

Janneth Lujan - Fwd: RE: pln 2014-00076 Loma Ct tank

From: Steven Rosen
To: Robinson, Debra
Date: 8/31/2015 11:04 AM
Subject: Fwd: RE: pln 2014-00076 Loma Ct tank
Attachments: image001.jpg; ~WRD000.jpg

Steven Rosen
 Planner 2
 San Mateo County Department of Planning and Building
 455 County Center, 2nd Floor
 Redwood City, CA 94063
 (650) 363-1814
 PONY PLN122

>>> Mike's Email <mwkubiak06@gmail.com> 8/18/2015 10:56 AM >>>

Good morning Steve,

Given that Thursday, September 3rd is right before the long Labor Day weekend, the Palomar Property Owners would like to request that the meeting be delayed by one week to September 10th in order to provide an opportunity for greater community participation.

Sincerely,

/Michael Kubiak

President

Palomar Property Owners

419 Palomar Drive

Redwood City (Palomar Park), CA 94062-3236

Mobile: 650-464-1372

From: Puccinelli, John [mailto:jpuccinelli@calwater.com]

Sent: Tuesday, August 18, 2015 8:33 AM

To: 'Dave Couch' <dwchouston@yahoo.com>; Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Michael Kubiak <mwkubiak06@gmail.com>; Corey Vian <corey@viandesign.com>

Cc: Kinder, Joshua <jkinder@calwater.com>; Utz, Michael <MUtz@calwater.com>

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Regards,

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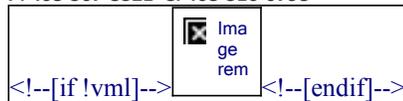
P-3 Project Engineer

CALIFORNIA WATER SERVICE

1720 North First Street

San Jose, CA 95112

P: 408-367-8321 C: 408-316-0798



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Sent: Thursday, May 07, 2015 2:55 PM

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Cc: Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J.

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Hope this information helps.

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>>> Denise Enea <DEnea@woodsidefire.org> 8/18/2015 4:37 PM >>>

Hi Steve - I think with the amount of work so far the community has put into this application it is only fair that the hearing not be scheduled on a holiday weekend. Please pass the request from the Palomar Park HOA up the chain to Lisa Aozasa and or Steve Monowitz.

Thanks

Denise Enea

Fire Marshal
Woodside Fire Protection District
 Tel 650 851-6206 Fax 650 366-1973
www.woodsidefire.org

From: Steven Rosen [mailto:srosen@smcgov.org]
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To: Lisa Grote; Kubiak, Michael
Cc: 'Kinder, Joshua'; 'Puccinelli, John'; 'Utz, Michael'; Couch', 'Dave; Denise Enea; Irwin', 'Terence; Lingane', 'Paul J.; Owners', 'Palomar Property; Vian', 'Corey; Vian', 'Toni Trujillo; ppboard@googlegroups.com
Subject: Re: FW: pln 2014-00076 Loma Ct tank

The applicant has requested that the hearing proceed as scheduled.

The hearing is scheduled for September 3rd and 10:00am in 455 County Center, Room 101.

Those unable to attend can submit comments in writing. Comments can be submitted to the Planning Department any time prior to the hearing.

Submit them to:

San Mateo County Planning Department
 Attn: Steven Rosen
 455 County Center, 2nd Floor
 Redwood City, CA 94124
 or to:

srosen@smcgov.org

You may view the file at any time during business hours, 7:30am-5pm, Monday-Friday.

Ask for file PLN2014-00076.

Thank you for giving me this opportunity to provide early hearing notice to the following people:

Kubiak, Michael <mwkubiak06@gmail.com>
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Sent: Wednesday, May 06, 2015 4:40 PM
To: [Lisa Grote](#)
Cc: [Toni Trujillo Vian](#) ; [Denise Enea](#) ; [Terence Irwin](#) ; [Paul J. Lingane](#) ; [dwchouston@yahoo.com](mailto:dwachouston@yahoo.com) ; [Michael Kubiak](#) ; [Corey Vian](#) ; [Kinder, Joshua](#) ; [Steven Rosen](#) ; [Utz, Michael](#) ; [Puccinelli, John](#)
Subject: Re: pln 2014-00076 Loma Ct tank

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Associate Engineer
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P: 408.367.8321 | C: 408.316.0798

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Michelucci & Assoc will be preparing a proposal and I will contact you when I have received it.

Please forward me your soils and geotech report at your earliest convenience and I am happy to forward it to Michelucci & Assoc

Thank you

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650 740-9883

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To: Robinson, Debra
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Attachments: LetterWaterTank.docx

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 Planner 2
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 455 County Center, 2nd Floor
 Redwood City, CA 94063
 (650) 363-1814
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 >>> Dave Couch <dwchouston@yahoo.com> 8/26/2015 8:54 PM >>>
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I will mail the original of the letter tomorrow morning.

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 Cell 281-908-0194

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Fire Marshal
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Tel 650 851-6206 Fax 650 366-1973
www.woodsidefire.org

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To: Lisa Grote; Kubiak, Michael
Cc: 'Kinder, Joshua'; 'Puccinelli, John'; 'Utz, Michael'; Couch, 'Dave'; Denise Enea; Irwin, 'Terence'; Lingane, 'Paul J.'; Owners, 'Palomar Property'; Vian, 'Corey'; Vian, 'Toni Trujillo'; ppoboard@googlegroups.com
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Redwood City, CA 94124
or to:

srosen@smcgov.org

You may view the file at any time during business hours, 7:30am-5pm, Monday-Friday.

Ask for file PLN2014-00076.

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P: 408-367-8321 C: 408-316-0798



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We hadn't set a firm date for the follow-up hearing. At the community meeting at your home, we'd talked about the possibility of a May 21st hearing, but decided that the exact date would be determined after Cal Water had time to do some preliminary exploration of a possible alternative site located on land owned by Dave Couch. I believe Cal Water was going to arrange to meet with Mr. Couch at the site in the next couple of weeks after the community meeting. Steve Rosen or John Puccinelli can give you more detail about where Cal Water is in that effort. I have not received any status reports or updates since the community meeting.

Also, Cal Water was going to submit additional drawings to the Planning Division showing stairs and a parking space as part of the proposed location adjacent to Loma Court rather than a driveway. Again, Steve or John can give you more detail as to when those drawings might be ready.

In addition, the County geotechnical staff was going to review the updated geotechnical report that Cal Water submitted. I'd twice asked if they could do a site visit as part of that review but never heard from them. Steve would be the best contact on that issue since he is the project planner.

Once the above information is received, Steve will review it and prepare an addendum to the staff report and he will set the next public hearing. He'd be the best one to contact about when that hearing might occur. The possible dates this summer are: June 4; July 2; July 16; August 6; or August 20. The public notice for the hearing needs to be sent at least 10 days prior to the hearing so Steve will be factoring that into the timeline.

Hope this information helps.
Lisa

From: [Toni Trujillo Vian](#)
Sent: Wednesday, May 06, 2015 4:40 PM
To: [Lisa Grote](#)
Cc: [Toni Trujillo Vian](#) ; [Denise Enea](#) ; [Terence Irwin](#) ; [Paul J. Lingane](#) ; dwchouston@yahoo.com ; [Michael Kubiak](#) ; [Corey Vian](#) ; [Kinder, Joshua](#) ; [Steven Rosen](#) ; [Utz, Michael](#) ; [Puccinelli, John](#)
Subject: Re: pln 2014-00076 Loma Ct tank

Hello Lisa,

Can you please remind me of the date for the follow up meeting.

Thank you
Toni

On Mar 18, 2015, at 11:58 AM, Puccinelli, John <jpuccinelli@calwater.com> wrote:

Hi All,

Below is an update to the progress of the project:

1. Storypoles were installed Friday, 3/13;
2. Cotton Shires updated geotechnical investigation attached;
3. Leak history for the neighborhood attached;
4. Flow data for current conditions and proposed improvements attached. Please understand Cal Water prefers not to flow hydrants due to drought and storm drain conditions;
5. Revised Site Layout attached. This layout includes a retaining wall to allow for one vehicular parking space and stairs to the site (no driveway). Notice the comparison of impervious area and earthwork quantities.

Please note items 3 and 4 shall be kept confidential and should not be made available for public distribution. I will send full size copies of the revised layout to Planning to keep with the project files. I will also bring full size copies to next week's meeting.

Regards,
John Puccinelli, P.E.

Associate Engineer
California Water Service Company
P: 408.367.8321 | C: 408.316.0798

From: Toni Trujillo Vian [<mailto:toni@mac.com>]
Sent: Thursday, February 26, 2015 9:32 AM
To: Lisa Grote
Cc: Puccinelli, John; Denise Enea; Carrasco, Anthony; Terence Irwin; Paul J. Lingane; dwchouston@yahoo.com; Michael Kubiak; Kinder, Joshua; Corey Vian
Subject: Re: pln 2014-00076 Loma Ct tank geotech

Adding Corey Vian to the email thread too

Sent from my iPad

On Feb 27, 2015, at 12:00 AM, Lisa Grote < > wrote:

Hi John,

Thank you for including me on the distribution list for your geotechnical investigation and construction plans. I appreciate it.

Lisa

From: Puccinelli, John
Sent: Wednesday, February 25, 2015 4:33 PM
To: 'Denise Enea'; Carrasco, Anthony
Cc: Terence Irwin; 'Paul J. Lingane'; dwchouston@yahoo.com; <mailto:toni@mac.com>; <mailto:Michael Kubiak>; Kinder, Joshua
Subject: RE: pln 2014-00076 Loma Ct tank geotech

<image002.gif>
Hi Denise,

Attached is our geotechnical investigation and the construction plans we reviewed at the public hearing. I scheduled a site visit later this week with David Schrier of Cotton, Shires and Associates. I will get back to you early next week with his recommendations.

Thanks,
John Puccinelli, P.E.
Associate Engineer
California Water Service Company
P: 408.367.8321 | C: 408.316.0798

From: Denise Enea [<mailto:DEnea@woodsidefire.org>]
Sent: Wednesday, February 25, 2015 10:24 AM
To: Puccinelli, John; Carrasco, Anthony
Cc: Terence Irwin; 'Paul J. Lingane'; dwchouston@yahoo.com; toni@mac.com; Lisa Grote ('Michael Kubiak'
Subject: pln 2014-00076 Loma Ct tank geotech

Hi John – attached is my geo report by Michelucci & Assoc from Jan 2015. I spoke to John Petrof of Michelucci, who conducted the field work and explained that Cal Water was proposing a large tank above my house at Loma Ct. They are amicable to expanding their study and to include a report on the multiple slides above me on Loma Rd. (below your existing tank) as well as the potential impacts on adding such a tank on the proposed site, above the active slide on Loma Ct. which is directly below my house and 730 Loma Ct.

Michelucci & Assoc will be preparing a proposal and I will contact you when I have received it.

Please forward me your soils and geotech report at your earliest convenience

and I am happy to forward it to Michelucci & Assoc

Thank you

Denise Enea
650 740-9883

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Janneth Lujan - Fwd: Re: FW: pln 2014-00076 Loma Ct tank

From: Steven Rosen
To: Robinson, Debra
Date: 8/31/2015 11:03 AM
Subject: Fwd: Re: FW: pln 2014-00076 Loma Ct tank
Attachments: County Maintained Roads Public Works.htm; Doc2.docx; Doc3.docx; Doc1.docx

Steven Rosen
 Planner 2
 San Mateo County Department of Planning and Building
 455 County Center, 2nd Floor
 Redwood City, CA 94063
 (650) 363-1814
 PONY PLN122
 >>> Dave Couch <dwchouston@yahoo.com> 8/30/2015 9:16 PM >>>
 Steven,

Thank you for the reply. I fail to understand why you have been advised to wait until the public hearing which I will be unable to attend to respond to the issues raised in my letter. This is a case of a lack of transparency and utter disregard of resident questions which I find unacceptable.

The staff report contains many inaccuracies:

1 - I have reviewed the referenced maintenance map (screen shot of Loma Court attached). The limits of County maintenance shown on the map is not in accordance with the posted limits of the maintenance as shown in the attached photo and the photo of the maintenance crack sealing. By practice the County has not maintained Loma Court to the limits on the map since Loma Road was not constructed to the limits shown on the map and to a non existent circle. It is obvious that Loma Court has not been maintained beyond the posted sign in the picture which does not include the property which the County would issue a permit to the water company. In fact the area of Loma Court beyond the sign is not constructed as the same width as the lower portion of Loma Court. If the section were constructed and maintained the issuance of a permit would be for an area of paved and maintained road. If the County continues to assert this is a County maintained street immediate repairs are needed.

- 2 - The question on fire area has not been answered.
- 3 - The issue of adding both properties has not been answered.
- 4 - The lack of County notification of the hearing has not been answered.
- 5 - There is no opinion from the County Attorney
- 6 - Where in the County records is the road platted.?
- 7-Why is the project necessary?
- 8 - Why was the offered site not properly evaluated?
- 9 - Why is the insurance not addressed?

Since I will not be able to attend the September 3, 2015 hearing and the County has not provided proper notification nor a response to the questions in my letter I request the hearing be rescheduled to allow time for a reply by the County and proper notification.

I would hope the County favors an open and transparent process with full community involvement.

Sincerely,

Dave Couch

On Thursday, August 27, 2015 12:21 PM, Steven Rosen <srosen@smcgov.org> wrote:

Mr. Couch:

Thank you for giving me the opportunity to reply-all to the following people with a link to the staff report:

Couch, Dave <dwchouston@yahoo.com>
 Enea, Denise <DEnea@woodsidefire.org>
 Grote, Lisa <>
 Kubiak, Michael <mwkubiak06@gmail.com>
 'Kinder, Joshua' <jkinder@calwater.com>
 'Puccinelli, John' <jpuccinelli@calwater.com>
 'Utz, Michael' <MUtz@calwater.com>
 Irwin', 'Terence' <terryirwin@irwinfisher.com>
 Lingane', 'Paul J.' <plingane@gmail.com>
 Owners', 'Palomar Property' <PalomarNews@gmail.com>
 Vian', 'Corey' <corey@viandesign.com>
 Vian', 'Toni Trujillo' <toni@mac.com>
ppoboard@googlegroups.com

The staff report can be reviewed at the Planning Department's webpage here:

<https://planning.smcgov.org/events/zoning-hearing-93>

I have been advised to wait to address questions at the public hearing, but many of the questions you raised are addressed in the published staff report.

Steven Rosen
 Planner 2
 San Mateo County Department of Planning and Building
 455 County Center, 2nd Floor
 Redwood City, CA 94063
 (650) 363-1814
 PONY PLN122
 >>> Dave Couch <dwchouston@yahoo.com> 8/26/2015 8:54 PM >>>
 Steven, Lisa,

I completely agree with the sentiments expressed in the email from Denise. To allow sufficient time for the research and development of a reply from the County at the hearing next week attached please find a letter expressing our concerns. I would appreciate a formal written response to the questions raised from the County Attorney be made available before the hearing. If that is not possible I request the hearing be reschedule to allow sufficient time for review and response by the County Attorney.

I will mail the original of the letter tomorrow morning.

I appreciate you continued efforts to resolve these issues.

Dave Couch
 742 Loma Ct,
 Redwood City, CA 94063
 Cell 281-908-0194

On Tuesday, August 18, 2015 4:38 PM, Denise Enea <DEnea@woodsidefire.org> wrote:

Hi Steve - I think with the amount of work so far the community has put into this application it is only fair that the

hearing not be scheduled on a holiday weekend. Please pass the request from the Palomar Park HOA up the chain to Lisa Aozasa and or Steve Monowitz.

Thanks

Denise Enea

Fire Marshal
Woodside Fire Protection District
Tel 650 851-6206 Fax 650 366-1973
www.woodsidefire.org

From: Steven Rosen [mailto:srosen@smcgov.org]

Sent: Tuesday, August 18, 2015 2:14 PM

To: Lisa Grote; Kubiak, Michael

Cc: 'Kinder, Joshua'; 'Puccinelli, John'; 'Utz, Michael'; Couch, 'Dave'; Denise Enea; Irwin, 'Terence'; Lingane, 'Paul J.'; Owners, 'Palomar Property'; Vian, 'Corey'; Vian, 'Toni Trujillo'; ppboard@googlegroups.com

Subject: Re: FW: pln 2014-00076 Loma Ct tank

The applicant has requested that the hearing proceed as scheduled.

The hearing is scheduled for September 3rd and 10:00am in 455 County Center, Room 101.

Those unable to attend can submit comments in writing. Comments can be submitted to the Planning Department any time prior to the hearing.

Submit them to:

San Mateo County Planning Department
 Attn: Steven Rosen
 455 County Center, 2nd Floor
 Redwood City, CA 94124
 or to:

srosen@smcgov.org

You may view the file at any time during business hours, 7:30am-5pm, Monday-Friday.

Ask for file PLN2014-00076.

Thank you for giving me this opportunity to provide early hearing notice to the following people:

Kubiak, Michael <mwkubiak06@gmail.com>
 'Kinder, Joshua' <jkinder@calwater.com>
 'Puccinelli, John' <jpuccinelli@calwater.com>
 'Utz, Michael' <MUtz@calwater.com>
 Couch, 'Dave' <dwchouston@yahoo.com>
 Enea, 'Denise' <DEnea@woodsidefire.org>
 Irwin, 'Terence' <terryirwin@irwinfisher.com>
 Lingane, 'Paul J.' <plingane@gmail.com>
 Owners, 'Palomar Property' <PalomarNews@gmail.com>
 Vian, 'Corey' <corey@viandesign.com>
 Vian, 'Toni Trujillo' <toni@mac.com>
ppboard@googlegroups.com

I assume that ppboard@googlegroups.com is the Palomar Property Owners Association distribution list.

Steven Rosen
 Planner 2
 San Mateo County Department of Planning and Building
 455 County Center, 2nd Floor
 Redwood City, CA 94063
 (650) 363-1814
 PONY PLN122

>>> "Michael Kubiak" <mwkubiak06@gmail.com> 8/18/2015 1:42 PM >>>

Hello Lisa,

I realized that you weren't on the email trail from John Puccinelli so I thought I'd email you a copy of the request which I've made to Steve Rosen on behalf of the Palomar Property Owners association.

Cheers,

/Mike Kubiak
President
Palomar Property Owners

From: Mike's Email [<mailto:mwkubiak06@gmail.com>]
Sent: Tuesday, August 18, 2015 10:57 AM
To: Steven Rosen <srosen@smcgov.org>
Cc: Puccinelli, John <jpuccinelli@calwater.com>; Kinder, Joshua <jkinder@calwater.com>; Utz, Michael <MUtz@calwater.com>; 'Dave Couch' <dwchouston@yahoo.com>; Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Corey Vian <corey@viandesign.com>; ppoboard@googlegroups.com; Palomar Property Owners <PalomarNews@gmail.com>
Subject: RE: pln 2014-00076 Loma Ct tank

Good morning Steve,

Given that Thursday, September 3rd is right before the long Labor Day weekend, the Palomar Property Owners would like to request that the meeting be delayed by one week to September 10th in order to provide an opportunity for greater community participation.

Sincerely,

/Michael Kubiak
President
Palomar Property Owners
419 Palomar Drive
Redwood City (Palomar Park), CA 94062-3236
Mobile: 650-464-1372

From: Puccinelli, John [<mailto:jpuccinelli@calwater.com>]
Sent: Tuesday, August 18, 2015 8:33 AM
To: 'Dave Couch' <dwchouston@yahoo.com>; Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Michael Kubiak <mwkubiak06@gmail.com>; Corey Vian <corey@viandesign.com>
Cc: Kinder, Joshua <jkinder@calwater.com>; Utz, Michael <MUtz@calwater.com>
Subject: RE: pln 2014-00076 Loma Ct tank

Hi All,

I spoke with Steven Rosen, who informed me that this project has been rescheduled for the September 3rd public hearing. I presume it will be held in the same location and scheduled at 10:30a. The official notice and staff report should be released over the next week, but I just wanted to give you all as much notice as possible.

Reminder that the staff report will be evaluating the retaining wall/stair layout. Kindly respond should you have any questions that I may be able to address in the meantime.

Regards,

John Puccinelli, P.E.
P-3 Project Engineer
California Water Service
1720 North First Street
San Jose, CA 95112
P: 408-367-8321 C: 408-316-0798



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calwater.com

From: Dave Couch [<mailto:dwchouston@yahoo.com>]
Sent: Thursday, May 07, 2015 2:55 PM
To: Lisa Grote <
Cc: Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Michael Kubiak <mwkubiak06@gmail.com>; Corey Vian <corey@viandesign.com>; Kinder, Joshua <jkinder@calwater.com>; Steven Rosen <srosen@smcgov.org>; Utz, Michael <MUtz@calwater.com>; Puccinelli, John <jpuccinelli@calwater.com>
Subject: Re: pln 2014-00076 Loma Ct tank

Lisa

Denise and I met with John to review the potential site on my property. He was to have the area surveyed and check with the County on retaining wall heights. So far no survey or staking has occurred.

John
Can you provided status.

Dave
Sent from my iPhone

On May 7, 2015, at 2:42 PM, Lisa Grote < > wrote:

Hello Toni,

We hadn't set a firm date for the follow-up hearing. At the community meeting at your home, we'd talked about the possibility of a May 21st hearing, but decided that the exact date would be determined after Cal Water had time to do some preliminary exploration of a possible alternative site located on land owned by Dave Couch. I believe Cal Water was going to arrange to meet with Mr. Couch at the site in the next couple of weeks after the community meeting. Steve Rosen or John Puccinelli can give you more detail about where Cal Water is in that effort. I have not received any status reports or updates since the community meeting.

Also, Cal Water was going to submit additional drawings to the Planning Division showing stairs and a parking space as part of the proposed location adjacent to Loma Court rather than a driveway. Again, Steve or John can give you more detail as to when those drawings might be ready.

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Hope this information helps.
Lisa

From: [Toni Trujillo Vian](mailto:Toni.Trujillo.Vian)
Sent: Wednesday, May 06, 2015 4:40 PM
To: [Lisa Grote](mailto:Lisa.Grote)
Cc: [Toni Trujillo Vian](mailto:Toni.Trujillo.Vian) ; [Denise Enea](mailto:Denise.Enea) ; [Terence Irwin](mailto:Terence.Irwin) ; [Paul J. Lingane](mailto:Paul.J.Lingane) ; dwchouston@yahoo.com ; [Michael Kubiak](mailto:Michael.Kubiak) ; [Corey Vian](mailto:Corey.Vian) ; [Kinder, Joshua](mailto:Kinder.Joshua) ; [Steven Rosen](mailto:Steven.Rosen) ; [Utz, Michael](mailto:Utz.Michael) ; [Puccinelli, John](mailto:Puccinelli.John)
Subject: Re: pln 2014-00076 Loma Ct tank

Hello Lisa,

Can you please remind me of the date for the follow up meeting.

Thank you
Toni

On Mar 18, 2015, at 11:58 AM, Puccinelli, John <jpuccinelli@calwater.com> wrote:

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Regards,
John Puccinelli, P.E.
Associate Engineer
California Water Service Company
P: 408.367.8321 | C: 408.316.0798

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Sent: Thursday, February 26, 2015 9:32 AM
To: Lisa Grote
Cc: Puccinelli, John; Denise Enea; Carrasco, Anthony; Terence Irwin; Paul J. Lingane; dwchouston@yahoo.com; Michael Kubiak; Kinder, Joshua; Corey Vian
Subject: Re: pln 2014-00076 Loma Ct tank geotech

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Sent from my iPad

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To: 'Denise Enea'; Carrasco, Anthony
Cc: Terence Irwin; Paul J. Lingane'; dwchouston@yahoo.com; <mailto:toni@mac.com>; <mailto:Michael Kubiak>; Kinder, Joshua
Subject: RE: pln 2014-00076 Loma Ct tank geotech

<image002.gif>
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Thanks,
John Puccinelli, P.E.
Associate Engineer

California Water Service Company
P: 408.367.8321 | C: 408.316.0798

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Sent: Wednesday, February 25, 2015 10:24 AM
To: Puccinelli, John; Carrasco, Anthony
Cc: Terence Irwin; 'Paul J. Lingane'; dwachouston@yahoo.com; toni@mac.com; Lisa Grote ('Michael Kubiak'
Subject: pIn 2014-00076 Loma Ct tank geotech

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Michelucci & Assoc will be preparing a proposal and I will contact you when I have received it.

Please forward me your soils and geotech report at your earliest convenience and I am happy to forward it to Michelucci & Assoc

Thank you

Denise Enea
650 740-9883

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August 26, 2015

David W. Couch Sr.
742 Loma Court
Redwood City, CA 94062

San Mateo County Planning
Steven Rosen, Planner
455 County Center, 2nd Floor
Redwood City, CA 94063

Zoning Hearing Officer
Lisa Grote, Zoning Hearing Officer
455 County Center, 2nd Floor
Redwood City, CA, 94063

RE: PLN2014-00076 Cal Water Tank – Use Permit

Dear Lisa and Steven,

I have been informed that the next hearing for the proposed tank project will be on October 3, 2015. As with the last public hearing the County failed to provide notice of the hearing.

In preparation for the hearing I request that the County provide a written opinion from the San Mateo County Attorney providing the legal basis that the County can issue a permit for construction of a portion of the proposed project on property that is not owned by the County or the water company, but is in a right of way within Palomar Park. In the opinion the issue of the legality of the existing pump house also not on property owned by the County or the water company needs to be addressed. The continuation of the process for the proposed location is of particular concern since I offered an easement entirely on my property to allow the installation of the tank. This was rejected by the water company without doing any engineering for the site stating that they used only aerial data to evaluate the site. In addition the water company representative stated that they would have to restart their capital budget process in the future if the location were changed which would delay the installation as the current funding can only be used for the proposed location. I do not believe the water company has done their due diligence on the offered site and should be required to perform a complete engineering analysis of the site.

If the County determines it has the authority to issue the permits how will the proposed property utilization by the water company be recorded in the County records?

I have spoken to my insurance company and was informed that there is no policy that they can issue to protect our property and the adjacent property. To provide insurance protection both properties must be listed an additional insured on the water company policy or if the company does not have such a policy that a policy be obtained. The policies must be carried with the properties in the future regardless of the future change of owners. The area is classified in the 10 fire risk area will the tank installation if permitted change the classification to a lower rating?

August 26, 2015

Should the County determine they can legally issue the permit to the water company the water company must be required to provide screening to obscure the view of the tank from my property and to install sufficiently engineered water facilities to divert any water leakage away from my property which is immediately below the tank location. I have provided photos of the grade differential at the previous hearing and request they be included in the record for this second hearing.

Previously the water company representative has stated that this tank provides redundancy for maintenance and is not necessary for daily water supply. Since this is not needed for daily service and is purely to facilitate water company maintenance I do not see a compelling need for the installation that is opposed by the neighbors and community association. I look forward to responses to the preceding issues prior to the hearing on October 3, 2015.

Sincerely,

David Couch

Janneth Lujan - Fwd: Re: FW: pln 2014-00076 Loma Ct tank

From: Steven Rosen
To: Robinson, Debra
Date: 8/31/2015 11:03 AM
Subject: Fwd: Re: FW: pln 2014-00076 Loma Ct tank
Attachments: LetterWaterTank83015R.docx

Steven Rosen
 Planner 2
 San Mateo County Department of Planning and Building
 455 County Center, 2nd Floor
 Redwood City, CA 94063
 (650) 363-1814
 PONY PLN122
 >>> Dave Couch <dwchouston@yahoo.com> 8/31/2015 7:33 AM >>>
 Steven, Lisa,

The attached letter is my formal response to the staff report. It contains additional information beyond my email yesterday related on the errors in the Board of Supervisors approved maintenance maps that must be corrected and provided to the Board for approval with the information on the errors and the effect on this project and the questionable accuracy of the overall map. These actions must be taken prior to action on the request to construct the project.

Dave Couch

On Sunday, August 30, 2015 9:16 PM, Dave Couch <dwchouston@yahoo.com> wrote:

Steven,

Thank you for the reply. I fail to understand why you have been advised to wait until the public hearing which I will be unable to attend to respond to the issues raised in my letter. This is a case of a lack of transparency and utter disregard of resident questions which I find unacceptable.

The staff report contains many inaccuracies:

- 1 - I have reviewed the referenced maintenance map (screen shot of Loma Court attached). The limits of County maintenance shown on the map is not in accordance with the posted limits of the maintenance as shown in the attached photo and the photo of the maintenance crack sealing. By practice the County has not maintained Loma Court to the limits on the map since Loma Road was not constructed to the limits shown on the map and to a non existent circle. It is obvious that Loma Court has not been maintained beyond the posted sign in the picture which does not include the property which the County would issue a permit to the water company. In fact the area of Loma Court beyond the sign is not constructed as the same width as the lower portion of Loma Court. If the section were constructed and maintained the issuance of a permit would be for an area of paved and maintained road. If the County continues to assert this is a County maintained street immediate repairs are needed.
- 2 - The question on fire area has not been answered.
- 3 - The issue of adding both properties has not been answered.
- 4 - The lack of County notification of the hearing has not been answered.
- 5 - There is no opinion from the County Attorney
- 6 - Where in the County records is the road platted.?
- 7-Why is the project necessary?
- 8 - Why was the offered site not properly evaluated?

9 - Why is the insurance not addressed?

Since I will not be able to attend the September 3, 2015 hearing and the County has not provided proper notification nor a response to the questions in my letter I request the hearing be rescheduled to allow time for a reply by the County and proper notification.

I would hope the County favors an open and transparent process with full community involvement.

Sincerely,

Dave Couch

On Thursday, August 27, 2015 12:21 PM, Steven Rosen <srosen@smcgov.org> wrote:

Mr. Couch:

Thank you for giving me the opportunity to reply-all to the following people with a link to the staff report:

Couch, Dave <dwchouston@yahoo.com>
 Enea, Denise <DEnea@woodsidefire.org>
 Grote, Lisa <>
 Kubiak, Michael <mwkubiak06@gmail.com>
 'Kinder, Joshua' <jkinder@calwater.com>
 'Puccinelli, John' <jpuccinelli@calwater.com>
 'Utz, Michael' <MUtz@calwater.com>
 Irwin', 'Terence' <terryirwin@irwinfisher.com>
 Lingane', 'Paul J.' <plingane@gmail.com>
 Owners', 'Palomar Property' <PalomarNews@gmail.com>
 Vian', 'Corey' <corey@viandesign.com>
 Vian', 'Toni Trujillo' <toni@mac.com>
ppoboard@googlegroups.com

The staff report can be reviewed at the Planning Department's webpage here:

<https://planning.smcgov.org/events/zoning-hearing-93>

I have been advised to wait to address questions at the public hearing, but many of the questions you raised are addressed in the published staff report.

Steven Rosen
 Planner 2
 San Mateo County Department of Planning and Building
 455 County Center, 2nd Floor
 Redwood City, CA 94063
 (650) 363-1814
 PONY PLN122
 >>> Dave Couch <dwchouston@yahoo.com> 8/26/2015 8:54 PM >>>
 Steven, Lisa,

I completely agree with the sentiments expressed in the email from Denise. To allow sufficient time for the research and development of a reply from the County at the hearing next week attached please find a letter expressing our concerns. I would appreciate a formal written response to the questions raised from the County Attorney be made available before the hearing. If that is not possible I request the hearing be reschedule to allow sufficient time for review and response by the County Attorney.

I will mail the original of the letter tomorrow morning.

I appreciate you continued efforts to resolve these issues.

Dave Couch
742 Loma Ct,
Redwood City, CA 94063
Cell 281-908-0194

On Tuesday, August 18, 2015 4:38 PM, Denise Enea <DEnea@woodsidefire.org> wrote:

Hi Steve - I think with the amount of work so far the community has put into this application it is only fair that the hearing not be scheduled on a holiday weekend. Please pass the request from the Palomar Park HOA up the chain to Lisa Aozasa and or Steve Monowitz.

Thanks

Denise Enea

Fire Marshal
Woodside Fire Protection District
Tel 650 851-6206 Fax 650 366-1973
www.woodsidefire.org

From: Steven Rosen [mailto:srosen@smcgov.org]
Sent: Tuesday, August 18, 2015 2:14 PM
To: Lisa Grote; Kubiak, Michael
Cc: 'Kinder, Joshua'; 'Puccinelli, John'; 'Utz, Michael'; Couch', 'Dave'; Denise Enea; Irwin', 'Terence; Lingane', 'Paul J.; Owners', 'Palomar Property; Vian', 'Corey; Vian', 'Toni Trujillo; ppboard@googlegroups.com
Subject: Re: FW: pln 2014-00076 Loma Ct tank

The applicant has requested that the hearing proceed as scheduled.

The hearing is scheduled for September 3rd and 10:00am in 455 County Center, Room 101.

Those unable to attend can submit comments in writing. Comments can be submitted to the Planning Department any time prior to the hearing.

Submit them to:

San Mateo County Planning Department
Attn: Steven Rosen
455 County Center, 2nd Floor
Redwood City, CA 94124
or to:

srosen@smcgov.org

You may view the file at any time during business hours, 7:30am-5pm, Monday-Friday.

Ask for file PLN2014-00076.

Thank you for giving me this opportunity to provide early hearing notice to the following people:

Kubiak, Michael <mwkubiak06@gmail.com>
'Kinder, Joshua' <jkinder@calwater.com>
'Puccinelli, John' <jpuccinelli@calwater.com>
'Utz, Michael' <MUtz@calwater.com>
Couch', 'Dave' <dwchouston@yahoo.com>
Enea', 'Denise' <DEnea@woodsidefire.org>
Irwin', 'Terence' <terryirwin@irwinfisher.com>
Lingane', 'Paul J.' <plingane@gmail.com>
Owners', 'Palomar Property' <PalomarNews@gmail.com>
Vian', 'Corey' <corey@viandesign.com>

Vian', 'Toni Trujillo <toni@mac.com>
ppoboard@googlegroups.com

I assume that ppoboard@googlegroups.com is the Palomar Property Owners Association distribution list.

Steven Rosen
 Planner 2
 San Mateo County Department of Planning and Building
 455 County Center, 2nd Floor
 Redwood City, CA 94063
 (650) 363-1814
 PONY PLN122

>>> "Michael Kubiak" <mwkubiak06@gmail.com> 8/18/2015 1:42 PM >>>
 Hello Lisa,

I realized that you weren't on the email trail from John Puccinelli so I thought I'd email you a copy of the request which I've made to Steve Rosen on behalf of the Palomar Property Owners association.

Cheers,

/Mike Kubiak
 President
 Palomar Property Owners

From: Mike's Email [<mailto:mwkubiak06@gmail.com>]

Sent: Tuesday, August 18, 2015 10:57 AM

To: Steven Rosen <srosen@smcgov.org>

Cc: Puccinelli, John <jpuccinelli@calwater.com>; Kinder, Joshua <jkinder@calwater.com>; Utz, Michael <MUtz@calwater.com>; 'Dave Couch' <dwchouston@yahoo.com>; Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Corey Vian <corey@viandesign.com>; ppoboard@googlegroups.com; Palomar Property Owners <PalomarNews@gmail.com>

Subject: RE: pln 2014-00076 Loma Ct tank

Good morning Steve,

Given that Thursday, September 3rd is right before the long Labor Day weekend, the Palomar Property Owners would like to request that the meeting be delayed by one week to September 10th in order to provide an opportunity for greater community participation.

Sincerely,

/Michael Kubiak
 President
 Palomar Property Owners
 419 Palomar Drive
 Redwood City (Palomar Park), CA 94062-3236
 Mobile: 650-464-1372

From: Puccinelli, John [<mailto:jpuccinelli@calwater.com>]

Sent: Tuesday, August 18, 2015 8:33 AM

To: 'Dave Couch' <dwchouston@yahoo.com>; Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Michael Kubiak <mwkubiak06@gmail.com>; Corey Vian <corey@viandesign.com>

Cc: Kinder, Joshua <jkinder@calwater.com>; Utz, Michael <MUtz@calwater.com>

Subject: RE: pln 2014-00076 Loma Ct tank

Hi All,

I spoke with Steven Rosen, who informed me that this project has been rescheduled for the September 3rd public hearing. I presume it will be held in the same location and scheduled at 10:30a. The official notice and staff report should be released over the next week, but I just wanted to give you all as much notice as possible.

Reminder that the staff report will be evaluating the retaining wall/stair layout. Kindly respond should you have any questions that I may be able to address in the meantime.

Regards,

John Puccinelli, P.E.

P-3 Project Engineer

California Water Service

1720 North First Street

San Jose, CA 95112

P: 408-367-8321 C: 408-316-0798



Quality. Service. Value.

calwater.com

From: Dave Couch [<mailto:dwchouston@yahoo.com>]

Sent: Thursday, May 07, 2015 2:55 PM

To: Lisa Grote <

Cc: Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Michael Kubiak <mwkubiak06@gmail.com>; Corey Vian <corey@viandesign.com>; Kinder, Joshua <jkinder@calwater.com>; Steven Rosen <srosen@smcgov.org>; Utz, Michael <MUtz@calwater.com>; Puccinelli, John <jpuccinelli@calwater.com>

Subject: Re: pln 2014-00076 Loma Ct tank

Lisa

Denise and I met with John to review the potential site on my property. He was to have the area surveyed and check with the County on retaining wall heights. So far no survey or staking has occurred.

John

Can you provided status.

Dave

Sent from my iPhone

On May 7, 2015, at 2:42 PM, Lisa Grote < > wrote:

Hello Toni,

We hadn't set a firm date for the follow-up hearing. At the community meeting at your home, we'd talked about the possibility of a May 21st hearing, but decided that the exact date would be determined after Cal Water had time to do some preliminary exploration of a possible alternative site located on land owned by Dave Couch. I believe Cal Water was going to arrange to meet with Mr. Couch at the site in the next couple of weeks after the community meeting. Steve Rosen or John Puccinelli can give you more detail about where Cal Water is in that effort. I have not received any status reports or updates since the community meeting.

Also, Cal Water was going to submit additional drawings to the Planning Division showing stairs and a parking space as part of the proposed location adjacent to Loma Court rather than a driveway. Again, Steve or John can give you more detail as to when those drawings might be ready.

In addition, the County geotechnical staff was going to review the updated geotechnical report that Cal Water submitted. I'd twice asked if they could do a site visit as part of that review but never heard from them. Steve would be the best contact on that issue since he is the project planner.

Once the above information is received, Steve will review it and prepare an addendum to the staff report and he will set the next public hearing. He'd be the best one to contact about when that hearing might occur. The possible dates this summer are: June 4; July 2; July 16; August 6; or August 20. The public notice for the hearing needs to be sent at least 10 days prior to the hearing so Steve will be factoring that into the timeline.

Hope this information helps.

Lisa

From: [Toni Trujillo Vian](#)
Sent: Wednesday, May 06, 2015 4:40 PM
To: [Lisa Grote](#)
Cc: [Toni Trujillo Vian](#) ; [Denise Enea](#) ; [Terence Irwin](#) ; [Paul J. Lingane](#) ; dwchouston@yahoo.com ; [Michael Kubiak](#) ; [Corey Vian](#) ; [Kinder, Joshua](#) ; [Steven Rosen](#) ; [Utz, Michael](#) ; [Puccinelli, John](#)
Subject: Re: pln 2014-00076 Loma Ct tank

Hello Lisa,

Can you please remind me of the date for the follow up meeting.

Thank you
Toni

On Mar 18, 2015, at 11:58 AM, Puccinelli, John <jpuccinelli@calwater.com> wrote:

Hi All,

Below is an update to the progress of the project:

1. Storypoles were installed Friday, 3/13;
2. Cotton Shires updated geotechnical investigation attached;
3. Leak history for the neighborhood attached;
4. Flow data for current conditions and proposed improvements attached. Please understand Cal Water prefers not to flow hydrants due to drought and storm drain conditions;
5. Revised Site Layout attached. This layout includes a retaining wall to allow for one vehicular parking space and stairs to the site (no driveway). Notice the comparison of impervious area and earthwork quantities.

Please note items 3 and 4 shall be kept confidential and should not be made available for public distribution. I will send full size copies of the revised layout to Planning to keep with the project files. I will also bring full size copies to next week's meeting.

Regards,
John Puccinelli, P.E.
Associate Engineer
California Water Service Company
P: 408.367.8321 | C: 408.316.0798

From: Toni Trujillo Vian [<mailto:toni@mac.com>]
Sent: Thursday, February 26, 2015 9:32 AM
To: Lisa Grote
Cc: Puccinelli, John; Denise Enea; Carrasco, Anthony; Terence Irwin; Paul J. Lingane; dwchouston@yahoo.com; Michael Kubiak; Kinder, Joshua; Corey Vian
Subject: Re: pln 2014-00076 Loma Ct tank geotech

Adding Corey Vian to the email thread too

Sent from my iPad

On Feb 27, 2015, at 12:00 AM, Lisa Grote < > wrote:

Hi John,

Thank you for including me on the distribution list for your geotechnical investigation and construction plans. I appreciate it.

Lisa

From: [Puccinelli, John](#)
Sent: Wednesday, February 25, 2015 4:33 PM
To: 'Denise Enea'; [Carrasco, Anthony](#)
Cc: [Terence Irwin](#) ; [Paul J.](#)

[Lingane'](#) ; dwchouston@yahoo.com ; <mailto:toni@mac.com> ; <mailto:Michael Kubiak> ; [Kunder, Joshua](#)
Subject: RE: pln 2014-00076 Loma Ct tank geotech

<image002.gif>
 Hi Denise,

Attached is our geotechnical investigation and the construction plans we reviewed at the public hearing. I scheduled a site visit later this week with David Schrier of Cotton, Shires and Associates. I will get back to you early next week with his recommendations.

Thanks,
 John Puccinelli, P.E.
 Associate Engineer
 California Water Service Company
 P: 408.367.8321 | C: 408.316.0798

From: Denise Enea [<mailto:DEnea@woodsidefire.org>]
Sent: Wednesday, February 25, 2015 10:24 AM
To: Puccinelli, John; Carrasco, Anthony
Cc: Terence Irwin; 'Paul J. Lingane'; dwchouston@yahoo.com; toni@mac.com; Lisa Grote ('Michael Kubiak'
Subject: pln 2014-00076 Loma Ct tank geotech

Hi John – attached is my geo report by Michelucci & Assoc from Jan 2015. I spoke to John Petrof of Michelucci, who conducted the field work and explained that Cal Water was proposing a large tank above my house at Loma Ct. They are amicable to expanding their study and to include a report on the multiple slides above me on Loma Rd. (below your existing tank) as well as the potential impacts on adding such a tank on the proposed site, above the active slide on Loma Ct. which is directly below my house and 730 Loma Ct.

Michelucci & Assoc will be preparing a proposal and I will contact you when I have received it.

Please forward me your soils and geotech report at your earliest convenience and I am happy to forward it to Michelucci & Assoc

Thank you

Denise Enea
 650 740-9883

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August 30, 2015

David W. Couch Sr.
742 Loma Court
Redwood City, CA 94062

San Mateo County Planning
Steven Rosen, Planner
455 County Center, 2nd Floor
Redwood City, CA 94063

Zoning Hearing Officer
Lisa Grote, Zoning Hearing Officer
455 County Center, 2nd Floor
Redwood City, CA, 94063

RE: PLN2014-00076 Cal Water Tank – Use Permit

Dear Lisa and Steven,

Thank you for the reply. I fail to understand why you have been advised to wait until the public hearing which I will be unable to attend to respond to the issues raised in my letter. This is a case of a lack of transparency and utter disregard of resident questions which I find unacceptable.

The staff report contains many inaccuracies:

1 - I have reviewed the referenced maintenance map (screen shot of Loma Court attached). The limits of County maintenance shown on the map are not in accordance with the posted limits of the maintenance as shown in the attached photo and the photo of the maintenance crack sealing. By practice the County has not maintained Loma Court to the limits on the map since Loma Road was not constructed to the limits shown on the map to a nonexistent circle. It is obvious that Loma Court has not been maintained beyond the posted sign in the picture which does not include the property which the County would issue a permit to the water company. In fact the area of Loma Court beyond the sign is not constructed as the same width as the lower portion of Loma Court. If the section were constructed and maintained the issuance of a permit would be for an area of paved and maintained road. If the County continues to assert this is a County maintained street immediate repairs are needed. The same is true of Los Cerros Road at the lower boundary of my property which is also shown as maintained by the County in the Board of Supervisors referenced resolution but in that case is an unpaved dirt road. Not only is staff making improper statements but the Board of Supervisors has approved an incorrect map that was not even included with the Board action to give the information to the Board upon which to act. This must be corrected on the County map and brought back to the Board of Supervisors for approval stating the incorrect information. Until this is done the public hearing must be postponed and the staff report corrected based on an updated and Board approved map.

2 - The question on fire area has not been answered.

3 - The issue of adding both properties to the water company insurance has not been answered.

4 - The lack of County notification of the hearing has not been answered.

5 - There is no opinion from the County Attorney

6 - Where in the County records is the road platted?

7-Why is the project necessary?

8 - Why was the offered site not properly evaluated?

Since I will not be able to attend the September 3, 2015 hearing and the County has not provided proper notification nor a response to the questions in my letter I request the hearing be rescheduled to allow time for a reply by the County and proper notification.. Additionally I do not see how the action could go forward without correcting the maintenance map and obtaining Board of Supervisors approval which must include the identification of the error and the effect on this proposed project.

I would hope the County favors an open and transparent process with full community involvement.

Sincerely,

Dave Couch

Janneth Lujan - Fwd: 14-00076 Loma Ct water tank zoning hearing

From: Steven Rosen
To: Lujan, Janneth
Date: 8/31/2015 3:26 PM
Subject: Fwd: 14-00076 Loma Ct water tank zoning hearing

Steven Rosen
 Planner 2
 San Mateo County Department of Planning and Building
 455 County Center, 2nd Floor
 Redwood City, CA 94063
 (650) 363-1814
 PONY PLN122

>>> Denise Enea <DEnea@woodsidefire.org> 8/31/2015 2:11 PM >>>

Steve - I can't attend the hearing if it is still scheduled for Sept 3, but am strongly apposed to the tank project on Loma Ct in the landslide corridor. Please see my letter below and make special note of my emergency pier and hillside stabilization bldg permit application 15-01527. I hope your staff report will include this as well as the fact that the Loma rd 80,000 gal tank is failing and will have to be replaced.

Tx
 Denise Enea

>>>> Dear Zoning Hearing Officer Grote

>>

>>>> RE: Pln Application 2014-00076

>>

>>>> Much neighborhood discussion has taken place regarding the single water tank application on Loma Rd. The major issue with the tank placement is not aesthetic but rather the potential physical impacts the tank presents to the neighboring properties. The reasons stated below are justification enough NOT to approve this application.

>>>

>>>> The Loma Ct. cal water tank is proposed in between two active landslides. The County has much historical information on these landslides as they have previously destroyed roads and structures.

>>>>

>>>> Recently residents of Palomar Park, found out that Cal Water purposely hid the fact from the County planner and residents that the upper tank on Loma

>>>> Rd. is failing and needs to be rebuilt due to land movement and poor construction. Cal Water also went as far as hiring an out of area engineer

>>>> for their Loma Rd. failing tank and did not use the same firm for the Loma Ct. site.

>>>>

>>>> Currently the property at 738 Loma Ct., below the proposed tank, is experiencing major land creep and has a permit application with the County, Bldg permit 15-01527, for emergency underpinning and pier work to

hold up the sinking foundation and

>>>> secure the hillside below the house. This work will start the beginning of September and is approximately 200 ft directly below and in-line with the proposed tank site project.

>>>>

>>>> The Cal Water proposed site includes over 90 piers to build walls and secure the tank. I review plans for water tanks of 15,000 - 25,000 gallons

>>>> frequently for residential use and I have to say I have never seen so much infrastructure going into a site for only a 15,000 gallon tank. This might be proof alone that the site is not suited for a tank. The drilling of 90 piers will have tremor effects down the landslide zone which is less than 200 ft away and could

>>>> further loosen the foundation at 738 Loma Ct and disturb further the already saturated and moving hill. The 90 piers will act as barriers and the large amount of underground water will be diverted, potentially causing even further unexpected issues for downhill and neighboring properties. The roots of more than 3 heritage oaks will also be severely damaged. The health of trees in active slide zones is vital because of their water absorption.

>>>>

>>>> As you already know drainage issues from potential tank overflow and runoff has not been currently addressed and there can be no real solution because of the position and slope of existing driveways, roadways and lack of nearby drainage swales or storm drains. The removal of a very large oak to place a second power pole instead of under grounding the power, which would be far safer for the neighborhood, is yet another disregard for the neighbors and their property.

>>>>

>>>> Per your recommendation we located one or more alternate sites for the tank that would not be in the landslide zone or endanger any houses if there was a tank failure or overflow. We communicated this with Cal Water however due to their internal policy the Cal Water engineers are not able to move forward with reviewing alternate sites until the original application has been "not approved " by County zoning.

>>>>

>>>> Probably the most discouraging item to note is that Cal Water has no interest in understanding the past geology or current challenges the landslides pose to properties. Cal Water has declined to retain or reimburse

>>>> the neighbors for a comprehensive geological review and examination of potential impacts this project will yet instill onto the surrounding properties.

>>>>

>>>> I am sure that many zoning applications can be found to have some degree of negative impact, however this application is really trying to force a square peg into a round hole with a potential and high probability of causing

>>>> damage to multiple properties by forcing a project that just does not conform or fit the site.

>>>>

>>>> Sincerely,

>>>>

>>>> Denise Enea

>>> 738 Loma Ct.

>>>

>

>>>>

>>>>

From: "Lisa Grote" <
To: "Steven Rosen" <srosen@smcgov.org>, <jlujan@smcgov.org>
Date: 9/1/2015 9:52 AM
Subject: Fw: 14-00076 Loma Ct water tank zoning hearing

Janneth and Steve,

I received the e-mail below from Denise Enea yesterday. Please include it in the public record.

Thanks,
Lisa

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

From: Denise Enea
Sent: Monday, August 31, 2015 1:49 PM
To: Lisa Grote ; Lisa Grote ; Steve Monowitz ; 'Dave Couch' ; Terence Irwin ; Paul J. Lingane ; toni vian ; Michael Kubiak ; Keith Los Cerros Neigbor
Cc: Denise Enea
Subject: 14-00076 Loma Ct water tank zoning hearing

>>> Dear Zoning Hearing Officer Grote

>

>>> RE: Pln Application 2014-00076

>

>>> Much neighborhood discussion has taken place regarding the single water
>>> tank application on Loma Rd. The major issue with the tank placement is
>>> not aesthetic but rather the potential physical impacts the tank
>>> presents to the neighboring properties. The reasons stated below are
>>> justification enough NOT to approve this application.

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>>> landslides. The County has much historical information on these
>>> landslides as they have previously destroyed roads and structures.

>>>

>>> Recently residents of Palomar Park, found out that Cal Water purposely
>>> hid the fact from the County planner and residents that the upper tank
>>> on Loma
>>> Rd. is failing and needs to be rebuilt due to land movement and poor
>>> construction. Cal Water also went as far as hiring an out of area
>>> engineer
>>> for their Loma Rd. failing tank and did not use the same firm for the
>>> Loma Ct. site.

>>>

>>> Currently the property at 738 Loma Ct., below the proposed tank, is
>>> experiencing major land creep and has a permit application with the
>>> County, Bldg permit 15-01527, for emergency underpinning and pier work
>>> to hold up the sinking foundation and
>>> secure the hillside below the house. This work will start the beginning
>>> of September and is approximately 200 ft directly below and in-line with
>>> the proposed tank site project.

>>>

>>> The Cal Water proposed site includes over 90 piers to build walls and
>>> secure the tank. I review plans for water tanks of 15,000 - 25,000
>>> gallons

>>> frequently for residential use and I have to say I have never seen so
>>> much infrastructure going into a site for only a 15,000 gallon tank.
>>> This might be proof alone that the site is not suited for a tank. The
>>> drilling of 90 piers will have tremor effects down the landslide zone
>>> which is less than 200 ft away and could
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>>> already saturated and moving hill. The 90 piers will act as barriers
>>> and the large amount of underground water will be diverted, potentially
>>> causing even further unexpected issues for downhill and neighboring
>>> properties. The roots of more than 3 heritage oaks will also be severely
>>> damaged. The health of trees in active slide zones is vital because of
>>> their water absorption.

>>>
>>> As you already know drainage issues from potential tank overflow and
>>> runoff has not been currently addressed and there can be no real
>>> solution because of the position and slope of existing driveways,
>>> roadways and lack of nearby drainage swales or storm drains. The removal
>>> of a very large oak to place a second power pole instead of under
>>> grounding the power, which would be far safer for the neighborhood, is
>>> yet another disregard for the neighbors and their property.

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>>> tank that would not be in the landslide zone or endanger any houses if
>>> there was a tank failure or overflow. We communicated this with Cal
>>> Water however due to their internal policy the Cal Water engineers are
>>> not able to move forward with reviewing alternate sites until the
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>>> interest in understanding the past geology or current challenges the
>>> landslides pose to properties. Cal Water has declined to retain or
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>>> the neighbors for a comprehensive geological review and examination of
>>> potential impacts this project will yet instill onto the surrounding
>>> properties.

>>>
>>> I am sure that many zoning applications can be found to have some degree
>>> of negative impact, however this application is really trying to force a
>>> square peg into a round hole with a potential and high probability of
>>> causing
>>> damage to multiple properties by forcing a project that just does not
>>> conform or fit the site.

>>>
>>> Sincerely,
>>>
>>> Denise Enea
>> 738 Loma Ct.

>>
>>>

>>>
>>>

Janneth Lujan - Fw: pln 2014-00076 Loma Ct tank

From: "Lisa Grote" <lgrote@smcgov.org>
To: "Steven Rosen" <srosen@smcgov.org>, <jlujan@smcgov.org>
Date: 9/1/2015 9:58 AM
Subject: Fw: pln 2014-00076 Loma Ct tank

Below is my e-mail acknowledging receipt of Dave Couch's e-mail. It should be included in the public record too.
 Thanks.

From: [Lisa Grote](mailto:lgrote@smcgov.org)
Sent: Monday, August 31, 2015 2:10 PM
To: [Dave Couch](mailto:dwcouch@smcgov.org) ; [Steven Rosen](mailto:srosen@smcgov.org) ; [Michael Kubiak](mailto:kubiak@smcgov.org) ; [Denise Enea](mailto:denise@smcgov.org)
Cc: [Joshua' Kinder](mailto:joshua.kinder@smcgov.org) ; [John' Puccinelli](mailto:john.puccinelli@smcgov.org) ; [Michael' Utz](mailto:michael.utz@smcgov.org) ; [Palomar Property Owners'](mailto:palomarpropertyowners@gmail.com) ; [Paul J. Lingane'](mailto:paul.lingane@smcgov.org) ; ppoboard@googlegroups.com ; [Terence Irwin'](mailto:terence.irwin@smcgov.org) ; [Toni Trujillo Vian'](mailto:toni.trujillo@smcgov.org) ; [Corey Vian'](mailto:corey.vian@smcgov.org)
Subject: Re: pln 2014-00076 Loma Ct tank

Dave,

Thank you for your e-mail and letter. I will review it carefully before the hearing this Thursday.

Sincerely,
 Lisa Grote
 Zoning Hearing Officer
 San Mateo County

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Cc: [Joshua' Kinder](mailto:joshua.kinder@smcgov.org) ; [John' Puccinelli](mailto:john.puccinelli@smcgov.org) ; [Michael' Utz](mailto:michael.utz@smcgov.org) ; [Palomar Property Owners'](mailto:palomarpropertyowners@gmail.com) ; [Paul J. Lingane'](mailto:paul.lingane@smcgov.org) ; ppoboard@googlegroups.com ; [Terence Irwin'](mailto:terence.irwin@smcgov.org) ; [Toni Trujillo Vian'](mailto:toni.trujillo@smcgov.org) ; [Corey Vian'](mailto:corey.vian@smcgov.org)
Subject: Re: FW: pln 2014-00076 Loma Ct tank

Steven, Lisa,

The attached letter is my formal response to the staff report. It contains additional information beyond my email yesterday related on the errors in the Board of Supervisors approved maintenance maps that must be corrected and provided to the Board for approval with the information on the errors and the effect on this project and the questionable accuracy of the overall map. These actions must be taken prior to action on the request to construct the project.

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 'Kinder, Joshua' <jkinder@calwater.com>
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 Irwin', 'Terence <terryirwin@irwinfisher.com>
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I have been advised to wait to address questions at the public hearing, but many of the questions you raised are addressed in the published staff report.

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 Planner 2
 San Mateo County Department of Planning and Building
 455 County Center, 2nd Floor
 Redwood City, CA 94063
 (650) 363-1814
 PONY PLN122

>>> Dave Couch <dwchouston@yahoo.com> 8/26/2015 8:54 PM >>>

Steven, Lisa,

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I will mail the original of the letter tomorrow morning.

I appreciate you continued efforts to resolve these issues.

Dave Couch
 742 Loma Ct,
 Redwood City, CA 94063
 Cell 281-908-0194

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Hi Steve - I think with the amount of work so far the community has put into this application it is only fair that the hearing not be scheduled on a holiday weekend. Please pass the request from the Palomar Park HOA up the chain to Lisa Aozasa and or Steve Monowitz.

Thanks

Denise Enea

Fire Marshal
Woodside Fire Protection District
Tel 650 851-6206 Fax 650 366-1973
www.woodsidefire.org

From: Steven Rosen [mailto:srosen@smcgov.org]
Sent: Tuesday, August 18, 2015 2:14 PM
To: Lisa Grote; Kubiak, Michael
Cc: 'Kinder, Joshua'; 'Puccinelli, John'; 'Utz, Michael'; Couch', 'Dave'; Denise Enea; Irwin', 'Terence; Lingane', 'Paul J.; Owners', 'Palomar Property; Vian', 'Corey; Vian', 'Toni Trujillo; ppoboard@googlegroups.com
Subject: Re: FW: pln 2014-00076 Loma Ct tank

The applicant has requested that the hearing proceed as scheduled.

The hearing is scheduled for September 3rd and 10:00am in 455 County Center, Room 101.

Those unable to attend can submit comments in writing. Comments can be submitted to the Planning Department any time prior to the hearing.

Submit them to:

San Mateo County Planning Department
 Attn: Steven Rosen
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 Redwood City, CA 94124
 or to:

srosen@smcgov.org

You may view the file at any time during business hours, 7:30am-5pm, Monday-Friday.

Ask for file PLN2014-00076.

Thank you for giving me this opportunity to provide early hearing notice to the following people:

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 'Puccinelli, John' <jpuccinelli@calwater.com>
 'Utz, Michael' <MUtz@calwater.com>
 Couch', 'Dave' <dwchouston@yahoo.com>
 Enea', 'Denise' <DEnea@woodsidefire.org>
 Irwin', 'Terence' <terryirwin@irwinfisher.com>
 Lingane', 'Paul J.' <plingane@gmail.com>
 Owners', 'Palomar Property' <PalomarNews@gmail.com>
 Vian', 'Corey' <corey@viandesign.com>
 Vian', 'Toni Trujillo' <toni@mac.com>
ppoboard@googlegroups.com

I assume that ppoboard@googlegroups.com is the Palomar Property Owners Association distribution list.

Steven Rosen
 Planner 2
 San Mateo County Department of Planning and Building
 455 County Center, 2nd Floor
 Redwood City, CA 94063
 (650) 363-1814
 PONY PLN122
 >>> "Michael Kubiak" <mwkubiak06@gmail.com> 8/18/2015 1:42 PM >>>
 Hello Lisa,

I realized that you weren't on the email trail from John Puccinelli so I thought I'd email you a copy of the request which I've made to Steve Rosen on behalf of the Palomar Property Owners association.

Cheers,

/Mike Kubiak
 President
 Palomar Property Owners

From: Mike's Email [<mailto:mwkubiak06@gmail.com>]
Sent: Tuesday, August 18, 2015 10:57 AM
To: Steven Rosen <srosen@smcgov.org>
Cc: Puccinelli, John <jpuccinelli@calwater.com>; Kinder, Joshua <jkinder@calwater.com>; Utz, Michael <MUtz@calwater.com>; 'Dave Couch' <dwchouston@yahoo.com>; Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Corey Vian <corey@viandesign.com>; ppoboard@googlegroups.com; Palomar Property Owners <PalomarNews@gmail.com>
Subject: RE: pln 2014-00076 Loma Ct tank

Good morning Steve,

Given that Thursday, September 3rd is right before the long Labor Day weekend, the Palomar Property Owners would like to request that the meeting be delayed by one week to September 10th in order to provide an opportunity for greater community participation.

Sincerely,

/Michael Kubiak
 President
 Palomar Property Owners
 419 Palomar Drive
 Redwood City (Palomar Park), CA 94062-3236
 Mobile: 650-464-1372

From: Puccinelli, John [<mailto:jpuccinelli@calwater.com>]
Sent: Tuesday, August 18, 2015 8:33 AM
To: 'Dave Couch' <dwchouston@yahoo.com>; Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Michael Kubiak <mwkubiak06@gmail.com>; Corey Vian <corey@viandesign.com>
Cc: Kinder, Joshua <jkinder@calwater.com>; Utz, Michael <MUtz@calwater.com>
Subject: RE: pln 2014-00076 Loma Ct tank

Hi All,

I spoke with Steven Rosen, who informed me that this project has been rescheduled for the September 3rd public hearing. I presume it will be held in the same location and scheduled at 10:30a. The official notice and staff report should be released over the next week, but I just wanted to give you all as much notice as possible.

Reminder that the staff report will be evaluating the retaining wall/stair layout. Kindly respond should you have any questions that I may be able to address in the meantime.

Regards,

John Puccinelli, P.E.
P-3 Project Engineer
California Water Service
1720 North First Street
San Jose, CA 95112
P: 408-367-8321 C: 408-316-0798



Quality. Service. Value.

calwater.com

From: Dave Couch [<mailto:dwchouston@yahoo.com>]
Sent: Thursday, May 07, 2015 2:55 PM
To: Lisa Grote <
Cc: Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Michael Kubiak <mwkubiak06@gmail.com>; Corey Vian <corey@viandesign.com>; Kinder, Joshua <jkinder@calwater.com>; Steven Rosen <srosen@smcgov.org>; Utz, Michael <MUtz@calwater.com>; Puccinelli, John <jpuccinelli@calwater.com>
Subject: Re: pln 2014-00076 Loma Ct tank

Lisa

Denise and I met with John to review the potential site on my property. He was to have the area surveyed and check with the County on retaining wall heights. So far no survey or staking has occurred.

John
Can you provided status.

Dave
Sent from my iPhone

On May 7, 2015, at 2:42 PM, Lisa Grote < wrote:

Hello Toni,

We hadn't set a firm date for the follow-up hearing. At the community meeting at your home, we'd talked about the possibility of a May 21st hearing, but decided that the exact date would be determined after Cal Water had time to do some preliminary exploration of a possible alternative site located on land owned by Dave Couch. I believe Cal Water was going to arrange to meet with Mr. Couch at the site in the next couple of weeks after the community meeting. Steve Rosen or John Puccinelli can give you more detail about where Cal Water is in that effort. I have not received any status reports or updates since the community meeting.

Also, Cal Water was going to submit additional drawings to the Planning Division showing stairs and a

parking space as part of the proposed location adjacent to Loma Court rather than a driveway. Again, Steve or John can give you more detail as to when those drawings might be ready.

In addition, the County geotechnical staff was going to review the updated geotechnical report that Cal Water submitted. I'd twice asked if they could do a site visit as part of that review but never heard from them. Steve would be the best contact on that issue since he is the project planner.

Once the above information is received, Steve will review it and prepare an addendum to the staff report and he will set the next public hearing. He'd be the best one to contact about when that hearing might occur. The possible dates this summer are: June 4; July 2; July 16; August 6; or August 20. The public notice for the hearing needs to be sent at least 10 days prior to the hearing so Steve will be factoring that into the timeline.

Hope this information helps.
Lisa

From: [Toni Trujillo Vian](#)
Sent: Wednesday, May 06, 2015 4:40 PM
To: [Lisa Grote](#)
Cc: [Toni Trujillo Vian](#) ; [Denise Enea](#) ; [Terence Irwin](#) ; [Paul J. Lingane](#) ; dwchouston@yahoo.com ; [Michael Kubiak](#) ; [Corey Vian](#) ; [Kinder, Joshua](#) ; [Steven Rosen](#) ; [Utz, Michael](#) ; [Puccinelli, John](#)
Subject: Re: pln 2014-00076 Loma Ct tank

Hello Lisa,

Can you please remind me of the date for the follow up meeting.

Thank you
Toni

On Mar 18, 2015, at 11:58 AM, Puccinelli, John <jpuccinelli@calwater.com> wrote:

Hi All,

Below is an update to the progress of the project:

1. Storypoles were installed Friday, 3/13;
2. Cotton Shires updated geotechnical investigation attached;
3. Leak history for the neighborhood attached;
4. Flow data for current conditions and proposed improvements attached. Please understand Cal Water prefers not to flow hydrants due to drought and storm drain conditions;
5. Revised Site Layout attached. This layout includes a retaining wall to allow for one vehicular parking space and stairs to the site (no driveway). Notice the comparison of impervious area and earthwork quantities.

Please note items 3 and 4 shall be kept confidential and should not be made available for public distribution. I will send full size copies of the revised layout to Planning to keep with the project files. I will also bring full size copies to next week's meeting.

Regards,
John Puccinelli, P.E.
Associate Engineer
California Water Service Company
P: 408.367.8321 | C: 408.316.0798

From: Toni Trujillo Vian [<mailto:toni@mac.com>]
Sent: Thursday, February 26, 2015 9:32 AM
To: Lisa Grote
Cc: Puccinelli, John; Denise Enea; Carrasco, Anthony; Terence Irwin; Paul J. Lingane; dwchouston@yahoo.com; Michael Kubiak; Kinder, Joshua; Corey Vian
Subject: Re: pln 2014-00076 Loma Ct tank geotech

Adding Corey Vian to the email thread too

Sent from my iPad

On Feb 27, 2015, at 12:00 AM, Lisa Grote < > wrote:

Hi John,

Thank you for including me on the distribution list for your geotechnical investigation and construction plans. I appreciate it.

Lisa

From: [Puccinelli, John](#)
Sent: Wednesday, February 25, 2015 4:33 PM
To: 'Denise Enea'; [Carrasco, Anthony](#)
Cc: [Terence Irwin](#); 'Paul J. Lingane'; dwchouston@yahoo.com; <mailto:toni@mac.com>; <mailto:Michael Kubiak>; [Kinder, Joshua](#)
Subject: RE: pln 2014-00076 Loma Ct tank geotech

<image002.gif>

Hi Denise,

Attached is our geotechnical investigation and the construction plans we reviewed at the public hearing. I scheduled a site visit later this week with David Schrier of Cotton, Shires and Associates. I will get back to you early next week with his recommendations.

Thanks,
 John Puccinelli, P.E.
 Associate Engineer
 California Water Service Company
 P: 408.367.8321 | C: 408.316.0798

From: Denise Enea [<mailto:DEnea@woodsidefire.org>]
Sent: Wednesday, February 25, 2015 10:24 AM
To: Puccinelli, John; Carrasco, Anthony
Cc: Terence Irwin; 'Paul J. Lingane'; dwchouston@yahoo.com; 'toni@mac.com'; Lisa Grote ('Michael Kubiak'
Subject: pln 2014-00076 Loma Ct tank geotech

Hi John – attached is my geo report by Michelucci & Assoc from Jan 2015. I spoke to John Petrof of Michelucci, who conducted the field work and explained that Cal Water was proposing a large tank above my house at Loma Ct. They are amicable to expanding their study and to include a report on the multiple slides above me on Loma Rd. (below your existing tank) as well as the potential impacts on adding such a tank on the proposed site, above the active slide on Loma Ct. which is directly below my house and 730 Loma Ct.

Michelucci & Assoc will be preparing a proposal and I will contact you when I have received it.

Please forward me your soils and geotech report at your earliest convenience and I am happy to forward it to Michelucci & Assoc

Thank you

Denise Enea
 650 740-9883

This e-mail and any of its attachments may contain California Water Service Group proprietary information and is confidential. This e-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this e-mail, please notify the sender immediately by replying to this e-mail and then deleting it from your system.

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Janneth Lujan - Fw: pln 2014-00076 Loma Ct tank

From: "Lisa Grote" <lgrote@smcgov.org>
To: "Steven Rosen" <srosen@smcgov.org>, <jlujan@smcgov.org>
Date: 9/1/2015 9:58 AM
Subject: Fw: pln 2014-00076 Loma Ct tank

Below is my e-mail acknowledging receipt of Dave Couch's e-mail. It should be included in the public record too.
 Thanks.

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Tel 650 851-6206 Fax 650 366-1973
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 'Kinder, Joshua' <jkinder@calwater.com>
 'Puccinelli, John' <jpuccinelli@calwater.com>
 'Utz, Michael' <MUtz@calwater.com>
 Couch', 'Dave' <dwchouston@yahoo.com>
 Enea', 'Denise' <DEnea@woodsidefire.org>
 Irwin', 'Terence' <terryirwin@irwinfisher.com>
 Lingane', 'Paul J.' <plingane@gmail.com>
 Owners', 'Palomar Property' <PalomarNews@gmail.com>
 Vian', 'Corey' <corey@viandesign.com>
 Vian', 'Toni Trujillo' <toni@mac.com>
ppoboard@googlegroups.com

I assume that ppoboard@googlegroups.com is the Palomar Property Owners Association distribution list.

Steven Rosen
 Planner 2
 San Mateo County Department of Planning and Building
 455 County Center, 2nd Floor
 Redwood City, CA 94063
 (650) 363-1814
 PONY PLN122
 >>> "Michael Kubiak" <mwkubiak06@gmail.com> 8/18/2015 1:42 PM >>>
 Hello Lisa,

I realized that you weren't on the email trail from John Puccinelli so I thought I'd email you a copy of the request which I've made to Steve Rosen on behalf of the Palomar Property Owners association.

Cheers,

/Mike Kubiak
 President
 Palomar Property Owners

From: Mike's Email [<mailto:mwkubiak06@gmail.com>]
Sent: Tuesday, August 18, 2015 10:57 AM
To: Steven Rosen <srosen@smcgov.org>
Cc: Puccinelli, John <jpuccinelli@calwater.com>; Kinder, Joshua <jkinder@calwater.com>; Utz, Michael <MUtz@calwater.com>; 'Dave Couch' <dwchouston@yahoo.com>; Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Corey Vian <corey@viandesign.com>; ppoboard@googlegroups.com; Palomar Property Owners <PalomarNews@gmail.com>
Subject: RE: pln 2014-00076 Loma Ct tank

Good morning Steve,

Given that Thursday, September 3rd is right before the long Labor Day weekend, the Palomar Property Owners would like to request that the meeting be delayed by one week to September 10th in order to provide an opportunity for greater community participation.

Sincerely,

/Michael Kubiak
 President
 Palomar Property Owners
 419 Palomar Drive
 Redwood City (Palomar Park), CA 94062-3236
 Mobile: 650-464-1372

From: Puccinelli, John [<mailto:jpuccinelli@calwater.com>]
Sent: Tuesday, August 18, 2015 8:33 AM
To: 'Dave Couch' <dwchouston@yahoo.com>; Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Michael Kubiak <mwkubiak06@gmail.com>; Corey Vian <corey@viandesign.com>
Cc: Kinder, Joshua <jkinder@calwater.com>; Utz, Michael <MUtz@calwater.com>
Subject: RE: pln 2014-00076 Loma Ct tank

Hi All,

I spoke with Steven Rosen, who informed me that this project has been rescheduled for the September 3rd public hearing. I presume it will be held in the same location and scheduled at 10:30a. The official notice and staff report should be released over the next week, but I just wanted to give you all as much notice as possible.

Reminder that the staff report will be evaluating the retaining wall/stair layout. Kindly respond should you have any questions that I may be able to address in the meantime.

Regards,

John Puccinelli, P.E.
P-3 Project Engineer
California Water Service
1720 North First Street
San Jose, CA 95112
P: 408-367-8321 C: 408-316-0798



Quality. Service. Value.

calwater.com

From: Dave Couch [<mailto:dwchouston@yahoo.com>]
Sent: Thursday, May 07, 2015 2:55 PM
To: Lisa Grote <
Cc: Toni Trujillo Vian <toni@mac.com>; Denise Enea <DEnea@woodsidefire.org>; Terence Irwin <terryirwin@irwinfisher.com>; Paul J. Lingane <plingane@gmail.com>; Michael Kubiak <mwkubiak06@gmail.com>; Corey Vian <corey@viandesign.com>; Kinder, Joshua <jkinder@calwater.com>; Steven Rosen <srosen@smcgov.org>; Utz, Michael <MUtz@calwater.com>; Puccinelli, John <jpuccinelli@calwater.com>
Subject: Re: pln 2014-00076 Loma Ct tank

Lisa

Denise and I met with John to review the potential site on my property. He was to have the area surveyed and check with the County on retaining wall heights. So far no survey or staking has occurred.

John
Can you provided status.

Dave
Sent from my iPhone

On May 7, 2015, at 2:42 PM, Lisa Grote < wrote:

Hello Toni,

We hadn't set a firm date for the follow-up hearing. At the community meeting at your home, we'd talked about the possibility of a May 21st hearing, but decided that the exact date would be determined after Cal Water had time to do some preliminary exploration of a possible alternative site located on land owned by Dave Couch. I believe Cal Water was going to arrange to meet with Mr. Couch at the site in the next couple of weeks after the community meeting. Steve Rosen or John Puccinelli can give you more detail about where Cal Water is in that effort. I have not received any status reports or updates since the community meeting.

Also, Cal Water was going to submit additional drawings to the Planning Division showing stairs and a

parking space as part of the proposed location adjacent to Loma Court rather than a driveway. Again, Steve or John can give you more detail as to when those drawings might be ready.

In addition, the County geotechnical staff was going to review the updated geotechnical report that Cal Water submitted. I'd twice asked if they could do a site visit as part of that review but never heard from them. Steve would be the best contact on that issue since he is the project planner.

Once the above information is received, Steve will review it and prepare an addendum to the staff report and he will set the next public hearing. He'd be the best one to contact about when that hearing might occur. The possible dates this summer are: June 4; July 2; July 16; August 6; or August 20. The public notice for the hearing needs to be sent at least 10 days prior to the hearing so Steve will be factoring that into the timeline.

Hope this information helps.
Lisa

From: [Toni Trujillo Vian](#)
Sent: Wednesday, May 06, 2015 4:40 PM
To: [Lisa Grote](#)
Cc: [Toni Trujillo Vian](#) ; [Denise Enea](#) ; [Terence Irwin](#) ; [Paul J. Lingane](#) ; dwchouston@yahoo.com ; [Michael Kubiak](#) ; [Corey Vian](#) ; [Kinder, Joshua](#) ; [Steven Rosen](#) ; [Utz, Michael](#) ; [Puccinelli, John](#)
Subject: Re: pln 2014-00076 Loma Ct tank

Hello Lisa,

Can you please remind me of the date for the follow up meeting.

Thank you
Toni

On Mar 18, 2015, at 11:58 AM, Puccinelli, John <jpuccinelli@calwater.com> wrote:

Hi All,

Below is an update to the progress of the project:

1. Storypoles were installed Friday, 3/13;
2. Cotton Shires updated geotechnical investigation attached;
3. Leak history for the neighborhood attached;
4. Flow data for current conditions and proposed improvements attached. Please understand Cal Water prefers not to flow hydrants due to drought and storm drain conditions;
5. Revised Site Layout attached. This layout includes a retaining wall to allow for one vehicular parking space and stairs to the site (no driveway). Notice the comparison of impervious area and earthwork quantities.

Please note items 3 and 4 shall be kept confidential and should not be made available for public distribution. I will send full size copies of the revised layout to Planning to keep with the project files. I will also bring full size copies to next week's meeting.

Regards,
John Puccinelli, P.E.
Associate Engineer
California Water Service Company
P: 408.367.8321 | C: 408.316.0798

From: Toni Trujillo Vian [<mailto:toni@mac.com>]
Sent: Thursday, February 26, 2015 9:32 AM
To: Lisa Grote
Cc: Puccinelli, John; Denise Enea; Carrasco, Anthony; Terence Irwin; Paul J. Lingane; dwchouston@yahoo.com; Michael Kubiak; Kinder, Joshua; Corey Vian
Subject: Re: pln 2014-00076 Loma Ct tank geotech

Adding Corey Vian to the email thread too

Sent from my iPad

On Feb 27, 2015, at 12:00 AM, Lisa Grote < > wrote:

Hi John,

Thank you for including me on the distribution list for your geotechnical investigation and construction plans. I appreciate it.

Lisa

From: [Puccinelli, John](#)
Sent: Wednesday, February 25, 2015 4:33 PM
To: 'Denise Enea'; [Carrasco, Anthony](#)
Cc: [Terence Irwin](#); 'Paul J. Lingane'; dwchouston@yahoo.com; <mailto:toni@mac.com>; <mailto:MichaelKubiak@yahoo.com>; 'Michael Kubiak'; [Kinder, Joshua](#)
Subject: RE: pln 2014-00076 Loma Ct tank geotech

<image002.gif>

Hi Denise,

Attached is our geotechnical investigation and the construction plans we reviewed at the public hearing. I scheduled a site visit later this week with David Schrier of Cotton, Shires and Associates. I will get back to you early next week with his recommendations.

Thanks,
 John Puccinelli, P.E.
 Associate Engineer
 California Water Service Company
 P: 408.367.8321 | C: 408.316.0798

From: Denise Enea [<mailto:DEnea@woodsidefire.org>]
Sent: Wednesday, February 25, 2015 10:24 AM
To: Puccinelli, John; Carrasco, Anthony
Cc: Terence Irwin; 'Paul J. Lingane'; dwchouston@yahoo.com; 'toni@mac.com'; Lisa Grote ('Michael Kubiak'
Subject: pln 2014-00076 Loma Ct tank geotech

Hi John – attached is my geo report by Michelucci & Assoc from Jan 2015. I spoke to John Petrof of Michelucci, who conducted the field work and explained that Cal Water was proposing a large tank above my house at Loma Ct. They are amicable to expanding their study and to include a report on the multiple slides above me on Loma Rd. (below your existing tank) as well as the potential impacts on adding such a tank on the proposed site, above the active slide on Loma Ct. which is directly below my house and 730 Loma Ct.

Michelucci & Assoc will be preparing a proposal and I will contact you when I have received it.

Please forward me your soils and geotech report at your earliest convenience and I am happy to forward it to Michelucci & Assoc

Thank you

Denise Enea
 650 740-9883

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This e-mail and any of its attachments may contain California Water Service Group proprietary information and is confidential. This e-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this e-mail, please notify the sender immediately by replying to this e-mail and then deleting it from your system.

From: "Lisa Grote" <
To: "Steven Rosen" <srosen@smcgov.org>, <jlujan@smcgov.org>
Date: 9/1/2015 9:56 AM
Subject: Fw: 14-00076 Loma Ct water tank zoning hearing

Below is my e-mail acknowledging receipt of Denise's e-mail. You should also include it in the public record.

Thanks.

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

From: Lisa Grote
Sent: Monday, August 31, 2015 2:14 PM
To: Denise Enea ; Lisa Grote ; Steve Monowitz ; 'Dave Couch' ; Terence Irwin ; Paul J. Lingane ; toni vian ; Michael Kubiak ; Keith Los Cerros Neighbor
Cc: Denise Enea
Subject: Re: 14-00076 Loma Ct water tank zoning hearing

Dear Denise,

Thank you for your e-mail below. I will be reviewing it carefully along with others that I have received before the hearing this Thursday.

Sincerely,
Lisa Grote
Zoning Hearing Officer
San Mateo County

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

From: Denise Enea
Sent: Monday, August 31, 2015 1:49 PM
To: Lisa Grote ; Lisa Grote ; Steve Monowitz ; 'Dave Couch' ; Terence Irwin ; Paul J. Lingane ; toni vian ; Michael Kubiak ; Keith Los Cerros Neighbor
Cc: Denise Enea
Subject: 14-00076 Loma Ct water tank zoning hearing

>>> Dear Zoning Hearing Officer Grote

>

>>> RE: Pln Application 2014-00076

>

>>> Much neighborhood discussion has taken place regarding the single water
>>> tank application on Loma Rd. The major issue with the tank placement is
>>> not aesthetic but rather the potential physical impacts the tank
>>> presents to the neighboring properties. The reasons stated below are
>>> justification enough NOT to approve this application.

>>

>>> The Loma Ct. cal water tank is proposed in between two active
>>> landslides. The County has much historical information on these
>>> landslides as they have previously destroyed roads and structures.

>>>

>>> Recently residents of Palomar Park, found out that Cal Water purposely
>>> hid the fact from the County planner and residents that the upper tank
>>> on Loma

>>> Rd. is failing and needs to be rebuilt due to land movement and poor
>>> construction. Cal Water also went as far as hiring an out of area

>>> engineer

>>> for their Loma Rd. failing tank and did not use the same firm for the
>>> Loma Ct. site.
>>>
>>> Currently the property at 738 Loma Ct., below the proposed tank, is
>>> experiencing major land creep and has a permit application with the
>>> County, Bldg permit 15-01527, for emergency underpinning and pier work
>>> to hold up the sinking foundation and
>>> secure the hillside below the house. This work will start the beginning
>>> of September and is approximately 200 ft directly below and in-line with
>>> the proposed tank site project.
>>>
>>> The Cal Water proposed site includes over 90 piers to build walls and
>>> secure the tank. I review plans for water tanks of 15,000 - 25,000
>>> gallons
>>> frequently for residential use and I have to say I have never seen so
>>> much infrastructure going into a site for only a 15,000 gallon tank.
>>> This might be proof alone that the site is not suited for a tank. The
>>> drilling of 90 piers will have tremor effects down the landslide zone
>>> which is less than 200 ft away and could
>>> further loosen the foundation at 738 Loma Ct and disturb further the
>>> already saturated and moving hill. The 90 piers will act as barriers
>>> and the large amount of underground water will be diverted, potentially
>>> causing even further unexpected issues for downhill and neighboring
>>> properties. The roots of more than 3 heritage oaks will also be severely
>>> damaged. The health of trees in active slide zones is vital because of
>>> their water absorption.
>>>
>>> As you already know drainage issues from potential tank overflow and
>>> runoff has not been currently addressed and there can be no real
>>> solution because of the position and slope of existing driveways,
>>> roadways and lack of nearby drainage swales or storm drains. The removal
>>> of a very large oak to place a second power pole instead of under
>>> grounding the power, which would be far safer for the neighborhood, is
>>> yet another disregard for the neighbors and their property.
>>>
>>> Per your recommendation we located one or more alternate sites for the
>>> tank that would not be in the landslide zone or endanger any houses if
>>> there was a tank failure or overflow. We communicated this with Cal
>>> Water however due to their internal policy the Cal Water engineers are
>>> not able to move forward with reviewing alternate sites until the
>>> original application has been "not approved " by County zoning.
>>>
>>> Probably the most discouraging item to note is that Cal Water has no
>>> interest in understanding the past geology or current challenges the
>>> landslides pose to properties. Cal Water has declined to retain or
>>> reimburse
>>> the neighbors for a comprehensive geological review and examination of
>>> potential impacts this project will yet instill onto the surrounding
>>> properties.
>>>
>>> I am sure that many zoning applications can be found to have some degree
>>> of negative impact, however this application is really trying to force a
>>> square peg into a round hole with a potential and high probability of
>>> causing
>>> damage to multiple properties by forcing a project that just does not
>>> conform or fit the site.

>>>
>>> Sincerely,
>>>
>>> Denise Enea
>> 738 Loma Ct.
>>
>>>

>>>
>>>

Steve Monowitz - PLN2014-00076 Cal Water Tank - Use Permit: Palomar Park Residents' Comments

From: "Michael Kubiak" <mwkubiak06@gmail.com>
To: "Steven Rosen" <srosen@smcgov.org>, "Lisa Grote" <lgrote@co.sanmateo...>
Date: 9/2/2015 7:34 AM
Subject: PLN2014-00076 Cal Water Tank - Use Permit: Palomar Park Residents' Comments
CC: "Debra Robinson" <d Robinson@smcgov.org>, "Steve Monowitz" <smonowitz...>
Attachments: PLN2014-00076 Cal Water Tank-Use Permit -- Palomar Park Residents Comments_20150902.pdf

September 2, 2015

San Mateo County Planning
Steven Rosen, Planner
455 County Center, 2nd floor
Redwood City, CA 94063

Zoning Hearing Officer
Lisa Grote, Zoning Hearing Officer
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: PLN2014-00076 Cal Water Tank – Use Permit

Dear Sir and Madam,

We are writing as concerned residents of Palomar Park. The Palomar Property Owners Board is in the process of reviewing the Staff Report but will not have a formal response until after its regularly scheduled meeting on Tuesday, September 8th.

For ourselves, we 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. As a result, we recommend a vote against the current plan.

Sincerely,

/Michael Kubiak
27 South Palomar Drive
Mobile: (650) 464-1372

/Jeff Garratt
115 South Palomar Drive

/Joann Landi
178 South Palomar Drive
Redwood City (Palomar Park), CA 94062

Cc: Debra Robinson, Zoning Hearing Officer Secretary
Steve Monowitz, San Mateo County Planning

Josh Kinder, Cal Water Service Company
John Puccinelli, Cal Water Service Company
Mike Utz, Cal Water Service Company
Palomar Property Owners Board Members (palomarnews@gmail.com)
Dave Couch
Denise Enea
Terry Irwin
Paul Lingane
Corey and Toni Trujillo Vian

Janneth Lujan - Fw: PLN2014-00076 Cal Water Tank - Use Permit: Palomar Park Residents' Comments

From: "Lisa Grote" <lgrote@co.sanmateo.ca.us>
To: "Janneth Lujan" <jlujan@smcgov.org>
Date: 9/2/2015 9:41 AM
Subject: Fw: PLN2014-00076 Cal Water Tank - Use Permit: Palomar Park Residents' Comments
CC: "Steven Rosen" <srosen@smcgov.org>

Janneth,

I received the e-mail below this morning. My response is included in this e-mail to you so all of it can be included in the public record.

Thanks,
 Lisa

From: [Lisa Grote](#)
Sent: Wednesday, September 02, 2015 9:39 AM
To: [Michael Kubiak](#) ; [Steven Rosen](#)
Cc: [Debra Robinson](#) ; [Steve Monowitz](#) ; [Kinder, Joshua](#) ; [Puccinelli, John](#) ; [Utz, Michael](#) ; [Palomar Property Owners](#) ; [Jeff Garratt](#) ; joannelandi@aol.com ; [Dave Couch](#) ; [Denise Enea](#) ; [Terence Irwin](#) ; [Paul J. Lingane](#) ; [Corey Vian](#) ; [Toni Trujillo Vian](#)
Subject: Re: PLN2014-00076 Cal Water Tank - Use Permit: Palomar Park Residents' Comments

Mike,
 Thank you very much for your e-mail. I will review it carefully prior to tomorrow's hearing.
 Sincerely,
 Lisa Grote
 Zoning Hearing Officer
 San Mateo County

From: [Michael Kubiak](#)
Sent: Wednesday, September 02, 2015 8:08 AM
To: [Steven Rosen](#) ; [Lisa Grote](#)
Cc: [Debra Robinson](#) ; [Steve Monowitz](#) ; [Kinder, Joshua](#) ; [Puccinelli, John](#) ; [Utz, Michael](#) ; [Palomar Property Owners](#) ; [Jeff Garratt](#) ; joannelandi@aol.com ; [Dave Couch](#) ; [Denise Enea](#) ; [Terence Irwin](#) ; [Paul J. Lingane](#) ; [Corey Vian](#) ; [Toni Trujillo Vian](#)
Subject: RE: PLN2014-00076 Cal Water Tank - Use Permit: Palomar Park Residents' Comments

Resending with correct email address for Lisa Grote. /Mike Kubiak

From: Michael Kubiak [<mailto:mwkubiak06@gmail.com>]
Sent: Wednesday, September 2, 2015 7:35 AM
To: 'Steven Rosen' <srosen@smcgov.org>; 'Lisa Grote' <lgrote@co.sanmateo.ca.us>
Cc: 'Debra Robinson' <d Robinson@smcgov.org>; 'Steve Monowitz' <smonowitz@smcgov.org>; 'Kinder, Joshua' <jkinder@calwater.com>; 'Puccinelli, John' <jpuccinelli@calwater.com>; 'Utz, Michael' <MUtz@calwater.com>; 'Palomar Property Owners' <PalomarNews@gmail.com>; 'Jeff Garratt' <jgarratt@g-c.com>; joannelandi@aol.com; 'Dave Couch' <dwcHouston@yahoo.com>; 'Denise Enea' <DEnea@woodsidefire.org>;

'Terence Irwin' <terryirwin@irwinfisher.com>; 'Paul J. Lingane' <plingane@gmail.com>; 'Corey Vian' <corey@viandesign.com>; 'Toni Trujillo Vian' <toni@mac.com>

Subject: PLN2014-00076 Cal Water Tank - Use Permit: Palomar Park Residents' Comments

Importance: High

September 2, 2015

San Mateo County Planning
Steven Rosen, Planner
455 County Center, 2nd floor
Redwood City, CA 94063

Zoning Hearing Officer
Lisa Grote, Zoning Hearing Officer
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: PLN2014-00076 Cal Water Tank – Use Permit

Dear Sir and Madam,

We are writing as concerned residents of Palomar Park. The Palomar Property Owners Board is in the process of reviewing the Staff Report but will not have a formal response until after its regularly scheduled meeting on Tuesday, September 8th.

For ourselves, we 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. As a result, we recommend a vote against the current plan.

Sincerely,

/Michael Kubiak
27 South Palomar Drive
Mobile: (650) 464-1372

/Jeff Garratt
115 South Palomar Drive

/Joann Landi
178 South Palomar Drive
Redwood City (Palomar Park), CA 94062

Cc: Debra Robinson, Zoning Hearing Officer Secretary
Steve Monowitz, San Mateo County Planning
Josh Kinder, Cal Water Service Company
John Puccinelli, Cal Water Service Company
Mike Utz, Cal Water Service Company
Palomar Property Owners Board Members (palomarnews@gmail.com)
Dave Couch
Denise Enea
Terry Irwin

Paul Lingane
Corey and Toni Trujillo Vian

Janneth Lujan - Fw: Comment Re: PLN2014-00076 (California Water Service Co.)

From: "Lisa Grote" <lgrote@co.sanmateo.ca.us>
To: "Janneth Lujan" <jlujan@smcgov.org>
Date: 9/2/2015 9:45 AM
Subject: Fw: Comment Re: PLN2014-00076 (California Water Service Co.)
CC: "Steven Rosen" <srosen@smcgov.org>

Janneth,
My response to Paul Lingane is below.
Thanks,
Lisa

From: [Lisa Grote](mailto:lgrote@co.sanmateo.ca.us)
Sent: Wednesday, September 02, 2015 9:01 AM
To: [Paul J. Lingane](mailto:plingane@gmail.com)
Subject: Re: Fwd: Comment Re: PLN2014-00076 (California Water Service Co.)

Paul,
Thank you very much for your e-mail and attached letter. I will review it carefully before tomorrow's hearing.
Sincerely,
Lisa Grote
Zoning Hearing Officer
San Mateo County

From: [Paul J. Lingane](mailto:plingane@gmail.com)
Sent: Wednesday, September 02, 2015 8:15 AM
To: [Lisa Grote](mailto:lgrote@co.sanmateo.ca.us)
Subject: Fwd: Comment Re: PLN2014-00076 (California Water Service Co.)

Lisa - this is a duplicate of what I just sent to your other email address. Not sure which one to use.
regards,

Paul

- - -

Paul J. Lingane
office: 650-299-9390
cell: 650-465-5400

Begin forwarded message:

From: "Paul J. Lingane" <plingane@gmail.com>
Subject: Comment Re: PLN2014-00076 (California Water Service Co.)
Date: September 2, 2015 at 8:11:18 AM PDT
To: Lisa Grote <lgrote@co.sanmateo.ca.us>
Cc: Steven Rosen <srosen@smcgov.org>, Debra Robinson

<drobinson@smcgov.org>, Steve Monowitz <smonowitz@smcgov.org>, "Kinder, Joshua" <jkinder@calwater.com>, "Puccinelli, John" <jpuccinelli@calwater.com>, "Utz, Michael" <MUtz@calwater.com>, Palomar Property Owners <PalomarNews@gmail.com>, Jeff Garratt <jgarratt@g-c.com>, joannelandi@aol.com, Paulette and Dave Couch <dwchouston@yahoo.com>, Denise Enea <DEnea@woodsidefire.org>, Michael Kubiak <mwkubiak06@gmail.com>, Terence Irwin <terryirwin@irwinfisher.com>, Corey Vian <corey@viandesign.com>, Toni Trujillio Vian <toni@mac.com>

Dear Lisa. Attached are my comments regarding the proposed water tank on Loma Court. For convenience I have copied my comments below.

Thank you,
Paul J. Lingane
735 Loma Ct.
Palomar Park
650-465-5400

Dear Lisa:

An alternative site for the subject water tank has been proposed further down Loma Court, and the property owner has indicated a willingness to give Cal Water an easement to use that site. Though Cal Water has visited the alternative site informally, I do not know of any engineering study regarding that site.

I recognize that the Planning Department can not mandate that Cal Water study this alternate site. However given the substantial resistance by the neighbors to the project as currently proposed, it seems appropriate for Cal Water to seriously consider the alternate site. It is my understanding that Cal Water internal policy would not allow them to consider alternatives unless the current proposal is rejected.

Therefore I request that a use permit for PLN2014-00076 be rejected in order to facilitate consideration of the alternative site, or other possible alternatives. Cal Water would still have the option of re-filing the existing plan if they determine that alternatives are not suitable.

Sincerely,

Paul J. Lingane
735 Loma Ct.
Palomar Park, CA 94062
650-465-5400
paul@Lingane.com

Lisa - this is a duplicate of what I just sent to your other email address. Not sure which one to use.
regards,

Paul
- - -

Paul J. Lingane
office: 650-299-9390
cell: 650-465-5400

> Begin forwarded message:

>

> From: "Paul J. Lingane" <plingane@gmail.com>

> Subject: Comment Re: PLN2014-00076 (California Water Service Co.)

> Date: September 2, 2015 at 8:11:18 AM PDT

> To: Lisa Grote <lgrote@co.sanmateo.ca.us>

> Cc: Steven Rosen <srosen@smcgov.org>, Debra Robinson <d robinson@smcgov.org>, Steve Monowitz <smonowitz@smcgov.org>, "Kinder, Joshua" <jkinder@calwater.com>, "Puccinelli, John" <jpuccinelli@calwater.com>, "Utz, Michael" <MUtz@calwater.com>, Palomar Property Owners <PalomarNews@gmail.com>, Jeff Garratt <jgarratt@g-c.com>, joannelandi@aol.com, Paulette and Dave Couch <dwchouston@yahoo.com>, Denise Enea <DEnea@woodsidefire.org>, Michael Kubiak <mwkubiak06@gmail.com>, Terence Irwin <terryirwin@irwinfisher.com>, Corey Vian <corey@viandesign.com>, Toni Trujillio Vian <toni@mac.com>

>

> Dear Lisa. Attached are my comments regarding the proposed water tank on Loma Court. For convenience I have copied my comments below.

> Thank you,

> Paul J. Lingane

> 735 Loma Ct.

> Palomar Park

> 650-465-5400

>

> Dear Lisa:

>

> An alternative site for the subject water tank has been proposed further down Loma Court, and the property owner has indicated a willingness to give Cal Water an easement to use that site. Though Cal Water has visited the alternative site informally, I do not know of any engineering study regarding that site.

>

> I recognize that the Planning Department can not mandate that Cal Water study this alternate site. However given the substantial resistance by the neighbors to the project as currently proposed, it seems appropriate for Cal Water to seriously consider the alternate site. It is my understanding that Cal Water internal policy would not allow them to consider alternatives unless the current proposal is rejected.

>

> Therefore I request that a use permit for PLN2014-00076 be rejected in order to facilitate consideration of the alternative site, or other possible alternatives. Cal Water would still have the option of re-filing the existing plan if they determine that alternatives are not suitable.

>

> Sincerely,

>
> Paul J. Lingane
>
>
> 735 Loma Ct.
>
> Palomar Park, CA 94062
>
> 650-465-5400
>
> paul@Lingane.com <mailto:paul@Lingane.com>

Janneth Lujan - Fwd: PPLN2014 Cal Water Tank.

From: Steven Rosen
To: Lisa Grote; Lujan, Janneth
Date: 9/2/2015 11:46 AM
Subject: Fwd: PPLN2014 Cal Water Tank.
Attachments: Classic Letter.pdf; ATT00001.txt

Steven Rosen
Planner 2
San Mateo County Department of Planning and Building
455 County Center, 2nd Floor
Redwood City, CA 94063
(650) 363-1814
PONY PLN122

>>> Terence Irwin <terryirwin@irwinfisher.com> 9/2/2015 11:35 AM >>>

Dear Lisa and Steven

Please see my comments attached for the proposed water tank at Loma Ct. Palomar Park.

Please consider all the issues before making a recommendation on this project. There is a lot of opposition here.

Thank you for your time and consideration of all facts.

Regards

Terry Irwin

730 Loma Ct.

Redwood City, Ca. 94062

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Regards

Terry Irwin

730 Loma Ct.

Redwood City, Ca. 94062

Janneth Lujan - Fwd: Public Comment on PLN2014-00076 Cal Water Tank – Use Permit

From: Lisa Grote <
To: <jlujan@smcgov.org>
Date: 9/2/2015 11:55 AM
Subject: Fwd: Public Comment on PLN2014-00076 Cal Water Tank – Use Permit
CC: Steven Rosen <srosen@smcgov.org>

My response for the public file.
Thanks.

Sent from my iPhone

Begin forwarded message:

From: Lisa Grote <
Date: September 2, 2015 at 11:48:30 AM PDT
To: Wayne Montoya <wmbozo@gmail.com>
Cc: Debra Robinson <Planning-Zoning@smcgov.org>, Steven Rosen
 <srosen@smcgov.org>
Subject: Re: Public Comment on PLN2014-00076 Cal Water Tank – Use Permit

Thank you for your e-mail and attached letter. I will review it carefully before tomorrow's hearing.

Sincerely,
 Lisa Grote
 Zoning Hearing Officer
 San Mateo County

Sent from my iPhone

On Sep 2, 2015, at 11:16 AM, Wayne Montoya <wmbozo@gmail.com> wrote:

Hello,

attached is our letter of comment on this use permit hearing tomorrow; please share with the involved Zoning Hearing Officers and please include in the hearing packet.

we also have pasted the letter's text below, in case the attached file is lost or misplaced.

thanks and regards... WM

W. Montoya
Scientist, Racer & Bozo
Redwood City, CA
wmbozo@gmail.com

Date: September 2, 2015

To: San Mateo County Building & Planning Department:

Steven Rosen, Planner

Lisa Grote, Zoning Hearing Officer

Debra Robinson, Zoning Hearing Officer Secretary

(Please include a copy in the Hearing File.)

Subject: Public Comment on PLN2014-00076 Cal Water Tank – Use Permit

Hi,

Background: We are long time residents of Palomar Park and San Mateo County. We are familiar with local water & fire issues, building codes and other relevant things. Silvia is an Electrical Engineer at Qualcomm while i'm a semi-retired Scientist (ex-Tyco Electronics, Raychem, etc..).

In addition, I know well the potential fire hazards of very steep & tree'd semi-rural residential areas after living in the Oakland Hills (Mom's house, which was spared in the big fire of 1991),

Lastly for full disclosure, I am also an elected Director of the Palomar Property Owners Inc., but am submitting this solely as a citizen. (A formal PPO opinion on this couldn't be resolved prior to today; FWIW, the June'15 PPO BOD consensus was *for* this project.)

Our Comments: After reviewing all relevant documents and correspondence made available to the PPO group, have inspected the site (w/ report & building plans in hand), have attended the March Public meeting at the Vian's house, have discussed details & generalities at length in the PPO BOD and separately.

Our honest opinion is that the required codes, procedures, specs, calculations, and *reasonable* response (or modifications) to mitigate *reasonable* neighbor concerns have been met with the current project plan (steps, parking pad, etc..) and *this project permit should be approved.*

Further, our opinion is that the drainage, geotech destabilization, above ground power line, etc.. worries and concerns neighbors highlighted are well in excess of the "*true risks*" if the project is implemented as currently engineered, designed and presented. (This after considering the various potential negative impacts & probabilities of each, and also if a "doing nothing at this site" alternative is compared).

Scientists & engineers have many tools to assess "risks, impacts, likelihoods" of any project, based on the data available (e.g. FMEA, etc..); the only "concern" that is at all new & significant (vs doing nothing) is "Damage from tank leakage or overflow." While impact would be high, available facts indicate probabilities for these failure modes is extremely low, so the "real" accumulated risk is also very low, and therefore acceptable.

Thank you for your attention and consideration of our comments.

Wayne & Silvia Montoya

544 Palomar Dr., Redwood City, CA 94062-3231

650-365-3298

<LomaCtTankComment to P&BDept9-2-15v1.pdf>

Janneth Lujan - Fwd: PPLN2014 Cal Water Tank.

From: Lisa Grote <ljlujan@smcgov.org>
To: <ljlujan@smcgov.org>
Date: 9/2/2015 2:05 PM
Subject: Fwd: PPLN2014 Cal Water Tank.
CC: Steven Rosen <srosen@smcgov.org>

For the public file.
Thanks,
Lisa

Sent from my iPhone

Begin forwarded message:

From: Lisa Grote <ljlujan@smcgov.org>
Date: September 2, 2015 at 2:00:52 PM PDT
To: Terence Irwin <terryirwin@irwinfisher.com>
Subject: Re: PPLN2014 Cal Water Tank.

Thank you for your e-mail and comments. I will review them carefully before tomorrow's hearing.

Sincerely,
Lisa Grote
Zoning Hearing Officer
San Mateo County

Sent from my iPhone

On Sep 2, 2015, at 1:41 PM, Terence Irwin <terryirwin@irwinfisher.com> wrote:

Terry Irwin
Irwin Fisher Inc.
Sent from my iPad.

Begin forwarded message:

From: <terryirwin@irwinfisher.com>
Date: September 2, 2015 at 11:35:07 AM PDT
To: "lgrote@co.sanmateo.ca.us" <lgrote@co.sanmateo.ca.us>, "srosen@smcgov.org" <srosen@smcgov.org>
Cc: <mwkubiak06@gmail.com>, Terry Irwin <terryirwin@irwinfisher.com>
Subject: PPLN2014 Cal Water Tank.

Dear Lisa and Steven

Please see my comments attached for the proposed water tank at Loma Ct. Palomar Park.

Please consider all the issues before making a recommendation on this project. There is a lot of opposition here.

Thank you for your time and consideration of all facts.

Regards

Terry Irwin

730 Loma Ct.

Redwood City, Ca. 94062

<Classic Letter.pdf>

Terry Irwin

Irwin Fisher Inc.

Sent from my iPad.