

Roscoe Mata, Project Manager
200 E. Santa Clara St.
San José, CA 95113
via email, sent January 3, 2016

re: Blanchard Rd. Distribution Center, File H15-061, APN 70825005

Dear Mr. Mata,

I am writing to give written comment to express concerns regarding project H15-061, which apparently is a proposal for a warehouse distribution center in the Coyote Valley.

I only just learned about the project yesterday evening from an article in this week's Silicon Valley Business Journal (see <http://www.bizjournals.com/sanjose/news/2015/12/30/developer-proposes-distribution-center-for-san.html>). Apparently, the project was just recently announced, and I understand that you have sent notice to a very limited distribution informing them that written comments must be received by Jan. 4th – I hear that it's not even listed on the City's website. This is an unacceptably short comment period and an unacceptably limited outreach for a project of this significance. This project would be "ground-breaking", in that it would be the first in the "south of Metcalf" area, in what the Envision 2040 General Plan Update Process has led us in the public to believe was land that was to be held in reserve, undeveloped, for decades to come. And then here now, on short notice over the holiday break, a major project is being proposed.

I am hoping that the announced deadline for comment was just a simple computer error that you can quickly rectify, and that you will engage in an appropriately robust outreach with adequate time for considered public comment.

I also hope that the City will reject the proposal: it does not appear to be appropriate for this site. The land is currently agricultural, and I hope it can remain so. Throughout the Envision 2040 General Plan Update process, the discussion had been on the importance of controlling sprawl, of concentrating development within the currently developed areas, and of preserving open-space and agricultural lands that can provide locally grown healthy foods.

Developer proposes distribution center for San Jose's Coyote Valley



The site off Blanchard Road in South San Jose's Coyote Valley is about 30 acres, and would host a roughly 500,000-square-foot building.

GOOGLE MAPS / ILLUSTRATION BY NATHAN DONATO-WEINSTEIN

The site does not even seem to be appropriate for a distribution center: such a facility would require adequate highway access. This site likely will be isolated from the nearby Monterey Highway when the intervening rail corridor is upgraded and Blanchard Road is severed as part of the High Speed Rail initiative. Looking at the aerial maps, it would appear that the only access to the site would then be via a winding roadway over to Santa Teresa Blvd, and thence via several miles of local streets through residential neighborhoods before finally reaching the nearest State Highway.

At the very least, the City should assure adequate public engagement and also do a CEQA review covering traffic impacts, endangered bird species and the ramifications of the Habitat Conservation Plan (HCP), and impacts to the local water supply (as apparently this area is only served by groundwater wells).

I hope that you will extend the public comment period so that I and others will have time to become more informed on the details of this proposal, will have time to consider the myriad of potential issues, and will have time to write coherent comments. And I hope that the City will then determine that this is not an appropriate project for this location.

Thank you,

Dr. Larry Ames.
Larry@L-Ames.com

cc: Committee for Green Foothills
Greenbelt Alliance
Audubon Society
SJ Park Advocates