is 50 MPH. See Exhibit "B". The current driveway which would be required for housing development abuts the Guadalupe Creek Bridge. The bridge restricts Almaden Expressway to the current lane configuration. No acceleration lane can be added at that location. See Exhibit "C". Further, even if an acceleration/deceleration lane were possible, City traffic engineers no longer permit new development of this type of access to Almaden Expressway. City officials stated this is now deemed unsafe and substandard and they prohibited this access nearby with the Mazzone and Woodrum developments just one block south of this site.

3) Traffic is already very heavy. Because of traffic delays on Almaden Expressway (an "F" rating at Blossom Hill), \$8.1 million were recently spent to upgrade signal lights and signage, resurface, and restripe the expressway. Uncontrolled (no signal lights) direct access from a driveway would be a huge set back in efforts to manage flow on this

critical access to Almaden Valley – the main arterial road for all of Almaden Valley. See Exhibit "D".

3) Development of housing would require that City environmental policies be ignored, impacting riparian habitat, constraining stream flow at this critical confluence of the Guadalupe Creek and Los Alamitos Creek (beginning the Guadalupe River), and hence subjecting water managers to increased challenges and subjecting this and other properties to increased risks of flooding. The site is only a few feet above the adjacent streams. See Exhibit "E".

Any new housing development proposal should respect the established 100 foot riparian setback policy and the line should include the California sycamores, *Plantanus racemosa* where they form a contiguous line from the bank. Calflora, http://www.calflora.org/cgi-bin/species_query.cgi?where-calrecnum=6633, calls sycamore habitat “streambanks”. The Treatment from the Jepson Manual ©Copyright 1993 by the Regents of the University of California says that the ecology of the sycamore is streambanks and canyons. And, the City of San Jose’s Riparian Corridor Study names one of its classifications for riparian zones “Oak-Sycamore Riparian Forest.” Other studies show the importance of flood events in the health and propagation of sycamore trees.

General Plan policies include:

ER-2.2 *Ensure that a 100-foot setback from riparian habitat is the standard to be achieved in all but a limited number of instances, only where no significant environmental impacts would occur.*

EC-5.10 *Encourage the preservation and restoration of urban creeks and rivers to maintain existing floodplain storage.*

See Exhibit "F".

Sincerely,

David W. Poeschel

Exhibit "A"



Exhibit "B"

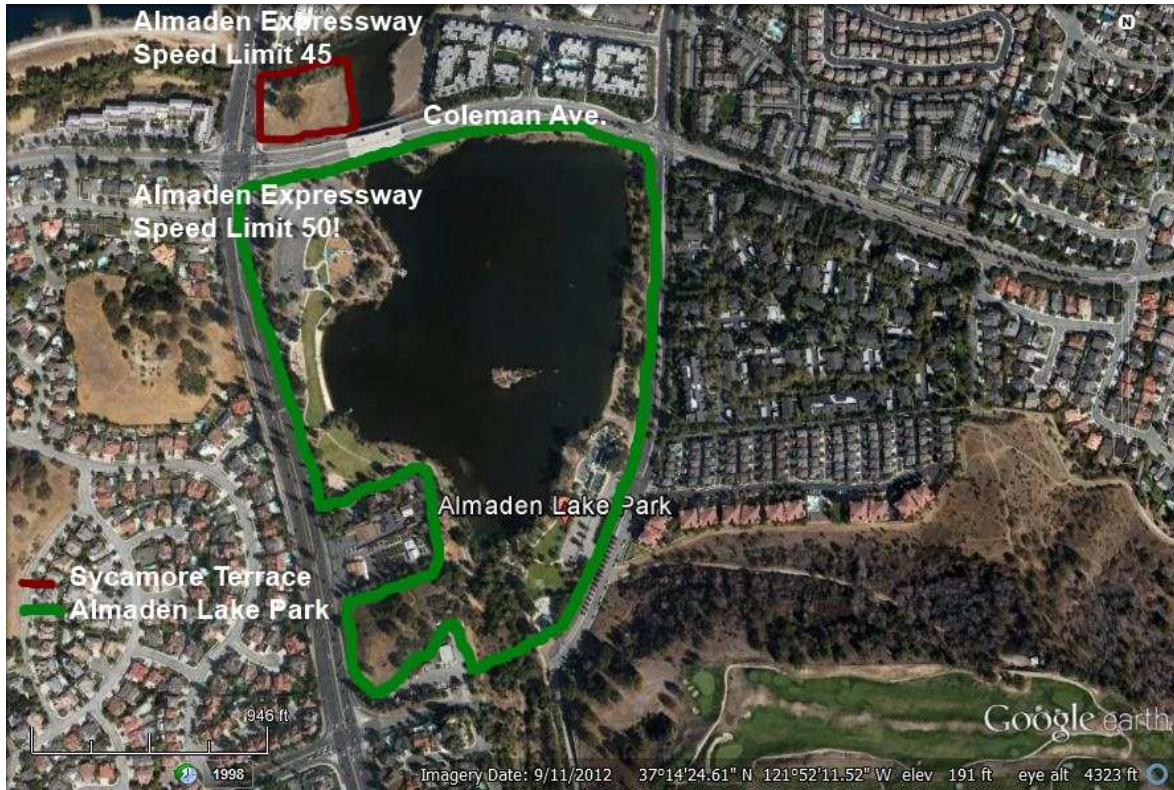


Exhibit "C"



Exhibit "D"



Exhibit "E"



Exhibit "F"



From: Lames

Sent: Friday, May 18, 2018 3:39 PM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10

Cc: Sykes, Dave; Rios, Angel; City Clerk;

; Connolly, Shane Patrick;

Subject: May 22nd Council Agenda Item 4.1: Sycamore Terrace Site

Mayor Sam Liccardo and Members of City Council

City of San Jose

200 E. Santa Clara St.

San José, CA 95110

Sent via email, May 18, 2018

re: May 22nd Council Agenda Item 4.1: Sycamore Terrace Site

Honorable Mayor and Councilmembers,

I am again writing as an individual in support of preserving as parkland the Sycamore Terrace Site (15520 Almaden Road; Assessor Parcel Numbers 694-02-002 and 694-02-015).

As I've said before, these two relatively small parcels are at the corner of Almaden Expressway and Coleman Avenue, and also at the "corner" of the Guadalupe Creek and the Alamos Creek. The parcels are adjacent to Lake Almaden and at the future intersection of the Guadalupe Creek Trail and the Lake Almaden Trail. Maintaining the 100' [riparian] setback from the Alamos and Guadalupe Creeks would leave little remaining land for development. Additionally, the site would have challenges with traffic entrance and egress due to its proximity to a busy major-expressway intersection.

I urge you to approve the staff recommendation to transfer this undeveloped "Low and Moderate Income Housing Asset" property from the Housing Department to the Parks, Recreation and Neighborhood Services Department (PRNS) for the future construction of additional park and open space for Almaden Lake Park, and for the future connection of the Guadalupe Creek Trail and the Lake Almaden Trail.

Thank you,

~Larry Ames

Lawrence Ames, riparian and creek trail advocate

cc: Shane Connolly, D10 Chief-of-Staff
Dave Sykes, SJ City Manager
Angel Rios, Dir., PRNS
Dave Poeschel, Open Space Authority CAC E/OS
Jean Dresden, San José Parks Advocates
Bill Rankin, Save Our Trails
San José Riparian Advocates
San José City Clerk

From: Mackenzie Mossing

Sent: Friday, May 18, 2018 4:13 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Cc: Shani Kleinhaus < >; Alice Kaufman < >; Linda Ruthruff < >; Eileen McLaughlin < >; Dexter, Michele <Michele.Dexter@sanjoseca.gov>

Subject: Support for Item 4.1

Dear Mayor Liccardo and San Jose Councilmembers,

Please find the attached letter from the Santa Clara Valley Audubon Society, Committee for Green Foothills, California Native Plant Society, Santa Clara Valley Chapter, and Citizens Committee to Complete the Refuge in regards to Item 4.1 on the agenda for May 22nd. We support the proposed transfer of Sycamore Terrace from the Housing Department to the Parks, Recreation, and Neighborhood Services Department.

Sincerely,

Mackenzie Mossing
Environmental Advocacy Associate
Santa Clara Valley Audubon Society

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COMMITTEE FOR
GREEN FOOTHILLS



CALIFORNIA
NATIVE PLANT SOCIETY

Santa Clara Valley Chapter



May 18, 2018

via email

Re: Support for Item 4.1 on the 5/22/18 Agenda, Sycamore Terrace

Dear Mayor Liccardo and San Jose City Councilmembers,

The Santa Clara Valley Audubon Society, Committee for Green Foothills, Citizens Committee to Complete the Refuge, and California Native Plant Society, Santa Clara Valley Chapter write in support of the transfer of an Undeveloped Housing Asset Property (Sycamore Terrace) from the Housing Department to Parks, Recreation, and Neighborhood Services Department. Our organizations engaged in previous attempts to develop Sycamore Terrace, during which time we expressed concerns that a housing development was not appropriate for this constrained and ecologically-sensitive site. We continue to believe that the 100-ft setbacks from the Guadalupe and Los Alamos Creeks that are required by the City's Riparian Policy, combined with transportation and roadway concerns and flooding risks, preclude housing development from this site.

We wish to emphasize the unparalleled potential of restoring a wide riparian habitat at the confluence of the Guadalupe Creek and Alamos Creek, the importance of the remnant grove of native sycamore trees on the property, and the importance of retaining functional floodplains to retain storm water and reduce risk of flooding downstream. Furthermore, the property provides a logical extension of Almaden Lake Park and has the potential to provide opportunities for park users to enjoy nature, birds, and wildlife along the Los Alamos and Guadalupe Creeks.

Thank you for your time and consideration.

Sincerely,

Mackenzie Mousing
Environmental Advocacy Associate
Santa Clara Valley Audubon Society

Linda Ruthruff
Conservation Chair
California Native Plant Society
Santa Clara Valley Chapter

Alice Kaufman
Legislative Advocacy Director
Committee for Green Foothills

Eileen McLaughlin, Board Member
Citizens Committee to Complete the Refuge

From: Mark Idemoto

Sent: Sunday, May 20, 2018 4:23 PM

To: City Clerk

Cc: Dexter, Michele; District 10; District2

Subject: City Council Vote (May 22, 2018) Item is 4.1 Sycamore Terrace Site 15520 Almaden Road

May 20, 2018

To all Council members.

Please vote in favor of staffs recommendation to transfer the vacant parcel located at the north east corner of Almaden Expressway & Coleman Avenue from the Housing Department to the Parks Department. Doing so can only help preserve the already limited natural setting one enjoys along Almaden Expressways east shoulder between the Santa Clara Valley Water District shops to as far south as the veterinarian clinic/nursery. As a prior resident of Almaden Valley (D10) from youth I prefer growing Almaden Lake over congesting its surroundings further.

Sincerely,

Mark Idemoto (D2)

From: Marcene Hansen
Sent: Sunday, May 20, 2018 3:00 PM
To: City Clerk
Subject: Parcel transfer

I support The transfer of the parcel on the corner of Almaden Expressway and Coleman from the housing department to the parks department.
Almaden Lake Park is a well used wonderful park that our entire neighborhood enjoys expanding it can only make things better.
Please vote on the transfer of the parcel at Coleman and Almaden Expressway to the parks department
Thank you
Marcene Hansen

San Jose CA95123

I am a third generation native San Jose resident And my family extends 3 more generations after me.

Sent from my iPhon

From: swedeital
Sent: Sunday, May 20, 2018 1:14 PM
To: City Clerk
Cc: District 10
Subject: Almaden lake

Hello

I would like to vote for the parcel at Almaden lake at the corner of Coleman and Almaden Expressway be given to Almaden Lake and be part of the lake so nothing could be build on it please if you don't mind sharing this with the council to be voted

Thank you

Pamela

Lakeview terraces

Sent from my Verizon Wireless 4G LTE Smartphone

From: Connie Burnett
Sent: Sunday, May 20, 2018 5:29 PM
To: City Clerk
Subject: Vote May 22 Almaden Lake

I **vote to** transfer the vacant lot on the corner of coleman and Almaden - expressway in the Park from the housing dept to the Parks dept. making it part of Almaden Lake.

Thank you,
Connie Burnett

From: Rosalie Marty
Sent: Sunday, May 20, 2018 7:51 PM
To: City Clerk
Subject: Almaden lake park

Please vote to keep Almaden and Coleman as part of our park.

Sent from my iPhone

From: Ransel, David L.

Sent: Sunday, May 20, 2018 9:53 PM

To: City Clerk

Subject: Vote yes for Almaden Park extension

Please vote for Almaden Park extension. The park is a wonderful asset for those of us close to it, and also for many other people who come in from other points in San Jose. It gets crowded and could use some growth.

David Ransel

San Jose 95123

From: Jim Brady

Sent: Sunday, May 20, 2018 12:24 PM

To: City Clerk

Subject: Agenda for May 22, 2018 and the item is 4.1 Sycamore Terrace Site 15520 Almaden Road.

I agree with Councilmember Khamis that this parcel should become part of Almaden Lake Park.

Jim Brady

From: John Dannenberg
Sent: Sunday, May 20, 2018 11:26 AM
To: City Clerk
Subject: 18-694 Property transfer to Almaden Lake Park

From: John Dannenberg

Sent: Sunday, May 20, 2018

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; Sykes, Dave; Rios, Angel; City Clerk; Harkness, Kip; ; ; Wilcox, Leland

Subject: Riparian, Item 4.1 May 22, Sycamore Terrace, corner Coleman and Almaden

As a regular user of local parks and trails, I support the transfer of this property as parkland, contiguous to the Almaden Lake Park.

The alternate use for housing would require vehicular access, which is not physically possible without grave safety issues, as well as traffic congestion on the major thoroughfares of Almaden Expressway and Coleman Avenue.

Presently, the land is abandoned, and in need of landscape care to restore to its natural beauty. With the new undercrossing from Almaden Lake Park, the parcel is now readily accessible for use by park visitors. It should be transferred to the Park with plans for restoration to its native habitat.

John Dannenberg San Jose, CA. 95123

From: Laura Lee Rose
Sent: Sunday, May 20, 2018 7:41 AM
To: City Clerk
Subject:

The land in question is a much better park than housing development. I vote for making it a part of Almaden Lake.
Laura Lee Rose

From: Katja Irvin

Sent: Saturday, May 19, 2018 11:49 AM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10

Cc: City Clerk; Dave Poeschel; James Eggers

Subject: May 22nd Council Agenda Item 4.1 - Sycamore Terrace Site

Dear Mayor Liccardo and Councilmembers,

Please find comments about the subject agenda item attached. The Sierra Club Loma Prieta Chapter supports staff's recommendation to transfer the Sycamore Terrace site from the Housing Department to the Parks, Recreation and Neighborhood Services Department

Thank you,

Katja Irvin
Sierra Club Loma Prieta Chapter



SIERRA CLUB
LOMA PRIETA

Sierra Club Loma Prieta Chapter
Serving San Mateo, Santa Clara and San Benito Counties
Protecting Our Planet Since 1933

Palo Alto, CA 94303

May 19, 2018

Dear Mayor Liccardo and Council Members,

The Sierra Club Loma Prieta Chapter has long advocated for riparian setbacks and open space along San Jose creeks. We support the resolution to transfer the property (known as Sycamore Terrace) located at 15520 Almaden Expressway from the Housing Department to the Parks, Recreation and Neighborhood Services Department for the future construction of additional park and open space.

The property is not suitable for development because of limited automobile ingress and egress and because most the site is within the 100' riparian setback, encumbered by mature sycamores, and provides natural mitigation opportunities and valuable resources for flood prevention, as supported by the following General Plan policies.

ER-2.2 Ensure that a 100-foot setback from riparian habitat is the standard to be achieved in all but a limited number of instances, only where no significant environmental impacts would occur.

EC-5.10 Encourage the preservation and restoration of urban creeks and rivers to maintain existing floodplain storage

As plans move forward, we recommend this area be used for passive recreation to limit impacts on the riparian habitat, protect the streams and the mature Sycamore grove from impacts, and retain flood control capacity.

Sincerely,

Katja Irvin
Sierra Club, Loma Prieta Chapter
Conservation Committee Co-Chair

From: Kathleen Kawakami
Sent: Monday, May 21, 2018 9:51 AM
To: City Clerk
Subject: Sycamore Terrace Site May22 meeting Item 4.1

Re: City Council meeting May 22 Item 4.1 Sycamore Terrace Site 15520 Almaden Road

Dear City Council,

I am in agreement with Council member Johnny Khamis that this site should be turned over to Almaden Lake Park and not be used for housing. This is an extremely congested intersection; the limited space on this site for vehicles entering and exiting a housing unit would skyrocket the potential for accidents.

Thank you.
Sincerely,
Kathleen Kawakami

San Jose 95120

From: Nelson Mascarenhas
Sent: Tuesday, May 22, 2018 6:13 AM
To: District 10; mayormail@sanjoseca.gov; City Clerk
Subject: Almaden Lake Voting tue May 22

To all Council members.

Please vote in favor of staffs recommendation to transfer the vacant parcel located at the north east corner of Almaden Expressway & Coleman Avenue from the Housing Department to the Parks Department. Doing so can only help preserve the already limited natural setting one enjoys along Almaden Expressways east shoulder between the Santa Clara Valley Water District shops to as far south as the veterinarian clinic/nursery. As a current resident close to Almaden Valley (D9) since the past 10 years I prefer growing Almaden Lake over congesting its surroundings further.

- Nelson Mascarenhas

From: Deborah Barry
Sent: Monday, May 21, 2018 7:01 PM
To: City Clerk
Subject: To Council: NE corner of Almaden Expressway & Coleman

To all Council members,

Please vote in favor of staffs recommendation to transfer the vacant parcel located at the north east corner of Almaden Expressway & Coleman Avenue from the Housing Department to the Parks Department.

Doing so can only help preserve the already limited natural setting one enjoys along Almaden Expressways east shoulder between the Santa Clara Valley Water District shops to as far south as the veterinarian clinic/nursery.

As a resident of Almaden Valley (D10), I prefer growing Almaden Lake over congesting its surroundings further.

Thank you,
Debby Barry
San Jose, CA 95123

Sent from my iPad

From:

Sent: Monday, May 21, 2018 11:11 AM

To: The Office of Mayor Sam Liccardo; Jones, Chappie; Jimenez, Sergio; Peralez, Raul; Diep, Lan; Carrasco, Magdalena; Davis, Dev; Nguyen, Tam; Arenas, Sylvia; Rocha, Donald; Khamis, Johnny; City Clerk; Rios, Angel; Sykes, Dave

Cc: Weerakoon, Ru; Ferguson, Jerad; Sandoval, Vanessa; Chapman, Helen; Ramos, Christina M; Herbert, Frances; Groen, Mary Anne; Moua, Louansee; Hamilton, Peter; Connolly, Shane Patrick; Dexter, Michele; McGarrity, Patrick

Subject: Council Meeting 4/22/18 Item 4.1 Transfer of Lands

Please find attached a letter from San Jose Parks Advocates regarding this item

Jean Dresden



May 20, 2018

Honorable Mayor and Councilmembers

RE: Item 4.1 May 22, 2018 Actions Related to the Transfer of Undeveloped Housing Asset Property (known as Sycamore Terrace) located at 15520 Almaden Expressway at Coleman Road.

This letter requests that you approve the transfer to PRNS of 15520 Almaden Expressway (694-02-002 and 694-02-015) for the assessed price of \$1.2 Million.

San Jose Parks Advocates is a group of about 150 neighborhood leaders and park passionate folks who advocate on behalf of San Jose's park system.

This parcel makes an excellent extension to Almaden Lake park which is south of the parcel and connected via a trail under Coleman Road. The newly opened trail connection under Coleman runs connects this property to Almaden Lake park and its amenities (parking, bathrooms). This parcel will provide a more natural experience as a counter balance to Almaden Lake's more formal developed design. Results from the current Greenprint Update outreach indicate that more places to connect with nature are very desirable to the community. The site is at the confluence of Los Alamitos Creek and Guadalupe Creek and serves as the start of the Guadalupe River. The parcel serves as a buffer for high water events from storms hitting Mt. Umunhum. The riparian habitat contains several heritage sycamore trees popular with native birds.

Why the site should be transferred: failed attempts for 28 years!

Since 1990, no developer has been able to construct a project on the subject site. It is too constrained. Even after it was acquired by the Housing Department in 1996, there have been multiple failed attempts to build housing. After 20 years, both boom and bust times, no housing has been constructed. Appended is a detailed timeline. There are significant problems with the site for housing:

--Vehicular access to Almaden Expressway has complications. The County owns the expressway and has repeatedly expressed concerns about safe access. Sight lines are limited and the right turn lane from Coleman likely would have to be changed or eliminated. Access to the Expressway will require a long driveway for acceleration reducing the amount of property available for development.

--The presence of two "Heritage" native sycamore trees near the center of the property limits development and project design. There are additional large sycamore trees as well that form a grove with the Heritage trees and connect to Guadalupe Creek. Agency correspondence and staff reports from the 2004 entitlement process reference the "Heritage" trees although they do not appear on the city inventory.

--The city's current 100 foot riparian setback policy limits development substantially – even when using the controversial 2004 EIR riparian boundary line. The Water District wrote in 2004 that the top of bank was misplaced in the biologist's report. The prior entitled 2004 project used a 30 foot setback under an alternative policy available at that time in the 1994 riparian policy study guidelines. This alternative is no longer available under the Envision 2040 General Plan. Importantly, current Almaden community members argue that the riparian boundary was misplaced and miscalculated and should include the native sycamore trees that development proposals suggested removing. They argue that the trees form a continuous grove and the setback should be calculated from the edge of the grove. A site map (see below) shows that more than three-fourths of the property is within the 100 ft. riparian setback derived from the inclusion of the sycamore tree grove. They would make their argument during any future entitlement process. We agree with these community members. This is in conformance with General Plan Policies

ER-2.2 Ensure that a 100-foot setback from riparian habitat is the standard to be achieved in all but a limited number of instances, only where no significant environmental impacts would occur.

EC-5.10 Encourage the preservation and restoration of urban creeks and rivers to maintain existing floodplain storage.



Courtesy: Dave Poeschel

--The property is at the confluence of Los Alamitos and Guadalupe Creeks. Both creeks have headwaters on Mt. Umunhum. There are three older dams, Calero, Guadalupe, and Almaden on these

creeks. With climate change leading to peak storm events, increased peak flows through these creeks can be expected. An event like 2017's Coyote Creek flooding can be expected. The water district reported in 2004 entitlement process that no study of the Guadalupe Creek had been made so they could not comment on the risks. They asked for a study. They did ask that living quarters be elevated since it is in a flood plain. They repeated these comments in subsequent letters.

--During the 2004 entitlement process the water district requested a setback and maintenance road easement along the Guadalupe Creek, further reducing the developable area.

--During the 2013 planned development permit process, the Water District submitted a detailed letter expressing concern about bank stabilization and the presence of buildings within the riparian corridor. They highlighted that the project design would preclude any future change to the Almaden Expressway crossing of Guadalupe Creek as well as eliminate any pedestrian bridge connection over Almaden Expressway. Excerpts of the Water District's Letter are appended.

Assessed Value

We believe that PRNS should pay the assessed amount. Some argue that Housing Department should be reimbursed what they paid in 1996 when there was a 59-unit entitlement. We note that the Housing Department's partner Pulte Homes was unable to put together a project, so the valuable entitlement expired, lowering the value of the land. Subsequently, a new entitlement expired. Other City departments, including PRNS and RDA, have acquired land for various purposes and subsequently sold the land for less than what they paid. Here is another example. A professional assessor determined it is worth \$1.2 Million. That should be the transfer price.

Summary

We believe that the site is too problematic for housing development. We think 28 years of trying is long enough. The City and Water District have thoughtful policies about protecting the streams and protecting residents from flooding. The County has appropriate concerns about safe access to the parcel. The parcel is now connected to the Guadalupe trail via a pedestrian bridge and to Almaden Lake Park via an underpass. The parcel provides opportunities for community access to nature and habitat restoration. It's time to transfer the property back to the Parks Department.

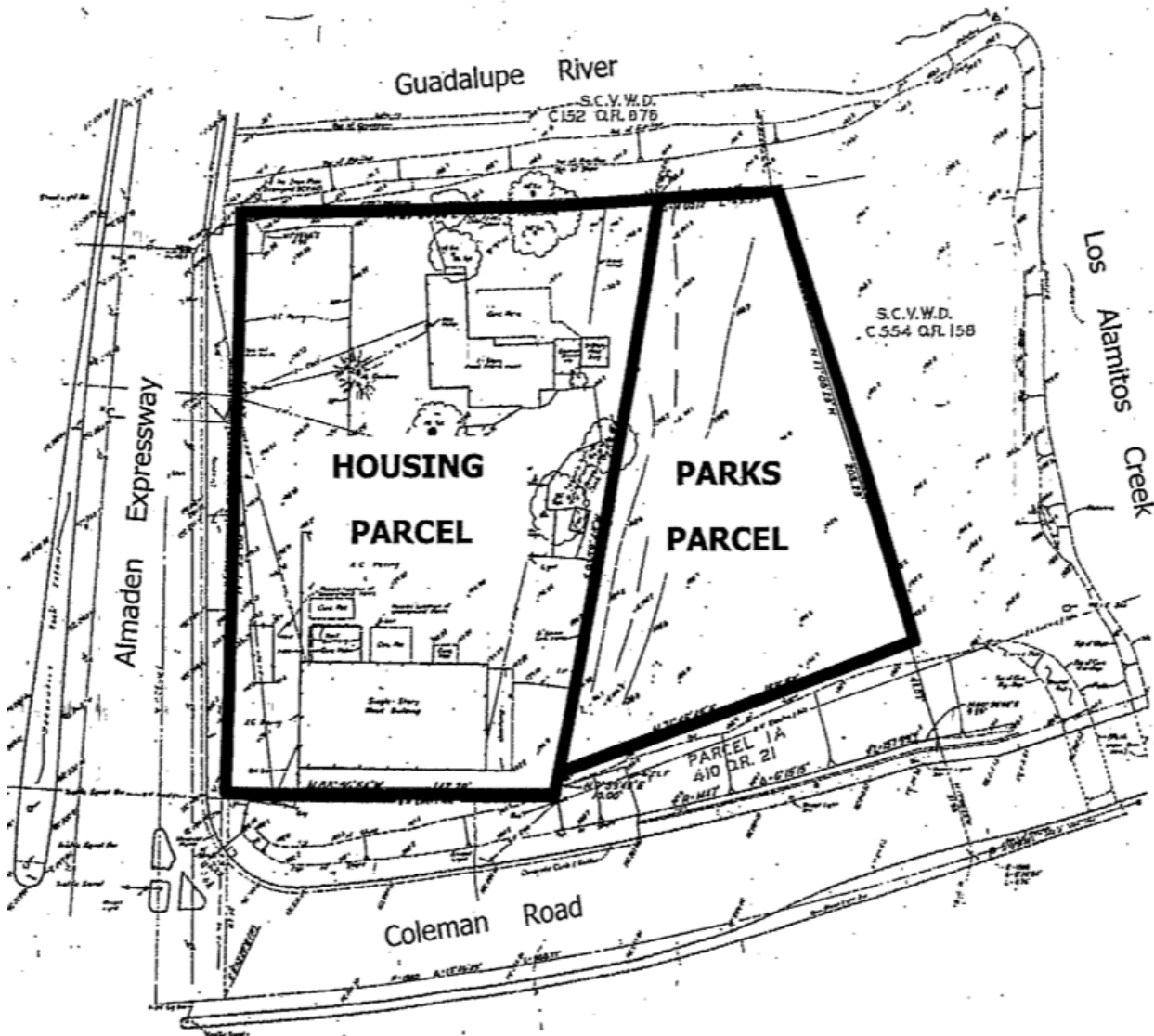
Sincerely,

/s/ Jean

Jean Dresden
Coordinator

A Timeline

1970s and 1980s, the City and Water District formalized agreements to create Almaden Lake Park. The city also acquired half of this subject parcel with the idea that it would be connected to Almaden Lake Park via a trail under Coleman Road and a bridge over Los Alamitos Creek to connect to the Guadalupe River trail. (Both of which are now constructed).



City Online Permits. PDC90-061

1990. City approved PDC 90-061 Nelson Maples Development “Playa Almaden” on the western part of the property. 59 condo units. 3 and 4 story over podium.

1994 General Plan called for Open Space Zoning on remaining portion of the property.

1996 The Housing department acquired the western parcel through foreclosure.

1999 CC99-0082 Open Space Zoning to conform with 1994 General Plan. But withdrawn. City database notes: "Housing Department opposed rezoning because any new housing development subject to Riparian Corridor policy would reduce the total number of dwelling units."

1999 Park parcel is transferred to Housing Department. With no funding to build a bridge over Los Alamitos Creek or under Coleman Road, the parcel was isolated. The funds received by the Parks Department was used for an EIR to evaluate the impacts on Almaden Lake Park and the Los Alamitos trail of the Winfield Road extension over Los Alamitos Creek. In 2004, the Council nixed the Winfield Road extension due to community opposition. By 2017, the former parcel was connected to both Almaden Lake Park and the other side of Los Alamitos Creek.

2000 to 2003, the city and Pulte Home Corporation tried to come up with a plan that worked using the PDC90-061 entitlement. Pulte withdrew its involvement, citing the incarnation of the design-59 units and underground parking-as a problem.

2004 Housing Department worked with Barry Swenson to create "Sycamore Terrace." It was originally proposed as 32 for sale townhomes with 17 moderate income affordable units.

2013 The planned development permit (PD13-032), contained **only 9 moderate income units**, with 18 for sale units. According to the site plan, several buildings and a driveway are located not more than 30 feet from the top of the Guadalupe Creek bank.

Water District Comments 2013. PD13-032

The minimal setback provided along Guadalupe Creek limits the ability to complete bank stabilization or repair work that may be necessary in the future. The setbacks from the top of bank of Guadalupe Creek are approximately 10 feet for the driveway (which is oriented adverse to the flow of traffic on Almaden Expressway), approximately 5 feet for the sidewalk along the north side of the driveway, and approximately 30 feet for Building 9. Additionally, there is only a 5 foot setback to the easterly property line adjacent to District property where Alamitos Creek joins Guadalupe Creek. No top of bank or riparian corridor setback to Alamitos Creek is designated on the easterly portion of the site.

Allowing such minimal setbacks also limits trail and pedestrian improvements such as the ability to widen the existing expressway crossing of the creek, if necessary in the future, and design options for trail connections. The City has an interest in constructing a trail connection across Almaden Expressway including the undercrossing of Coleman Road and an overcrossing of the expressway. The latter of which was proposed to be done by placing a bridge on District property impacting District buildings. This proposal was denied. With development of this site as proposed options for a trail crossing of the expressway appear to be exhausted.