

# Re: RE: Dove Hill Supplemental Report

Sunondo Ghosh

Mon 9/24/2018 9:18 AM

To: 'Cynthia Tran' Do, Sylvia <sylvia.do@sanjoseca.gov>; Lipoma, Emily <emily.lipoma@sanjoseca.gov>; Tu, John <john.tu@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>;

Cc: Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Robert Reese Jin Park Raghavendra Bhagavatha Vani Moodley

Dear Director Hughey,

Thank you for meeting with us last week and discussing our concerns regarding the Dove Hill project. We appreciate the time you and your team spent with us, and are looking forward to the report that your team has been preparing.

Based on our discussions and feedback from the Ranch community, included below is a list of amendments for approval that we request regarding the project. These are essential to mitigate the negative impacts of the project. Please let us know next steps in order to incorporate these requests for the project.

Thanks,

Sunondo

Issue	Amendments for Approval
Proper community engagement process not followed	<ol style="list-style-type: none"><li data-bbox="787 1249 1526 1470">1. Continuance until 10/23 evening meeting - the supplemental report will only be available on 9/24 and vote expected on 9/25. Need adequate time for all stakeholders to review and verify report addresses numerous issues.</li><li data-bbox="787 1543 1526 1732">2. During construction process, transparency to community of progress, notification of any changes to plans and proper escalation path/contact in event of new issues.</li><li data-bbox="787 1806 1526 1953">3. If project comes up for review again in 2 years, notification to entire Ranch community (not just 1000 ft) for participation.</li></ol>

4.  
Traffic Demand Management - review of traffic impact on, at minimum, annual basis with transparency to community of results

Issue	Amendments for Approval
Safety issues on Dove Road & Neighborhood compatibility inadequately analyzed	<p>5. Development maximum height of 2 stories to adhere to compatibility with surrounding neighborhood</p> <p>6. Connect Dove Hill Road to Yerba Buena to relieve safety chokepoint</p> <p>7. Widen Dove Hill road to accommodate shoulder for emergency vehicle bypass</p> <p>8. Proper construction safety plan must be developed including:</p> <ul style="list-style-type: none"> <li>a. Construction equipment and construction passenger vehicles must be safely parked only on construction site - not illegally on Dove or Hassler Road.</li> <li>b. Construction must not impede community access to Dove &amp; Hassler road</li> <li>c. Construction traffic ingress and egress of equipment must not occur on peak community commute hours (7-9 am, 5-7 pm)</li> </ul>

Issue	Amendments for Approval
Negative Impact on Environment	<p>9. Detailed plan on sewage system including mitigation in event of failure. Important since it is unproven precedent - building sewer for this long and on this steep of an uphill gradient.</p> <p>10. Project Labor Agreement outlining specific policies for construction adherence to protect identified endangered species as found on 8/28/18 per Laborers International Union of North America, Local Union 270:  <a href="https://sanjose.legistar.com/View.ashx?M=F&amp;ID=6564790&amp;GUID=03F6AC53-17CA-4443-8B18-9E3A00DE4668">https://sanjose.legistar.com/View.ashx?M=F&amp;ID=6564790&amp;GUID=03F6AC53-17CA-4443-8B18-9E3A00DE4668</a></p> <p>11. Developer to contribute to maintenance of <b>shared</b> Dove Road in lump sum of \$50k initial payment to Ranch HOA and recurring annual payment TBD based on pro-rated portion of \$500k annual Ranch landscaping expenses</p>

**From:** Josue Garcia

**Sent:** Monday, September 24, 2018 1:50 PM

**To:** The Office of Mayor Sam Liccardo; District2 ; District3 ; District5 ; District7 ; District8; District9

**Subject:** Dove Hill Project

Dear Mayor and City Council Members,

My name is Josué García, I am the Director for the Santa Clara County Residents for Responsible Development, an organization that represents members in the community who believe development should ensure we have a livable wage to provide for our families, local hiring, housing we can afford, opportunities for our young people, and healthy neighborhoods.

I am writing to ask for your support of the Dove Hill Medical Center Project (Agenda Item 10.3 of the September 25, City Council meeting). We agree with staff's recommendation for approval of the project. The developer has met the city entitlement process requirement, as well as the requirements to meet and work with members of our community. In addition, the developer is willing to provide much needed community benefits such as hire local people, pay area standard construction wages, and provide apprenticeship opportunities for high school graduates and other members of our community that are looking for good paying jobs in the local region. Finding a developer that is willing to support that local community with good paying jobs is uncommon in the industry. Please consider this when you make your decision on this important item.

We urge you to support the Dove Hill project.

Please contact me if you have any questions or need additional information,

Thank you,

Josué García

Director

Santa Clara County Residents for Responsible Development



September 25, 2018

Via E-Mail

Mayor Sam Liccardo and  
Members of the City Council  
San José City Hall  
200 East Santa Clara Street  
San José, California 95113  
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Thai-Chau Le, Planner  
City of San José  
Department of Planning, Building, and Code Enforcement  
200 East Santa Clara Street, Third Floor  
San José, California 95113

**Re: Dove Hill Medical Care Project (Project Files Nos. PDC14-051 and PD16-019)**

Dear Mayor Liccardo, City Council Members, and Ms. Le:

I am writing on behalf of José Mexicano and Alejandro Martinez. Messrs. Mexicano and Martinez join the comments previously submitted by the Laborers International Union of North America, Local Union 270 and its members living in and around the City of San Jose ("LIUNA") regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Dove Hill Medical Care Project ("Project") (Project Files Nos. PDC14-051 and PD16-019). Mr. Mexicano and Mr. Martinez reside in San Jose and work and recreate in the vicinity of the Project. Based

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on the numerous concerns raised by LIUNA and the local neighbors, Mr. Mexicano and Mr. Martinez concur that the Project has not addressed all of the environmental concerns that have been raised and that a full environmental impact report should be prepared for the project.

Sincerely,

Michael R. Lozeau  
Lozeau | Drury LLP