

ATTACHMENT A - Combined Public Comments to IS/MND (CP19-021)

Telahun, Bethelhem

From: Dana DeLong <danadelong23@gmail.com>
Sent: Tuesday, May 12, 2020 12:10 PM
To: Telahun, Bethelhem; Steve Jacobson
Subject: Re: Public Notice of Intent to Adopt a Mitigated Negative Declaration for 2375 & 2395 South Bascom Avenue RCFE (CP19-021)
Attachments: Screen Shot 2020-05-12 at 12.08.09 PM.png

[External Email]

Hello...

At the 'sweeping' corner of Dry Creek and Union (at the existing street striping in photo)
Please see attached photo

On Tue, May 12, 2020 at 10:49 AM Telahun, Bethelhem <Bethelhem.Telahun@sanjoseca.gov> wrote:

Hi Dana,

Where specifically are you requesting the chatter strips to be installed? I understand your main concern is the Dry Creek and Union intersection.

Bethelhem Telahun

Planner | Environmental Review

From: Dana DeLong <danadelong23@gmail.com>
Sent: Monday, May 11, 2020 9:16 AM
To: Telahun, Bethelhem <Bethelhem.Telahun@sanjoseca.gov>
Subject: Re: Public Notice of Intent to Adopt a Mitigated Negative Declaration for 2375 & 2395 South Bascom Avenue RCFE (CP19-021)

[External Email]

Did this traffic study include Dry Creek and Union?
Also who do I contact about getting the chatter strips installed?
I keep getting the run around from the city

On Mon, May 11, 2020 at 9:09 AM Telahun, Bethelhem <Bethelhem.Telahun@sanjoseca.gov> wrote:

Hello,

Thank you for submitting your written comments, Dana. I have forwarded it on to our environmental consultant for her to prepare formal responses to comments and for the overall environmental administrative record.

A traffic study was completed as part of this Initial Study/Mitigated Negative Declaration and is available in Appendix F. You are welcome to send in any comments regarding the study as well after you review.

Stay safe!

Bethelhem Telahun

Planner | Environmental Review

From: Dana DeLong <danadelong23@gmail.com>

Sent: Sunday, May 3, 2020 8:14 PM

To: Telahun, Bethelhem <Bethelhem.Telahun@sanjoseca.gov>

Subject: Re: Public Notice of Intent to Adopt a Mitigated Negative Declaration for 2375 & 2395 South Bascom Avenue RCFE (CP19-021)

[External Email]

Hello....

Has the traffic study at Dry Creek and Union been completed?

We still have cars traveling at high rate of speed AND trucks going down dry creek.

Imagine what traffic is going to be once construction starts.

PLEASE ADVISE READING TRAFFIC STUDY

On Fri, May 1, 2020 at 10:20 AM Telahun, Bethelhem <Bethelhem.Telahun@sanjoseca.gov> wrote:

**PUBLIC NOTICE
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CITY OF SAN JOSE, CALIFORNIA**

Project Name: 2375 & 2395 South Bascom Avenue Residential Care Facility for the Elderly

File No.: CP19-021

Description: Conditional Use Permit to allow the demolition of four existing commercial buildings and construction of a 83-unit, 93 bed, fully-licensed Residential Care Facility for the Elderly. The project proposes to construct a 72,870 square foot building, one to three-stories in height, with one level of below-grade parking.

Location: The project is located on approximately 1.23 gross acres at 2375 and 2395 South Bascom Ave

Assessor's Parcel No.: 412-25-009 & 412-25-010

Council District: 9

Applicant Contact Information: Advocacy Development Partners (ATTN: Paul Bunton), 555 Peters Ave, Suite 105, Pleasanton, CA 94556 paul@advocacydevpartners.com; (510) 612-4774

The City has performed an environmental review of the project. The environmental review examines the nature and extent of any adverse effects on the environment that could occur if the project is approved and implemented. Based on the review, the City has prepared a Draft Mitigated Negative Declaration (MND) for this project. An MND is a statement by the City that the project will not have a significant effect on the environment because the project will include mitigation measures that will reduce identified project impacts to a less than significant level. The project site is not present on any list pursuant to Section 65962.5 of the California Government Code.

The public is welcome to review and comment on the Draft MND. The public comment period for this Draft MND begins on **Friday May 1, 2020 and ends on Thursday May 21, 2020**. The Draft MND, Initial Study, and reference documents are available online at: www.sanjoseca.gov/negativedeclarations

In response to the COVID-19 and Shelter-in-Place policy, hard copies are no longer available at the typical locations such as the City of San José Department of Planning, Building and Code Enforcement, located at City Hall, 200 East Santa Clara Street; and at the Dr. Martin Luther King, Jr. Main Library, located at 150 E. San Fernando Street during normal business hours.

Therefore, if requested, a hard copy will be mailed to you. Please allow time for printing and delivery. Please contact Bethelhem Telahun at bethelhem.telahun@sanjoseca.gov.

For additional information, please contact Bethelhem Telahun at (408) 535-5624, or by e-mail at bethelhem.telahun@sanjoseca.gov.

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Telahun, Bethelhem

From: Garnetta Annable <garnetta_annable@hotmail.com>
Sent: Thursday, May 7, 2020 2:55 PM
To: Telahun, Bethelhem
Cc: Le, Thai-Chau; Wang, Angela
Subject: Re: CP19-021 -Comments on MND

[External Email]

Thank you for prompt response.

Regarding bicycle trippers, it is my understanding from past discussions with transportation that SJ's goal is to have bicycle trippers installed through out the City because at most intersections a bicycle will simply not activate the light even if cyclist moves into the traffic lane. If my recollection is correct, the developers plan includes bicycle parking in the underground garage. Tackling the tripper installation with this development is timely and would serve the future staff operating the completed facility as well as SJ transportation goals.

From: Telahun, Bethelhem <Bethelhem.Telahun@sanjoseca.gov>
Sent: Wednesday, May 6, 2020 9:25 AM
To: Garnetta Annable <garnetta_annable@hotmail.com>
Cc: Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Wang, Angela <Angela.Wang@sanjoseca.gov>
Subject: RE: CP19-021 -Comments on MND

Hello,

Thank you for submitting your written comments, Garnetta. I have forwarded it on to our environmental consultant for her to prepare formal responses to comments and for the overall environmental administrative record.

Our understanding is that it is not typical to install bike detections as bikes are required to follow traffic signalization. However, we will check in with Public Works Transportation Team regarding this request.

Construction noise was evaluated and there are standard permit conditions and measures that apply to these potential impacts. All projects within the City of San Jose are required to have a preconstruction meeting where contractors submit traffic control plans for review and approval by the inspector for the construction period. The contractor will also be required to submit information about designated staging and parking areas during construction periods for review.

Also, thank you for the raptor pictures! We will certainly let the applicant and the environmental team know about potential raptors.

Please stay safe.

Best,

Bethelhem Telahun

Planner I Environmental Review
City of San Jose Planning Div.
Planning, Building & Code Enforcement Department
200 E Santa Clara St T3 San Jose CA 95113
Bethelhem.telahun@sanjoseca.gov | 408-535-5624

From: Wang, Angela <Angela.Wang@sanjoseca.gov>
Sent: Monday, May 4, 2020 2:55 PM
To: Garnetta Annable <garnetta_annable@hotmail.com>
Cc: Telahun, Bethelhem <Bethelhem.Telahun@sanjoseca.gov>
Subject: FW: CP19-021 -Comments on MND

Garnetta,

I will let Bethelhem Telahun (cc'ed here), the environmental planner for this projec , to answer your questions/comments on MND.

Thanks,
Angela

From: Garnetta Annable <garnetta_annable@hotmail.com>
Sent: Monday, May 4, 2020 2:04 PM
To: Wang, Angela <Angela.Wang@sanjoseca.gov>
Subject: Re: CP19-021 - Request : Require 25 Foot Set Back for Safety and Reduction of Visual Impact on Lower Elevation Single Story Residential

[External Email]

Thank you for your time on the fire lane and respond time to fire.

On reviewing the mitigated negative declaration, as changes to intersection are being required I request that bicycle trippers be also required. Also re noise and traffic mitigation requirements to require on site parking during construction and truck transport of construction materials and supplies be prohibited on Dry Creek during construction and future facility operations?

Lastly attached is a picture of one of our resident raptors taken March 31. I have a cellphone video of a pair of raptors mating in my Cedar tree on the West side of Dry Creek Rd. They nest on the East side of Dry Creek

Rd.



I can't forward the video until I can figure out how to download it.

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From: [Lisa Brancatelli](#)
To: [Telahun, Bethelhem](#)
Cc: [Colleen Haggerty](#)
Subject: Public Review Draft MND: 2375 & 2395 S Bascom Ave Residential Care Facility (CP19-021)
Date: Wednesday, May 20, 2020 8:29:06 AM
Attachments: [image002.png](#)

[External Email]

Dear Ms. Telahun:

Valley Water has reviewed the Initial Study/Draft Mitigated Negative Declaration (MND) for the 2375 & 2395 South Bascom Avenue Residential Care Facility for the Elderly Project (CP19-021), received on May 1, 2020.

Valley Water has the following comments to be taken into consideration when developing the Final MND for this project:

Page 109 Section J (d) Impacts and Mitigation, incorrectly states that the project site is not located within an inundation area for any dams; however, according to the Lexington Dam Inundation Map the project site is located in an area subject to inundation from the James J. Lenihan Dam on Lexington Reservoir. The document should be revised to correctly state the associated inundation area.

Valley Water records do not show any wells on the project site; however, it is always possible that a well exists that is not in Valley Water records. Abandoned or unused wells can provide a vertical conduit for contaminants to pollute groundwater. To avoid impacts to groundwater quality, any wells found on-site that will not be used must be properly destroyed in accordance with Ordinance 90-1, which requires issuance of a well destruction permit or registered with Valley Water and protected during construction. Property owners or their representatives should call the Wells and Water Measurement Unit at (408) 630-2660 for more information regarding well permits and registration for the destruction of wells.

There is no Valley Water right of way or facilities at the project site; therefore, in accordance with Valley Water's Water Resources Protection Ordinance, a Valley Water permit is not required for the proposed improvements.

We appreciate the opportunity to comment on the Initial Study and draft MND and would also appreciate the opportunity to review any further documents when they become available. If you have any questions, or need further information, you can reach me at (408) 630-2479, or by e-mail at LBrancatelli@valleywater.org. Please reference District File No. 34145 on future correspondence regarding this project.

Thank you,

LISA BRANCATELLI

ASSISTANT ENGINEER II (CIVIL)
Community Projects Review Unit
Tel. (408) 630-2479 / CPRU Hotline: (408) 630-2650

Santa Clara Valley Water District is now known as:



Clean Water • Healthy Environment • Flood Protection

5750 Almaden Expressway, San Jose CA 95118
www.valleywater.org

From: City of San Jose <webrequests@sanjoseca.gov>
Sent: Friday, May 01, 2020 10:02 AM
To: CPRU-Dropbox <CPRU@valleywater.org>
Subject: Public Review Draft MND: 2375 & 2395 South Bascom Ave Residential Care Facility (CP19-021)

Public Review Draft MND: 2375 & 2395 South Bascom Ave Residential Care Facility (CP19-021)

The Draft Initial Study/Mitigated Negative Declaration for 2375 & 2395 South Bascom Ave Residential Care Facility Project (CP19-021) is available online. Public review period will start May 1, 2020 to May 21, 2020.

Post Date: 05/01/2020 10:00 AM

PUBLIC NOTICE INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION CITY OF SAN JOSE, CALIFORNIA

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From: [Wang, Angela](#)
To: [Telahun, Bethelhem](#)
Cc: [Le, Thai-Chau](#)
Subject: FW: Project File # CP19-021
Date: Friday, May 22, 2020 8:12:23 AM

Good morning Bethelhem,

I received one comment from the adjacent property owner. See below:

Thanks,
Angela

From: Brett Townsend <brett@cvmarine.com>
Sent: Thursday, May 21, 2020 7:56 PM
To: Wang, Angela <Angela.Wang@sanjoseca.gov>
Subject: Project File # CP19-021

[External Email]

Hello Angela,

I am the owner of 2355 So Bascom Ave next to the proposed project CP19-021. I understand today is the last day for public comment regarding the environmental impact report for this project. At this time I would like to comment on the impact to my property regarding the proposed variance for the Fire Dept. Plan. I feel the plan will have a direct negative impact on my business and property, and would create a considerable risk. We were not made aware of the Fire Plan until recently. As the plan includes direct access through my property, we will need to address this issue in a public hearing.

Please notify me regarding the next public hearing to address this issue. I would also request all neighboring property owners be made aware of this proposed variance of this Fire Dept. plan.

Thank you, Brett Townsend

Brett Townsend,
Central Valley Marine
2355 S. Bascom Avenue
Campbell, CA 95008
Phone: 408-371-6681 x11
Fax: 408-371-8767



GRADY-WHITE



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