

**From:** James Castaneda  
**To:** Bryan Keller  
**CC:** Heather Hardy; Lisa Aozasa  
**Date:** 1/20/2015 7:19 AM  
**Subject:** Re: Ascension Heights development

Thank you for your email and concerns Mr. Keller. Ill make sure that the Planning Commission receives your letter, as they will be the decision makers for this subdivision and take the community's feedback, as well as staff's findings and environmental review, under consideration in their decision.

Regards,  
James

>>> On 1/19/2015 at 21:26, Bryan Keller <bryan@vancameron.net> wrote:

Dear Mr. Castaneda and the Planning Department,

I am concerned about the Ascension Heights development currently being reviewed by the County. Below are some of my concerns.

1. The hill does not appear to be suitable place to build housing. Even a layperson can look at the hill and see the massive signs of erosion and instability on the very steep slope. I live on Starlite Dr., a few houses away from where the Polhemus landslide of the late 1990 destroyed and seriously damaged homes. You probably know that the County was sued and forced to spend millions of dollars to stabilize the hill.

However, even after taxpayers shelled out millions, the hill is STILL NOT STABLE. One house that was destroyed in the landslide and was entirely rebuilt is again sliding down the hill and has suffered catastrophic foundation damage. The house was recently sold for less than half the market price as a result. This negatively affects the value of all houses in the area. That, in turn, affects neighborhood property owners and the County's property tax revenue.

The County could potentially be sued if this new development is green-lighted and the houses suffer catastrophic damage in the future. Taxpayers will again be the loser.

2. The area needs open space. Building on steep slopes is a serious fire hazard. This can be seen with the Oakland Hills fire in the early 1990s, where the fire spread quickly and relentlessly from one house to the next, ultimately destroying thousands of homes. Open space can act as a firewall to prevent fires from spreading across the entire neighborhood, which is especially important in a very hilly area like Baywood Park.

Also, Baywood Park has no public parks (ironic given the name). Even heavily urban areas like San Francisco have public parks for residents to enjoy. It is one of the most important factors in giving residents a high quality of life. Much of the undeveloped land in the area is owned by the City of San Francisco to protect its water supply and is not open or accessible to the public.

I feel the County should consider purchasing this land and make it a public park, both for fire safety reasons and quality of life reasons.

3. The aesthetics of the area will be seriously impacted by this development. These tall, looming houses will in no way fit in with the established 50's, single story, ranch style houses that make up the majority of the neighborhood. They will clash with existing homes, and they will destroy the dramatic natural beauty of the area. Not only will these houses tower over those on Parrott Dr., destroying residents' privacy, but they will also be visible from several vantage points, including from the College of San Mateo campus, where now all you can see are trees on a hill.

Maintaining aesthetics is important in attracting the best and brightest to an area, which is good for the local economy and culture. Cities such as San Francisco and Berkeley have stringent requirements around aesthetics, and I don't feel San Mateo County should be any different. We should protect the beauty we still have available to us rather than destroy it.

4. I share other concerns as well, such as the multi-year long construction time, the air pollution problems, and the terrible and dangerous configuration of the street leading into the development. These points have been well articulated by others so I won't repeat them.

Thank you for reading. I look forward to attending your meeting on the 28th.

Sincerely,  
Bryan Keller  
172 Starlite Dr.

**From:** James Castaneda  
**To:** Talila Baron  
**CC:** Dave Pine; Heather Hardy; Lisa Aozasa; watertankhill2013@gmail.org  
**Date:** 1/20/2015 7:21 AM  
**Subject:** Re: NO on the Ascension Heights Development

Thank you for your email and concerns Ms Baron and Mr Rosenberg. Ill make sure that the Planning Commission receives your letter, as they will be the decision makers for this subdivision and take the community's feedback under consideration in their decision.

Regards,  
James

>>> On 1/18/2015 at 15:38, Talila Baron <barontalila@gmail.com> wrote:

Hello,

As long-time residents of the Enchanted Hills area, we are **deeply opposed** to the initiative to build the Ascension Heights Development. The construction would dangerously impact the hillside, creating the possibility of landslides, massive property damage, and even loss of human life.

Moreover, the 27 months+ of construction would create significant noise and air pollution, as well as a constant problem with traffic, degrading quality of life for renters and homeowners in the area.

Development must happen responsibly -- or not at all, and with a view to the long term.

Thank you,

Talila Baron & Greg Rosenberg  
179 Starlite Drive  
San Mateo, CA 94402  
650-358-9397

**From:** James Castaneda  
**To:** John Draper  
**CC:** Heather Hardy; Lisa Aozasa  
**Date:** 1/20/2015 7:21 AM  
**Subject:** Re: Please reject Water Tank Hill development...

Thank you for your email and concerns Mr. Draper. Ill make sure that the Planning Commission receives your letter, as they will be the decision makers for this subdivision and take the community's feedback, as well as staff's findings and environmental review, under consideration in their decision.

Regards,  
James

>>> On 1/18/2015 at 13:31, John Draper <jdraper@csus.org> wrote:

Dear Mr. Castaneda,

I live at 1836 Los Altos Dr. quite near the proposed 19 home development, and my wife and I are in strong opposition to the proposed development for a number of sound reasons:

**Unstable geologic conditions** which I have seen over the past 30 years. Our HOA had to spend thousands of dollars to support the sliding east side of Los Altos Dr. a few years ago. And just take a look at the Water Tank hill's erosion at the cross of Bel Aire and Ascension and imagine construction on a 40% grade!

**Noise, dirt, poor air quality and traffic congestion** with 156 earth moving trucks a day!

Removal of trees that are important wind blocks for residents.

**Draught related water issues** for containing dust and for the residential use of 19 potential new homes.

**Arrogant developer** who did not apparently follow the guidelines of 2014 FEIR.

All in all this is a poorly conceived project on a questionable site of potentially very unstable land, and I hope you will vote against the development.

Thank you very much,

John Draper  
1836 Los Altos Drive  
San Mateo, CA 94402

**From:** "Heather Hardy" <hhardy@smcgov.org>  
**To:** <planning-commission@smcgov.org>  
**Date:** 1/21/2015 7:45 AM  
**Subject:** Fwd: Watertank Hill/Ascension Heights

Begin forwarded message:

> From: "James Castaneda" <jcastaneda@smcgov.org>  
> Date: January 21, 2015 at 7:42:12 AM PST  
> To: "Suzanne Simms" <sms3600@yahoo.com>  
> Cc: "Heather Hardy" <hhardy@smcgov.org>, "Lisa Aozasa" <LAozasa@smcgov.org>  
> Subject: Re: Watertank Hill/Ascension Heights  
>  
> Thank you for your email and concerns Ms Simms. Ill make sure that the Planning Commission receives this letter, as they will be the decision makers for this subdivision and take the community's feedback, as well as staff's findings and environmental review, under consideration in their decision.  
>  
> Regards,  
> James  
>  
> >>> On 1/20/2015 at 23:23, Suzanne Simms <sms3600@yahoo.com> wrote:  
> Hello,  
>  
> I live at 1879 Los Altos Drive and I have questions for you regarding the continuously proposed development of Ascension Hts. or Watertank Hill. Over the past few years, I have attended multiple meetings, along with hundreds of my neighbors to express concern and dismay at the attempt to build on a piece of property that not only clearly looks like it is eroding rapidly, but is surrounded by 3 recent landslides-the current Rainbow Drive, the former Los Altos Drive, and the huge Polhemus road slide. I am not sure why we are talking about the same issues again and again? I have read portions of the EIR and am amazed at the methods that the county would find acceptable to mitigate some very real and severe issues that will arise with any building on that hill. This entire proposal and process continues to beg the question...WHY???  
>  
> Specifically, does it make sense to grade a hillside, causing 470% greater air pollution to a thriving neighborhood composed of your constituents that are elderly or have young families, during a time when almost every day is a Spare the Air day? How can a neighbor be fined over \$100 if they burn a wood fire one night, yet a developer can be allowed to increase air pollution by 470% above normal without any consequences over a two year+ timeframe? Are there different standards for different parties in regards to the Bay Area Air Quality Board and it's regulations? Is this development the right thing for our neighborhood, our county, your constituents, and why?  
>

> Additionally, it is my understanding that this developer would be allowed to build on slopes as steep as 40 degrees or more for a substantial number of the proposed homes. Why? Where is the logic and who is the structural engineer that would take financial responsibility for any slides on those hillsides? My neighborhood was forced to pay \$6,000 per household (approx. 130 households in total or approx. \$780,000) to the San Mateo Oaks HOA in 1996, in order to analyze and build a huge retaining wall to fix the slope that slipped between homes on Parrott and Los Altos Drive. Thankfully, no one was killed, despite the soil slipping within feet of the home. My neighbor, who tried to act responsibly before he purchased his home, hired a soils engineer before he moved in to assess his hillside. Despite being told everything was good, he had a slide occur years after he moved in. He paid thousands of dollars out of his own pocket to fix his slide and within a few months, the retaining wall had to be re-engineered and rebuilt because it failed. How will 19 home owners be able to pay for fixing multiple or even one potentially large landslide that will occur someday in the future? They will not be able to afford the cost! Why should any homeowner be put through this? Is any development on known, unstable land smart? How will the county lable the land--SE for scenic easement or U for unstable and unuseable? Is it good for our county and your constituents? If so, why?

>

> Last, how is it legal (and if it is legal, how is it moral) to establish a Home Owners Association for the real purpose of shifting liability for unstable land from the developer (and the county who authorizes it) to future homeowners? Why is the strategy allowable to saddle unsuspecting homeowners with a substantial future liability? In dry years, people forget about landslide issues. In our case, years before we moved in, the neighborhood had "disbanded" the HOA. They didn't see the point of paying dues--there were no tennis courts, pool, or playgrounds to maintain and all seemed well. Our RE agent and sellers told us that there was no HOA anymore and to disregard it. Six months later, we were receiving notices that we needed to pay dues for the current year and back dues for years past. We sued our sellers and both agents, as no one disclosed the landslides that occurred years earlier. We won our legal battle, but it doesn't make up for the wasted energy, money, and stress to fight it. Sadly, we are fighting the battle for those 19 future homeowners. Why does the county believe that homeowners are best suited to maintain drainage ditches and retaining walls? It is not the norm in other cities. In the Hallmark subdivision in Belmont, I believe the city maintains all water and drainage issues. Why? It is my understanding that the developer would be allowed to pass the landslide liability and maintenance for retaining walls, drainage, and eventually 5 underground water tanks to the 19 homeowners. Why would they be assumed to handle this responsibility over decades? If they do not, it will negatively impact everyone around them. Why would this be acceptable to anyone? I believe that if potential home owners fully understood what buying a home on that hillside entailed, no one in their right mind would purchase a home. Again, WHY???

>

> James, David, and Carol, if you could please email me back how you see this development benefiting anyone for the long term, I would really appreciate your efforts. I can see no other benefit, than money in the form of future property taxes for the county and, of course, revenue for the developer. In that case, all liability and costs should also rest with the developer and county. A real portion of that money should be kept in a fund for future landslides, flooding, sewer systems that are already at capacity and schools that are also at capacity. It seems unconscionable to do anything else.

>

> Respectfully,

>

>

> Suzanne Simms

>

> 650-703-7708

>

>

> Legal Disclaimer: This email message, including any attachments, contains information which may be confidential and/or legally privileged. Unless you are the intended recipient, you are not authorized and may not use, forward, copy, disseminate or disclose to anyone the information and content contained in the message or from any attachments that were included with this email. If you have received this email message in error, please advise the sender by email immediately, and delete the message.

**From:** donald munakata <dmunakata@yahoo.com>  
**To:** "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>  
**CC:** "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>, "jcastenada@smcgov.org" <jcastenada@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, "watertankhill2013@gmail.org" <watertankhill2013@gmail.org>  
**Date:** 1/23/2015 12:36 PM  
**Subject:** Ascension Heights Development  
**Attachments:** Ascension Heights Subdivision Project Final EIR.pdf

Dear Commissioners, I am a resident of the neighborhood residing at 155 Lakeshore Drive since 1972 and a retired civil engineer. I participated in the review of the 2009 EIR proposal and was happy, at that time to see that the Commission directed the developer to work with the neighborhood to come up with a proposal that would assuage our concerns. This was not accomplished as described in the 2014 EIR and the comments received on the DEIR. Quite frankly I am at a quandary as to why, from a common sense and feasibility standpoint, this project is being put forward for approval. The plan is very risky. During the construction phase, there are a multitude of identified impacts, not the least of which are the construction dust emissions affecting nearby residents and the safety issues from large haul trucks navigating narrow neighborhood streets every three minutes for an estimated 27 month construction period. Long term the consequences that could result like slope failures endangering the newly built homes on the site and existing residences such as on Parrott Drive and the neighborhood roadways is very scary. The one thing I learned in my previous work experience is that you should ask yourself "what could go wrong" and address these issues before proposing a plan. This was not done for this project. What is most alarming to me is that the EIR puts the onus of responsibility for these problems on the County of San Mateo, not the project applicant, for assuming the consequences of the project risks. The EIR says the County will ultimately identify what the project will be and, most significantly, states that the County will be accountable for ensuring that the identified mitigation measures in the EIR are implemented, both during construction and thereafter. A classic example of this untenable situation is the recently constructed new Bay Bridge. The end result of going forward with a less than adequately planned, designed and constructed facility is that the State of California and the local Bay Area agencies are now solely responsible for the problems that have occurred. Similarly the County of San Mateo will be held solely responsible and accountable for problems from this project. Attached are my review comments to the EIR responses to the my May 22, 2014 comment letter on the DEIR. Thank you for your consideration of this input.

Donald Munakata

attach: Ascension Heights Subdivision Project Final EIR 9Dec. 12, 2014, Comments from Don Munakata



**Ascension Heights Subdivision Project Final EIR (Dec. 12, 2014)**  
**Comments from Don Munakata**

Review of the Dec. 12, 2014 Final EIR and the responses to my comment letter on the Draft EIR ( reference P3) have done nothing to alleviate my concerns relating to the adequacy of the EIR as a public document . The EIR does not address with the specificity required the significant environmental impacts that would result from the proposed project nor the mitigation measures needed to ameliorate the impacts.

More alarming is the position taken in the EIR that the **County of San Mateo** as the “Lead Agency”, rather than the project sponsor, will be responsible for:

- 1) Selecting what the final selected project should be
- 2) Will “Ensure mitigation measures are implemented as the point of contact for the public”

This means that the County will be responsible for problems that could arise on this project, both near term during the construction phase (e.g. local residents hospitalized by respiratory problems from dust emissions) and long term (e.g. site slope failures endangering adjacent homes and roadways). A classic example of such a “no-win” situation is the newly constructed Bay Bridge. Although obviously on a much different scale, the consequences would be the same. The State and local agencies are solely responsible for the problems resulting from a risky poorly thought out bridge design & construction. Similarly the **County** will be solely responsible for the consequences of problems arising from this risky and unsoundly planned project.

My specific comments on the EIR responses to the May 22, 2014 comment letter I submitted on the Draft EIR (reference P3) are as follows:

- 1) Responses to Comments P3-3 , P3-4 and P3-6  
Although the first objective cited for the Proposed Project 19 residential additions is to provide sufficient housing to meet the San Mateo County projected housing needs of 16, 148 units, 913 of which is allocated to the unincorporated areas, no off-site alternative discussion was provided. The response

given was that such an assessment was “beyond the scope of this EIR.” The response also stated that, although three potential projects were identified in Table 5-1 “Forseeable Development Projects” the developer does not own an alternative site that would “reasonably accomplish the stated objectives of the project while reducing the environmental effects “ and that the analysis of developing another site other than the project applicant “ is beyond the scope of the EIR”. In the EIR discussion of the reasoning for the selection of the proposed project (19 single family residence lots) over the Environmentally Superior Alternative (6 lots) and the Reduced Intensity Alternative (10 lots) the latter two alternatives were dismissed on the basis that they would accomplish to a lesser degree the objective of providing sufficient housing for the County projected housing needs although they would have lesser environmental impacts.

The response states that “The request that an alternatives analysis to identify what components of the alternatives presented in the Draft EIR needs to be incorporated in the final selected project is beyond the scope of the EIR. **The decision making body is the County Planning Commission**”. This means that the burden of performing an alternatives analysis is on the County, not the applicant.

If the stated objective is to meet the San Mateo County projected housing needs, the difference between 19, 10 and 6 added residences is insignificant at best when compared to the 16,148 units projected to be needed. Considering the significant environmental impacts of the proposed project, an off-site alternative discussion is required in this EIR to consider the potential of additional housing within San Mateo County that could be accomplished without the use of this site .

- 2) Responses to Comments P34-10, P3-11, P3-12, and P3-13  
The responses provided clearly defer the responsibility of insuring the incorporation of identified mitigation measures in the construction contract documents, monitoring, enforcement and reporting of compliance to all of the identified construction mitigation measures (e.g. dust emissions, noise, traffic, water use, etc) to the **County of San Mateo**.

Needless to say this places a heavy burden on the County. Realistically on site construction management staffing will require full time County construction inspectors (particularly during the grading phase) for a major portion of the project construction. Specialists in dust emission and noise monitoring & control, biologists and geo-tech will also be required during critical phases of construction. In addition an on-site County public point of contact during construction will have to be provided .

3) (Responses to Comment P3-15 and P3-17

Real time monitoring of construction dust emissions is **critical**. The response states “The County will conduct **periodic** site inspections to verify compliance with air quality Mitigation Measures ---“. After the fact inspections will be too late for people incurring respiratory problems because of dust emissions and enforcement of the dust control requirements impossible without real time data.

Allowing the Contractor to use haul trucks that are uncovered as long as two feet of freeboard is provided is ludicrous with respect to monitoring for compliance as this shows a lack of construction practices knowledge. If a haul truck exits the site every three minutes, how will inspection be done? Will they have an exit station with an inspector measuring the freeboard? Did the applicant contact BAAQMD to inquire as to whether this was “feasible”? I would be very interested in their response.

4) Response to Comment P3-19

My review of the Dec. 5, 2013 Supplemental Report by Michelluchi & Associates revealed the following:

- a) The report constituted a visual inspection of the site and a review of their files. No additional borings or other data gathering testing was done.
- b) Michelluchi & Associates state that they must be retained to review the construction plans and to observe (i.e. inspect) the geotechnical aspects of construction including grading, repair of erosion areas (e.g. construction of retaining walls), and housing foundations (e. g. drilled piles, spread footings,

surface drainage and sub surface drainage) if their recommendations are to stand. Does this mean that the County will have to hire Michelluchi & Associates if the County is responsible for the construction inspection?

c) The report indicates that grading equipment is required capable of excavating very dense rock and the rock broken down when used for engineered fill. This will substantially increase construction site noise levels.

d) The Michelluchi & Associates "Limitations " statement still remains as follows:

"The conclusions and opinions expressed in this report are based upon the exploratory borings and trenches that were excavated on the site in 2002 along with our current observations. While in our opinion these borings and trenches adequately disclose the soil conditions across the site, the **possibility exists that the abnormalities or changes in the soil conditions , which were not discovered by this investigation, could occur between borings.**"

In essence Michelluchi & Associates are absolving themselves of any responsibility should there be geotechnical problems discovered during construction due to insufficient soil condition information. This is not comforting, to say the least.

**From:** "Lee B Bussey" <lbussey@sbcglobal.net>  
**To:** <Planning-Commission@smcgov.org>, <jcastaneda@smcgov.org>, <dpine@smcgov.org>, <cgroom@smcgov.org>  
**CC:** <watertankhill2013@gmail.com>  
**Date:** 1/24/2015 4:07 PM  
**Subject:** Water Tank Hill Concerns  
**Attachments:** Water Tank Hill Comments.pdf

Dear San Mateo County Planning Commission and San Mateo County Supervisors:

Please see the attached PDF that list some of our concerns and comments for your review.

Thank you,

Lee B. Bussey and Margaret Bussey

January 24, 2015

Dear San Mateo Planning Commissioners and Supervisors:

*Regarding the proposed development on Water Tank Hill in San Mateo County*

We would like to make a few points prior to the meeting next week.

We live at 1561 Ascension Dr. San Mateo, CA 94402. We are located at the bottom of Water Tank Hill.

1. Lee has asthma and has been tested to be allergic to mold, dust, pollen and a number of other allergens. The construction along with it's a released allergens and associated pollution will clearly increase the severity of his asthma, requiring us to keep all the windows closed in our home. The long term construction will also likely force us to purchase a whole house air conditioner and HEPA filter system.

In addition to the mold, dust and pollen, the construction has the potential to unearth opportunistic microbial pathogens which can be carried on fine dust particles. It is also well known that immune-compromised and elderly individuals (with reduced immune response) will be at high risk of infection or worse.

Not only will the construction/development impact Lee's health but it may also decrease his health to a point that will limit his career. Many other individuals that live near the proposed development have asthma or other health issues that will also be negatively impacted by the construction/development.

It would seem only reasonable that a more detailed consideration of the health consequences for individuals living in the area be made.

2. January 22, 2015 we met with our insurance company regarding the proposed development construction project. As detailed during our meeting, our insurance company will hold the contractors, developers, proposed development home owners, and San Mateo County responsible for remediation of any of the potential claims listed below.
  - a. Water damage to our home or property due to the runoff or the proposed rainwater catchment systems.
  - b. Landslides/mudslides that results from the construction or from the development post construction.
  - c. Sewage backups and related issues that results from the construction or from the development post construction.
  - d. Damage to our home or personal property due to dust or debris form the construction or development.

We expect that should the current proposed development move forward, claims will be made.

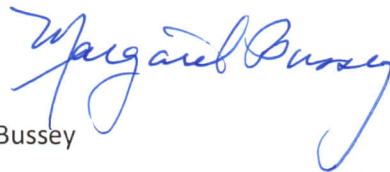
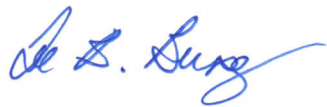
Assuming other homes in the area are equally insured, it would seem wise to carefully consider all aspects of this proposed development in light of the very real potential for litigation and the associated expenses.

3. Lastly as many others have said before, we find it very difficult to understand how such a large project on land that is known to have springs, significant erosion and a history landslides, combined with steep slopes would be considered reasonable for development.

We are hopeful that the Planning Commission Meeting on January 28, 2015 will clarify the issues associated proposed development and that the San Mateo County Officials will side with the residents and determine that the current development proposal is unacceptable.

We are not against responsible development of the site at a significantly scaled down scope, which addresses all of the issues.

Sincerely,



Lee B. Bussey, Ph.D. and Margaret Bussey

**From:** Martha Phillips <m9phillips@yahoo.com>  
**To:** "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>  
**CC:** "jcastaneda@smcgov.org" <jcastaneda@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, "watertankhill2013@gmail.com" <watertankhill2013@gmail.com>  
**Date:** 1/26/2015 8:14 AM  
**Subject:** Water Tank Hill Development in Ascension Heights

To the Planning Commission,

We are a family with two small daughters and are new to this neighborhood. As we know first hand, this neighborhood has very high property values. We broke the bank to get in.

I am most concerned that this new development is going to destabilize the already landslide-prone land on these steep hills, risking the value of the properties in the whole area.

Please do NOT allow them to build on slopes greater than 15 degrees, as recommended by the engineers. Building on 40 degree slopes is dangerous and irresponsible. I'm trying to teach my daughters to make good decisions as they grow into adults. How can I explain to them that someone thought it was a good decision to use experimental underground storage tanks to protect our sewage system and that it's ok to build houses on steep hills, with other people living right below, in earth quake land? How?

We love this neighborhood and want to protect it. "NO" to the Water Tank Hill Development. See you at the meeting on Wednesday.

Sincerely, Martha Phillips and Al Taira



**From:** Larry C Tripplett <larrytr@msn.com>  
**To:** <Planning-Commission@smcgov.org>  
**CC:** Larry C Tripplett <larrytr@msn.com>, Darlene <dtripplett@msn.com>  
**Date:** 1/26/2015 9:21 AM  
**Subject:** WATER TOWER HILL PROJECT

We live at 1435 Rainbow Drive. WE STRONGLY OBJECT TO THIS PROJECT.

- IT WILL DISRUPT OUR RIGHT TO QUIET ENJOYMENT OF OUR HOME OF 26 YEARS.

-THE DIRT AND DUST WILL PROVIDE AN ENVIRONMENTAL HAZARD.

-TRAFFIC WILL BE NEGATIVELY IMPACTED.

-THE POTENTIAL FOR SLIDES AND OTHER HAZARDS WILL BE INCREASED BY CONSTRUCTING ON THE HILL.

-THE INCREASED TRAFFIC AND DENSITY WILL NEGATIVELY IMPACT THE TOTAL COMMUNITY ENVIRONMENT.

-PLEASE DO NOT DISRUPT AND RUIN OUR RETIREMENT YEARS WITH THIS ILL ADVISED PROJECT.

THANKS,

LARRY AND DARLENE TRIPPLETT

Larry C Tripplett  
larrytr@msn.com  
Tripplett Management Corporation  
Tripplett Properties, LLC  
LCT Services, Inc.  
(415) 385-5636 Fax (877) 773-6487

**From:** Jamie Duddy <jduddymft@yahoo.com>  
**To:** "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>  
**CC:** "jcastaneda@smcgov.org" <jcastaneda@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>  
**Date:** 1/26/2015 10:18 AM  
**Subject:** Water Tank Hill Project

Dear Planning Commission,

I reside at 1668 Parrott Drive and both the traffic and air pollution will be affecting my family. I also reside at one of the residences whose backyard slid down the hill in the past and have been affected by the unstable land in this area. I recently had a small addition added onto our home and in order to compensate for the unstable hill (despite building on the flat part of our property) we had to invest an extra 30,000 into special foundation work...all this for an extra 10 feet off the back of my home.

I have read and reread all of the information that has been provided about this project and I have attended the meetings and each time I am left with the same question. How????? How is this a good project for the community? How will this benefit the community? How could anybody think this is a smart thing to do? I always get to the same answer. It isn't! It appears that things are being looked at through rose colored glasses and the reality doesn't want to be dealt with....this is an accident waiting to happen...which begs the question...When that accident happens, where will the current planning commission be? Where will the contractor be? And what will happen to the residents who have been duped into thinking all is well with these residences.

Unfortunately, we see this all too often. People not wanting to make the hard, unpopular decision and instead making the short sighted, financially and politically driven decision. When you vote, please make the responsible decision which actually represents the people that you represent.

Thank you for your time. Jamie Duddy  
Jamie Hanna Duddy M.F.T

1720 S. Amphlett Blvd., #118  
San Mateo, CA 94402  
Phone: 650.655.2724  
Fax: 650.655.2797

[www.JamieDuddy.com](http://www.JamieDuddy.com)

The information transmitted is intended only for the individual or entity to which it is addressed and may contain information that is confidential. If the reader of this message is not the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited. If you received this communication in error, please contact the sender immediately and delete the material from all computers. Thank you.

**From:** Craig Nishizaki <watertankhill2013@gmail.com>  
**To:** <Planning-Commission@smcgov.org>  
**Date:** 1/26/2015 10:43 AM  
**Subject:** Fwd: Ascension Heights Development

----- Forwarded message -----

From: colette akiki <cocoakiki@yahoo.com>  
Date: Mon, Jan 26, 2015 at 8:56 AM  
Subject: Ascension Heights Development  
To: "jcastaneda@smcgov.org" <jcastaneda@smcgov.org>  
Cc: "dpine@smcgov.org" <dpine@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, "watertankhill2013@gmail.com" <watertankhill2013@gmail.com>

Hello James,

We're writing to let you know that my husband and I will not be able to attend the Planning Commission Meeting this coming Wednesday due to business travel but we would like to express our concerns with this development.

Hope all the major concerns with the Final Environmental Impact Report will be addressed and resolved before any final approval is given to this new development.

Thank you

Colette & George Akiki  
1640 Ascension Dr

**From:** Steve Eppler <eppler.steve@gene.com>  
**To:** <Planning-Commission@smcgov.org>  
**CC:** <jcastaneda@smcgov.org>, <dpine@smcgov.org>, <cgroom@smcgov.org>, <watertankhill2013@gmail.com>  
**Date:** 1/26/2015 10:50 AM  
**Subject:** Concerns about the Water Tank Hill project

Greetings,

I'm Steve Eppler and I am a homeowner at 1676 Parrott Drive. I wanted to email you to express my concern over the Ascension Heights Development project on water tank hill. I am concerned over the amount of pollution that will be created by this project.

My wife has asthma and is very sensitive to particles in the air, often to the point of having difficulty breathing. I understand that the pollution generated by this project could be 470% above the national EPA standard, leading to a near doubling of the neighborhood death rate during the project. I think is unacceptable to subject current home owners to additional sickness and increased risk of death in order to complete a construction project.

This is only one of many concerns that my neighbors, family and I have over this project. Please do the right thing and reject the current proposal for the health of the people living nearby.

Thank you,  
Steve Eppler

**From:** Craig Nishizaki <watertankhill2013@gmail.com>  
**To:** <Planning-Commission@smcgov.org>  
**Date:** 1/26/2015 11:48 AM  
**Subject:** Fwd: Watertankhill Development

----- Forwarded message -----

From: Damon Kong <damon.kong369@gmail.com>  
Date: Mon, Jan 26, 2015 at 10:52 AM  
Subject: Watertankhill Development  
To: jcastaneda@smcgov.org  
Cc: dpine@smcgov.org, cgroom@smcgov.org, watertankhill2013@gmail.com

Dear Mr. Castaneda:

As a resident closed to the proposed development of the 19 units, we wish to express our strong opposition to the development, due to the following reasons:

1. With the excessive slopes of 40 degrees or more and a history of landslides, the location is basically unsuitable for the development. Should any disaster occurs, which nobody can guarantee that it will not happen, the cost of repair, and the damage it will cause to the residents below and traffic confusion would be tremendous.
2. It is unreasonable to impose on the current residents in the neighborhood for the cost for up keeping the proposed public trails, repairing of all new erosion, landscaping and water storage system while the willingness of the new homeowners to do so is uncertain.
3. The development will certainly increase both the traffic and traffic noise unnecessarily to the neighborhood, and will increase risk of accident. It will also increase traffic to the nearby highways which are already congested.
4. The increase of number of family from the development will certainly impose additional demand on the school system which is already in full capacity.
5. The in-and-out of trucks during the construction period, estimated to be at least 27 months, would certainly create unnecessary noise, traffic and dust in the neighborhood. There is no reason why we have to be subjected to both this noise and air pollution.

6. The development will certainly necessitate removal of numerous trees causing environmental damage.

7. There will be an increase in demand on water during the construction period and permanently afterward while the whole State is undergoing serious drought.

Based on information available, other than for the profit of the developer, this project does not benefit the neighborhood at all. It is absolutely not justifiable for the entire neighborhood to suffer for the sake of the developer's profit ambition.

Your vote against this development will be greatly appreciated.

Damon Kong

1842 Los Altos Drive

San Mateo

**From:** Craig Nishizaki <watertankhill2013@gmail.com>  
**To:** <Planning-Commission@smcgov.org>  
**Date:** 1/26/2015 11:48 AM  
**Subject:** Fwd: Watertankhill Development

----- Forwarded message -----

From: Damon Kong <damon.kong369@gmail.com>  
Date: Mon, Jan 26, 2015 at 10:52 AM  
Subject: Watertankhill Development  
To: jcastaneda@smcgov.org  
Cc: dpine@smcgov.org, cgroom@smcgov.org, watertankhill2013@gmail.com

Dear Mr. Castaneda:

As a resident closed to the proposed development of the 19 units, we wish to express our strong opposition to the development, due to the following reasons:

1. With the excessive slopes of 40 degrees or more and a history of landslides, the location is basically unsuitable for the development. Should any disaster occurs, which nobody can guarantee that it will not happen, the cost of repair, and the damage it will cause to the residents below and traffic confusion would be tremendous.
2. It is unreasonable to impose on the current residents in the neighborhood for the cost for up keeping the proposed public trails, repairing of all new erosion, landscaping and water storage system while the willingness of the new homeowners to do so is uncertain.
3. The development will certainly increase both the traffic and traffic noise unnecessarily to the neighborhood, and will increase risk of accident. It will also increase traffic to the nearby highways which are already congested.
4. The increase of number of family from the development will certainly impose additional demand on the school system which is already in full capacity.
5. The in-and-out of trucks during the construction period, estimated to be at least 27 months, would certainly create unnecessary noise, traffic and dust in the neighborhood. There is no reason why we have to be subjected to both this noise and air pollution.

6. The development will certainly necessitate removal of numerous trees causing environmental damage.

7. There will be an increase in demand on water during the construction period and permanently afterward while the whole State is undergoing serious drought.

Based on information available, other than for the profit of the developer, this project does not benefit the neighborhood at all. It is absolutely not justifiable for the entire neighborhood to suffer for the sake of the developer's profit ambition.

Your vote against this development will be greatly appreciated.

Damon Kong

1842 Los Altos Drive

San Mateo



**From:** James Castaneda  
**To:** John Mathon  
**CC:** Heather Hardy; Lisa Aozasa  
**Date:** 1/26/2015 12:43 PM  
**Subject:** Re: Water on the hill

Good afternoon John. I'll forward this over to Heather who is packaging letters of concern we've been receiving for the Planning Commissions review. Your letter, among others, will help them formulate questions they may have for staff in determining the adequacy of the EIR, plans, and methods proposed as part of the project.

JAMES

>>> On 1/26/2015 at 09:51, John Mathon <johnmathon@gmail.com> wrote:

James,

I have contacted engineers regarding the proposal to store water on the hill during storms. This concerned me initially but the EIR was so blase about it that I thought maybe this is standard practice. I went to look at the system proposed and realized I couldn't find examples anywhere of this storage system applied on steep hills in earthquake zone on weak soils. When I mentioned this in my letter the FEIR acknowledged their weren't such case studies. Asking around and looking I couldn't find examples of this system used on any other hill in the area or on steep terrace.

I called some engineers. The engineers said storing water on a hill underground is something they are taught in engineering school in the first class. Why? Well, it's pretty clear that leak of water from an underground water system could represent a danger. As I researched this I realized this is how serious failures occur. Water underground (Unlike the watertank elevated on the hill) can undermine the soil and cause all soil above the leak to slide faster. I have since learned this is a cause of the polhemus disaster where a pipe or some water conduit breached and the water eventually caused the entire hillside to collapse catastrophically.

The developer and FEIR state the maintenance for this system is to look for leaves once a year. This is unbelievably dangerous. The tanks and pipes have to be checked for leaks frequently and in any situation where slippage seems to be occurring at all for sure. The cost for leak detection is not trivial for something like a pool. This is 23 pools.

That brings up another issue. Has the developer been hiding this problem? Figure 3.4 was missing from the FEIR. Was he not wanting to show the tanks on the hill? Your report shows 23 not directly connected tanks but the FEIR talks of 20 interlinked tanks. Why the difference? Which is correct?

There is no information provided in the FEIR regarding how much water needs to be stored. The diagrams simply specify their location and approx square size but not the capacity. Are they total 100,000 gallons? 1,000,000 gallons? Every inch of rain over 90,000 sqft represents 60,000 gallons of water. On december 20, 2014 we received 3.25" of rain. If the system needed to store this rain it is 180,000 gallons. This was equivalent maybe to a 10 year storm. The FEIR says the system will be able to handle 10 year storm. So, is this roughly the capacity of the tanks? That's 9 swimming pools of water?

The issues in this system are overwhelming. How do you brace such tanks on a hillside? Many of the tanks like the houses are on 40+% slopes. This much water is very heavy and

will take a lot of bracing, reinforced rebar concrete and peirs maybe retaining walls. Engineers I talked to said this needs to be engineered like a DAM would. I talked to 4 enginerring firms including some that the county uses. They all expressed reservation.

When I talked to planning member Ramirez recently he said such system had been used to his knowledge but when I asked if on a hill (steep in some cases) on weak soil he said no. He was not aware of that usage.

I am completely opposed as I think any reasonable person would be to storage of water underground on the hillside in any way. It is a tragedy waiting to happen. After 40 years there are so many scenarios for failure. What if this system needs to be replaced? Who will pay for replacing? Simply putting it on the HOA is not acceptable. The cost of that is not reasonable for them. If the county approves an untried system like this it seems absolutely clear to me the county would have legal liability if the system proves catastrophic or damages houses.

As an MIT engineer myself I have looked at this in different ways to understand why I could be wrong. You all seem completely okay with this as if it was normal yet I see no storage tanks on other properties anywhere? I have no idea and the FEIR does not state how the storage tanks will be built out of what? Braced by what? How much will they weigh and how will the soil support it? There is no failure analysis. I don't understand how and FEIR cannot consider the impact if those containers were to leak or fail considering the impact might be to destabilize the hill possibly endangering the lives of the people on the hill as well as down at the road below the hill and houses there.

James, this seems a gross negligence and the FEIR is clearly unhelpful. It does not asses the impact of the system from an environmental point of view, it does not adequately size the structures, it does not look at maintenance of the system.

Another question I've had is how is it operated? Who decides when the storm has passed and you can release water? How are 23 tanks coordinated? How do you know that the system will not overburden the current system either because it is inadequate in size or because it is operated incorrectly?

The developer claims 90,000 sqft of impervious land. This assumes a 3 story building with only a 1900 sqft base. What about driveways, patio? The tanks themselves? The developer puts a 25% safety factor but the whole number seems quite low. What about land torn up by the grading? That area will be impervious or very low infiltration for years Nevertheless 90,000sqft generates a tremendous amount of water. It seems impossible he could store it. It's too much. The FEIR was completely unresponsive to numerous questions we had for instance what about 50 or 100 year storms? Seriously the developer can get away with building to a 10 year storm? This seems crazy for something so impactful and dangerous. What if a storm just goes on and on for a week or two. Will the water be released anyway? What if somebody or some system makes a mistake releasing water and it overflows the current system or planned improved system of drainage? Whose fault is that if houses are damaged or property?

Besides all this the sheer fact is I don't believe the county or anybody KNOWS how to build such a system safely. The county is taking responsibility to build something which there is virtually no experience building. Considering the failures of retaining walls constantly, polhemus and numerous slides constantly bedeviling this area it is scary to residents and unbelievable that the county knows how to brace these tanks, how to prevent them from leaking, how to size them, how to operate them. It is extremely unbelievable that a homeowners association could take such responsibility or liability.

This whole thing is just stunning in its complexity. 23 tanks. Maintenance, operation, building. The implications if done wrong potentially enormous and life threatening. How is this in the proposal? How can this possibly be considered CEQA complete? Less than significant impact?

I sincerely hope the county changes its position on the storage system and denies this system no matter what. I and the community members believe the dangers of storing water on the hill EXCEED simply letting the rain fall into the existing system of capture. Even if the county approves this project please do not allow the developer to store water underground on the hill NO MATTER WHAT.

John Mathon

rgds, John follow me:

**From:** Thomas Tuohey <ttuohey@pacbell.net>  
**To:** "planning-commission@smcgov.org" <planning-commission@smcgov.org>  
**Date:** 1/26/2015 12:50 PM  
**Subject:** Watertank Hill Development

Commissioners,

I am an 80 year old living on Ascension Drive at the base of the proposed Watertank construction. I have been there for 35 years and am well acquainted with the trials and tribulations of the hill including an assessment of \$5,000. per house to fix a major slide.

An on site inspection of the location would make a sceptic of anyone, in my opinion. The proposed construction is a disaster waiting to happen. The slide potential is very real, as we have already experienced..The environmental issues speak for themselves.

The sheer multitude of potential negative impacts on the neighborhood is very serious. Of greatest concern is the health impact as it effects the air,noise,sleep of all in the neighborhood. The proposed 27 month construction time will clearly impact every resident and cannot be mitigated.

I plead with you all to not consign us to this very obvious negative health impact when the site itself is fraught risks.

Sincerely,

Tom Tuohey

**From:** Pat & Doris McGuire <dotpatmcguire@gmail.com>  
**To:** Planning Commission <Planning-Commission@smcgov.org>  
**CC:** James Castaneda <jcastaneda@smcgov.org>, Supervisor Dave Pine <dpine@smcgov.org>, Supervisor Carole Groom <cgroom@smcgov.org>, <watertankhill@gmail.com>  
**Date:** 1/26/2015 1:43 PM  
**Subject:** Water Tank Hill Development

Honorable Commissioners,

We are very concerned about the proposed development on Water Tank Hill. Approval of a similar proposal on this site had been denied. Nothing of significance has occurred since the previous denial to mitigate ours or others concerns. The developer appears to be reluctant to discuss and/or compromise on the homeowners issues.

Our concerns are as follows:

1. Major traffic congestion during development.
2. Air pollution at 470% above the National 24hr. standard resulting in a near doubling of the neighborhood projected death rate during the construction period.
3. Stability of the hillside. Has anyone assessed the previous slides- Los Altos Drive, Rainbow Drive and Polhemus Road to see how the the repairs there are holding up. It is my understanding that there may still be potential problems at the Rainbow Drive and Polhemus Road sites.
4. The excessive number of slopes (40degrees or more) and the use of an unproven storm drain system in an area that has a long history and loss of property.
5. The areas surrounding the proposed development have many elderly and multi-generational families living there and health (COPD, compromised immune systems, asthma ) and air quality pose a significant concern.
6. What is being done to protect the habitat of the Blue-Butterfly (known to be in the area) during development ?

Finally, there is severe erosion of the hillside opposite the homes at 1500-1548 Ascension Drive as well as a broken and crumbling drainage ditch at at the intersection of Ascension Drive and Bel Aire. I have been told that this does not fall within the scope of this application. Why Not?

We would appreciate your considering all of the above when reaching your decision on whether to approve or deny the development application.

Sincerely,

Pat and Doris McGuire

1610 Ascension Drive

San Mateo, CA 94402-3615

**From:** Craig Nishizaki <watertankhill2013@gmail.com>  
**To:** <Planning-Commission@smcgov.org>  
**CC:** <dpine@smcgov.org>, <cgroom@smcgov.org>, Craig Nishizaki <watertankhill2013@gmail.com>, James Castaneda <jcastaneda@smcgov.org>  
**Date:** 1/26/2015 2:56 PM  
**Subject:** Fwd: Water Tank Hill Development Meeting of 28 Jan. 2015

Forwarding

----- Forwarded message -----

From: Eugene van Duyn <kinevd@yahoo.com>  
Date: Mon, Jan 26, 2015 at 2:35 PM  
Subject: RE: Water Tank Hill Development Meeting of 28 Jan. 2015  
To: "watertankhill2013@gmail.com" <watertankhill2013@gmail.com>

Eugene van Duyn, 1888 Whitecliff Way San Mateo, CA 94402

This is an e-mail NOT in favor of this project. I have personal experience with a similar development in Millbrae, CA above Meadows Elem. School. This became an 'eyesore' for the entire Meadows area. The tank stood out overlooking the community. Surely there must be better alternatives more conducive to our surroundings. I cannot attend this meeting due to illness, however I do have a voice and a vote. Water currently is BIG issue these past few years. AND it will become a bigger issue in the future. We all must look at different ideas that is more acceptable to the surrounding neighborhood.

Most sincerely, Eugene van Duyn

**From:** Michele Pilgrim <pilgrimfamily@gmail.com>  
**To:** <Planning-Commission@smcgov.org>  
**CC:** Rob Pilgrim <wrpilgrim@gmail.com>, <jcastaneda@smcgov.org>, <cgroom@smcgov.org>, <dpine@smcgov.org>, <watertankhill2013@gmail.com>  
**Date:** 1/26/2015 3:07 PM  
**Subject:** We live at 1563 Parrott Drive and are 100% against the WaterTank Hill Development

Dear Planning Commission,

We will be present at the meeting on January 28 at Hillsdale High School but wanted to voice our opposition about this proposed development. We have lived here for over 30 years and the increase in traffic of CSM students from increased population and enrollment, the instability of the proposed hill and the environmental impact are all extremely serious concerns for our family. Over the last 5 years, even without this development, there have been multiple serious car accidents on Parrott between CSM Drive and the Hillsborough border. There have been several close calls of pedestrians almost being hit and narrow misses of kids riding their bikes. This street cannot handle any more traffic, let alone huge trucks of dirt and construction equipment. In fact, we need a way to lessen the traffic or place speed bumps in along the two curves. This traffic combined with the ridiculous environmental impact of small particulate pollution is a hazard.

There are many other items we can list but to keep this email short and to be clear, \*we do not support WaterTank Hill development in any way\*. We have a caring and close community and the fact that the developer has never opened honest and sincere discussions has been an issue from the start. We have asked him for open two-way and he has instead done exactly the opposite.

We experienced and witnessed the landslide from the lower part of the hill onto Polhemus many years ago and the entire hillside was saturated for months. No environmental study can replace seeing a huge hill moving downward. The road was blocked for months and erosion from that landslide is still visible and unstable currently.

Please help keep our neighborhood safe and preserve the existing home community we currently enjoy. Thank you for listening to our concerns. We attended and spoke at the last meeting in 2009 as well.

Best Regards,  
Rob & Michele Pilgrim



**From:** James Castaneda  
**To:** Ines Malardino  
**CC:** Heather Hardy; Lisa Aozasa  
**Date:** 1/26/2015 1:54 PM  
**Subject:** Re: Why?

Good afternoon Ines. Ill make sure that the Planning Commission receives this email, as we're collecting all emails and letters of concerns and objection for their review. They'll be the decision makers for this subdivision and take the community's feedback, as well as staff's findings and environmental review, under consideration in their decision.

Regards,  
James

>>> On 1/26/2015 at 13:48, Ines Malardino <ines.malardino@me.com> wrote:

We are aware this is a high water level content area.  
Why take on this huge risk?

Sent from my iPhone  
Ines Malardino  
Coldwell Banker  
Broker Associate  
International President's Circle  
Certified Residential Specialist  
650 291 0012

**From:** James Castaneda  
**To:** Pat & Doris McGuire  
**CC:** Heather Hardy; Lisa Aozasa  
**Date:** 1/26/2015 1:55 PM  
**Subject:** Re: Water Tank Hill Development

Good afternoon Mr and Ms McGuire. Ill make sure that the Planning Commission receives this email, as we're collecting all emails and letters of concerns and objection for their review. They'll be the decision makers for this subdivision and take the community's feedback, as well as staff's findings and environmental review, under consideration in their decision.

Regards,  
James

>>> On 1/26/2015 at 13:43, Pat & Doris McGuire <dotpatmcguire@gmail.com> wrote:

Honorable Commissioners,

We are very concerned about the proposed development on Water Tank Hill. Approval of a similar proposal on this site had been denied. Nothing of significance has occurred since the previous denial to mitigate ours or others concerns. The developer appears to be reluctant to discuss and/or compromise on the homeowners issues.

Our concerns are as follows:

1. Major traffic congestion during development.
2. Air pollution at 470% above the National 24hr. standard resulting in a near doubling of the neighborhood projected death rate during the construction period.
3. Stability of the hillside. Has anyone assessed the previous slides- Los Altos Drive, Rainbow Drive and Polhemus Road to see how the the repairs there are holding up. It is my understanding that there may still be potential problems at the Rainbow Drive and Polhemus Road sites.
4. The excessive number of slopes (40degrees or more) and the use of an unproven storm drain system in an area that has a long history and loss of property.
5. The areas surrounding the proposed development have many elderly and multi-generational families living there and health (COPD, compromised immune systems, asthma ) and air quality pose a significant concern.
6. What is being done to protect the habitat of the Blue-Butterfly (known to be in the area) during development ?

Finally, there is severe erosion of the hillside opposite the homes at 1500-1548 Ascension Drive as well as a broken and crumbling drainage ditch at at the intersection of Ascension Drive and Bel Aire. I have been told that this does not fall within the scope of this application. Why Not?

We would appreciate your considering all of the above when reaching your decision on whether to approve or deny the development application.

Sincerely,

Pat and Doris McGuire

1610 Ascension Drive

San Mateo, CA 94402-3615

**From:** Tracy Lou <chrasie@gmail.com>  
**To:** <Planning-Commission@smcgov.org>  
**CC:** <jcastaneda@smcgov.org>, <dpine@smcgov.org>, <cgroom@smcgov.org>, <watertankhill2013@gmail.com>  
**Date:** 1/26/2015 3:51 PM  
**Subject:** Ascension Heights Development Concerns

Dear San Mateo Counting Planning Commission,

I'm a relatively new resident of the area, having moved into 156 Starlite Dr just over 2 years ago. While I do not know a lot of the history of this area, the reports I have read thus far about the new development are highly concerning. There were a lot of reasons that were upsetting, but the one that caused outrage and trumps them all is the willingness to build on 40 degree grades on an eroding hill. Baywood Park is a highly desirable place to live in the peninsula and with the current real estate market, buyers are being forced to make bids and buy property within days of seeing the place (and sometimes foregoing all contingencies). This leaves little to no time for due diligence on the house they might be living in. Homeowners should be able to have faith that the county/city would not allow homes to be build on unstable or unsafe conditions. I believe this new proposed development is very unsafe and will burden the new homeowners with financial and time burdens they would have never foreseen (and I'm willing to bet there will be real estate agents who never disclose these details). We should be protecting these potential homeowners from what many in the are have had to endure themselves over the past couple decades. I would hate to see this area's reputation get tarnished with more and more landslide issues.

I am out of town this week due to a business trip so will not be able to attend the Wed night meeting, but hope that these concerns and my voice have an impact on your decisions.

Thank you.

Sincerely,  
Tracy Lou

**From:** Suzanne Kennedy <suzannekennedy1@yahoo.com>  
**To:** "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>  
**CC:** "jcastaneda@smcgov.org" <jcastaneda@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, Craig Nishizaki <watertankhill2013@gmail.com>  
**Date:** 1/26/2015 10:42 PM  
**Subject:** Ascension Heights Proposed Development

Dear Members of the San Mateo County Planning Commission,  
I am writing to you to express my strong opposition to the Ascension Heights Subdivision Project as proposed and detailed in the Final Environmental Impact Report from 12/2014. I ask that you reject this proposal. The proposal was not developed in the cooperative manner that the Commission laid out when the previous proposal was rejected in 2009. It is still too aggressive for the land and for the surrounding, existing neighborhood.  
I find issue with many aspects of the FEIR. By far, however, the issue that upsets me the most is the projected air pollution. As a mother of 3 young children living extremely close to the proposed development, the conclusion that the air quality impact is "Less Than Significant" is infuriating. My youngest son who is 6 years old, has just recently begun treatment for asthma symptoms. This project, if you accept it, will be extremely detrimental to his health. The FEIR states the air pollution will be projected to be 470% above the EPA National 24 hour standard. How can this be acceptable? The Commission cannot accept this proposal and endanger its most vulnerable and innocent residents.

Some additional issues I find with the FEIR are as follows:

-- Noise abatement. This appears to be addressed by proposing that construction activities take place within stated work hours. So unacceptable noise levels are allowed as long as they occur within the 'restrictions' of 7AM - 6PM Monday-Friday and 9AM - 5PM Saturdays? The only days that construction will not occur will be Sundays, Christmas and Thanksgiving. So the existing neighborhood will live with construction noise levels of 90dB for 6 out of 7 days a week, all day long. As someone that works primarily out of my home, I cannot fathom how this is not "Less than Significant" for those of us living near the proposed site.

-- Traffic. The FEIR includes a map diagramming traffic impacts but doesn't include Los Altos/Timberlane. In fact, the diagram doesn't even depict the existence of Timberlane, which runs from Los Altos Drive to Parrott Drive. The traffic analysis doesn't include Los Altos Drive. Given 156 truck trips on Bel Aire/Ascension, it is very likely people will avoid those roads entirely and drive down Los Altos to get to Parrott and vice versa. There will be impacts to number of vehicles, noise and air quality on our street. I view this section as incomplete and erroneous.

-- Dust complaints. The FEIR states that any dust complaints can be made by calling a posted number and must be addressed within 48 hours. This is laughable. So if I have a complaint about immediate dust conditions, I have to wait up to 2 full days for the situation to be addressed? What do you advise neighbors to do -- shut our windows for 2 days and wait?? I find this completely unacceptable.

-- Impact to SMFC School District. The FEIR concludes there are no significant impacts on the

SMFC School District based on communications with representatives of the School District. These communications cite multiple references to the passage of Measure P as a means to deal with overcrowding in district and local schools. Measure P failed in November 2013. Overcrowding in the District and the impact to both Highlands and Borel is therefore incorrectly evaluated. The information in the FEIR is out of date and incorrect. This is a major issue in San Mateo and this aspect of the FEIR is unacceptable and incomplete.

In conclusion, I would like to reference the San Mateo General Plan, which calls for development to "Encourage improvements which minimize the dangers of natural and man-made hazards to human safety and property." I hope you agree that the Ascension Heights Subdivision proposal as it is currently drawn up, does not fit with the General Plan. I implore you to please vote AGAINST the Ascension Heights Subdivision on Wednesday night.

Sincerely, Suzanne Kennedy  
1745 Los Altos Drive  
San Mateo

**From:** Craig Nishizaki <watertankhill2013@gmail.com>  
**To:** <Planning-Commission@smcgov.org>  
**Date:** 1/26/2015 11:17 PM  
**Subject:** Fwd: Water Tank Hill

----- Forwarded message -----

From: Mikulic <mikulic@sbcglobal.net>  
Date: Mon, Jan 26, 2015 at 10:48 PM  
Subject: Water Tank Hill  
To: "jcastaneda@smcgov.org" <jcastaneda@smcgov.org>  
Cc: Barbara Mikulic <mikulic@sbcglobal.net>, "dpine@smcgov.org" <dpine@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, Craig Nishizaki <watertankhill2013@gmail.com>

\* Dear Supervisors,\*

\*There are a multitude of issues of deep concern over the proposed project of Mr.O'Rourke and Water Tank Hill. \*

\*We have lived in our home on CSM Drive since 1977. We love our community. We have seen many issues of slides on the other side of the hill from our home. One year each of the homeowners were assessed \$6,000 to repair one slide, one house. We have been in a drought for 4 years. We cannot even imagine what will happen should normal rainfall return and the hill has been severely disturbed from the proposed development.\*

\*The proposed development with its underground tanks , very steep slopes and road right behind the homes on Parrott is an abomination. We have seen the major slides on Crystal Springs road, rebuilt with "modern engineering" repeatedly fail after repair. We know of the continuing problems on Rainbow Drive with "modern engineering " repairs. The soil is very unstable....there is a reason that the area is called Crystal Springs from the underground springs. There has been an attitude of not caring about the concerns of the neighbors from this developer. This is not the kind of developer one would want for the hill.\*

\*We know several employees at Stanford University who have had issues with their health from the construction at Stanford. We are very concerned over the air and noise pollution effects on our health as we are now seniors. The scope and length of this project would destroy our quality of life.\*  
W <watertankhill2013@gmail.com>e deeply appreciate your time in considering our many concerns and hope that you will vote against this ill conceived project.

Sincerely,  
Dr. And Mrs. Stephen Mikulic

Sent from my iPad

**From:** Craig Nishizaki <watertankhill2013@gmail.com>  
**To:** <Planning-Commission@smcgov.org>  
**Date:** 1/26/2015 11:19 PM  
**Subject:** Fwd: Water tank Hill - Please no development

----- Forwarded message -----

From: Melinda <tikirico@sbcglobal.net>  
Date: Mon, Jan 26, 2015 at 9:57 PM  
Subject: Water tank Hill - Please no development  
To: "jcastaneda@smcgov.org" <jcastaneda@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, "Cgroom@smcgov.org" <Cgroom@smcgov.org>, "watertankhill2013@gmail.com" <watertankhill2013@gmail.com>

re: stop the building on Water Tank Hill in San Mateo

Dear Supervisors,

I am a current homeowner in San Mateo on Ascension Drive. I have lived in this home for 26 years and hope to continue living here. This is a beautiful area; I raised my children here and plan to live here through my retirement years. Unfortunately we have a history of slides in the area, and I have seen various homes damaged by slides during the 26 years I have been here. Although land has been fairly stable recently, (we have not had bad rains) we do not want to have more risk to this land.

Why do we want to build more homes and increase this potential for more slides? Plans to build on the Water Tank hill is a threat to our neighborhood! If you just look at this land, the naked eye can tell you it does not look stable to build on. I would invite you all to come and see this hill if you haven't already and see the fragility of the area. If homes are built on it, I believe it will just be a matter of time before we will begin to see some slide begin.

In 2009 the planning commissioners voted against this Ascension Heights development. The commission told the builders to revise their plan; the builders have not complied. I am also very concerned with the disruption to our eco system and pollution and noise that this construction will cause continuously all day during the building area. Air pollution is estimated to go to almost 500% of the EPA standard and for people like me who have history of asthma or other medical diseases, this will be a huge risk to our health. No one (tax payer) should have to live through this pollution and noise.

We home owners are fearful of the possibility of loss or damage to our



homes and to live with the the constant possibility of slides as well as the disruption of the time of construction with possible health risks..

Please stop the planned construction on Water Tank Hill.

Very concerned home owner,  
Melinda Parker, RN  
Ascension Drive, San Mateo

**From:** "Lee Ginsburg" <lee@leesellsmore.com>  
**To:** <jcastaneda@smcgov.org>, <Planning-Commission@smcgov.org>  
**CC:** <dpine@smcgov.org>, <cgroom@smcgov.org>, <watertankhill2013@gmail.com>  
**Date:** 1/27/2015 9:07 AM  
**Subject:** Ascension Heights Development

Lee Ginsburg  
Berkshire Hathaway Home Services California Realty

Cell: 650-888-5662  
Office: 650-358-3959  
Fax: 650-240-0240  
lee@leesellsmore.com

Testimonials [[http://leesellsmore.com/RealtorWebPage?custompage\\_id=1569772019](http://leesellsmore.com/RealtorWebPage?custompage_id=1569772019)] Planning Commission:

I support growth but I am very hesitant on building a housing development on a hilltop in an area where landslides are fairly common.

The potential erosion and slippage is too great to neglect.

All of the engineers in the world cannot determine how water will react to all of the grading. Many homes in the area already have water running under our homes. I am concerned that the water might change patterns from the grading and create new and additional problem for neighborhood homes.

the potential landslides is a serious potential problem that is also hard to predict.

We have had slides on polhemus, rainbow, los altos and parrot. I do not think we are ready for another. Slide can take years to occur.

I am not an engineer and I do not think their recommendations can be 100% guaranteed.

Therefore not to stand in the way of progress, I suggest a bond to be put up by the builder to cover any expenses incurred by the neighborhood for the next 50 years.

Lee Ginsburg CRS, SRES, SFR  
Office: 650-358-3959 - Cell 650-888-5662  
Cal.BRE # 01391378

"It is Better to Own Real Estate and Wait Than Wait to Own Real Estate"

Prudential Ca. Realty is now  
Berkshire Hathaway Home Services California Realty

**From:** James Castaneda  
**To:** Mikulic  
**CC:** Craig Nishizaki; Dave Pine; Heather Hardy  
**Date:** 1/27/2015 8:59 AM  
**Subject:** Re: Water Tank Hill

Thank you for your email and concerns Dr and Mrs Mikulic. Ill make sure that the Planning Commission receives your letter, as they will be the decision makers for this subdivision and take the community's feedback, as well as staff's findings and environmental review, under consideration in their decision.

Regards,  
James

>>> On 1/26/2015 at 22:48, Mikulic <mikulic@sbcglobal.net> wrote:

Dear Supervisors,  
There are a multitude of issues of deep concern over the proposed project of Mr.O'Rourke and Water Tank Hill.  
We have lived in our home on CSM Drive since 1977. We love our community. We have seen many issues of slides on the other side of the hill from our home. One year each of the homeowners were assessed \$6,000 to repair one slide, one house. We have been in a drought for 4 years. We cannot even imagine what will happen should normal rainfall return and the hill has been severely disturbed from the proposed development.  
The proposed development with its underground tanks , very steep slopes and road right behind the homes on Parrott is an abomination. We have seen the major slides on Crystal Springs road, rebuilt with "modern engineering" repeatedly fail after repair. We know of the continuing problems on Rainbow Drive with "modern engineering " repairs. The soil is very unstable....there is a reason that the area is called Crystal Springs from the underground springs. There has been an attitude of not caring about the concerns of the neighbors from this developer. This is not the kind of developer one would want for the hill.  
We know several employees at Stanford University who have had issues with their health from the construction at Stanford. We are very concerned over the air and noise pollution effects on our health as we are now seniors. The scope and length of this project would destroy our quality of life. W (mailto:watertankhill2013@gmail.com )e deeply appreciate your time in considering our many concerns and hope that you will vote against this ill conceived project.  
Sincerely,  
Dr. And Mrs. Stephen Mikulic

**From:** James Castaneda  
**To:** Melinda  
**CC:** Heather Hardy  
**Date:** 1/27/2015 9:00 AM  
**Subject:** Re: Water tank Hill - Please no development

Thank you for your email and concerns Ms Parker. Ill make sure that the Planning Commission receives your letter, as they will be the decision makers for this subdivision and take the community's feedback, as well as staff's findings and environmental review, under consideration in their decision.

Regards,  
James

>>> On 1/26/2015 at 21:57, Melinda <tikirico@sbcglobal.net> wrote:

re: stop the building on Water Tank Hill in San Mateo

Dear Supervisors,

I am a current homeowner in San Mateo on Ascension Drive. I have lived in this home for 26 years and hope to continue living here. This is a beautiful area; I raised my children here and plan to live here through my retirement years. Unfortunately we have a history of slides in the area, and I have seen various homes damaged by slides during the 26 years I have been here. Although land has been fairly stable recently, (we have not had bad rains) we do not want to have more risk to this land.

Why do we want to build more homes and increase this potential for more slides? Plans to build on the Water Tank hill is a threat to our neighborhood! If you just look at this land, the naked eye can tell you it does not look stable to build on. I would invite you all to come and see this hill if you haven't already and see the fragility of the area. If homes are built on it, I believe it will just be a matter of time before we will begin to see some slide begin.

In 2009 the planning commissioners voted against this Ascension Heights development. The commission told the builders to revise their plan; the builders have not complied. I am also very concerned with the disruption to our eco system and pollution and noise that this construction will cause continuously all day during the building area. Air pollution is estimated to go to almost 500% of the EPA standard and for people like me who have history of asthma or other medical diseases, this will be a huge risk to our health. No one (tax payer) should have to live through this pollution and noise.

We home owners are fearful of the possibility of loss or damage to our homes and to live with the the constant possibility of slides as well as the disruption of the time of construction with possible health risks..

Please stop the planned construction on Water Tank Hill.

Very concerned home owner,  
Melinda Parker, RN  
Ascension Drive, San Mateo

**From:** Alexis Gerard <AGerard@Futureimage.com>  
**To:** <Planning-Commission@smcgov.org>  
**CC:** <jcastaneda@smcgov.org>, <dpine@smcgov.org>, <cgroom@smcgov.org>, <watertankhill2013@gmail.com>  
**Date:** 1/27/2015 11:51 AM  
**Subject:** Ascension Heights Development

Dear Sirs,

I'm writing to express our serious concerns with respect to this proposed development. While I understand there are many contentious issues, what is particularly alarming to us is the devastating impact on air quality. One of the key reasons we chose this neighborhood is that the altitude ensures cleaner air. This is vital to us in view of the fact that my wife is fully disabled and her breathing is compromised. The enormous increase in particulate matter that this project would entail could quite literally lead to fatal complications.

I trust my objection will be duly considered.

With kind regards,

Alexis Gerard, 1020 Parrott Drive

**From:** James Castaneda  
**To:** bruce@slingergolf.com  
**CC:** Heather Hardy  
**Date:** 1/27/2015 11:57 AM  
**Subject:** From a concerned resident RE: Water Tank Hill - Asbestos and Landslides

Thank you for your email and concerns Bruce. I'll make sure that the Planning Commission receives your letter, as they will be the decision makers for this subdivision and take the community's feedback, as well as staff's findings and environmental review, under consideration in their decision.

Regards,  
James

>>> On 1/27/2015 at 11:44, <bruce@slingergolf.com> wrote:

My wife and I have lived for fifty years on Starlite Drive, a couple of blocks from the proposed Water Tank Hill project. I'd like to point out:

Two (2)

**good reasons not to approve the Water Tank Hill project.**

**NOTE:** Attached above is a PowerPoint document showing known locations of Asbestos bearing rock in and about Water Tank Hill. Below are important URL's.

**Should we be worried about asbestos in serpentine rock?** see URL's below

<http://baynature.org/articles/should-we-be-worried-about-asbestos-in-serpentine-rock/>

<http://www.calalive.org/content/serpentine>

<http://www.epa.gov/region9/toxic/noa/basic.html>

[ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/ofr\\_2000-019.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/ofr_2000-019.pdf)

## **1..Three Major Earth Slides Less Than 200 Yards From Water Tank Hill:**

We've had three major earth slides on our block, involving several homes. A great amount of money was spent by us to repair two slides on our property. The fact

is, this entire area is slowly moving. You can see it happening if you've live here for 50 years. This entire area is always squirming, and rolling. It's the nature of the very unstable soil we live on.

Building on Water Tank Hill is a fools dream. The hill has erode significantly since we moved here, and it's not going to get any better...only worse.

Under the best of conditions building homes on the side of an unstable hill, like Water Tank Hill, is iffy. Building homes on a hillside within 1 mile of an active earthquake fault, in our case the San Andreas, is **madness**.

Suggestion: Make Water Tank Hill a local park...call it "Picknick Hill". This is great way to show respect for thousands of your constituent, instead of aiding a misguided and selfish developer.

## 2.,Asbestos Released From The Water Tank Hill Project Into The Air Could Pose a Huge Health Problem:

Now where did I come up with this notion?

I read what the USGS (United States Geological Survey) and the soil engineer who repaired our hillside had to say about the soil in and around the Water Tank Hill project.

The USGS classifies the soil in our area as Type C.

This means it has Serpentine rock in the soil. Serpentine rock has within it naturally occurring Asbestos. Disturb this rock and you release deadly asbestos particles into the air.

Now here's the kicker. The wind in the Water Tank Hill area almost always comes from the west. Fifty years living in the area has taught me that.

CSM Campus lies directly to the east of Water Tank Hill. Can you imagine what will happen when students and faculty figure out that the dust on their car (the main parking lot is less than 100 yards from the project site), and on all surfaces of the campus are laced with Asbestos dust. What a firestorm that going to spawn.

Call out the TV uplink vans!

Attached to this email is a PowerPoint document, which shows the report and maps by the USGS. Also, you'll find the proposal by the soil engineer that repaired our hill, stating that the hill has Serpentine soil and rock.

The needs of the many far out weight the need to build 19 new homes on a terrible location

Since when does the needs of one developer, to cash in on an investment, out weight the needs of thousands of people to live peacefully and safely in the area they chose to raise their families?

**Please...leave this tranquil, beautiful area alone.**

*Thank you.*



**From:** "Nancy Balestreri" <NBalestreri@delta.org>  
**To:** "jcastaneda@smcgov.org" <jcastaneda@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>  
**CC:** "Craig Nishizaki" <watertankhill2013@gmail.com>  
**Date:** 1/27/2015 1:53 PM  
**Subject:** Concerns regarding Ascension Heights Development in San Mateo

Dear Planning Commission Members,

We are writing to you to voice our concerns regarding the Ascension Heights (San Mateo) proposed development project. We have resided on Rainbow Drive since 1995 and during that time we have witnessed two major landslides due to excessive sloping. The first incident was the Polhemus landslide that resulted in two Rainbow Drive homes being red tagged and four homes were yellow tagged. Unfortunately the owners of the two red tagged homes were never able to once again live in their homes. The second incident occurred seven years ago when the neighbor across the street from us experienced a huge hillside slippage in the exact same location that ten years earlier had been corrected by engineers. Both incidents resulted in high anxiety, significant property damage and major lawsuits.

We are encouraging you to deny approval for the proposed Ascension Heights development for the following two reasons:

- 1.) The plan is for many of the homes to be built on lots with excessive slopes of 40 degrees or more, a highly questionable practice in our neighborhood which has a history of landslides leading to loss of property. The home on Rainbow Drive, three doors away from us, is undergoing its third renovation in ten years to correct slippage from the eroding hillside. Despite hiring the best landscape engineers available and spending massive amounts of money this home continues to be uninhabitable due to foundation problems caused by the hillside slippage. Until engineering can develop and implement a feasible long term solution to the massive problems on Rainbow Drive it does not seem prudent to approve additional homes to be built on sloping lots in the same neighborhood.
  
- 2.) The proposed development site currently houses the water storage tank for the region. The water storage has worked effectively for many years. Part of the development plan is to remove the tank and use alternate current water storage processes. This is concerning since our hills have a history of slippage combined with the very real threat of an earthquake. We don't think it is prudent to change the water storage tank process in a neighborhood with a history of hillside slippage.

Thank you for consideration to this matter.

Thomas and Nancy Balestreri  
1428 Rainbow Drive

The information contained in this email message and any attachments is confidential and intended only for the addressee(s). If you are not an addressee, you may not copy or disclose the information, or act upon it, and you should delete it entirely from your email system. Please notify the sender that you received this email in error.

**From:** <cksuperior@aol.com>  
**To:** <jcastaneda@smcgov.org>, <cgroom@smcgov.org>, <planning-commission@smcgov.org>, <dpine@smcgov.org>, <watertankhill2013@gmail.com>  
**Date:** 1/27/2015 2:41 PM  
**Subject:** Re: Re: Proposed Ascension Heights Subdivision Project/Air Pollution

Dear Planning Commission Members,

I urge you to vote against the proposed Ascension Heights Subdivision project.? I live with my family in very close proximity to the proposed construction and am deeply concerned about the air pollution that will be generated from the project, as detailed in the Final Environmental Impact Report.? Air pollution that is 470% above the EPA National 24 hour standard is not "less than significant" to our neighborhood and the surrounding areas.? Attempting to mitigate the particle impact by using extensive amounts of water during unprecedented drought conditions is not a good solution.? What happens if drought conditions persist and water restrictions are enforced?? Will the water needed to help the air quality be earmarked or will the mitigation factor then be eliminated, putting our families at even greater health risks?? This is something that cannot be ignored and needs to be addressed.??

Please do not allow this project to move forward as it is proposed. Please vote against this proposal.

Sincerely,

Jason & Cristina Koukis  
Email: cksuperior@aol.com

**From:** Craig Nishizaki <watertankhill2013@gmail.com>  
**To:** <Planning-Commission@smcgov.org>  
**Date:** 1/27/2015 4:00 PM  
**Subject:** Fwd: Ascension Heights Development

----- Forwarded message -----

From: Mary Anne Payne, CPA <pfconsulting@earthlink.net>  
Date: Tue, Jan 27, 2015 at 12:48 PM  
Subject: Ascension Heights Development  
To: jcastaneda@smcgov.org, dpine@smcgov.org, cgroom@smcgov.org, watertankhill2013@gmail.com

My neighbors have brought to my attention the building project to be done in the Ascension Heights Development.

My family and I are concerned with this on a number of levels, most importantly, long-term safety and enjoyment of our neighborhood.

1. **\*Dangerous Excavation:\*** Tremendous excavation and grading work is to be done on this project. Because of the high water table and delicate nature of our hill, this could destabilize existing properties and increase the likelihood of avalanche like what happened a few years ago. This is dangerous to the new owners, but also to the existing property owners whose houses will now be BELOW the new construction. This cannot be allowed.
2. **\*Character of Neighborhood:\*** Size and height of the homes. Our neighborhood on Parrott is predominantly one-story ranchers, with a few two story properties. They are gracefully arranged on 80' or 100' lots. The new development is packed very tightly together on narrow lots, and the homes rise THREE stories above ground level. This changes the nature of our neighborhood unnecessarily when more generous lots and lower profiles could be utilized.
3. **\*Reduced Property Values:\*** Because of the size and massive nature of the proposed development, existing homeowners will experience a decrease in the values of their homes. The new construction to be built behind Parrott Drive towers above those properties, significantly reducing the resale value and enjoyment of the property. Again, this is unnecessary when more gracious lots and lower profiles could be utilized.
4. **\*Quality of Life:\*** Finally, the quality of life in our neighborhood will be reduced permanently. Partially, this is due to the extended construction period (26 months). More importantly, our neighbors will experience a significant decrease in sunlight and privacy in their own homes.

\*We strongly recommend against this project as it currently stands. We recommend the developer explore alternative proposals reducing grading, reducing building height, reduced units, and taking into consideration the concerns his neighbors have raised. Again, most important is the long-term safety and enjoyment of our current and future residents.\*

\*Mary Anne Payne, CPA\*

\*Payne Financial Consulting, Inc.\*

\*1900 So. Norfolk Street, Suite 215 \*| \*San Mateo, CA 94403\*

\*650-372-0113 <650-372-0113> office \*| \*650-372-0115 <650-372-0115>

fax \*| \*www.pfconsulting.net  
<<http://www.pfconsulting.net>>\*

Confidentiality Statement: This e-mail notice and contents associated with it such as attachments, etc. may contain confidential and privileged information for the use of the designated recipients to whom this notice was sent. If you are not the intended recipient, you have received this email in error and any review, disclosure, dissemination, or copying of it or its contents is prohibited. If you have received this email in error, please notify Mary Anne Payne at [maryanne@pfconsulting.net](mailto:maryanne@pfconsulting.net).

Circular 230 Disclosure: Pursuant to recently- enacted U.S. Treasury Department Regulations, we are now required to advise you that, unless otherwise expressly indicated, any federal tax advice contained in this communication, including attachments and enclosures, is not intended or written to be used, and may not be used, for the purpose of (i) avoiding tax- related penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any tax- related matters addressed herein.

**From:** Irene Waldman <irenewaldman@yahoo.com>  
**To:** <Planning-Commission@smcgov.org>  
**Date:** 1/27/2015 5:43 PM  
**Subject:** Concerns with Watertankhill Development

I am concerned by the following developments for the following reasons and ask you to NOT allow this to go forward:

- Increased pollution will affect the death rate in San Mateo, in addition to adding to many people whom already suffer from terrible breathing disabilities, like Asthma. This will only contribute to decreasing the quality of the air.
- Increased traffic in the local area will abruptly and negatively contribute to more noise, more cars, more pollution, and more crime. The noise levels are expected to be unacceptable and irresponsible.
- We just experienced a dog dying on Los Altos Drive because a car was traveling too fast. Increased traffic from trucks, cars, etc. will only jeopardize the safety, and increase the risk of more accidents on our roads. We need to protect this neighborhood and keep our children and our elderly safe.
- My house is on a quiet neighborhood road – and has been this way for the past 15 years. I do not want to expose myself and my family to such an increase in car traffic etc. when the new neighborhood is built. I bought in this area for a reason. The development plans do not fit with the neighborhood and will RUIN the community. Aesthetically, the proposed structures do not align with the neighborhood ... and will stick out like a sore thumb. They are ugly. Additionally, they will loom over the houses below where people have been living for years .. this is incredibly disrespectful to the current community.
- The hill is insanely ridiculous to build upon. The storm drain system is old. The hill is already unsafe and unstable. You just need to look at it to see the constant movement of the land. The area constantly has issues with flooding, landslides and houses subsiding. You can expect this to happen with the new development. The owners of the homes across the road will also pay their price for this --- It is irresponsible of the country to expose its residents to all these risks and disruptions.

I plead with you to not allow the plans to continue.

Thank you, and sincerely,

Irene Waldman

**From:** Larry Preiser <lpreiser@hotmail.com>  
**To:** <Planning-Commission@smcgov.org>  
**Date:** 1/27/2015 6:19 PM  
**Subject:** Ascension Heights Development

Dear Planning Commission:

The development outlined in the 2014 FEIR has not changed substantially from 2009 and most of the previous issues remain. Configuring the hill with steep new slopes, utilities, paved streets, lots for homes and retaining walls is expected to require 6 days per week from 7am to 6pm for a minimum of 27 months of heavy construction including removal of 40,000 cubic yards of soil which will leave the hill denuded.

This is a danger to the community. I am not against development but they must be responsible, this plan does not make sense.

Larry Preiser

Baywood Park Resident

**From:** James Castaneda  
**To:** mkarynyoung@hotmail.com  
**CC:** watertankhill2013@gmail.com; Hardy, Heather; Planning-Commission  
**Date:** 1/27/2015 7:37 PM  
**Subject:** Re: Citizen concern over Ascension Heights Development

Good evening Ms Young. I'm actually not a Planning Commissioner, but a staff planner to the Planning Commissioner as part of the Planning and Building Department. Ill make sure that the Planning Commission receives your letter, as they will be the decision makers for this subdivision and take the community's feedback, as well as staff's findings and environmental review, under consideration in their decision.

Regards,  
James

>>> M Young 01/27/15 7:24 PM >>>  
Commissioner Castaneda, Supervisor Groom and Supervisor Pine,

My name is Michele Young and I live at 180 Starlite Drive, San Mateo. As the mother of an 11-month old, I am compelled to write in my concerns for the proposed Ascension Heights Development. With statements in the environmental report suggesting the air pollutants could be greater than 450% of EPA acceptable limits and noise levels as high as 90db, I am worried for the health of my family and especially my young child. A quick search of the Internet yields many articles that link air pollution of many kinds linked to childhood and adult respiratory illnesses (see below).

At highest risk are young children and infants due to their small airways and more fragile immune status. Their tiny bodies accumulate toxins at dangerous levels faster than adults because of how little mass they have. Publications have also shown that effects from increased pollution can be seen as quickly as 3-6 months. Knowing this, I cannot support the Ascension Heights development as proposed. The danger to my child's health from the particulate matter alone is cause for concern. Will the county compensate my family for the health outcomes that will be caused by this project since it could approve this project knowing the health impacts outlined?

However, this is not the only problem with the development. The estimated 90db generated by the work is simply intolerable. With an open ended timeline of development and lack of proven engineering the outline project is doomed to delays forcing residents to tolerate noise pollution levels that are not just a nuisance but a noted health hazard (<http://www.nonoise.org/library/handbook/handbook.htm>).

Please do not approve this project as proposed. As a resident of the area, I understand that the developer would like to build something to recoup his investment, but the final project should be something that is in harmony with its environment and not a health hazard to the community. Thank you for your time and consideration on this subject.

Sincerely,  
Michele Young

Air pollution articles:  
<http://www.ncbi.nlm.nih.gov/pubmed/24528997>  
<http://www.nrdc.org/health/kids/ocar/chap4.asp>  
<http://www.who.int/mediacentre/factsheets/fs313/en/>

**From:** Joe Manske <jmanske@pacbell.net>  
**To:** <Planning-Commission@smcgov.org>  
**Date:** 1/27/2015 8:09 PM  
**Subject:** Ascension Heights Development AKA Watertank Hill.

Subject: Ascension Heights Development -- AKA Water tank Hill.

From: Joseph and Hortense Manske

Please do NOT allow the developer to proceed with his plan to build 19 homes in the subject area. His present EIR does not attempt to address previous objections.

The hillside in question is very unstable ground consisting of sand, the same

matter found on ocean beaches. We are all aware how easily sand moves when driven by wind or water.

This should be sufficient grounds to deny the developer any permit to build 19 homes of questionable size.

Further, to grade the land to get anything resembling a flat lot will require an

extremely high retaining wall for each lot. This would be very unsightly.

Narrow streets with no on street parking.

Difficult if not impossible Fire department access.

And of course as you know most developers will not follow the building plan to the letter. It is just to easy to file for bankruptcy and reopen the following week under a new name.

Should the developer exceed his claimed boundaries and cause the water tank to lose its footing will the county pay for repairs?

These are our objections. We also agree with others in regards to health noise, truck traffic, safety and the dangers created by altering the slope of the Water Tank Hill.

Thank you,  
Joseph & Hortense Manske  
1776 Los Altos Dr.  
San Mateo, Ca 94402



**From:** Kevin <kevm8@aol.com>  
**To:** "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, "jcasteneda@smcgov.org" <jcasteneda@smcgov.org>  
**CC:** "watertankhill2013@gmail.com" <watertankhill2013@gmail.com>  
**Date:** 1/27/2015 9:00 PM  
**Subject:** Ascension Heights Development

Planning Commission,

We've been following the development of this project for a number of years and feel like the developer has not responded to our reasonable requests. The current EIR also has some serious flaws, and does not adequately address the concerns of the neighborhood.

The pollution and noise levels are extremely high and, best case, will last over 27 months. These conditions affect the people in the neighborhood that are least able to speak for themselves- the very young and the elderly. Noise pollution, toxic particulate matter, and heavy vehicle traffic will be at unacceptable levels. If inclement weather, equipment failure, or high winds are factored in, the expected time frame will be even longer!

The engineering for the project is also suspect. The extremely steep slope, very questionable soil conditions, and experimental water storage methods add complexity and adverse risk to the proposed development that should not be accepted. The developer will not be the one held responsible if any of these risky propositions fail to perform. The new homeowners association and the current residents surrounding the project will have to pay a severe price, one that we are not and should not be willing to pay.

Please do not approve this project as proposed. The project should be something that is not a health hazard to the community. Thank you for your time and consideration on this subject.

Kevin Manalili  
Jane Young

**From:** Liesje Nicolas <liesjenicolas@gmail.com>  
**To:** <Planning-Commission@smcgov.org>  
**CC:** <jcastaneda@smcgov.org>, Dave Pine <dpine@smcgov.org>, <cgroom@smcgov.org>, <watertankhill2013@gmail.com>  
**Date:** 1/27/2015 10:12 PM  
**Subject:** Ascension Heights Development - Highlands  
**Attachments:** 1-27-2015 Ascension Heights Development Highlands.pdf

THE SAN MATEO HIGHLANDS COMMUNITY ASSOCIATION  
1851 Lexington Avenue, San Mateo, CA 94402  
HighlandsCommunity.org

January 27, 2015

Re: Ascension Heights Development

Dear Planning Commission, Supervisor Groom, and Supervisor Pine,

The Highlands Community Association Board Members support the concerns brought forth by the Baywood Park Home Owners Association regarding the Ascension Heights Development. The current proposal repeats most of the adverse conditions that it contained in 2009. Adverse impacts on health, land stability and safety add up to this proposal and EIR still being too risky for this established neighborhood.

Please withhold approval until the significant adverse impacts are resolved.

Thank you,

Liesje Nicolas

President, Highlands Community Association

HighlandsCAPresident@gmail.com

THE SAN MATEO HIGHLANDS COMMUNITY ASSOCIATION  
1851 Lexington Avenue, San Mateo, CA 94402  
HighlandsCommunity.org

January 27, 2015

Re: Ascension Heights Development

Dear Planning Commission, Supervisor Groom, and Supervisor Pine,

The Highlands Community Association Board Members support the concerns brought forth by the Baywood Park Home Owners Association regarding the Ascension Heights Development. The current proposal repeats most of the adverse conditions that it contained in 2009. Adverse impacts on health, land stability and safety add up to this proposal and EIR still being too risky for this established neighborhood.

Please withhold approval until the significant adverse impacts are resolved.

Thank you,

Liesje Nicolas  
President, Highlands Community Association  
[HighlandsCAPresident@gmail.com](mailto:HighlandsCAPresident@gmail.com)

**From:** Craig Nishizaki <watertankhill2013@gmail.com>  
**To:** <Planning-Commission@smc.gov.org>, James Castaneda <jcastaneda@smc.gov.org>, <dpine@smc.gov.org>, <cgroom@smc.gov.org>, Craig Nishizaki <watertankhill2013@gmail.com>  
**Date:** 1/27/2015 11:44 PM  
**Subject:** Fwd: Ascension Heights Development AKA Watertank Hill.

I'm forwarding this email for Joe as the email bounced back when he sent it.  
Thanks, Craig

----- Forwarded message -----

From: Joe Manske <jmanske@pacbell.net>  
Date: Tue, Jan 27, 2015 at 8:09 PM  
Subject: Ascension Heights Development AKA Watertank Hill.  
To: Planning-Commission@smc.gov.org

Subject: Ascension Heights Development -- AKA Water tank Hill.

From: Joseph and Hortense Manske

Please do NOT allow the developer to proceed with his plan to build 19 homes in the subject area. His present EIR does not attempt to address previous objections.

The hillside in question is very unstable ground consisting of sand, the same matter found on ocean beaches. We are all aware how easily sand moves when driven by wind or water.

This should be sufficient grounds to deny the developer any permit to build 19 homes of questionable size. Further, to grade the land to get anything resembling a flat lot will require an extremely high retaining wall for each lot. This would be very unsightly. Narrow streets with no on street parking. Difficult if not impossible Fire department access.

And of course as you know most developers will not follow the building plan to the letter. It is just too easy to file for bankruptcy and reopen the following week under a new name.

Should the developer exceed his claimed boundaries and cause the water tank to lose its footing will the county pay for repairs?

These are our objections. We also agree with others in regards to health noise, truck traffic, safety and the dangers created by altering the slope of the Water Tank Hill.

Thank you,  
Joseph & Hortense Manske  
1776 Los Altos Dr.  
San Mateo, Ca 94402

**From:** Craig Nishizaki <watertankhill2013@gmail.com>  
**To:** <Planning-Commission@smcgov.org>, James Castaneda <jcastaneda@smcgov.org>, <dpine@smcgov.org>, <cgroom@smcgov.org>  
**Date:** 1/27/2015 11:55 PM  
**Subject:** Fwd: comment

----- Forwarded message -----  
From: kfarnesi <kfarnesi@aol.com>  
Date: Tue, Jan 27, 2015 at 1:43 PM  
Subject: comment  
To: Watertankhill2013@gmail.com

I cannot come to the meeting on Wednesday but having gone through this with the construction behind us I have some thoughts. If this happens and who know as how did those new houses on the slope on Bunker Hill get approved, then you all need to raise serious objections. We stopped the trucks from waiting on our street with their engines on rattling our windows and exhaust coming into our house. This is with the houses that were built on Crown Court. The builders and the county said they would make sure there were no water issues. Please tell that to the first two houses on Timberlane as they both had pumps running with the last rain. The house on the corner of Timberlane and Polhemus had a water damage company fixing their problems. The people behind us were supposed to put in french drains so we would not get their water run off. Ever since they remodeled we have been running pumps when it rains. My next problem is with the noise of the construction project. It is not just the trucks and machine noises but the workers play loud music. The lovely people across from us have been remodeling for 1 year. The amount of dust all over the front of our house and cars is insane. I have given up cleaning the cars. Yesterday there were 7 worker's truck parked on both sides of the street. Getting in and out of our driveway is interesting. Last but not least there are too many houses and people for 92, all the surface streets around here and the shopping center. More houses are impacting the quality of life in our neighborhoods. Last there are water recycle systems built into some new houses. This is great but we can hear our neighbors motors running inside our house. It is real annoying when you want to enjoy you yard. Good Luck! Karen Farnesi

**From:** Brenda <bfuzman@yahoo.com>  
**To:** "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>  
**CC:** "jcastaneda@smcgov.org" <jcastaneda@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>  
**Date:** 1/28/2015 12:38 AM  
**Subject:** Watertank Hill Project

I have lived on Ascension Drive for 35 plus years and some of my neighbors have been here longer. It is like living in what some might call their "country house in the city". We have a little of both...look around and you will see most homes back-up to open space and some are looking down to open space. The wild life is very much alive and visible. I can look up at the hill and see the deer making the daily trip up the hill.

We have had 2 major slides in the area which were not disturbed by construction. 19 homes is a lot of homes to put on a hill that would have to be disturbed to do it. Just look at the corner of Bel Aire and Ascension Dr and you should see erosion which has been moving and getting bigger each year. I for one would not buy a home above any land that looks like that. Will the county be responsible for future problems? Looking at <http://www.zillon.com/> it doesn't look like you can build 19 homes that would be spaced/grouped like the surrounding area. No one wants to see homes that "stand out" we want to see homes that look like they "fit" the surrounding area.

Doing the construction by the SFPUC we had to deal with the noise and dust coming up from Polhemus Road. On windy days, the kids had to play in the house. Cars and windows had to be washed more often. Watertank Hill is twice as windy as down below. In the morning I see one of my neighbors getting her exercise walking with an "assistant". She stops/sits to rest and waves at the passing cars. This is very enjoyable for her and she makes me smile as I pass her, waving back of course. Quality-of-life is very important as we all age and it would be very say if she could not get out of her house for her walk because of the air quality.

You want us to conserve water during a drought, but you would allow the added demand on our water supply for a project that is going to alter our quality-of-life (6 days a week) for over a 2 plus year period.

With the amount of people concerned about this project, you would think the developer would have made every effort to try and work out the concerns of the community. This should be of concern to the county.  
Brenda Guzman

**From:** Suzanne Simms <sms3600@yahoo.com>  
**To:** James Castaneda <jcastaneda@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, Craig Nishizaki <watertankhill2013@gmail.com>, Joy Ma <joyjma@yahoo.com>, Eileen Hinch <emhinch@gmail.com>, "bruce@slingerolf.com" <bruce@slingerolf.com>, John Mathon <johnmathon@gmail.com>, Jeffery & Marian Sosnick <sosnick@sbcglobal.net>, Robert & Rosemarie Thomas <rosemarithomas43@gmail.com>, Sheila Littrell <slittrell@sbcglobal.net>, Suzanne & Sean Kennedy <suzannekennedy1@yahoo.com>, "kalexander@sfchronicle.com" <kalexander@sfchronicle.com>  
**Date:** 1/28/2015 9:15 AM  
**Subject:** Watertank/Cell Tower Hill is unsafe and unstable-A liability for now and the future ...

Smart building promotes good health and should be beneficial to the residents of San Mateo County. Your job, while a difficult one, is designed to promote and protect the positive aspects of San Mateo County. Your job is not to insure that one individual makes a profit from a poor business decision to purchase a hillside that is unstable and dangerous to build upon.

The proposed plan to build 19 homes on WaterTank/Cell Tower hill is unwise, unsafe, and fraught with problems that will plague the hillside households, as well as hundreds of homeowners surrounding the proposed site, for decades. It may make sense to wisely build homes on the flat land at the top of the steep hill, but do not cut into the hillside that is already clearly unstable and eroding. The mitigation methods proposed to attempt to reduce resulting air pollution, landslide risk, and serious water run off issues, do not reduce these hazards to manageable levels, especially in the face of continuous drought and resulting air pollution issues that our county is now facing on a daily basis.

In mid January, the SF Chronicle reported on the front page that we are experiencing record number of Spare the Air days and severe air pollution ("Bay Area ties Spare the Air's 11-day record," 1/13/2015). If air quality is so vital that households can be fined \$100+ for 1 fire burnt in a single fireplace, then what is the cost of particulate matter at 470% above allowable standards over 2 years, as noted in the EIR? The proposed development does not meet BAAQB standards that are required of everyone else and cannot be mitigated to normal standards without adding to our already serious water shortage. Mitigating known particulate air pollution from grading the proposed 48,000 yards of hillside soil by wasting hundreds of gallons of water is detrimental to everyone in the Bay Area and does not even address the diesel pollution of trucking the soil through surrounding neighborhoods for months at a time. On this basis alone, the EIR and proposed project should be voted down permanently.

Perhaps the developer could build safely and responsibly on the top of the hill where there is more flat land. Grading soil that will cause air pollution, potential asbestos release, landslides, and will create the need for retaining walls and even steeper slopes on a site with visible erosion and crumbling water pipe is insane.

It is not your or our duty to allow anyone to build anything, anywhere. Our county is prosperous and should not be desperate for new property taxes at any cost. With the influx of new businesses like GoPro and Solar City, we are already experiencing outrageous traffic on HWY 92 from 7-9:30am and 4-7pm every day! That alone, is causing severely high air pollution. The additional cost of more households will continue to burden our expensive sewer system and will add to the burden on our local Highlands elementary school and Borel middle school, which are already struggling with how to handle a record number of students in upcoming grades. The proposed WaterTank/Cell Tower hill is not smart development...it is hazardous to too many of your constituents and we respectfully ask you to vote it down for good.

My Best Regards,

Suzanne Simms1879 Los Altos Drive650-703-7708<http://www.smsportz.com>

Legal Disclaimer: This email message, including any attachments, contains information which may be confidential and/or legally privileged. Unless you are the intended recipient, you are not authorized and may not use, forward, copy, disseminate or disclose to anyone the information and content contained in the message or from any attachments that were included with this email. If you have received this email message in error, please advise the sender by email immediately, and delete the message.

**From:** Rosemarie Thomas <rosemariethomas43@gmail.com>  
**To:** Suzanne Simms <sms3600@yahoo.com>  
**CC:** James Castaneda <jcastaneda@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, Craig Nishizaki <watertankhill2013@gmail.com>, Joy Ma <joyjma@yahoo.com>, Eileen Hinch <emhinch@gmail.com>, "bruce@slingergolf.com" <bruce@slingergolf.com>, John Mathon <johnmathon@gmail.com>, "Jeffery & Marian Sosnick" <sosnick@sbcglobal.net>, Sheila Littrell <slittrell@sbcglobal.net>, "Suzanne & Sean Kennedy" <suzannekennedy1@yahoo.com>, "kalexander@sfchronicle.com" <kalexander@sfchronicle.com>  
**Date:** 1/28/2015 9:16 AM  
**Subject:** Re: Watertank/Cell Tower Hill is unsafe and unstable-A liability for now and the future ...

We agree with Ms. Simms. We were also going to write another message to all of you but we think her last two e-mails give all of you an idea of what the neighbors are thinking.

When out walking and talking to neighbors they all ask the same questions and state the same concerns -- pollution, that will impact not only the immediate area but the surrounding areas; hillside stability, especially since the area has already experienced several landslides; erosion; increased traffic and also concerns about the trucks moving dirt from the site - up and down streets that are not equipped to handle the additional movement; stress on a sewer system; water; fire danger, now that it is so dry and a fire access road is not planned for this project; more stress on the schools in the area; and finally - ecology -- what happens to all of the animals, birds and other wild life that inhabit this hill --

Please think about all of these concerns -- it is important not only to this neighborhood but to the City and County of San Mateo.

Thank you for your time.

Bob and Rosemarie Thomas  
1480 Bel Aire Road  
San Mateo, CA 94402

On Tue, Jan 27, 2015 at 12:54 PM, Suzanne Simms <sms3600@yahoo.com> wrote:

> Smart building promotes good health and should be beneficial to the  
> residents of San Mateo County. Your job, while a difficult one, is  
> designed to promote and protect the positive aspects of San Mateo County.  
> Your job is not to insure that one individual makes a profit from a poor  
> business decision to purchase a hillside that is unstable and dangerous to  
> build upon.  
>  
> The proposed plan to build 19 homes on WaterTank/Cell Tower hill is  
> unwise, unsafe, and fraught with problems that will plague the hillside  
> households, as well as hundreds of homeowners surrounding the proposed  
> site, for decades. It may make sense to wisely build homes on the flat  
> land at the top of the steep hill, but do not cut into the hillside that is  
> already clearly unstable and eroding. The mitigation methods proposed to  
> attempt to reduce resulting air pollution, landslide risk, and serious  
> water run off issues, do not reduce these hazards to manageable levels,  
> especially in the face of continuous drought and resulting air pollution  
> issues that our county is now facing on a daily basis.  
>  
> In mid January, the SF Chronicle reported on the front page that we are  
> experiencing record number of Spare the Air days and severe air pollution  
> ("Bay Area ties Spare the Air's 11-day record," 1/13/2015). If air quality  
> is so vital that households can be fined \$100+ for 1 fire burnt in a single  
> fireplace, then what is the cost of particulate matter at 470% above  
> allowable standards over 2 years, as noted in the EIR? The proposed  
> development does not meet BAAQB standards that are required of everyone  
> else and cannot be mitigated to normal standards without adding to our  
> already serious water shortage. Mitigating known particulate air pollution  
> from grading the proposed 48,000 yards of hillside soil by wasting hundreds  
> of gallons of water is detrimental to everyone in the Bay Area and does not  
> even address the diesel pollution of trucking the soil through surrounding  
> neighborhoods for months at a time. On this basis alone, the EIR and



> proposed project should be voted down permanently. Perhaps the developer  
> could build safely and responsibly on the top of the hill where there is  
> more flat land. Grading soil that will cause air pollution, potential  
> asbestos release, landslides, and will create the need for retaining walls  
> and even steeper slopes on a site with visible erosion and crumbling water  
> pipe is insane.  
>  
> It is not your or our duty to allow anyone to build anything, anywhere.  
> Our county is prosperous and should not be desperate for new property taxes  
> at any cost. With the influx of new businesses like GoPro and Solar City,  
> we are already experiencing outrageous traffic on HWY 92 from 7-9:30am and  
> 4-7pm every day! That alone, is causing severely high air pollution. The  
> additional cost of more households will continue to burden our expensive  
> sewer system and will add to the burden on our local Highlands elementary  
> school and Borel middle school, which are already struggling with how to  
> handle a record number of students in upcoming grades. The proposed  
> WaterTank/Cell Tower hill is not smart development...it is hazardous to too  
> many of your constituents and we respectfully ask you to vote it down for  
> good.  
>  
> My Best Regards,  
>  
>  
> Suzanne Simms  
> 1879 Los Altos Drive  
> 650-703-7708  
> <http://www.smsportz.com>  
>  
>  
>  
> Legal Disclaimer: This email message, including any attachments, contains  
> information which may be confidential and/or legally privileged. Unless you  
> are the intended recipient, you are not authorized and may not use,  
> forward, copy, disseminate or disclose to anyone the information and  
> content contained in the message or from any attachments that were included  
> with this email. If you have received this email message in error, please  
> advise the sender by email immediately, and delete the message.  
>

**From:** James Castaneda  
**To:** matt.bronstein@yahoo.com  
**CC:** Planning-Commission@smcgov.org  
**Date:** 1/28/2015 10:03 AM  
**Subject:** Re: Vote No On Water Tank Hill Development

Good evening Mr. Bronstein. I'm actually not a Planning Commissioner who will be making any decisions on the project, but a staff planner to the Planning Commissioner as part of the Planning and Building Department. Ill make sure that the Planning Commission receives your letter, as they will be the decision makers for this subdivision and take the community's feedback, as well as staff's findings and environmental review, under consideration in their decision.

Regards,  
James

>>> On 1/28/2015 at 09:24, <matt.bronstein@yahoo.com> wrote:

Dear Mr. Castaneda:

Please vote no on the Water Tank Hill Development. This project is irresponsible considering the slope and previous issues with erosion and landslides.

I am a concerned resident and ask that you vote no on the Water Tank Hill Development.  
Thank you,  
Matt Bronstein  
(650) 291-1102

Sent from Windows Mail

**From:** Anita Wadera <awadera@hotmail.com>  
**To:** "Planning-Commission@smcgov.org" <planning-commission@smcgov.org>  
**CC:** "jcastaneda@smcgov.org" <jcastaneda@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, "watertankhill2013@gmail.com" <watertankhill2013@gmail.com>  
**Date:** 1/28/2015 11:03 AM  
**Subject:** Water Tank Hill development

Since I am not able to attend the meeting scheduled for Wed, Jan 28 at Hillsdale High School, I am writing to voice my concerns about this development. I oppose this project for all the reasons discussed in the past, and am not satisfied with the new proposals. I vote NO on this Development on the Water Tank Hill on the corner of Ascension and Bel Aire in San Mateo.  
Anita Wadera Resident Bel Aire Rd Baywood park

**From:** Sean Kennedy <seanpkennedy@yahoo.com>  
**To:** "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>, "jcastaneda@smcgov.org" <jcastaneda@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>  
**CC:** "watertankhill2013@gmail.com" <watertankhill2013@gmail.com>  
**Date:** 1/28/2015 12:08 PM  
**Subject:** Ascension Heights Subdivision

Members of the San Mateo County Planning Commission,

I am asking you to reject the current proposal to build 19 homes on WaterTank Hill (Ascension Heights). The proposal is bad for the existing community and the future owners of the 19 homes.

The proposed air pollution, tremendous truck traffic on existing narrow and steep roads, and added burden on already stressed and expensive sewer system, is an unfair cost to put on the existing neighborhoods. The water needed to attempt to mitigate the air pollution will be called for during unprecedented drought in our area and the entire state of California. How can we be assured there will not be water restrictions over the course of the grading and construction? If there are water restrictions, what will be done then?

The future homeowners of these 19 homes will be asked to take responsibility for maintaining a hillside storm runoff system that is untested in our area and may cause catastrophic consequences in the event of failure. Building on grades of 40% is unwise.

I urge you to reject the plan tonight. Please protect the safety and quality of life of the existing community. Please do not allow irresponsible building.

Sincerely, Sean Kennedy  
1745 Los Altos Dr  
San Mateo

**From:** "Georgette Dakis" <georgettenp@sbcglobal.net>  
**To:** <Planning-Commission@smcgov.org>  
**CC:** <jcastaneda@smcgov.org>, <dpine@smcgov.org>, <cgroom@smcgov.org>, <watertankhill2013@gmail.com>  
**Date:** 1/28/2015 1:19 PM  
**Subject:** Proposed Watertank Hill Development

Thank you for taking the time to read my letter with regard to the proposed Watertank Hill Development.

I grew up in Laurelwood and now live on Timberlane Rd. My husband and I made this purchase last year because this was a safe, quiet neighborhood. After reading the proposal and the consequences of this proposed development, we are deeply concerned regarding the health implications this will cause. In addition, the noise and congestion seem intolerable as does the increase in mudslides to our neighbors.

While we realize that the development will bring in more money, jobs and revenue for the county, it does so at what cost? The air pollution increases to 470%? We have a young daughter who should not be exposed to that type of pollution nor should any of our neighbors. Why would one even consider this type of development given the health implications? I am a long time nurse practitioner and have seen the implications of environmental hazards on both children and adults. To increase the air pollution in our neighborhood to 470% above the EPA National 24 hour standard is beyond absurd. It is plain reckless and a blatant disregard for the health of this neighborhood.

Additionally, given that the development would cause for an increase in mudslides, why would you consider this? It is a threat to the people that have lived here and why must they suffer the consequences of a developer that seems to have no regard for the neighborhood s/he is impacting. Also, we are in a drought and there is absolutely no reason this needs to start now given the water that will be used to complete this project.

Addressing the noise levels over the next at least 27 months is another issue. This would mean that this neighborhood would have one day of peace which seems again a blatant disregard for the people who live here. How do you expect the elderly to function or babies to sleep? Are we to be prisoners to this developer for 27 months?

While I realize we have not lived in this neighborhood long, the threat to our health and to our property seems to far exceed the benefit of this large development in our neighborhood. There is very little open land that we can enjoy in our neighborhoods as it is. It would be nice to know that the city will support the neighborhood and their wishes and not the developer's agenda. We urge you to reconsider this development going forward.

Georgette and Mike Klobuchar

**From:** Ronald Patricia <p14ronald@gmail.com>  
**To:** <Planning-Commission@smcgov.org>  
**Date:** 1/28/2015 1:53 PM  
**Subject:** Ascension Heights

Dear Commissioners:

My husband, Robert, and I have lived on Parrott Drive for 56 years. The hill that the proposed development will depend upon has been unstable for as long as we have been here. Homes downhill from the site have been damaged with mud slides a few times so present stability is questionable. Nearby homes have slid down the steep grades and some completely destroyed.

Even though we are located two blocks from the site, we are opposed to this development and to the dust, pollution and traffic that will be generated.

We hope our concern is your concern.

Patricia Ronald  
1328 Parrott Drive  
p14ronald@gmail.com <mailto:p14ronald@gmail.com>  
Patricia Ronald  
p14ronald@gmail.com

**From:** Wendy McDowell <whamas@yahoo.com>  
**To:** "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>, "Planning-Commission@smcgov.org" <Planning-Commission@smcgov.org>, James Castaneda <jcastaneda@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, "cgroom@smcgov.org" <cgroom@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, "dpine@smcgov.org" <dpine@smcgov.org>, Craig Nishizaki <watertankhill2013@gmail.com>  
**Date:** 1/28/2015 2:23 PM  
**Subject:** Ascension Heights Subdivision Project

Dear Members of the San Mateo County Planning Commission,

We are writing to express our strong opposition to the Ascension Heights Subdivision Project as proposed and detailed in the Final Environmental Impact Report (FEIR) from December, 2014, and we ask that you reject this proposal. We live in the Highlands, and while the project is not in our immediate vicinity, there are huge consequences to our neighborhood and community. The proposal was not developed in the cooperative manner that the Commission laid out when the previous proposal was rejected in 2009. It is still too aggressive for the land and for our existing neighborhood and community.

We find issue with many aspects of the FEIR:

1. More students in an overcrowded SMFC School District. The FEIR concludes there are no significant impacts on the SMFC School District based on communications with representatives of the School District. These communications cite multiple references to the passage of Measure P; however, Measure P failed in November 2013. On January 23, 2015, Highlands Elementary 5th grade parents received a letter regarding middle school registration from the SMFC School District which states, "As you may know, enrollment has been increasing in recent years. This is greatly affecting school capacity at all our middle schools." The SMFC School District is over capacity and can not take more children. Any new building proposal must include new schools, and this one does not.

2. Traffic. Given 156 additional construction vehicles, it is very likely people will cut through Bunker Hill near the Highlands Elementary School. There will be impacts to number of vehicles, noise and air quality on our streets. We are already experiencing a huge increase in traffic congestion due to business growth in San Mateo.

3. Pollution. As mentioned above, we are already experiencing a significant increase in vehicle pollution due to the influx of new businesses along Highway 92. We have had a record number of "Spare the Air" days in the Bay Area. That the air pollution will be 470% above the EPA National 24 hour standard is noted in the proposal, and the proposed development does not meet BAAQB standards that are required of everyone else and cannot be mitigated to normal standards without adding to our already serious water shortage.

I hope you agree that the Ascension Heights Subdivision proposal as it is currently drawn up, does not fit with the General Plan. Please vote AGAINST the Ascension Heights Subdivision tonight, January 28.

Sincerely, Wendy and Rob McDowell  
1540 Tarrytown Street  
San Mateo, CA 94402

**From:** Craig Nishizaki <watertankhill2013@gmail.com>  
**To:** <Planning-Commission@smcgov.org>, James Castaneda <jcastaneda@smcgov.org>  
**Date:** 1/28/2015 2:48 PM  
**Subject:** Fwd: Vote No on Water Tank Hill Development

I'm not sure if you received this one.  
Disregard if you already have it.  
Craig

----- Forwarded message -----

From: <matt.bronstein@yahoo.com>  
Date: Wed, Jan 28, 2015 at 10:36 AM  
Subject: Vote No on Water Tank Hill Development  
To: "watertankhill2013@gmail.com" <watertankhill2013@gmail.com>

Dear Planning Commission:  
Please vote no on the Water Tank Hill Development. This project is irresponsible considering the slope and previous issues with erosion and landslides.

I am a concerned resident and ask that you vote no on the Water Tank Hill Development.  
Thank you,  
Matt Bronstein  
(650) 291-1102

Sent from Windows Mail



**From:** "Lyn Haithcox" <lynhiho@att.net>  
**To:** <hhardy@smcgov.org>, <jcastaneda@smcgov.org>, <dpine@smcgov.org>, <cgroom@smcgov.org>  
**Date:** 1/28/2015 3:01 PM  
**Subject:** FW: Water Tank Hill

When my husband and I moved back to California in 2007, we thought we had purchased a little piece of paradise here in the hills. Little did we know that the steep and rugged Water Tank Hill just a half block away would be the focus of a fight for the preservation of the tranquility and health and safety of the neighborhood. At the time my husband was ill with a life threatening, rare fungal infection contracted from spores released into the air from disturbed soil. I have very real and well-founded concerns about the harmful effects that massive soil excavation may cause. My husband is gone now, but I take up the fight in his memory.

On top of all the very drastic problems that will be presented to you tonight, this is a project that does not suit the beautiful, natural environment of the hill. This developer has shown no aesthetic sensibility in his plan. The house lots are in a grid pattern with cookie cutter footprints - all to maximize the number of homes to be built. One look tells you immediately that this is a plan that belongs where high density housing is needed - not here in the hills. The exquisite views on this hilltop - if it is ever to be built upon - cry out for preserving the setting with a meandering road and 2 or 3 custom homes on large lots built to maximize the views. His homes will be an affront to the scenery with looming three story structures, retaining walls and a hill denuded of its natural vegetation.

But - there is a much better vision for this hill and that is for it to become the only, and much needed, recreational/gathering area in this neighborhood with trails, a play space and benches for all to enjoy the majesty of the vistas beyond. This hill is one of the last undeveloped properties of its kind in the local area - a precious remnant of wild and natural beauty harboring a world of wildlife that should not be disturbed - from the Mission Blue Butterfly to the delicate Lupin to the hawks and deer that coexist with us.

Think of what it will be like for us - for years - to endure trucks groaning, brakes screeching, construction pounding, air suffocating and dirt settling over everything. Our homes will no longer be our sanctuary. Our neighborhood, our environment, our homes, themselves, will become a living nightmare. We must fight to preserve our health and well-being, our sanity - our quality of life.

Please do not subject this tranquil, bucolic neighborhood and this wild hill which inspires us every day with its enduring presence, to the devastating effects of this project. We are looking to you, our elected and appointed officials to be the champions of the best for our community. Our quality of life depends upon your understanding of the far reaching consequences of this project.

You have the power to say this project is:

too excessive

too dangerous

too destructive

too invasive

too risky

too irresponsible

and just plain ugly!

You have the power to protect people's lives and our natural open space.

The Hill deserves a better fate - and so do we!!!

Respectfully submitted,

Marilyn (Lyn) Haithcox

1486 Ascension Drive