

**VISTA GRANDE – 822 Hunter Lane – PLN2016-00127**

**To consider Vesting Tentative Parcel Map No. 10451 for the subdivision of an existing ±1.59-acre parcel into three single-family residential lots, each approximately 21,000 – 27,000 square-feet, located in Planned District P-90-17 in the Mission San Jose Community Plan Area, and to consider a categorical exemption from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (In-Fill Development Projects).**

Dear Planning Commissions,

We wish to make you aware of a number of strong objections that we have with regard to the proposed development on open space to the side of Hunter Lane. As an immediate neighbor to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. Our specific objections are as follows:

1. Geotechnical risks – earthquake and landslide zone:

The project site is within an area of potential earthquake induced landslide on the official Seismic Hazard Zone maps, released by the State Geologist. The major Mission Peak Landslide of Mar 22, 1997 was the most recent incident. The significant landslide remains on the adjacent steep slope can be seen clearly even from San Jose and which leads us to believe that the ground condition is very unstable and slope failures can occur again when any earthquake strikes.

The land in question is steeply graded, and subsidence is already a concern with the existing properties at Hunter Lane. Any excavation work could have a serious impact upon the ground stability of our own adjoining property and geotechnical risk upon public safety.

2. Water pollutions and flood risks:

Mayhew Reservoir is located right on the north and east of the project site. This area is known for potential landslides and debris flow. The comments from ACPWA indicated that any development on the adjacent sites can potentially cause water pollution to the nearby neighborhood, and once contaminated material discharge gets into storm drain facilities or the flood control facilities.

The topography of the site is hilly and generally sloping to the southwest, with elevations ranging approximately between 400 feet above mean sea level (AMSL) at the western corner adjacent to Hunter Lane. A concrete v-ditch runs along the northeast perimeter of the property conveying runoff upstream from the east through a privately owned storm drain system. The concrete v-ditch ultimately drains to Hunter Lane near the property's northwest and southeast corners. This would be a flooding disaster waiting to happen during the raining season.

3. Environmental Damage – ruin Burrowing owls and oak trees habitats:

The proposed site is an environmental protection area where any development proposal should be considered very carefully since any infilling or digging could ruin the nearby wildlife habitats, trees and prairies and therefore undermine the amenity value of open and rural character and appearance of Mission San Jose. This empty land is a wildlife haven for many birds (especially the endangered

burrowing owls) , animals and some historical old oak trees. Green open space is in scarce supply in our area and this woodland site and the trees on it provide a valuable contribution to the nearby area and are an amenity for local residents. A sensitive planning control is necessary to ensure that the cumulative effects of redevelopment do not damage the character of established residential areas.

#### 4. Impacts on tourism and economy:

Mission San Jose is an historic and picturesque neighborhood and Mission Peak has been a landmark in Fremont. The proposed site is the last open land in the heart of Mission San Jose and which is used by nearby residents and Mission Peak tourists for recreation and walking dogs. Building more houses here would both diminish the striking view of the Mission Peak and deprive the access for public to enjoy the natural wonders. It will result a detrimental impact on tourism, and therefore Fremont's economy, by destroying its quintessential charm that currently draws tourists to this neighborhood.

#### 5. Increased noise, crimes and loss of privacy:

The proposed site of development is likely to result in noise, disturbance and nuisance to the detriment of neighbor's residential amenity. Its height, overlooking existing properties on lower ground, would constitute a serious invasion of our privacy. In addition, we also have strong concerns the views of the hills from our homes could be blocked, additional traffic that would be generated with new homes, and potential for security issues with additional homes. Further, each of the neighbors stated that they had been told by the developer when the Vista Grande subdivision was constructed that only one residence would be developed on the subject property.

The design of the proposed development does not afford adequate privacy for the adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities. We would urge you to consider the responsibilities of the council and we believe that the proposed development would have a dominating impact on us and our right to the quiet enjoyment of our property.

#### 6. Impacts to traffic and school overcrowding:

Other reasons for rejecting this plan also included the increases in traffic congestions, the overload of public transportation system and could limit opportunities for the residents to get into schools in the already overcrowded districts. The Mission Blvd itself is regularly congested and this part of the Hunter Lane which nears the proposed site is a sharp turn and repeat winding road, so the road system simply cannot cope with this amount of additional traffic. An additional pinch point will cause congestion, and increase the likelihood of an accident. Many traffic accidents already have happened there in the past. There were two times the cars ran into my neighbor's back and side yards when the drivers attempted to make a sharp turn. We can expect more accidents waiting to happen with increased housing and population. We have many children in the neighborhood and this increased safety risk is not acceptable. That part of the Hunter Lane will become almost impassable.

In a survey of Mission San Jose residents recently, most of my neighbors are against building houses on this site which is adjacent to the waste water management plant, land slide zone and a green field site surrounded by a conservation area within an area of outstanding natural beauty. The proposed

development is about greed rather than need.

For these, and the many other reasons described above, we sincerely urge Fremont Planning Commission to refuse this planning application, since is not needed, it is not justified and nor is it economically, socially or environmentally sustainable. Instead, you should strive to preserve the last remaining greens, protect and enhance Mission San Jose neighborhood's quality, character and amenity value, respect Fremont resident's opinions and discover their real needs.

Yours faithfully,

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