

From: Dick Jacquet [mailto:dickjacquet@comcast.net]

Sent: Friday, April 06, 2018 2:25 PM

To: City Council <CityCouncil@cupertino.org>

Cc: Peggy Jacquet <peggyjacquet@comcast.net>

Subject: The Forum Project

Dear City Council Members:

My wife and I are residents of 23555 Oak Valley Road in Cupertino. We share a fence line with the land on which the Forum is proposing to build new villas. The purpose of this email is to let you know that we oppose the 25 Villa plan, but we strongly support the 23 Villa plan.

We have been meeting with Forum officials for well over a year and have reviewed all of their plans. We ask that you approve the 23 Villa plan at your meeting on April 17.

Thank you for your consideration.

Best regards,

Dick Jacquet

dickjacquet@comcast.net

(650) 224-2961

From: Karen Watters [mailto:dkwatters@earthlink.net]

Sent: Monday, April 02, 2018 7:16 PM

To: City Council <CityCouncil@cupertino.org>

Cc: Nancy Kao <nancykao@theforumrsa.com>

Subject: Proposed construction at The Forum 23 Villa Plan

To: City Council Members, City of Cupertino

From: Donald and Karen Watters

Council Members,

As fence line neighbors to the Forum at Rancho San Antonio, we wish to express our strong support for the 23 (twenty-three) Villa plan proposed by the Forum. Their entire team has worked with us to come up with a plan that meets the Forum's needs as well as addresses the concerns of fence line neighbors who are directly affected by the proposed construction.

Donald and Karen Watters

23575 Oak Valley Road, Cupertino, CA

From: Linda Starkey [<mailto:linda@startechsales.com>]
Sent: Monday, April 02, 2018 8:30 PM
To: Darcy Paul <DPaul@cupertino.org>
Subject: Support of The Forum's Proposed Plan for 23 Villas

Mr. Darcy Paul,

We are Matt and Linda Starkey and live at 23545 Oak Valley Road. Our home shares the fence line with The Forum's proposed expansion villas.

The Forum and Oak Valley neighbors that back up to the proposed Forum expansion site have come together and agree with The Forum plan to build **23** villas. As neighbors, many meetings and workable suggestions have resulted in this mutually agreeable solution. Approval of **23** villas will allow more distance and landscape than the 25 villas originally proposed.

We **strongly support** The Forum's plan to build **23** villas, not 25.

Sincerely,

Matt and Linda Starkey

23545 Oak Valley Road

650-969-6667 Home

From: John R. Berthold <rickberthold17@gmail.com>
Sent: Thursday, June 01, 2017 3:04 PM
To: Catarina Kidd
Subject: THE FORUM PROJECT

Ms. Kidd,

Thank you taking a moment at the end of last night's meeting to allow me to introduce myself. I am a 5-year resident, and along with the 5 other owners of villas on Sereno Court, we fully support the overall Master Plan. Except for one item: the proposed Villa Sereno.

For the EIR, we will follow your guidelines and offer comments related to the environment, as well as a suggested alternative. You can expect to have those comments before the June 14 deadline. Later, we will provide additional comments, including the economic and life-style damage to us if the 2-story structure is built.

It was nice meeting you, and I look forward to talking with you again.

John R. (Rick) Berthold

From: George Crosby <geostacrosby@gmail.com>
Sent: Thursday, June 01, 2017 9:32 AM
To: Catarina Kidd
Subject: The Forum Project EIR

Caterina

I just wanted to offer a few comments. I attended the meeting last night and made a comment about the villas.

The villas are the key to providing a solid financial foundation for the entire Forum Master Plan. The profit from the villa sales provides a major portion of the funds needed to build our memory care building and upgrade our health care services. Without the villas the project would face financial obstacles that would be difficult to overcome.

We currently have 60 villas and 21 of them are occupied by single resident. I believe it is fair to assume this ratio will prevail in the new villas.

The gas pipeline easement gives the Oak Valley residents considerably more distance from the proposed villas than their narrow lot size which provides very limited separation between homes.

With over 3,000 acres of nature preserve adjacent to both Oak Valley and Forum residents the loss of the proposed villa location site on Cristo Rey drive will have no effect on wildlife.

I have walked Cristo Rey Drive every morning for eight years and have never smelled the sewer odor. It probably does exist in a lower elevation section of the Oak Valley property. In any case I believe that is a City of Cupertino problem to resolve.

Regards

George Crosby Unit 419F

From: llstarkey@aol.com [mailto:llstarkey@aol.com]
Sent: Monday, June 12, 2017 11:29 AM
To: Catarina Kidd <CatarinaK@cupertino.org>
Cc: llstarkey@aol.com
Subject: The Forum Project EIR

Hello Catarina. Thanks again for hosting the EIR meeting. Please see our comments/concerns below:

- 1) The proposed Forum development plan which includes 25 villas is extremely high density. The Forum actually agrees this is the case, however, they continue to move forward. Many of the proposed villas are on open space parcels that in some locations are only < +/- 130 ft deep allowing only feet between current homes and proposed villas. Please review the plans and walk the land noting the elevation markers behind the Oak Valley homes fences. There are three villas with only feet in between that would form almost a complete wall of concrete buildings. Proposing to put trees and shrubs to hide concrete is a band aid solution.
This property has always been and currently is open space, not meant to be high density such as the Vallco project. What is the goal? To squeeze as many buildings and people together to increase revenue at the tremendous loss of what is treasured areas of Cupertino?
- 2) High density buildings that are only feet off the Oak Valley fences will create increased noise issues, nighttime lighting issues, fumes from cars in the proposed villa driveways, loss of nature, loss of privacy. Loss of open space.
- 3) Drainage-There's already drainage problems with the open space berm, note the culvert behind the Oak Valley homes.
- 4) Water-There has been a real effort to conserve water to the point of letting landscape suffer/die. Please consider the amount of buildings, landscape and people that will increase usage of water while homeowners are expected to continue conserving.
- 5) The Forum originally proposed developing only 16 villas max, now the architectural firm has proposed squeezing an additional 9 proposed villas into open space land.
- 6) Nature-The land The Forum is proposing to be high density is currently home to nature; swallow, hawks, deer, turkey, opossum, skunks, hares, rabbits, blue heron, owls and more. I'd be happy to forward pictures to share for review.
- 7) Sewage-Constant raw sewage odors are present along Cristo Rey. There has been an attempt to better the situation, however, ripe sewage odors are still a fact. Please look at the elevated levels, repair and monitoring history of the sewage pump station located on Cristo Rey. This information should be published for all to review as it affects us all.
- 8) Traffic-Cristo Rey is already dangerous to drive on the weekends and holidays. Park visitors are trolling for parking, parking along Cristo Rey on both sides, parking on a blind curve and forcing walkers and hikers to walk around cars and into the lanes where sidewalks are not present. Adding 2 cars per family for proposed villas plus cars for additional Forum expansion employees will add to the already burdened one way in and one way out road. The EIR board should walk Cristo Rey to

witness this on a weekend. I can forward pictures of the already overcrowded Cristo Rey.

9) The Forum was not happy years ago when the Oak Valley development density was proposed and one of the reasons was the increased traffic that would use Cristo Rey. I understand The Forum petitioned The City of Cupertino to lower the number of homes for open space and also to help lower the number of cars the Oak Valley neighborhood would generate. Now The Forum wants to add 50+ villa cars and an unknown amt. of future employee cars to the already overcrowded road. This traffic is already difficult for many of The Forum elderly residents to navigate and increased traffic will make it worse.

10) Richard Adler/Oak Valley neighbor, proposed The City of Cupertino make every effort to review the original intent of the current open space land use. We highly support this effort. Before any consideration of expansion, The Forum must produce their copy if the City cannot, but movement forward should only be based on the guidelines of land use originally set up years ago.

11) PG&E major gas lines behind the fences of the Oak Valley homes-
High degree of concern over developing so close to the gas lines.
Who will oversee this potential issue?
How will the lines be tapped into to include the additional buildings?

12) Safety-Adding additional villas will add to a potential standstill during a disaster. In case of an emergency, how will additional proposed residents and emergency vehicles escape? There are only two roads into/out of our neighborhood:

*The Cristo Rey to Foothill exit, one two-lane road, will have to support the four Oak Valley neighborhoods, the three Los Altos cul-de-sacs and the whole of The Forum population, many of which need assistance. Hopefully the EIR board will consider/study how large the whole population is, including emergency vehicles, etc trying to get into the neighborhood and back out of the neighborhoods.

*The Los Altos/under 280 emergency exit will need to support lower Oak Valley neighbors, Los Altos neighbors which include all the Highlands homes and lower homes from the park exit under 280 all the way to Foothill Blvd. Again, basically a one road exit escape in an emergency/disaster. Who will be liable when an emergency occurs and all are not able to get out quickly?

*Following is a link to the volumes of homes (not counting people) and one elementary school that would need to use the limited exit routes during a disaster.

<https://www.google.com/maps/@37.338129,-122.0777607,15z>.

Please note: Last Friday, 6/9, there was a brush fire that came very close to Cristo Rey Drive, again one of only two exits out to Foothill Road and safety. The alternate route gate under 280 was locked and eventually opened for passage out through Los Altos, however please consider the number of residents that must evacuate using that one escape if it were more serious. Adding additional residents to this number only intensifies a potential emergency. The EIR should consult with the local and county fire officials first to consider the impact of adding so many additional cars and residents to The Forum.

Thank you for the opportunity to voice our concerns. We hope each point and those of our Oak Valley neighbors regarding the current open space will be considered for all Cupertino residents, not just The Forum.

Please kindly confirm receipt.
Best Regards,
Linda and Matt Starkey
23545 Oak Valley Road

rom: Harvey Dixon <harvey.dixon331d@gmail.com>
Sent: Saturday, January 13, 2018 3:49 PM
To: Catarina Kidd
Subject: The Forum EIR

Dear Ms. Kidd,

I am a resident of Cupertino, and I am writing in support of approval of The Forum EIR by the City of Cupertino.

The proposed improvements are largely in facilities for Health Care for Seniors. There are a limited number of housing units that are included as well. Cupertino needs more health care services, particularly for Senior Citizens.

The health care facilities will benefit Cupertino residents who are seniors. Cupertino needs to have additional health care services for seniors. These improved facilities will serve not only those residents of Cupertino who reside at The Forum, but those who live anywhere in Cupertino.

The proposed project will have very little impact on total traffic, parking, or any other matter of concern to citizens of Cupertino.

Thank you,

Harvey Dixon

From: Sue Liskovec <sueliskovec@att.net>
Sent: Tuesday, January 23, 2018 11:58 AM
To: Catarina Kidd
Subject: The Forum EIR

We wholeheartedly support the Master Plan Expansion of The Forum at Rancho San Antonio. The proposed new senior residences will serve several important purposes. They will provide:

- additional senior housing in the growing Cupertino community.
- the finances needed to expand and update The Forum Healthcare Center – Assisted Living, Skilled Nursing, and a new Memory Care Center – for the benefit of Forum residents AND other residents of Cupertino and surrounding communities.

As Forum residents for more than four years, we applaud the planning process undertaken by our Management Company (Life Care Services, Inc) and our own Forum resident governing Board of Directors. Transparency, thoughtfulness and compromise have been hallmarks of this process. The Forum, expanded and modernized, will be a valuable asset to the community.

Sue and Jim Liskovec

23100 Via Esplendor, #42
Cupertino

From: George Crosby <geostacrosby@gmail.com>
Sent: Tuesday, December 19, 2017 8:44 AM
To: Catarina Kidd
Subject: Forum at Rancho San Antonio Draft EIR comments

Catarina

My wife and I have been residents at The Forum for over eight years. I have been involved to a degree in the development of the Master plan over the past four years and strongly recommend that it be approved as submitted by all relevant agencies.

Regards

Louise and George Crosby, Unit 419F

From: George Crosby
To: [Catarina Kidd](#)
Subject: The Forum Project EIR
Date: Thursday, June 01, 2017 9:32:03 AM

Caterina

I just wanted to offer a few comments. I attended the meeting last night and made a comment about the villas.

The villas are the key to providing a solid financial foundation for the entire Forum Master Plan. The profit from the villa sales provides a major portion of the funds needed to build our memory care building and upgrade our health care services. Without the villas the project would face financial obstacles that would be difficult to overcome.

We currently have 60 villas and 21 of them are occupied by single resident. I believe it is fair to assume this ratio will prevail in the new villas.

The gas pipeline easement gives the Oak Valley residents considerably more distance from the proposed villas than their narrow lot size which provides very limited separation between homes.

With over 3,000 acres of nature preserve adjacent to both Oak Valley and Forum residents the loss of the proposed villa location site on Cristo Rey drive will have no effect on wildlife.

I have walked Cristo Rey Drive every morning for eight years and have never smelled the sewer odor. It probably does exist in a lower elevation section of the Oak Valley property. In any case I believe that is a City of Cupertino problem to resolve.

Regards

George Crosby Unit 419F

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Message Score: 1

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geostacrosby@gmail.com

Low (90): **Pass**

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To: Nancy Kao, Executive Director, The Forum
From: Don and Karen Watters
Date: March 10, 2017
Post meeting with you and the design team

Nancy, Please share with the design team. When we return from our trip, I plan to forward a copy of The City of Cupertino. The city has advised us to express our concerns very early in the process.

SUBJECT: CONCERNS RELATED TO PROPOSED CONSTRUCTION AT THE FORUM

Now that the stakes have been placed and we can clearly see where the proposed new villas could be placed, we have enumerated our concerns below:

— Entering The Forum to get to the proposed villa #66 shows a separate entrance to the villa and garage via Cristo Rey that is NOT connected to the proposed new road that would parallel all other villas. We have driven the road several times and can clearly see that coming down Cristo Rey to **enter** this proposed villa driveway would require a resident to do one of two things: (1) make a very dangerous u-turn near Via Ventura to enter their property. A design team member suggested putting in a no-turn sign. Vision is **severely compromised** for ALL drivers and one must be realistic in knowing that people might be tempted to ignore the sign and take advantage of the course of least resistance. (2) Another alternative that has been suggested is that a driver would continue straight past their property to the main busy and often crowded entrance to the Main Building at the Forum and use the circle to reverse course and proceed up Cristo Rey in the exit direction.

— Additionally, **exiting** villa #66 in order to access the dining room, pool and other activities from this villa would require turning right and making a very dangerous u-turn to get back on Cristo Rey. The team suggested another possibility that a driver should go out to main entrance of The Forum and turn around there. That suggestion is illegal, as that there is a SOLID double line, which according to the vehicle code is a violation. Making any sort of turn at that location would be dangerous to say the least.

The third possible way to access the Main Building from villa #66 is an immediate right turn followed by a left turn crossing Cristo Rey onto the steep road, Capilla, followed by a right onto Via Esplendor to the top of The Forum and then descend another very steep road with the outcome ending near the entrance to the Main Building. This is a complicated and rather dangerous trip, especially for seniors. **We strongly feel this road access and safety issues need to re-visited.**

—From a landscape point of view, no matter what the City of Cupertino approves, we would like to keep the Oleanders behind our fence, as well as others along Oak Valley. They are attractive and provide a colorful screen, especially during the summer when they bloom. It seemed as if the team agreed that these Oleanders (which behind our home are at least 20 feet tall) make a lovely screen.

—We also are concerned about street lighting, garage lighting as well as deck lighting that could shine into neighbors backyards. The team felt this could be easily addressed.

From: Karen Watters
To: [Catarina Kidd](#)
Cc: [Nancy Kao](#); [Eric Morley](#)
Subject: Forum plans
Date: Tuesday, October 10, 2017 8:47:36 PM

Catarina,

My husband and I have reviewed the latest revisions for the planned development at The Forum in Cupertino. We were very pleased with the revisions. The design team is to be commended for listening to the concerns that residents of Oak Valley expressed, including the density issue, open space issues, proximity to existing residences in Oak Valley, as well as safety issues, including traffic patterns to make the proposed villas not only desirable, but safe.

We support alternative 2.

Regards,

Dr. and Mrs. Donald Watters

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From: dkwatters@earthlink.net

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From: [Beth Ebben](#)
To: [Alan Takahashi](#); [David Fung](#); [Don Sun](#); [Geoff Paulsen](#); [Jerry Liu](#)
Cc: [Catarina Kidd](#); [Benjamin Fu](#)
Subject: FW: The Forum expansion Please confirm receipt of this email request
Date: Thursday, March 02, 2017 2:57:32 PM

Good afternoon-

Please see the below request for a meeting with the Commissioners. This item has not yet been agendaized, as the project is still in development review between City Staff and the property owners. Should you choose to meet with the neighbors, please remember the Brown Act guidelines. You must not meet as a group and may not discuss your conversations with each other. You may not make any 'promises' to the person(s) with whom you meet. Please encourage these neighbors to continue to work in collaboration with the property owner and City Staff.

If you have any questions, the project planner is Catarina. She can be reached at 408-777-3214 or at catarinak@cupertino.org.

Thanks,
Beth

From: lstarkey@aol.com [<mailto:lstarkey@aol.com>]
Sent: Thursday, March 02, 2017 10:23 AM
To: Catarina Kidd <CatarinaK@cupertino.org>; lstarkey@aol.com
Subject: The Forum expansion Please confirm receipt of this email request

Hello Catarina. My name is Linda Starkey and I live at 23545 Oak Valley Road. My backyard faces the area on which The Forum is proposing to build villas 20 ft off my back fence as well as my neighbors fences at 23555 and 23565 Oak Valley Road.

Please advise a time for the Cupertino Planning Committee to meet with my neighbors and me to discuss the proposed plans and our objections. We've already met numerous times with The Forum planning committee.

We look forward to meeting sometime early next week if possible. Please advise the attendees, time and place of the meeting.

Thank you for your assistance.

BR,
Linda Starkey
23545 Oak Valley Road
650-969-6667 Home
408-309-9067 Cell
lstarkey@aol.com

The Forum

eNotifications

To receive email notification regarding this project. Sign up by visiting [eNotification Page](#) and check the topic "The Forum" under News section.

Location: 23500 Cristo Rey Drive
Applicant: Mary Elizabeth O'Connor
Property owner: Rancho San Antonio Retirement Housing Corporation
Architect: Smithgroup JJR
City contact: Catarina Kidd, catarinak@cupertino.org

Application Summary:

Development Permit and Architectural and Site approval applications to allow additions and renovations to the existing continuing care retirement facility, The Forum at Rancho San Antonio.

The project includes a 2,100 sq.ft. rehabilitation center addition, 18,000 sq.ft. skilled nursing facility addition, 36,500 sq.ft. new memory care facility, 25 independent living villas ranging from 1,630-1,890 sq.ft., and 21,846 sq.ft. community building addition.

Click on the link below to view the project description and plans:

[Project Description](#)
[Project Plan - Part 1](#)
[Project Plan - Part 2](#)
[Project Plan - Part 3](#)
[Project Plan - Part 4](#)
[Project Plan - Part 5](#)
[Project Plan - Part 6](#)
[Project Plan - Part 7](#)
[Project Plan - Part 8](#)
[Project Plan - Part 9](#)

As an alternative, for the full set of plans, please email catarinak@cupertino.org for a remote link due to large file size. Paper plans are also available at the Cupertino City Hall, 10300 Torre Avenue.

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From: llstarkey@aol.com

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From: radler@digiplaces.com
To: [Catarina Kidd](#)
Subject: RE: Environmental assessment for The Forum
Date: Wednesday, March 15, 2017 1:51:06 PM

Catarina,

Thanks for taking the time to talk with me about The Forum expansion plans.

I understand that documents can get lost, but I continue to consider it very important to get access to the original approvals for the Forum. You mentioned that planning processes were less stringent back then, but my understanding is that Dennis O'Brien, who got title to the land that became Oak Valley in the same time frame in which the Forum development was approved, spent nearly 10 years in intensive negotiations with the city over what could be built on this land which is directly adjacent to the Forum, and ended up with a substantial number of conditions and restrictions on what he could build, and we, as residents can do with our properties. It is difficult for me to believe that the Forum would have been approved in roughly the same era with no conditions or restrictions at all.

Best,

Richard Adler

----- Original Message -----

Subject: RE: Environmental assessment for The Forum
From: <radler@digiplaces.com>
Date: Tue, March 14, 2017 9:23 am
To: "Catarina Kidd" <CatarinaK@cupertino.org>

I have a conference call at 2 pm, but will call either before that or after, before 3 pm.

----- Original Message -----

Subject: Re: Environmental assessment for The Forum
From: Catarina Kidd <CatarinaK@cupertino.org>
Date: Mon, March 13, 2017 9:46 pm
To: "radler@digiplaces.com" <radler@digiplaces.com>

I'm available Tuesday afternoon between 1:20-3:00pm tomorrow.

On Mar 13, 2017, at 9:42 PM,
radler@digiplaces.com <mailto:radler@digiplaces.com> wrote:

Catarina,

I got your phone message about calling you, but tomorrow morning is very busy for me. Will you be available in the afternoon tomorrow or on Wednesday morning?

Richard Adler

----- Original Message -----

Subject: Fwd: Environmental assessment for The Forum
From: Catarina Kidd <CatarinaK@cupertino.org>