

**From:** [Bob Bedbury](#)  
**To:** [Planning Commission](#); [Camille Leung](#)  
**Cc:** [Kat Bedbury](#)  
**Subject:** Letter Attached Referencing Proposed Action on 634 Palomar Drive  
**Date:** Thursday, June 15, 2023 2:19:00 PM  
**Attachments:** [Letter Regarding 634 Palomar PLN2020-00251.pdf](#)

---

**CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

---

Dear Planning Commission,

Please see the attached letter of concern regarding the proposed action on a building permit on the property located at 634 Palomar Drive, Palomar Park. We urge a rejection of the current plans. As resident neighbors involved in the residential real estate business and conducting a substantial amount of business in Palomar Park. as well as obvious property tax payers, are concerns are two fold:

1. When the inevitable post construction slide occurs, property values in all of Palomar Park will be severely impacted in a negative manner that will leave Palomar Park with a stigma to be overcome for years to come
2. When the inevitable post construction slide occurs, the liability for the resulting property destruction and potential for injury or loss of life will fall squarely on the shoulders of the County of San Mateo and, by extension, County tax payers

We urge a rational approach to the evaluation of this project. Which is fraught with flaws.

Thank you,

Bob & Kat Bedbury



**BOB BEDBURY**  
Broker Associate, CIPS, SRES  
650.817.5065  
[Bob@BedburyGroup.com](mailto:Bob@BedburyGroup.com)  
DRE# 00796470



**KAT BEDBURY**  
Realtor,<sup>®</sup> CIPS, SRES  
650.740.4494  
[Kat@BedburyGroup.com](mailto:Kat@BedburyGroup.com)  
DRE# 01817656

---

*Serving Silicon Valley, San Francisco and Beyond*  
**YOUR DREAMS, NON-NEGOTIABLE.™**

---

Golden Gate Sotheby's International Realty

Current Bay Area Market Report



Notice of confidentiality: This transmission contains information that may be confidential and that may also be proprietary; unless you are the intended recipient of the message (or authorized to receive it for the intended recipient), you may not copy, forward, or otherwise use it, or disclose its contents to anyone else. If you have received this transmission in error, please notify us immediately and delete it from your system. All information is deemed accurate but not guaranteed.

DISCLAIMER: I have not, and will not, investigate or verify any of the information that is supplied by sellers or third parties.

Planning Commission  
400 County Center  
Redwood City, CA 94063

June 15, 2023

RE: 634 Palomar Dr. PLN2020-00251

Dear Planning Commission,

I am a resident and neighbor of the proposed 634 Palomar Dr. project. The project site and neighboring properties are extremely fragile and have a long history of multiple landslides and hydrologic issues from the prolific underground spring. Mitigations are ongoing for many of the neighborhood properties and the County of San Mateo Road Department. The entire hillside moves and drains the prolific spring 365 days a year through many of the nearby properties. This year's wet winter caused more slide problems for Los Cerros including the chronic sliding 0 Los Cerros vacant parcel. Los Cerros Rd. itself has been deemed by the Hydrogeologists and Engineering Geologists of Balanced Hydrologics as slipping and should be closely watched. Spring water, affirmed and tested by the Hydrogeologist of Balanced Hydrologics, flows all year out of the applicants drains from their previous landslide repair. In the past, almost all the properties along Los Cerros and Loma Ct. have experienced failed leach fields and have needed to relocate new leach fields. Currently a downhill property, merely 300ft away from the applicant's parcel, is experiencing a failed system which is leaching effluent onto a neighboring property. In certain situations, property owners have been allowed to tie into the San Carlos sewer system because their leach field systems are irreparable.

We urge the Planning Commission to heed the warning of the many professional experts who have warned against 634 Palomar Dr. adding any water, or a leach field above any of the existing or previous land slides, removing any heritage trees which provide hillside stabilization and extensive root structure with significant dewatering characteristics. Removing and replacing a 100 year old tree with a new tree(s) could take potentially 50 years before the root structure is re-established and the same dewatering effects are obtained. Three homes have been destroyed over the years on this hillside and multiple other large landslides have occurred in very recent years causing substantial damage. The slides are repaired only to slide again.

The applicant could revise and potentially partially redesign their project to pose many less significant impacts to the adjoining and downhill neighbors. The applicant, for example, could reduce the size of the house to potentially relocate the proposed leach field below any of the landslides, remove the pool from the project, investigate utilizing the San Carlos sewer system, and maintain the 100 yr old heritage oak which resides less than 10ft from the property line and 20ft from a new slide on 0 Los Cerros. Various neighbors have reached out to the applicant and their professional team with a multitude of expert reports and letters heading the warning of adding additional water to the top of 634 Palomar's hillside and stacking leach field systems with that of above neighboring properties. The applicant has not reached out to the adjoining neighbors who will be impacted, and the applicant's professional team has declined discussions with some of the hydrology and geology experts working for the adjoining neighbors.

The neighboring property owners shouldn't have to endure significant impacts, expensive mitigations or be exposed to public health and safety issues, or possible legal litigation due to a blind and uncaring eye by an applicant.

Sincerely,

Address: 1040 Palomar Drive, Palomar Park

Bob & Kat Bedbury