

December 7, 2015

San Mateo County Planning and Building Department  
Planning Commission  
455 County Center  
Redwood City, CA 94063

Re: PLN2014-00076 Cal Water Tank – Use Permit

Dear Planning Commissioners,

I am writing as a concerned resident of Palomar Park. I have reviewed the Staff Report and have concluded that while these types of projects are beneficial to a community such as Palomar Park, the proposed plan does not adequately address the need for improvements to existing downstream storm water infrastructure in the event of a tank failure. Over the course of the past year, neighbors on Loma Court have come to the proceedings with an alternative site across the street from the existing location, offered an alternative geotechnical analysis and provided landslide information on Loma Court, Loma Road and Los Cerros; the proposed tank is located in effectively in the center of that area. None of this information has been tangibly addressed by or incorporated into the findings of the review process by either the applicant or County Staff.

As a result, I recommend a vote against the current plan pending real incorporation of the information and analysis provided by the most directly affected neighbors.

Sincerely,

/Michael Kubiak  
27 South Palomar Drive  
Redwood City (Palomar Park), CA 94062  
Mobile: (650) 464-1372

Cc: Janneth Lujan, Planning Commission Secretary  
Steve Rosen, Planner  
Lisa Grote, Zoning Hearing Officer  
Steve Monowitz, San Mateo County Planning  
John Puccinelli, Cal Water Service Company  
Josh Kinder, Cal Water Service Company  
Mike Utz, Cal Water Service Company  
Dave Couch  
Denise Enea  
Terry Irwin  
Paul Lingane  
Corey and Toni Trujillo Vian

December 7, 2015

Corey Vian  
24 Loma Road  
Redwood City, CA 94062

To: Planning Commission  
Re: PLN2014-00076 Cal Water Tank – Use Permit  
Enclosure: Parcel map of subject property

Dear Planning Commission,

A Cal Water project, which is on an easement on my property, will come before the planning commission on Wednesday (Dec 9, 2015). It involves the installation of a single water tank to replace two previously existing tanks that failed and were removed several years ago.

Two design options will be presented at the hearing. One option includes paving of an existing ramp which would provide off-street parking for Cal Water as well as preserve access to my property. The other design option would cut into the hillside to create a level parking area and would **permanently** obstruct the only possible access to my property from Loma Court.

My parcel is technically located on Loma Court, as this is the only street my parcel adjoins. Although prior owners of my parcel obtained an easement across my neighbors property to Loma Rd some time after the original tanks were installed, if this easement were ever disputed and access from Loma Court were obstructed, all access to my property could be eliminated. Additionally, I use areas of my sloped, one-acre property which are nearer to Loma Court and plan to use them even more in the future. Obstructing the ramp from Loma Court would makes these areas much less accessible. Lastly, if the area becomes incorporated in the future, access from Loma Court will be essential to additional development on the lower portion of my property.

For these reasons, obstructing access from Loma Court would represent actual damages to the value and usability of my property.

Cal Water's original design included the paved ramp and they have indicated that this is their preferred design. They prepared the alternative design in response to neighbor's concerns over runoff from additional impervious surface. However, notes by planning staff in the December 9th report indicate that both designs can meet the requirement of not "increasing the amount or velocity of runoff leaving the site". They state: "Both the original driveway configuration and the revised level parking area configuration could be engineered to meet this requirement."

I, along with other property owners in the area, would prefer relocating the tank site due to concerns over water runoff and potential geological instability. However, if the current site is approved, I ask you to reject the alternate, level parking option in favor of the paved ramp which 1) is Cal Water's preferred design, 2) can meet the runoff requirements, and 3) preserves access to my property from Loma Court.

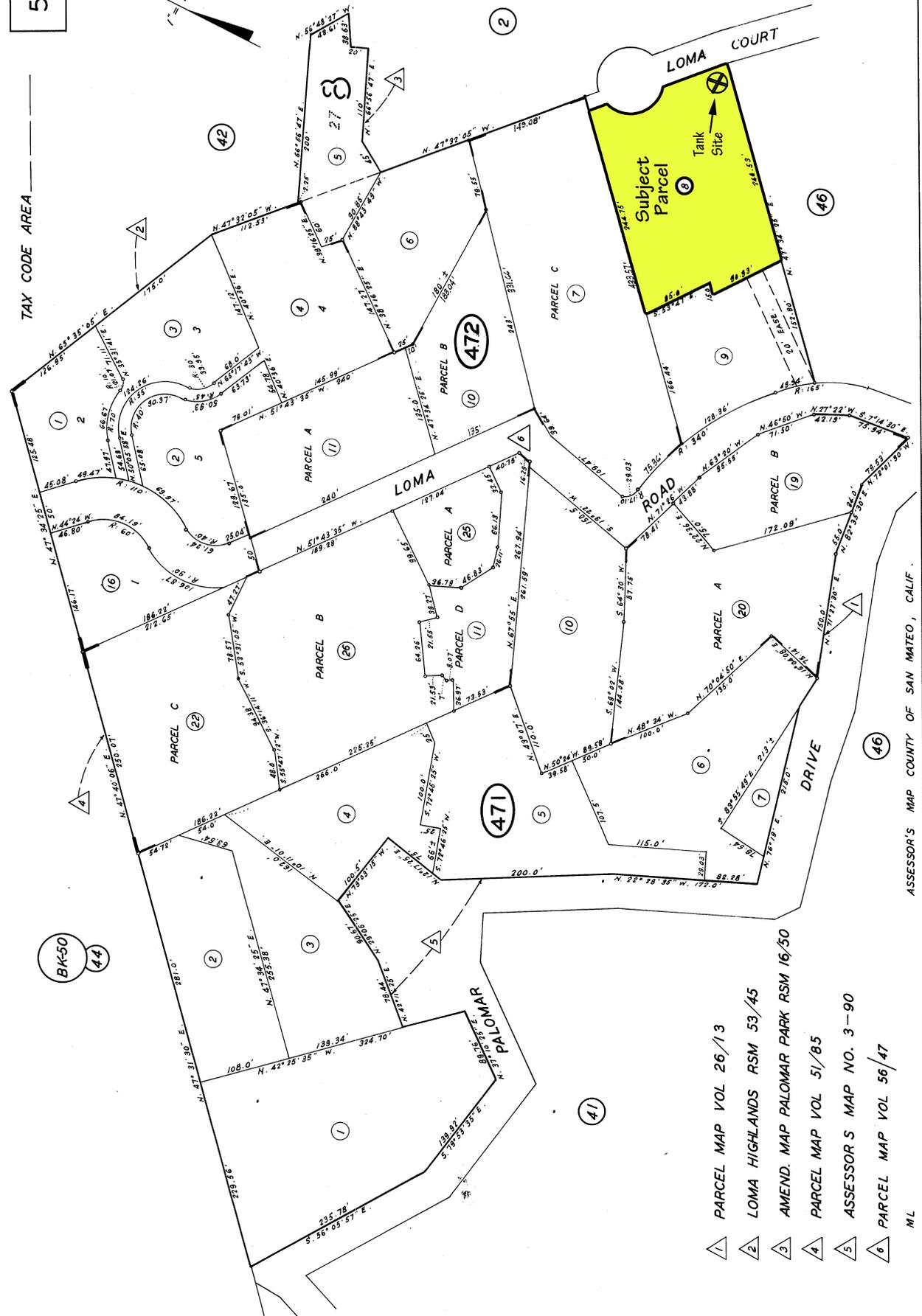
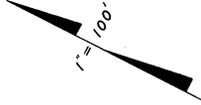
Sincerely,



Corey Vian  
Property Owner

51-47

TAX CODE AREA



BK-50  
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- 1 PARCEL MAP VOL 26/13
- 2 LOMA HIGHLANDS RSM 53/45
- 3 AMEND. MAP PALOMAR PARK RSM 16/50
- 4 PARCEL MAP VOL 51/85
- 5 ASSESSOR S MAP NO. 3-90
- 6 PARCEL MAP VOL 56/47

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ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

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