

ATTACHMENT F

Camille Leung

From: Denise Charlebois <decharlebois1@gmail.com>
Sent: Thursday, July 21, 2022 2:37 PM
To: Camille Leung
Subject: Mitigated Negative Declaration for 634 Palomar Dr (PLN2020-00251).

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Dear Ms. Leung –

I have reviewed the prepared Neg Dec declaration for this project and have found it to be grossly lacking of critical and accurate information in multiple sections. I understand the County wants more housing however not all parcels in the County are buildable without significant neighborhood impacts and significant health and safety risks to surrounding properties and residents. Unfortunately, the County planners and geologists whom were most familiar with the volatility, hydrology and instability of this hillside have long retired and are unable to provide special insight and knowledge of the area's dramatic history and unique issues.

I. Environmental Factors Potentially Affected

Traffic & Transportation

- a. Your report leaves out the potential factor of a negative impact on traffic and transportation. Palomar Park has only one roadway into and out of the community. Traffic on the public roadway of Palomar Dr. was severely affected when pier drilling for a retaining wall was attempted by a previous owner on the hillside at 634 Palomar. The construction of the wall was abandoned because so much water was erupting out of the hillside. The underground spring which runs through this parcel was diverted by the drilling and large amounts of water erupted out of the street and eroded the pavement. Multiple down hill driveways were also eroded. The water sheared across the roadway and even became icy in some instances. The water erupting out of the roadway effected traffic in a negative way and eroded private and public property for months. There are currently large cracks in Los Cerros which were not there before the attempted pier drilling on 634 Palomar. If grading and pier drilling is once again attempted on this parcel there is a 99% chance that a large amount of water will erupt again in the roadway and once again erode private driveways and become a traffic challenge and impact. There is no mitigation for this potential impact as the water flows underground and daylight off the subject property. The drainage swale in front of 634 Palomar currently has a visual flow of water running through it. This is a significant impact and potentially very dangerous and destructive to the entire neighborhood.

1. Aesthetics

- a. Your report leaves out that the building of this house will affect the views of the property at 730 Loma Ct and 722 Palomar Dr.

7. Geology/Soils

a. Your CEQA declaration significantly underplays and leaves out critical information regarding the long history of dangerous and destructive landslides on and directly adjacent to this parcel. Three homes have been destroyed over the years at this hillside location. Your checklist report does not mention this. The past landslides have been repaired to only fail again. The most recent landslides were enormous and full mature trees were swept away with the lava like flow of mud. The public roadway of Los Cerros has been affected by each of these landslides. My house at 738 Loma Ct. also sustained foundation damage. There is a large retaining wall, (12' H x 50' W) above and slightly to the north of the 634 property. The wall retains the backyard soils and leach field of the property at 730 Loma Ct. The wall was damaged in the last series of landslides. Additional grading and subsequent disturbance of previous landslide sections as well as disrupting the underground spring will have a significant chance of impacting this wall. The impact of this wall failing is a major concern and would have a significant impact on the property at 730 Loma Ct. as well as the detached garage at 738 Loma Ct. Your report underplays and neglects to mention that Kilik Engineering, Geoforensics, Steven Connelly C.E.G. as well as Jeff Lea of Lea & Braze all warn of disturbance of soils and vegetation within 50ft of any of the previous landslides and the critical avoidance of adding any irrigation water or OWTS water to these hillsides above 20ft high from the level of Los Cerros. These professionals have first hand knowledge of the dangerous instability issues and hydrology and their opinions should be adhered to. The CEQA declaration also lacks critical information regarding the landslide at 634 Palomar Dr. Building over such significant hydrology will indeed have major impacts. We have already seen the impacts from other attempts to conduct limited grading and drilling with Cotton & Shires, Geosphere and Lea & Braze approved plans and engineering and it was a complete failure due to the heavy spring flow that is impossible to capture.

10. Hydrology

a. Your CEQA declaration does not include a vital report which I submitted to you. The hydrology report by Balance Hydrologic of 2014 examines and lays out the existence of a significant ground water supply which runs from the top of Loma Ct. thru the 634 Palomar parcel as well as the 738 Loma Ct and 0 Los Cerros parcel. This ground water is the basis for the instability of the all the parcels. The year round flow of spring water is critical and when altered by piers, grading drilling poses a significant impact to multiple surrounding structures, downhill properties, roadways. The spring daylight at Los Cerros and at 634 Palomar. This is clear pure Aquaphor water and potential contamination by the OWTS is predicted by Kilik Engineering, Jeff Lea of Lea & Braze, Geoforensics and Steven Connelly C.E.G. The constant flow of water is also a large issue because grading, drilling, piers, retaining walls alter the flow of the water. The water flows freely underground throughout the entire hillside of the 634 Palomar and 0 Los Cerros. The water cannot be all captured by drains. Altering the path of water can and will have negative impacts on all surrounding properties. There is current evidence that water is accumulating at the toe of the slide on 0 Los Cerros and another small landslide in 2022 occurred on 0 Los Cerros higher on the slope. This landslide is currently active and unmitigated. Your declaration states that the Geotechnical Engineer as of May 13, 2022 states there are no significant unmitigated soil erosion within the sphere of influence for the project site. This statement is untrue and only confirms that the Geologists and Engineers are not well versed with the current and most recent landslide, hydrology and instability issues of this area.

In the County's own document, it states that within the CEQA declaration; "All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts." The declaration prepared **does not** reflect the "whole action involved" in many sections of the checklist. Most of the checklist prepared seems to insert cookie cutter answers. There are no special mitigations inserted to mitigate the landslide and underground spring water flow. This CEQA checklist and its answers seem to deviate away from all the land instability issues, hydrology issues and actually has more information and content on the potential for archeological artifacts than it does on the multitude of significant landslides and the three homes that have been destroyed in the past.

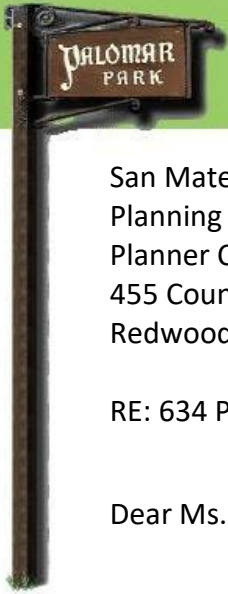
I understand the County would like to infill all vacant parcels with homes, however by underplaying the CEQA checklist declaration the County potentially exposes the neighborhood of Palomar Park (especially the 6-7 properties who are adjacent or downhill from this parcel. The ground instability and large volume of year round spring water can not be ignored. None of the mitigations the County has listed remove Potentially Significant Impact status of the environmental impact this project would have. This is why there are more than 5 professionals in the field of engineering and geology who warn against disturbing such a volatile hillside.

I feel the CEQA declaration is not accurate and needs to be recompleted in a more thorough and accurate way. I would like to know the exact next steps in having the County amend and edit the CEQA checklist declaration to reflect accurate answers and incorporate a "whole action involved" off site, on site, indirect, direct and cumulative impacts.

Denise Enea

738 Loma Ct.

650 740-9883



San Mateo County
Planning & Building Department
Planner Camille Leung
455 County Center
Redwood City, CA 94063

July 22, 2022

RE: 634 Palomar Dr. PLN-2020-00251 CEQA

Dear Ms. Leung,

The Palomar Park Owners' Association has reviewed the CEQA declaration prepared by SMC Planning. We are very disappointed at the lack luster detail and accuracy of the declaration and its answers. The Board and the Palomar Park residents have quite a bit of historical knowledge regarding Palomar Park. The volatile destructive history, ground instability and problematic hydrologic attributes of the Los Cerros/Palomar hillsides are something we have endured and are very familiar with.

In Summary the following sections of the CEQA declaration are either missing critical information or inaccurate.

- Traffic/Roadways/Transportation - Missing completely
- Aesthetics - The removal of so many trees is not only a major aesthetic issue it also becomes a Geology/Soils issue. Removing mature trees upsets the erosion/geology/hydrology balance. We know this because the adjacent vacant parcel had extensive mature vegetation removed and it triggered a large landslide in this hydrologic zone. This was warned against in a previous Lea & Braze Engineering letter and the County ignored the recommendation of the engineer and subsequently severe property and structure damage was incurred.
- Geology/Soils – This section of the CEQA declaration is very understated and does not provide the critical warnings by geologists and engineers who are very familiar with the area and conducted extensive projects. The declaration doesn't mention the numerous landslides along Los Cerros and the multitude of hydrologic issues at 634 Palomar Dr. It doesn't mention the multiple structures that have been destroyed due to large reoccurring landslides. There is SMC historical documentation that three homes have been previously destroyed on the 634 Palomar and Los Cerros parcels due to landslides.
- Hydrology - There is a documented prolific spring that flows from Loma Rd. down through the hillside of Palomar Park and daylights in various parcels along Loma Ct., Palomar Dr. and

Los Cerros. The prolific spring is flowing and visible throughout the entire year and even now during a drought there is active water flow. The County CEQA declaration ignores that disruption of the springs flow path will have a significant impact to multiple properties and the public roadway. The spring water flows underground like a river and daylights in various places. The CEQA declaration also does not address well enough the potential for OWTS contamination of this pure spring water which flows throughout the creeks, daylights into various drainage swales and which wildlife use as a source of water.

The Palomar Park Board has knowledge of the various professional engineers and geologists who warn against building at 634 Palomar or within 50 – 100 feet of any of the previous landslides in this area. We are disappointed that the County is ignoring this critical information and only depending on the applicant for information of potential significant impacts.

It seems unconceivable that with the knowledge of existing substantial documentation, reports, professional recommendations and historical SMC documentation of significant structure damage, that SMC Planning would even consider the development of a single-family home within such a volatile hillside and endanger and compromise further the surrounding properties.

We would like to understand your reasoning for ignoring the reports and not engaging to seek information with the engineers, geologists and hydrologic professionals who have actually conducted work on a multitude of these landslides and understand the magnitude of the instability due to the hydrologic factors.

Preparing a CEQA declaration that is not truthful, and which does not address all these well known issues is negligent and does not follow the legal CEQA process which is intended to review all the potential impacts of the **whole project**. This includes off site impacts, cumulative impacts, indirect, direct and project level impacts. The Palomar Park Board is deeply concerned that the County is turning a blind eye to obvious foreseeable significant impacts which will likely affect many neighboring structures and properties, contaminate and disrupt our native spring water flow and quality, our public roadways and our public safety.

The Palomar Park Owners' Association is not in agreement with many of the answers within this CEQA declaration and feel it is lacking quite a bit of pertinent informative data. This CEQA declaration should not be recorded due to lack of information and inaccuracies.

Please mail any responses, notices or project documentation to: PPO 419 Palomar Dr. Palomar Park, CA 94062 and email to Palomarnews@gmail.com

Sincerely,

Cc.

Rich Landi, President
Palomar Park Owners' Association

Steve Monowitz, Director of Planning
Don Horsley, SMC Board of Supervisors