

Leigha Schmidt

From: Candi Cross
Sent: Thursday, January 21, 2016 4:27 PM
To: Leigha Schmidt
Subject: Comments on 2nd & Walpert EIR Phase 1

TO: Leigha Schmidt and members of the Planning Commission

My name is Candi Cross. My husband and I live at 24237 2nd St. where we have lived for 28 yrs. now. We have comments and concerns about the 2nd and Walpert development plans. I talked to Leigha yesterday and I know she will take forward some of the issues discussed. She was very helpful and requested that I also make written comments. We discussed linking the **trail** to the existing trails. Also whether the **common green** could be planned so that the **scenic vista** down the canyon could be preserved for the enjoyment of everyone. It is unclear on the plans whether the houses below the green will obstruct the view. It is not a "designated scenic vista" according to the report, but we've enjoyed the view extending down the canyon to the San Mateo Bridge for years and hope that everyone in the future will too. We consider it a very scenic vista. Also I was glad to hear that solar was planned for all the houses as well as electric charging stations.

AIR QUALITY: The air quality when the development is completed will be decreased but according to the study still in the acceptable range. I'm not sure the increased traffic will not result in backups to where cars are stopped and idling in front of our house which would significantly decrease the projected air quality. That I'll address further in my comments on traffic.

During construction which will take a minimum of 1 ½ years, air quality will definitely be affected at our house in particular. We are surrounded on 2 sides with the development and the winds come up the canyon and blow on us every day. All the dust and dirt (DPM and PM 2.5) will require keeping our windows closed and even then the dust and particles will come into the house. My husband is a veteran who's developed liver cancer. The state of his health makes him a **sensitive receptor**. He is also on the liver transplant list at Stanford. If he has a transplant, he will be an **ultra-sensitive receptor** as he will be on immunosuppressant drugs for the rest of his life as well as heart/lung compromise for months following surgery.. I anticipate that at the very least we will need some **HEPA air filtration system** to combat the poor air quality. I don't know whether the developer has any responsibility to help us to come up with a way to mitigate the problem or the cost of doing so.

Also the increased dust will require frequent cleaning of our solar panels in order for them to function well. Again, is this totally our problem or will the developer be able to arrange assistance for all this additional cleaning expense?

TRAFFIC:

There is going to be a significant increase in traffic. It will result unacceptable LOS at many intersections all along 2nd St. and Walpert/Fletcher Ln onto Mission. There is no easy solution to this and I know the city is working on this issue. This increase in traffic and ensuing congestion is the biggest concern of the surrounding community. I think it will affect a much larger area than projected including East Ave. Congestion on 2nd will result in increased air pollution.

The city does not have a threshold of significance for unsignalized intersections so that is why the increased traffic going up 2nd St. to Campus Dr. or up 2nd St. and then over to East Ave. to come off the hill. I think that there will be a significant increase in this flow of traffic. Also cars exiting onto 2nd St. from the development will be going up 2nd St. looking for where they can U-turn so they can come back down 2nd since only right turns going up the hill will be allowed from the development road.

BIOLOGICAL RESOURCES ENVIRONMENT:

Preservation of the Cedar trees which are on the west/northwest boundary of our property are of a concern to us. We want them preserved and protected during construction. Additional trees are also to be planted on this boundary by the developer and we would like to make sure that the landscaper consults with us as to placement and type of tree to be planted. We want to make sure our solar access is not compromised by tree that will grow too tall. Also that the trees planted are not heavy pollinators which result in allergic reactions.

We would also like to have input on the shrubs that are scheduled to be planted behind our property to ensure that they do not obstruct what limited scenic view which still remains.

How much consideration was given to using more native plants and trees in the landscaping? It is a great opportunity to restore more native species?

Noise: It will be an issue for us especially during construction. Not sure how to mitigate without replacing windows and doors which would be very expensive.

FENCES:

In the current plans there are only retaining walls planned near our boundaries and they are well off set from the property lines. There are no plans for replacing the existing boundary fences which are in disrepair and ugly. I do not know if this is a cost saving plan for the developer or their not wanting to negotiate fencing issues with us. We may need to have a new fence for privacy and since it would be a boundary fence, it is customarily a shared decision and cost between neighbors. The type and extent of fencing would be a future decision as the development proceeds and the reality unfolds. We'd like though to know where the developer stands on this issue of fencing. Also in preparing for the big changes that the development will mean in our lives, it would be helpful to know where the exact property lines are. AMG had an extensive survey done and we're waiting for the boundaries to be staked for landscaping and fencing decisions.

Thank you for your review and consideration.

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