



Honorable Mayor and City Council  
City of San Jose  
200 East Santa Clara Street – 18<sup>th</sup> Floor  
San Jose, CA 95113

7 March 2022

Re: **Memo – Municipal Golf Courses Update** (Council Agenda 03/15/2022; File 22-314; Item 7.1)

Dear Honorable Mayor and Councilmembers,

First Tee – Silicon Valley (FTSV) urges you to approve two additional recommendations to those of PRNS in their **Memo – Municipal Golf Course Update** dated 02/28/2022:

- (1) specific requirements for community benefit for the new lease(s); and
- (2) direction to staff to execute a new use agreement for FTSV like **Requested New Use Agreement** dated 03/04/2022 that is binding within the lease(s) and commences by 01/01 2023.

Our understanding is that Rancho del Pueblo Golf Course's history is rooted in a collaborative commitment for the golf course to serve San Jose residents, especially those from East San Jose. The Zolezzi family donated the land for Rancho to the City of San Jose circa 1999. The City, in turn, agreed to build out the golf course issuing the necessary bonds to do so. In parallel, the San Jose Sports Authority created the Eagles at Rancho Junior Golf Program in keeping with the commitment for Rancho to serve local youth. See **FTSV 2022 Rancho Vision** dated 03/05/2022.

FTSV's presence at Rancho has had a major impact – both in serving children and investing financially. Originally Eagles at Rancho, the program has grown significantly over the years serving over 86,000 children despite caps on its golf course access. FTSV and its donors have made a noteworthy investment to achieve these results. For example, during the same 6-year period in **Table 2 of Memo – Municipal Golf Course Update**, FTSV spent over \$2,700,000 on its Rancho-based programs – well in excess of Rancho's net losses during those years.

We urge City Council to ensure community benefits are achieved at Rancho with the new 3-course lease agreement including securing that FTSV will continue to have Rancho as its long-term program home. The new use we are requesting will enable us to double the youth we serve while continuing to invest significant donor funds.

Respectfully,

George Maxe  
President & CEO  
First Tee – Silicon Valley

Victor M. Arra˜aaga, Jr.  
Board Chairman  
First Tee – Silicon Valley



## **Requested New Use Agreement**

### **Rancho Del Pueblo Golf Course**

4 March 2022

First Tee – Silicon Valley (FTSV), which develops youth through golf, is proud of its 21-year partnership with San José and Rancho del Pueblo Golf Course (Rancho), including CourseCo., its operator. FTSV wishes to replace its 2005 use agreement that has been extended three times. The new agreement would provide FTSV with additional access to grow and increase its benefit to the community. FTSV believes that it can serve at least 1,500 youth per year at Rancho with new, expanded access.

FTSV is pursuing this new agreement in anticipation of the RFP for a new 3-course lease of Rancho, Los Lagos, and San Jose Muni Golf Courses effective 1 January 2023. FTSV wants to help Rancho transform into a “Community Golf Center” to maximize its benefit to the surrounding community. As such, Rancho would become a more welcoming place for East San José residents, beginning golfers, and youth. Once the new lease is in place, FTSV will partner with the new leaseholder to make significant capital improvements to Rancho. FTSV has had very productive conversations about improvements with CourseCo. in the event they become the new leaseholder.

The term would be for fifteen (15) years from 1 January 2023 to 31 December 2037 with an option for two 10-year extensions for \$12.5K/quarter (\$50K/year).

The agreement would have a 6-month notice of termination by either party.

The entire Café, Café Patio, Service Area, and Storage would be dedicated to FTSV.

FTSV would have full use of the following facility spaces as defined below:

**Saturdays** – All Golf spaces 8am to 5:30pm on 40 FTSV-specified Saturdays for seasonal classes (4 x 8) plus pre-season activities (4 x 2) such as tournaments (None of the 40 FTSV-specified Saturdays include holiday weekends.)

**Weekdays** (Tuesday to Friday) – East Loop, East Range, East Putting and Practice Area; 32 Weeks per year from 4pm to 5:30pm (3:30pm to 5pm during winter season)

**Summer Weekdays** (Tuesday to Friday) – West Loop, East Loop, East Range, East Putting, and Practice Area; 8 Weeks per year from 8am to 5:30pm



## Other

- Set FTSV Participant and NCGA YOC green fee to \$5/round, range rates to \$2/small bucket (1/day), and tee times (Saturdays & Sundays all day and Weekdays 3pm to 6pm) for Rancho and Los Lagos.
- FTSV may bring in outside food and beverages for activities/events free of charge.
- FTSV would contribute \$10K towards protective netting to make the Pro Shop Patio safe and \$5K in improvements to relocate refrigeration to the small pro shop office.
- FTSV would be the official coordinator of PGA Junior League for the operator to encourage its youth to participate and to coordinate with class schedules.

## Golf Facility Definitions

- West Loop – golf course holes #3-7
- East Loop – golf course holes #1-2 & 8-9
- West Range – driving range stalls #1-13 and unlimited balls
- East Range – driving range stalls #14-25 and unlimited balls
- West Putting – putting green adjacent to West Range
- East Putting – putting green adjacent to East Range
- Practice Area – short game area west of the clubhouse

## Non-Golf Facility Definitions

- Café – original café including seating area, closet and kitchen
- Café Patio – patio adjacent to the original café (W to SW)
- Service Area – outside area SW to S of the clubhouse
- Storage – new shed, old shed, equipment closet, and class closet
- Pro Shop Patio – patio adjacent to the pro shop facing the range (W to NE)
- Pro Shop – existing shop and two offices





## History — 23 Years

- 1997 — First Tee established — **youth development through golf**
- 1999 — Zolezzi family donates land to City for Rancho del Pueblo Golf Course
- 1999** — San Jose Sports Authority creates **Eagles at Rancho Junior Golf Program**
- 2005 — Eagles become **The First Tee of San Jose** serving Santa Clara County
- 2009 — Classes begin in Palo Alto (Baylands Golf Links) & Gilroy (Gavilan College)
- 2012 — Name changed to **The First Tee of Silicon Valley** & East Palo Alto added
- 2013 — FTSV becomes independent as **The Future Talent of Silicon Valley**
- 2018 — Service area expanded north to Highway 92
- 2021 — Over 86,000 youth served since 2005

## Programs

- **Curriculum** that seamlessly integrates life skills and golfs skills
- **Coaches** (>100 ) who are caring, safe & well-trained for character building
- Youth range from **2nd to 12th** grade
- **All are welcome** regardless of background or ability to pay
- **Classes** at golf courses after-school and all day Saturdays
- **Outreach** in--school at >20 sites (e.g., Alum Rock USD, CORAL, City Year)
- **Opportunities** — college scholarships; summer experiences; field trips
- **Locations** in San Jose, Palo Alto, and Gilroy

## Fast Facts

- Over **85,000** youth impacted since 2005
- **Diversity**: 40% **Girls**; 85% **Non-White**; 22% **Latino**; 40% **Asian**
- Over 30% of participants are from **low income** families
- More than 80% of participants receive **A's or B's** in school



## Facility Info

- **Location** — Near 101 & 680 in the Mayfair area of East San Jose
- **Course** — 9 short holes ideal for youth, seniors & beginners
- **Practice** — driving range (25 bays), large putting green & chipping area
- **Clubhouse** — retail pro shop & cafe divided by open hallway

## Current State

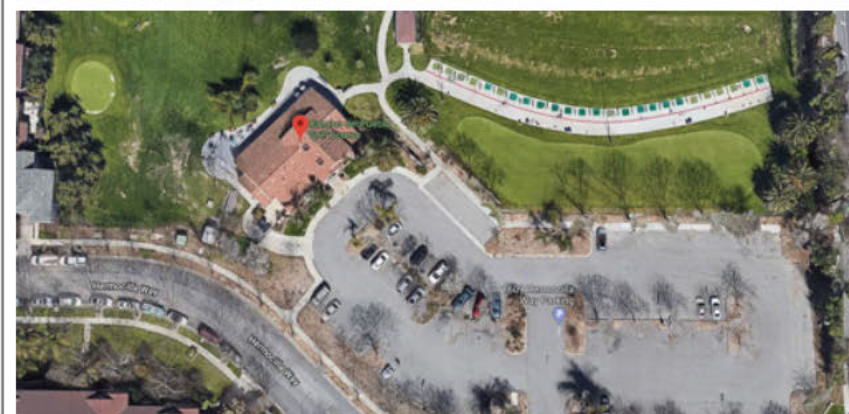
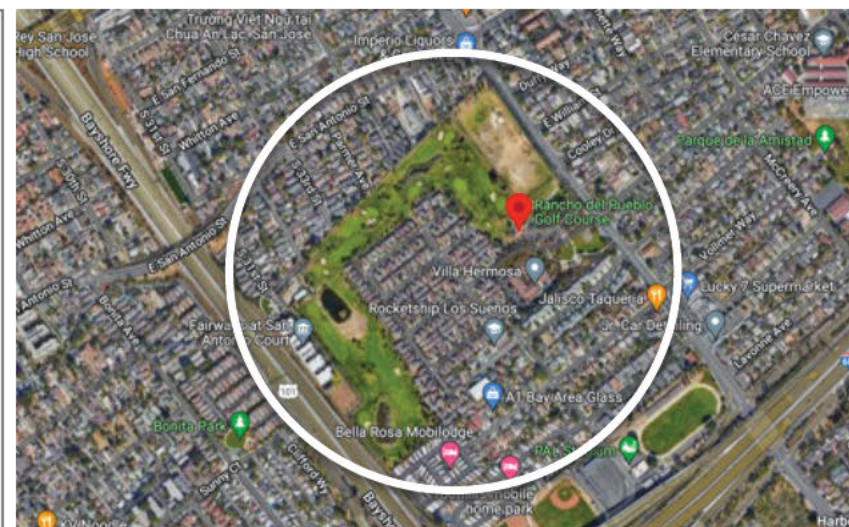
- **Long-Time Operator** — CourseCo (22 years) under direction of PRNS
- **Under Investment** — run down clubhouse, parking, driving range & more
- **Cafe** — unused — last open in 2019, but rarely open before then
- **Course** — repairs needed for tee boxes, paths, fencing, range & more

## FTSV Historical Stats (2005 to 2019)

- Annual **Class** Participants (Avg) — 700 kids taking 1,400 classes
- Annual **Outreach** Participants (Avg) — 3,000 kids meeting 15,000 times
- Annual **Investment** in Community — **\$327,000 to \$600,000**
- **70% Residents** — **31% D5 + 15% D2/D3/D7 + 7% D4 + 5% D1/D6/D8**
- **Rancho Customers** — 80% Residents — **14% D5** (2015 Golf Audit)

## Present Use — 16% of Capacity

- **Cost** > \$20,000/year
- **Capacity** — **3,640** hours/year = 1,040 Weekends + 2,600 Weekdays
- **FTSV Use** — **16% = Sat 320 hrs/yr (31%) = 4 seasons x 8 wks x 10 hrs**  
**T/W/Th/F 256 hrs/yr (10%) = 4 days x 4 seasons x 8 wks x 2 hrs**
- **Facilities** — 3 holes + 4 range bays + half putting green + service area





# Community Golf Center

Expand FTSV's Use to 23% to Double Its Impact



## Our Vision

- Transform Rancho into a "Community Golf Center" to maximize community benefit
- Welcoming place for East San Jose residents, beginning golfers, and youth
- Host more community events like the Alum Rock USD Parent University (bottom photo)
- Capital improvements by FTSV — new netting, new patio, range stalls, and pro shop
- Possible larger capital improvements by FTSV (e.g., new clubhouse or expansion)
- Los Lagos — FTSV funding to add short game practice area by range

## New Use Agreement

- Long-term agreement for FTSV including lease of cafe, cafe patio, and service area
- **Saturdays** — All golf spaces 8am to 5:30pm on 40 FTSV specified Saturdays
- **T/W/Th/F** — 4 holes, 12 range stalls, half putting green, and practice area for 32 weeks
- **Summer T/W/Th/F** — 9 holes otherwise same as T/W/Th/F above

## New Use — 23% of Capacity

- **Cost** — \$50,000/year
- **Capacity** — 3,640 hours/year = 1,040 Weekends + 2,600 Weekdays
- **FTSV Use** — 23% = **Sat** — 320 hrs/yr (31%) = 4 seasons x 8 wks x 10 hrs  
**T/W/Th/F** — 192 hrs/yr (10%) = 4 days x 3 seasons x 8 wks x 2 hrs  
**Summer T/W/Th/F** — 320 hrs/yr (10%) = 4 days x 1 seasons x 8 wks x 10 hrs

## New Forecasted Stats

- Annual **Class** Participants (Avg) — 1,500 kids taking 3,000 classes
- Annual **Outreach** Participants (Avg) — 6,000 kids meeting 30,000 times
- Annual **Investment** in Community — \$500,000 to \$900,000
- **70% Residents** — 31% D5 + 15% D2/D3/D7 + 7% D4 + 5% D1/D6/D8
- Annual Participant **Investment** — **Classes** \$750,000 & **Outreach** \$170,000
- **Future Golfers** — supply more golfers for HS teams, SJ Muni & Los Lagos



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- **Future Golfers** — supply more golfers for HS teams, SJ Muni & Los Lagos

**FW: Rancho del Pueblo Golf Course**

Taber, Toni &lt;[REDACTED]&gt;

Fri 3/11/2022 2:51 PM

To: Agendadesk &lt;[REDACTED]&gt;

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**From:** Danny Garza <[REDACTED]>**Sent:** Friday, March 11, 2022 2:51 PM**To:** Cicirelli, Jon <[REDACTED]> Maguire, Jennifer <[REDACTED]> Liccardo, Sam <[REDACTED]>

District1 &lt;[REDACTED]&gt;

District2 &lt;[REDACTED]&gt;

District3 &lt;[REDACTED]&gt;

District4 &lt;[REDACTED]&gt;

District5 &lt;[REDACTED]&gt;

District 6 &lt;[REDACTED]&gt;

District7 &lt;[REDACTED]&gt;

District8 &lt;[REDACTED]&gt;

District9 &lt;[REDACTED]&gt;

District 10 &lt;[REDACTED]&gt;

Supervisor Cindy Chavez

&lt;[REDACTED]&gt; Joe Simitian &lt;joe.simitian@cityofmayfair.org&gt;

Supervisor Mike Wasserman

Otto Lee &lt;otto.lee@cityofmayfair.org&gt;

Susan Ellenberg

&lt;[REDACTED]&gt; dave cortese &lt;dave.cortese@cityofmayfair.org&gt;

Taber, Toni

Gonzales, Guadalupe &lt;[REDACTED]&gt;

**Cc:** Rios, Angel <[REDACTED]>

Yotam, Avi &lt;[REDACTED]&gt;

Rufino, Neil

Neil Rufino &lt;[REDACTED]&gt;

**Subject:** RE: Rancho del Pueblo Golf Course

[External Email]

Dear Jon,

My fear comes from this I have attended two meetings in the recent weeks, at both meetings this was mentioned as their goal, Housing.

If you need clarification, then you can speak with the Director of SOMOS MAYFAIR and the Director of the Si se Puede Collective, who have stated that they have received Donated Funding to Purchase the Property and place Housing in Place of the Golf Course.

I have expressed very clearly at both meetings that Plata Arroyo Neighborhood Association and Eastgate N.A.C and the Mayfair Neighborhood Association and Mayfair N A C oppose this idea The other Neighborhoods have since join our Voices.

If you need anything else, please reach back out to me.

In Community Spirit,  
Danny



[Sent from Yahoo Mail on Android](#)

On Fri, Mar 11, 2022 at 8:51 AM, Cicirelli, Jon

<[REDACTED]> wrote:

Hi Danny,

Thank you for your email. I am pleased to report to you that there is no plan to sell Rancho del Pueblo golf course, or convert it to housing, or do anything with it other than operate it as a golf course.

Next week we have a Council item, 7 1, where we will talk about doing a new “request for proposals” for a long term operator for all there of our golf courses. This is a standard business practice from time to time to ensure the City is getting the best service at the best price No one has proposed any other use to me about the golf courses and it is our strong recommendation that all three golf courses remain as such There may be some discussion about other recreational uses like turning Rancho into soccer fields or a park – but we are only recommending that Rancho remain a golf course. I hope this helps clarify

Here is the link to the memo for reference: [http://sanjose.legistar.com/gateway.aspx?M\\_F&ID\\_8e7e17f5\\_f705\\_44ca\\_93c5\\_900a4b0f7af9.pdf](http://sanjose.legistar.com/gateway.aspx?M_F&ID_8e7e17f5_f705_44ca_93c5_900a4b0f7af9.pdf)

Sincerely,

**Jon Cicirelli** |

**Director of Parks, Recreation and Neighborhood Services**

Office of the Director | 408.793.5553

[200 E Santa Clara St](#) , T 9, San José, CA 95113

*Building Community Through Fun*

[Website](#) | [Twitter](#) | [Facebook](#)

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**From:** Maguire, Jennifer <[REDACTED]>

**Sent:** Thursday, March 10, 2022 3 17 PM

**To:** Cicirelli, Jon <[REDACTED]>

**Cc:** Rios, Angel <[REDACTED]>

**Subject:** FW: Rancho del Pueblo Golf Course

Hi Jon-

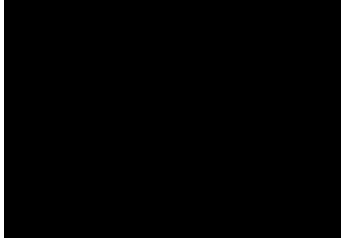
Would you please reply to this email and cc the group so the record is corrected....

**FW: Rancho del Pueblo Golf Course**

Taber, Toni &lt;[REDACTED]&gt;

Thu 3/10/2022 5:03 PM

To: Agendadesk &lt;[REDACTED]&gt;

**From:** Mike Garza <[REDACTED]>**Sent:** Thursday, March 10, 2022 5:03 PM**To:** Danny Garza <[REDACTED]> Liccardo, Sam <[REDACTED]> Maguire, Jennifer <[REDACTED]>

<[REDACTED]> District1 <[REDACTED]> District2 <[REDACTED]>  
 District3 <[REDACTED]> District4 <[REDACTED]> District5 <[REDACTED]>  
 District 6 <[REDACTED]> District7 <[REDACTED]> District8 <[REDACTED]>  
 District9 <[REDACTED]> District 10 <[REDACTED]> Supervisor Cindy Chavez <[REDACTED]>  
 <[REDACTED]> Joe Simitian <joe.simiti@cityofsanjose.org> Supervisor Mike Wasserman <[REDACTED]>  
 <[REDACTED]> Otto Lee <otto.lee@cityofsanjose.org> Susan Ellenberg <[REDACTED]>  
 <[REDACTED]> dave cortese <dave.cortese@cityofsanjose.org> Taber, Toni <[REDACTED]>  
 <[REDACTED]> Gonzales, Guadalupe <[REDACTED]> <[REDACTED]>

**Subject:** Fw: Rancho del Pueblo Golf Course

You don't often get email from [REDACTED]. [Learn why this is important](#)

[External Email]

Hello Fellow Community Members & the Honorable Sam Liccardo, setting aside the arguments both for & against giving developers access to the Ranch del Puerto Golf Course to build affordable housing... I would like to add two community based comments/questions

1 The willingness to consider closing the golf course might be rational if the community had abandoned the facility The City Council in establishing the Ranch del Puerto Golf Course had tremendous foresight to set aside 31 acres of what was then an undesirable plot of land as open space for the community The golf course continues to serve the community in line with purpose for which it was established. How does closing the facility benefit the local community?

2. Discussing when the golf course was established is an important issue. We need to look back in time to understand what the local community gave up in exchange for the Rancho del Puerto Golf Course several sites on the internet indicate the course was opened in 1965. It would be appropriate to ask the City Attorney to look into the City's obligations with respect to legal agreements that were made when the golf course was created Because I seem to recall listening to a discussion that essentially said, the City Council agreed to establish the Rancho del Puerto Golf Course as a permanent facility for the local community – in exchange for the community agreeing to the closure of several local community swimming pools The City of San Jose thereby has a legally binding agreement with the community. This agreement is quite similar to the City's agreement to accept the donation of 87 acres of land by Emma Prusch in 1962 on the condition that it always remained a farm A decision to close



the Rancho del Puerto Golf Course could set a dangerous precedence that could open the door for the property at King Road and Story Road to become 'Prusch Affordable Housing.' Even if the City's agreement on the Rancho del Puerto Golf Course can legally be modified, it does not excuse the City of San Jose from its established obligation to reach an agreement with the community and establish another facility in exchange for giving up the golf course property. Quid pro quo. What is the equitable facility being offered to the community in exchange for giving developers 31 acres of prime real estate?

Respectfully, Michael Garza

**From:** Danny Garza <[REDACTED]>

**Sent:** Thursday, March 10, 2022 2:29 PM

**To:** sam liccardo <[REDACTED]>; Jennifer Maguire <[REDACTED]>;  
District 1 <[REDACTED]>; District2 <[REDACTED]>; District3  
<[REDACTED]>; San Jose District 4 Councilmember David Cohen  
<[REDACTED]>; Councilmember Magdalena Carrasco <[REDACTED]>; District 6  
<[REDACTED]>; District7 <[REDACTED]>; District8 <[REDACTED]>;  
District9 <[REDACTED]>; Matt Mahan <[REDACTED]>; Jennifer Maguire  
<[REDACTED]>; Jennifer Maguire <[REDACTED]>; Supervisor  
Cindy Chavez <[REDACTED]>; Joe Simitian <[REDACTED]>; Supervisor  
Mike Wasserman <[REDACTED]>; Otto Lee <[REDACTED]>; Susan Ellenberg  
<[REDACTED]>; dave cortese <[REDACTED]>; Toni Taber  
<[REDACTED]>

**Cc:** Guadalupe Gonzalez <[REDACTED]>; [REDACTED]

**Subject:** Rancho del Pueblo Golf Course

March 8th, 2022

To: Mayor Sam Liccardo

San Jose City Council Members

City Manager Jennifer Maguire

City Clerk Toni Taber

San Jose City Hall

200 East Santa Clara Street

San Jose, California. 95113

Fr: Danny Garza

[REDACTED]

San Jose, California 95116

Re: Parks Recommendation to retain the Rancho del Pueblo Golf Course with Improvements

Honorable Mayor Liccardo

City Councilmembers

City Manager Jennifer Maguire

City Clerk Toni Taber

Everyone, please excuse the length of this letter as this has come from the hearts of Community Leaders in District 5. This is our position as our Community Engagement was invisible and our Voices are silenced.

We are once again at a crisis in the Esst Valley. It seems that Rancho del Pueblo, OUR Golf Course is under another assault. That is to say that we are on the verge of its Health, Educational, and College Scholarship benefits being lost forever.

This new attempt to close the Golf Course for Housing, was never brought to the attention of the Two Communities that are most directly involved with Rancho del Pueblo: Mayfair Neighborhood Association and Mayfair N.A.C., and the Plata Arroyo Neighborhood Association and Eastgate N.A.C.'s, the two most Active Communities in the East Valley and San Jose as a whole.

This is our Green Space. This is not the Property of any 501c3 that seeks to make a Profit off of promised Dedicated Open Green Space from the Zolezzi Family.

We - along with Past City Councilmembers did not save this Golf Course for future Sales. We saved it so it can be a benefit to all of the Families of all ages in our futures.



These schemes can not be tolerated by our Community and our City Government. The City of San Jose should be ashamed that this Negative Item has even come to this level of discussions.

First of all - where was the Discovery to and for the Community?

Where is the Open, Honest, Fair, and Transparent Communications from the City of San Jose to our Minority Families. It seems that only those that support this 'idea' centered around the purchase of this Emerald Gem of the East Valley were informed.

Not the working Families in the Area.

Had I not - Just by Chance - attended a meeting with SOMOS MAYFAIR - as President of the Plata Arroyo Neighborhood Association and Eastgate N.A.C. that this Golf Course Community resides in, nobody would have known about this underhanded project - until as is the trick - it was too far along for the Community to protest. present different facts that show how important this is to us.

The Golf Course is in our Strong Neighborhood Initiative N.A.C. - NEIGHBORHOOD ADVISORY COMMITTEE MAP. This Golf Course is our Community. Just as PAL STADIUM is also in our N.A.C., but San Jose Police Department has chosen to include, NOT Exclude us. (Let's not forget about the magnificent improvements that are presented by Parks and the First Tee.)

It is our position that there are many Citizens Negatively Impacted by the closure and ultimate sale of this delicate property to a Greedy buyer. From the most needy and Very Young Youth to College Students from all over that Practice here, the very oldest Seniors in our Community and beyond this Golf Course is Therapeutic.

It is not the fact that the Non-profit Organization will gain Property that will bring them income while claiming they are not hurting the poor, it is that the benefits for the Thousands and Thousands of Citizens that have used this Space now and WILL CONTINUE to benefit from the VERY WALKABLE 9 Holes, that bring Seniors and Youth together to Play and Recreate here.

(You will find my Grandson Noah on the Roster of First-Tee Students)

Non-profits have the opportunity to Purchase the existing Closed and Vacated Golf Course between Flint and South White Road. Cutting a deal in a poor Minority Community is not the Ideal Racial Equity Goals WE believe the City needs is trying to reach.

Let's look at this by the Numbers -

01. 500 residents might live there for different years.

02. As opposed to Thousands and Thousands of Youths, Families, Seniors, High School Golf Teams, First-Tee Classes and Walk-On Golfers benefiting from Short Course and the City Recreation Income generated associated with the Golf Course at Rancho del Pueblo.

03. Our Seniors that ride the Bus will not be able to afford the Time, or Safety by Bus, to another location. This VTA Bus Stop is at the very Front Access to the Property.

04. If Our Girls that play High School Golf ride VTA Transit Busses, they will be exiting at the Front Access to the Golf Course for Safety.

05. The same Safety Practice ideas apply for our Boys that Ride VTA Transit from their School to Practice and High School Golf Matches.

06. The same Safety Practices apply to our Families that use VTA Transit to get to and From First-Tee Classes and Matches.

07. Councilwoman Carrasco is crying about not enough Parks in the District. She berated the Parks Department a couple of weeks ago about the poor quality of Parks in our Neighborhoods. It's time for DISTRICT 5 to put Carrasco Money where her Carrasco Mouth is. DISTRICT 5 needs to - do the right thing and support the Community by speaking up for the people in the District and County Wide that use this Golf Course for the Purposes it was donated and created for, Recreation and Golf Education.

RANCHO DEL PUEBLO IS A READY MADE AMENITY THAT NEEDS THE SUPPORT OF THE FULL COUNCIL REGARDLESS.

08. The City Council is not Elected to just represent their District. THE CITY COUNCIL IS RESPONSIBLE FOR THE MONITORING AND PROTECTION OF OUR COMMUNITY FROM THE ABUSE OF FRIEND OR FOE. In this case the Youth that use this Athletic Arena to gain Scholarships should be paramount to every Elected Representative on the City Council including the Mayors Office.



09. Rancho del Pueblo will give our Minority Families and Students ONE MORE AVENUE OUT OF POVERTY. Golf is a game where Carriers are made. Projects are decided. Wages and Salaries are agreed to after "the dealing is done". This has been attested to 'Time after Time and from President after President'.

Our Families can have that same opportunity. But not if Rancho del Pueblo does not exist.

10. Since the Pandemic, the Sports talk is "Golf is showing a major up-tick in attendance. That means there is an increased amount of Funds for any City. That includes San Jose.

11. In the Past it was said many times and in many different ways that the Golf Course was a benefit. That is why the San Jose City Council voted to retain this Emerald Healthy Space in the City most recently. It is a great asset that is going to turn the Fiscal Corner after COVID-19. The proposed Improvements Operations Plan will assist in the positive Funds following into the City from expanded uses.

12. The keyword is Benefit. Which is the greater Value to the Community - Homes that hold a few people, that have no Parking because of Construction Costs, and Homes that displace effective CHEAP Health Care Therapy?

Or

Is the greatest Value and Community Benefit - Open Space with Breathable Air. Safe Senior Exercise on a Safe, Flat, well planned and protected Course. Open Space for man and "Wild Life".

Non-profits are not talking about the Ecosystems that will be destroyed by the Erection of Homes and destruction of Habitats. Creating a smaller Park will only drive away the Bird and other Wildlife Habitat Communities at Rancho del Pueblo. Many different Species use the wider Green Space to mature and reproduce.

13. There is no comparison between a new Tot-lot on a restricted area as opposed to the Golf Course that has the ability to assist with Scholarships for College.

For example.

Dario Gamino, who Wrestled for Lick when I Coached there and Carrasco was on the School Board, was invited to a College that had Golf Scholarships. Dario is the Nephew of Captain Gamino, of the San Jose Fire Department. Dario played Golf for Coach Ray Jimenez at James Lick. He was contacted by them - he did not contact them.

THAT IS WHAT GOLF DOES FOR OUR STUDENTS. IT IMPROVES THE QUALITY OF LIFE FOR OUR FAMILIES.

THAT IS THE BIG PICTURE - LOOKING TO THE FUTURE OF THIS GOLF COURSE AS A COLLEGE FUTURE FOR OUR STUDENTS.

IS THE CITY GOING TO TURN AWAY FROM EXISTING COMMUNITY BENEFITS THAT ALREADY MOVE OUR CHILDREN OUT OF POVERTY, LIKE DARIO - WHO BECAME A POLICE OFFICER WITH A COLLEGE DEGREE.

14. King Road can not handle more traffic. Traffic in the area is already terrible during commute hours.

The intersection at the 680 Freeway and King Road is crowded. Story Road and King Road is the busy all day long. Story Road and King Road is the most Traveled Intersections in the City of San Jose according to the San Jose Department of Transportation. This daily traffic Jam is 3 Blocks South from the Rancho del Pueblo Golf Course. More HOUSING TRAFFIC is only going to worsen Traffic, Parking, and Pedestrian Safety in the area.

15. The City of San Jose tried and Failed to improve the Intersection of King Road and San Antonio Street. San Antonio Street with the En Movimiento Project has not supported our Community what so ever. Our Tax Dollars were unsuccessful at improvements in traffic on King Road, including creating confusion on San Antonio Street with the changing Bikes Path and terrible unidentified Bulb-out at the corner of King Road. (I will not even bring up the outrageous idea of Seniors and Youths being forced to climb over the 101 Freeway and San Antonio Street Bridge, that is continued abuse for another discussion)

16. Until there is a quality study and Community Quality Outreach with Community Input including but not limited to Studies with Documentation. This project should be removed from consideration.

The Community East of the 101 Freeway to King Road at Alum Rock Avenue South to Story Road should not be further negatively impacted by Housing that will not improve our Community.



Non-profits only build to make money so they can make more money.

Look at RCD, Low Income Housing at King Road and Alum Rock Avenue, what benefit did they bring to our Community or our Community Students seeking Scholarships Funds. They have Offered nothing - that we are aware of.

17. Air Quality numbers in our area do not support more vehicles on King Road. The Negative Impacts to Respiratory Health of our Community is testament this our position. There are far to many Schools, Preschools, Day Care Centers, Day Care Homes, and finally Babysitting businesses in the Mile around this Community including the 680 Freeway and the 101 Freeway.

18. THERE IS NO PARKING.

19. Non-profits do not build for the Community. RCD owns 68 Housing Projects including Quetzal Gardens at King Road and Alum Rock Avenue, plus their Housing Project in the Washington / Gardner Community.

Charity Housing broke away from Catholic Charities and are no long part of Catholic Charities. They now own 28 Buildings.

We know about the problems with Property Managers - we do not need another Foxdale Apartments in our Future. It costs the Mentality of the Community greatly with VERY POOR Quality of Life Conditions.

OWNERS AND DEVELOPERS THEY BUILD TO MAKE MONEY THE CHEAPEST WAY THEY CAN.

Look at all of the Construction Safety Violations at Quetzal Gardens that went all the way to CalOSHA.

Cutting corners is part of the plan to Make a Buck on the Back of the Poor who will not complain - Slavery Towers - there is no better example.

20. THERE ARE PLENTY OF OTHER SITES TO PLACE AFFORDABLE HOUSING.

OUR FAMILIES WERE NOT INFORMED. WE ARE IGNORED. WILL NO LONGER BE WALKED ON BY GOVERNMENT AND BIG MONEY. INCLUDING 200 PLUS - MULTI-MILLION DOLLAR NON-PROFITS.

21. Why was this sale NOT brought before the Community. What is being hidden from the Community by City Staff that were aware of this, and supported Non-profits that are planning this but not presented plans openly and honestly to avoid clear opposition.

Any Vote and any Discussions without First Total and Complete Involvement with a Community Voice and Vote is not inclusive Government but Authoritarian Government.

In conclusion,

There will always be Time for Non-profits with their Millions of Dollars to purchase this Property at a later date. There is no rush to build here in the East Valley with the many other available sites throughout the area that their Grants allow them to build.

The East Valley and our Golf Course is not a make or Break location for their idea. Cheap Land does not mean that our Community Assets should be bought cheaply from the Community.

There is a Golf Course that is all Weeds off of White Road between Aborn and Cunningham and Flint and White. It uses Cattle to reduce Weeds growing on the site.

That property is Vacant and is not used at all.

What is next - PAL Stadium, Overfelt Gardens?

It is our wish that the City Clerk disperses this Letter to all Department Heads no matter their Affiliation to this issue.

The signatory leaders below represent neighborhoods that cover more than 60% of District 5 and its residents. We ask that you not consider the Change request at Rancho del Pueblo - for the future of our Community, our Students, and Families.



This proposed sale would in no way create a benefit to our Community. Parks has estimated that the Golf Course is now going to make a Profit. Especially with the growing First-Tee Classes, new Functions, and Amenities on site.

With the Community Voice, the City Council, and Parks working together - this Golf Course will continue to produce Athletes, Healthy Activities for Youths and Seniors, Wildlife Habitats, and a great sense of Pride for the East Valley - that also have a Golf Course to in its Community.

Thank You for you attention to our position.

In Community Spirit,

Danny Garza

President

Plata Arroyo Neighborhood Association and Eastgate N.A.C.

Guadalupe Gonzalez

President

Mayfair Neighborhood Association and Mayfair N.A.C.

Gloria Zamudio

President

Arbuckle Neighborhood Association

Ernesto Barajas

President

Cassell Neighborhood Association

Sandy Flores

President

Capitol Park / Goss / Dobern Neighborhood Association

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