

Richard Delaney-CA DRE# 00781389
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Hazel Bautista



**West Coast
Mobile Home Parks, Inc.**

May 23, 2014

Dan Tealdi
Via e-mail: dtealdi@ymail.com

Dear Dan:

West Coast manages the properties at 2001 Parrott, 2003 Parrott, 770 Polhemus and 774 Polhemus.

We have received your notice and plans. We will be unable to attend your meeting on the 4th, but wanted you to know we have reviewed your plans with the property owner and approve. We think that your plan represents an attractive addition to the neighborhood.

Sincerely,


Richard Delaney

cc: owner



to prior slide

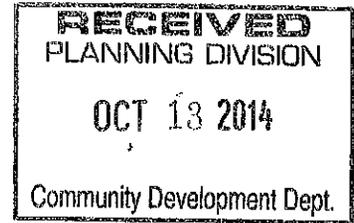


feet

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2

approx. building
site for two
homes

Oct. 10, 2014



Reference proposed Tealdi Building Project APN: 041-200-500

Ron Munekawa, Chief of Planning
City Hall, City of San Mateo
330 West 20th Ave.
San Mateo, CA 94403

Dear Ron,

My wife and I have lived at our home at 2028 Timberlane Way for 21 years, we feel fortunate to live in such a beautiful area. We are however, aware of the plans by Dan Tealdi to build two large homes immediately below our lot (Tealdi Building Project APN: 041-200-500) located on De Anza Blvd, and we are very concerned.

The hillside behind our house (our lot and the lot immediately below it where Mr. Tealdi plans to build), is very steep and consists of "fill" on top of the already unpredictable geological formations common to this area of San Mateo Co. While our house and the three adjacent ones (2024, 2020, and 2016 Timberlane Way) were built with consideration for the steep backyard grade (our home is built on piers that rest on bedrock), the proposed project site and hillside running all the way from our house to De Anza Boulevard, is the matter that concerns us.

Shortly after we moved here, there was a slide below our lot (see photo) that reminded us that the hillside could be unstable and "move". Since then, we have planted ivy and many trees to help secure the stability of the hillside, at least the part that is within our property lines. So far, there has been no further evidence of the hillside moving. However, the proposed Tealdi project would dig deep into the hillside below our lot, displacing/removing many cubic feet of soil/rock/clay. We are concerned that this project will de-stabilize the hillside, resulting in movement of the hillside, including soil on our property which is immediately above the proposed project. Should movement of the hillside occur, either during or after construction, our property and property value could be severely impacted.

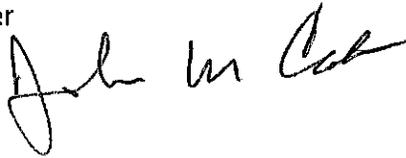
Allowing the Tealdi project to move forward could have the following negative impact for those of us who live above, on Timberlane Way. (1) digging into the hillside for construction could destabilize the entire hillside, potentially causing sliding all the way to our house and/or our neighbors' houses; (2) The vibration caused by construction and heavy equipment could also destabilize our backyards and cause sliding; (3) The construction noise, dust, dirt and traffic disruption on De Anza would last for a period of approximately 1-2 years and would be an unpleasant, ongoing reminder that our backyards could suddenly slide downhill; (4) As you probably know, homeowners insurance does not cover situations where your backyard slips away, we are concerned as to which party would be liable, should such a thing occur (landowner, builder, City of San Mateo, Co. of San Mateo?); (5) There are nearby hillside homes

on Ascension Drive that had their backyards slide downhill due to heavy rains approximately 10 years ago. Even after San Mateo Co. fixed the drainage problem, built a huge retaining wall and filled in the lost soil, these houses are reputed to be "damaged goods" and are difficult to sell at comparable values to those of their non-slide affected neighbors.

The hearing regarding permits and approval for Tealdi Building Project APN: 041-200-500 will be coming before you in the near future. For the above-stated reasons, we ask that you deny this project, as the risks are simply too great.

Thank you for your consideration.

John Cole and Wendy Parker
2028 Timberlane Way
San Mateo, CA 94402

A handwritten signature in black ink, appearing to read "John Cole". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke.

Enclosures: 3 photos

CC: Sam and Norma Totah, Amy and Alastair McHugh

Christine "Christy" Usher

From: Amy McHugh <amycallahan@comcast.net>
Sent: Thursday, September 25, 2014 11:36 AM
To: Christine "Christy" Usher
Subject: Neighbor concerns: Tealdi Project APN: 041-200-500

Importance: High

Dear Christy,

Thank you for meeting with us in August to discuss Dan Tealdi's application for a building permit. We have visited with our neighbors, as well as the merchants of the Crystal Springs Shopping Center. We have compiled a list of collective concerns about this proposed project and have outlined them for you below. Has your counterpart at the Building Department been assigned yet? Please let us know who has been assigned, and we will be sure to share this same information with them, as well.

We ask that you keep us posted as things develop and let us know if/when any additional documentation is requested/provided to you, such as additional soils reports, stakes/story poles, photos, etc. And as we discussed previously, we would be happy to host you for a walk through of the project site from our property line. Please let us know a good date/time and we will try to get as many neighbors and merchants as we can to join us.

And should this project progress to the scheduling of a public hearing, we will assume we will be given sufficient notice of the date and time, so that we may present our concerns in person.

Please let us know if there is anything we can provide to you to further clarify our concerns. We appreciate your help.

Kind regards,

Amy and Al McHugh

Bcc: Neighbors of DeAnza Proposed Project site

Collective Concerns of Neighbors of Proposed DeAnza Project (APN: 041-200-500) Site:

Overall, we are deeply concerned about the considerable grading and excavation this project proposes, including the use of soil nailing. We question the stability of this hillside, given that it has incurred at least two slides within the last 20 years, the most recent being ~5 years ago. The instability of the hillside will be further impacted by the excavation and drilling both horizontally and vertically. Additionally, there is a large heritage tree located in the center of the back perimeter of the property. This tree clearly has a substantial root system that likely extends throughout the hillside. In fact, it is the root system that has probably held much of the hillside together after the last slide. Drilling steel rods 8 feet into the hillside will no doubt intersect this root system. Any disruption or damage caused to the root system could have unfortunate consequences for the health of this tree and the stability of the hillside. When we last visited your office to review the documents Mr. Tealdi submitted with his application, we did not see an arborist report. Assuming one will need to be done to be

sure any project is done in accordance with Section 11,054 of the San Mateo County Ordinance for the Regulation of Heritage Trees, we ask that a copy be made available to us as soon as it has been completed.

Mr. Tealdi also stipulated (verbally during the meeting held at the project site on June 4, 2014) that this project is estimated to last two years. We simply cannot imagine neighboring a project of this magnitude for such an extended period of time. This project would require substantial heavy equipment for excavation, drilling and removal of over 15,000 cubic feet of dirt and rocks. The vibration, noise and dust generated would be difficult to endure and potentially hazardous to ourselves, our children and our pets who spend the day outside. Additionally, there are no sidewalks and no shoulder or parking in front of this property. We can only guess that Mr. Tealdi would have to block the lanes of DeAnza for an extended period of time, thereby causing serious traffic issues. Where would all the heavy equipment, portable bathrooms, supplies, etc be stored/parked when not in use? There is no shoulder on DeAnza Blvd.

We understand this isn't the first time Dan Tealdi and his family have begun the process of developing their property on DeAnza Blvd. We have reservations about their financial stability and ability to complete projects in a timely manner. Given the magnitude of their proposal, and should a permit be granted, we would request that the funds to complete ALL excavation, drainage, and retaining walls be held in an escrow account to ensure that should the project be abandoned before completion, the hillside would at least be left stable as it would continue to sit vacant.

From our discussion with you, we understand you feel it is uncommon for neighbors to request a peer review of evaluations and reports (e.g. hire our own geotechnical engineer to perform an unbiased evaluation of the proposed project, hire our own arborist, etc). But it is possible, depending how this project develops, that we will request permission to access the property to complete our own evaluations.

You also clarified that the City of San Mateo does not require developers to stake or story pole project sites. We feel strongly that both should be done on a project of this scope. You said you would consider our request, and depending on what our concerns are, could decide to make an exception and request it. Please let us know if you need anything specific/formal from us to consider this request further.

The neighbors have had some ongoing questions around liability, should we incur any damage to our own properties, either during or after construction. You suggested we speak to our insurance companies about coverage, but our coverage terms have nothing to do with who is actually liable for the damages. Mr. Tealdi has denied liability (verbally during meeting June 4, 2014) and suggested the City would be liable. It is our understanding that should this project be approved and something were to happen like a land slide that caused damage to our own property, Mr. Tealdi (as the developer), his parents (as the property owners), and the City would all be liable. We request the City's position on this matter in writing. We will request the same from Mr. Tealdi.