

Horan, Erin

From: Lorraine Tam <[REDACTED]>
Sent: Monday, October 01, 2018 3:51 PM
To: Horan, Erin
Subject: We oppose the conditional use permit for 1880 Miramonte Ave.

Hi Erin,

Today many of my neighbors and I learned that our new neighbor at 1880 Miramonte plans to open a large daycare at their home. Everyone I know opposes this, it would destroy the peace and quiet of our neighborhood. I'd like to request a public hearing so my neighbors and I can voice our concerns. Please let me know how we should go about this. Thank you for your time, and I hope to hear from you soon.

Sincerely,
Lorraine Tam

October 8, 2018

Ms. Erin Horan, Project Planner
City of Mountain View
Community Development Department
City Hall
500 Castro Street, 1st Floor
Mountain View, CA 94041

RE: Application No. PL-2018-179

Dear Ms. Horan,

It has recently come to our attention that the residence at 1880 Miramonte Avenue, Mountain View is applying for a Conditional Use Permit to operate a Large Family Daycare that will allow up to 14 children. We wish to express our serious objections to the proposal as we will be most impacted if this becomes a reality.

Traffic and traffic-related safety will be a problem. For some of us getting onto Miramonte Avenue from our driveways in the mornings will become substantially more difficult with more cars parking or looking for parking to drop off their children in the morning. Add to this, the traffic we already have to deal from St. Francis High School (located directly across the street) and you can easily understand our concerns. We worry also that the sidewalk will be obstructed due to all of the cars parked in the above resident's driveway or attempting to back out onto Miramonte.

Parking is another issue. When accounting 1) the possible number of daycare workers that may be required, 2) the current owners own personal vehicles, and/or 3) the space needed for parents to legally and safely park their cars to drop off and pick up their children, we will be negatively impacted. It is not too hard to envision double parking on Miramonte, partial or full obstruction of our driveways due to crowded on-street parking, or even parking in our driveways, especially if this occurs near or during the time when hundreds of cars already are dropping off or picking up St. Francis students in the morning and afternoon.

Excessive noise is another serious concern. The volume of noise from loud tantrums and arguments can be expected with that many children, which can be severely disruptive to the surrounding neighbors. First, a number of people are full-time retirees and their houses are their primary residence. They spend the vast majority of their day at home. Many thoroughly enjoy the quietness of the neighborhood which was a major factor in their decision to live here. Second, a number of the neighbors work from their home during the day and/or work late into the night and sleep during part of the day. There is legitimate concerns that their productivity and quality of life will be negatively impacted by noise that will naturally happen from a large number of children playing in the backyard.

We feel that these are only some of the many issues that need to be addressed and would welcome the opportunity to discuss further, if needed. We hope our voices will be heard and we can continue to enjoy the qualities that make our neighborhood so special.

Thank you for your consideration.

Respectively submitted,

Edward, Irene, Lorraine Tam

[REDACTED]
Mountain View, CA 94040

Bill Yu and Vicky Yang

[REDACTED]
Mountain View, CA 94040

Anne Marie and Mario Pelella

[REDACTED]
Mountain View, CA 94040

Tim and Carol Petersen

[REDACTED]
Mountain View, CA 94040

Horan, Erin

From: William Yu <[REDACTED]>
Sent: Monday, November 05, 2018 3:58 PM
To: Horan, Erin
Subject: Re: Request for information for Application # PL-2018-179

Hi Erin,

I cannot speak for the entire group and I urge you to reach out to the individual stakeholders (Petersen's, Tam's and Pelella's). From my perspective, I think there are still issues that are fundamentally tied to the maximum number of kids allowed and the problems associated with that. There are still open questions on what exactly is the enforcement mechanism that is available to the neighbors if there are disagreements between the parties. Karina and Tony have expressed a willingness to work with everyone so I think we should see what can come out of this before going to a public hearing.

There are still real concerns with the traffic, parking and safety issues (current and historical) on Miramonte Avenue which I can understand. You should reach out to Anne Marie Pelella at [REDACTED] so she can share those with you.

Thanks,

Bill

On Mon, Nov 5, 2018 at 12:05 PM Horan, Erin <Erin.Horan@mountainview.gov> wrote:

Hi Bill,

Thank you for the update. Can you tell me what additional items are hoped to be addressed?

Thank you,

Erin

From: William Yu [mailto:[REDACTED]]
Sent: Monday, November 05, 2018 10:55 AM
To: Horan, Erin
Subject: Re: Request for information for Application # PL-2018-179

Horan, Erin

From: Anne Marie Pelella [REDACTED]
Sent: Tuesday, November 06, 2018 10:58 AM
To: Horan, Erin; William Yu; Carol Petersen; Edward Tam; [REDACTED]
Subject: Re: Large family daycare - 1880 Miramonte Ave
Attachments: image001.jpg

Hi Erin,

I have listed below the major issues I see with the proposed Large Day Care Center which I would be happy to discuss with anyone:

- 1) Traffic and safety - I have reached out to the Somo family to find out more info regarding their daughter who was struck on Miramonte Ave. I will also invite and encourage anyone from our group or the city council to join me for breakfast any morning so they can see first hand the organized chaos which occurs in front of my home during high school drop off. Add then the addition of potentially 14 cars who will need to park and drop off their infant or toddler and I predict major safety problems. And forget about getting out of my driveway!
- 2) Parking- I have located the originally letter the residence of Miramonte signed and submitted to St. Francis requesting them to monitor and prohibit high school parking in front of our homes. Although not needed lately (because the students know they should not park here) I also have the form that I would place on their car windows if parking becomes a problem again which I predict will happen because these students will see others parked on Miramonte. By the way, what does St. Francis think about this, are they willing to add additional crossing guards and traffic officials?
- 3) Need?- The Little Acorn's down the street at the Presbyterian Church at the corner of Miramonte and Cuesta will be accepting additional infants and toddlers. Do we really need another large day care center right here?
- 4) Noise- I have also reached out to another Large Day Care center (home based) on Cuesta. I found out that she had neighbors complained ALL THE TIME! It is IMPOSSIBLE to keep 14 children inside for any length of time. Her hours are from 8-5 and the children were outside from 11-1 (she would also take them to the park for exercise). Although, granted by the City of Mountain View as a Large Day Care Center, she has currently opted to provide for less then 6 children only. One of her neighbors suffered a stroke and requested that she be more respectful and to provide more quiet time. She did not want to be "that neighbor".
- 5) If the City of Mountain View just rubber stamps this they are not listening to the voice of the neighborhood and have not done their homework. From this I have learned that anyone can open a Large Day Care Center with no or little regard to their neighbors and they legally can put up any sign!
- 6) Toxins- Although not discussed at the meeting, the previous owners used their backyard as a dump for years (car batteries, paint thinner...etc....) and I wonder what pollutants and contaminants are in their soil ...does that need to be tested?

Respectfully, Anne Marie Pelella

On Tue, Nov 6, 2018 at 10:34 AM Horan, Erin <Erin.Horan@mountainview.gov> wrote:

Hello Anne,

I am the project planner for the large family daycare application at 1880 Miramonte Avenue. I was given your information from your neighbor Bill Yu to reach out to you regarding your concerns with the proposed

daycare. This is a use that is allowed by the State of California in residential zones as well as in the City of Mountain View's Municipal Code. We have reviewed the application to ensure that parking and drop-off locations are provided and that a schedule is given to understand the anticipated operations. This is a Conditional Use Permit and if there are ever any issues with how the business is operating, it can be brought back to a public hearing.

Please let me know if you have any questions or concerns that I can help answer.

Thank you,

Erin Horan

Assistant Planner | City of Mountain View

(650) 903-6306 | erin.horan@mountainview.gov

500 Castro St Mountain View, CA 94041





Horan, Erin

From: Anne Marie Pelella <[redacted]>
Sent: Wednesday, November 07, 2018 1:00 PM
To: Horan, Erin; William Yu; Carol Petersen; Edward Tam; [redacted]
Subject: Re: FW: Daycare drop-off
Attachments: image001.jpg

Thank you Erin for your time this morning.
As you can tell from the traffic this morning, even though it was relatively light, the safety of the public needs to more thoroughly addressed. This 4 lane road with bike lane is used by a large high school, a public middle school, student bikers, as well as the average driver. I would suggest a time of 9:30-5 for this proposed large day care. Also, the number of children is not correct. We were told that they have 4 children who will be counted. That would bring the number down to 10 (which in my opinion is still to high).
I have copied the neighbors.
Regards,
Anne Marie

On Wed, Nov 7, 2018 at 12:18 PM Horan, Erin <Erin.Horan@mountainview.gov> wrote:
Hello All,

I am glad I was able to meet you in person today and take a look at the traffic conditions with St. Francis though today was not their usual school schedule day. Karina responded to me regarding the plan for the drop-off as mentioned below. She is stating that there would be a maximum of 10 potential cars and that the drop-off would be between 8-9am for approximately 5 minutes each car. Does this plan help to ease concerns about drop-off traffic? I looked at the different schedules for St. Francis and it looks like they range from 7:45-8:15am.

I do not have an email for the Petersen's if someone is able to pass this information along to them.

Thank you,

Erin Horan
Assistant Planner | City of Mountain View
(650) 903-6306 | erin.horan@mountainview.gov
500 Castro St Mountain View, CA 94041



Horan, Erin

From: Mmillet10 <[REDACTED]>
Sent: Friday, November 23, 2018 5:23 PM
To: Horan, Erin
Subject: PL-2018-179 ref 1880 miramonte ave daycare

Follow Up Flag: Follow up
Flag Status: Completed

Erin

Thank you for the notification on the request to change the use of a single family residence to day care use

As a 20 year resident at 1946 miramonte ave, I believe this is a residential family neighborhood with existing schools, churches and existing daycare facilities / classroom at the first baptist church just down the street

Even as a father of a 5 yr old, I wish to express the firmest possible no as a response to this request.

The justifications are broad.

1) miramonte is a very busy street in that area, cars are going 45-50 mph before grinding to a halt at the stop sign miramonte and Covington.

2) the stop sign at miramonte and Covington consistently backs up with vehicles well past my house at 1946 miramonte making ingress and egress from the driveway very difficult

3) all the homes in this area were built in the 1960's by Hayman, and contain lead paint. No amount of painting over or encapsulation with multiple layers of new paint will Stop lead from being exposed by children banging things into the walls, baseboard and door trim.

Unless previously mitigated all homes in this area also include asbestos in the furnace ductwork. Anyone crawling under the house will disturb these ducts and lead to asbestos exposure. Loose pipes may also cause asbestos to enter the house when the furnace or air conditioning operate. Most HVAC repiping under the house did not change the vertical ducts jut under the floor which are covered with asbestos.

The soil and elevation crease a propensity for water to collect under the crawl space which can lead to unhealthy air indoors.

This house had serious maintenance issues prior to Sale listing in 2016 after the original owner (a hoarder and collector of automotive and motorcycle parts passed away,) first time I saw the back yard there were 55 gallon drums of oil, solvents and auto / truck parts all over the place and the weeds wouldn't grow.

It took so long to sell because there was significant dry rot and mold inside the walls from long term leaks. I remember the house specifically because it was an unusual broker involved out of Santa Cruz.

I had the opportunity to buy this house and deliberately passed over concerns about potential soil contamination. I would never let my kid pay on that lot

Sorry, I suggest they consider another house. It is most unfortunate that the current owners are unlikely to be aware of this particular property history.

Respectfully

Mark Millet

Mark Millet

[REDACTED]
[REDACTED]
[REDACTED]

Horan, Erin

From: Jan Terry Curran <j[REDACTED]>
Sent: Monday, November 26, 2018 4:25 PM
To: Horan, Erin
Cc: Dan Curran; Jan Terry
Subject: Request for a Conditional Use Permit PL-2018-179

To Whom It May Concern:

I strongly object to the issuance of a Conditional Use Permit to allow a large family child daycare for a maximum of 14 children in this existing single family home at 1880 Miramonte Avenue. I believe that this will create a great traffic hazard in an already very congested area. It is already a very busy area in the mornings and afternoon from the traffic with automobiles, bicycles, and pedestrians going to St Frances High School and Block. The subject single-family home is in the very middle between the entrance and exit from St Francis, It will create hazards of people turning back and forth as children are picked up and dropped off in addition to the already chaotic traffic entering and exiting St Francis High School. The children on bikes will be darting around cars stopped to turn or creeping out to make a turn. Someone will get hurt seriously. This is a flawed idea and not good for the neighborhood or the children attending these two schools. Please do not issue this permit; I do not want someone hurt or killed.

Thank you for your consideration,
Jan Terry Curran

[REDACTED]
[REDACTED]
[REDACTED]

Horan, Erin

From: Robert Willwerth <[REDACTED]>
Sent: Monday, November 26, 2018 8:31 PM
To: Horan, Erin
Subject: Request for a Conditional Use Permit PL-2018-179

We are strongly opposed to this application. Having a daycare business with as many as 14 children in that house in a residential neighborhood is not acceptable. Moreover, that location is in the middle of a highly congested area because of St. Francis and Block schools. There are many walking children, bicycles, and cars picking up or dropping off children. That house is directly opposite St. Francis High School. This would worsen the safety issues already present in that area. Please reject this Use Permit.

Robert and Jean Willwerth
[REDACTED]
[REDACTED]
[REDACTED]

12-12-2018

To Whom It May Concern.

I'm Bill Yu and I live at 1815 Van Buren Circle. I'm one of the neighbors who live behind the applicant's property.

My wife and I have lived in our home since 2001 and we specifically picked this place to settle and raise our family with plans to retire there. Why? Because the neighborhood places a very high value on achieving a great quality of life, including having a tranquil and peaceful environment. We never ever imagined that a large family daycare could potentially be located next to us.

Many of my neighbors are semi-retired or full-time retirees and their home is their primary and, in most cases, only sanctuary. They spend a vast majority of their day at their home and enjoying their quiet backyards doing such things such as meditation. In my case, I work a considerable amount from home and deal with people outside the country. Often times this requires me to stay up late into the night or get up very early in the morning. I get most of my sleep during the day whenever possible. It is not too hard to see that the proposed large family daycare with up to 14 naturally crying/screaming kids playing in the applicant's backyard would put an end to this tranquility that our entire neighborhood has worked so hard to maintain and, in my case, need.

I would like to direct your attention to Table 7.1 entitled Outdoor Noise Environment Guidelines found in Chapter 7 Noise Element for the City of Mountain View. It shows the average noise levels and exposures for various land use categories. Please note the top row and circled in red that the normally acceptable outdoor noise for a single-family residential neighborhood allows up to a maximum 55 dB noise level. Now, look at the average noise level for a playground (which is what the applicant's backyard will turn into during outdoor playtime with up to 14 children possible) that is circled in red below. You will see that the maximum normally acceptable outdoor noise level is up to 68 – 70 dB. What can be inferred is that this is what all adjoining neighbors can expect to come from the applicant's backyard. For every increase in 10 dB, this represents a doubling of the loudness (volume). In terms of sound intensity or power, it represents a 10x increase. Limiting play hours as the applicant proposes does nothing to solve or reduce what is fundamentally a noise level problem. This is a vital and important distinction. Loud tantrums and arguments among toddlers and kids are simply unavoidable. It is normal and expected behavior. Now imagine the potential for 10 to 14 of them doing this at the same time. What you must conclude is that a single-family residential area was never designed to handle the amount of noise that a large family daycare (which is essentially a large commercial enterprise) will generate.

Children in the age groups that the applicant would accept are very difficult to control and manage. I know because my wife and I raised 2 boys who were relatively well-behaved and they required our constant attention to be as quiet as possible while playing in our backyard. The applicant may say they will bring kids inside to control those who are being boisterous and loud. But how realistically enforceable and sustainable is that over the long-term? It isn't. It's just not practical to expect anyone to be able to consistently and quickly quiet down kids, much less 14 of them.

The mission statement for the City of Mountain View Community Development Department is as follows:

"To provide land use, building development, neighborhood protection, economic development and environment policy services."

What our community asks is that you deny the applicant's proposed large family daycare. It is critical to protect our neighborhood from the noise-related problems that it will invariably cause. Let us continue to make Mountain View a great place to live and call home.

Respectfully,

A handwritten signature in black ink, appearing to read 'William Yu', with a long horizontal flourish extending to the right.

William Yu

City of Mountain View – Chapter 7 Noise Element

Table 7.1 Outdoor Noise Environment Guidelines

Land Use Category	Community Noise Exposure in Decibels (CNEL) Day/Night Average Noise Level in Decibels (Ldn)						
	55	60	65	70	75	80	85
Residential-Single-Family, Duplex, Mobile Homes	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Residential-Multi-Family, Transient Lodging-Motels, Hotels	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Schools, Libraries, Churches, Hospitals, Nursing Homes	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Auditoriums, Concert Halls, Amphitheaters, Sports Arenas, Outdoor Spectator Sports	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Playgrounds, Neighborhood Parks	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Office Buildings, Business Commercial and Professional	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Industrial, Manufacturing, Utilities, Agriculture	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Clearly Unacceptable	Clearly Unacceptable

- NORMALLY ACCEPTABLE**
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
- CONDITIONALLY ACCEPTABLE**
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.
- NORMALLY UNACCEPTABLE**
New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
- CLEARLY UNACCEPTABLE**
New construction or development clearly should not be undertaken.

Source: State of California General Plan Guidelines, 2003.

Source: <https://www.mountainview.gov/civicax/filebank/blobdload.aspx?blobid=10698>

Public Hearing for Large Family Daycare at 1880 Miramonte Avenue

My name is Carol Petersen and my husband and I live behind the proposed large family daycare. Here is a petition of neighbors that oppose this day care along with photos of early morning traffic on this 1800 block of Miramonte.

Miramonte is a 4-lane north-south road with 2 lanes in each direction. It is a busy road especially during the school start times. Three school are affected...

St Francis High School is directly across the street from the subject property. St. Francis has 1,760 students. It is a private school so the students come from far and near. The school start times vary daily between 8 and 9:15 depending on their block schedule day.

As you can see from this photo, the line of cars dropping the students off backs-up the south bound left lane as the drivers wait their turn to turn left in St. Francis. Only the right lane goes through.

To avoid this, some parents pull over to the right curb, which is the bike lane, to drop their high schooler off. The students open the car doors on both the curb side as well as the street side thus blocking the bike lane.

The right lane of Miramonte going north backs up way past Covington. Again, only the left lane goes through.

Miramonte is also one of the main routes to Blach Middle School on Covington. Many middle schoolers ride bikes to school using the bike lane on Miramonte Ave. Blach start time is usually 8:30.

Additionally, there are children from Springer Elementary School that walk or ride a bike down Miramonte Ave. to get to their school by 8:30.

This proposed daycare expects up to 14 cars to drop off their young baby, toddler, or preschooler using the owners' driveway. For parents arriving going north on Miramonte, they would need to turn left into the driveway but the oncoming traffic is backed up in front of their house. If the driver stops in front of the daycare house, he/she will be blocking

the only lane that goes through. Maybe the driver will forgo that traffic problem and drive up and make a left onto Madison Ave. and turn around so that they can approach the daycare from the right lane.

Once in the daycare's driveway it will be very difficult to exit the property. The driver will need to back up into the only through lane on Miramonte onto the oncoming traffic and blocked visibility from the St. Francis parents that drop their kids off in the bike lane. These are the very real egress and ingress issues with the location at 1880 Miramonte.

As you can see from this photo is that the homeowners already know that it is difficult to exit their driveway as they themselves back in their own cars into their driveway.

If the parent decides to pull off to the right into the bike lane to drop off their young child they are causing additional safety issues to their child as they open the car door thus blocking the bike lane and struggle to get their child out of the carseat while in a traffic zone.

This one-quarter mile stretch of Miramonte Ave is extremely congested. There are crosswalks with crossing guards at each end of the block as well as a traffic director at the St. Francis exit.

The applicants have suggested that their clients stagger their drop-offs by 15 minutes. Won't work...

How often can you count on arriving at an exact time yourself (with current area traffic conditions). Now add having a child...they lose a shoe, throw up, cry, spill their milk. The parents will arrive when they get there!!!!

There have been student accidents in this area in the past from cars hitting the pedestrians.

Miramonte is also a major commuter route used by the neighborhood to get to their work.

This condition will likely lead to additional traffic through the neighborhood streets in an attempt to avoid the traffic congestion on

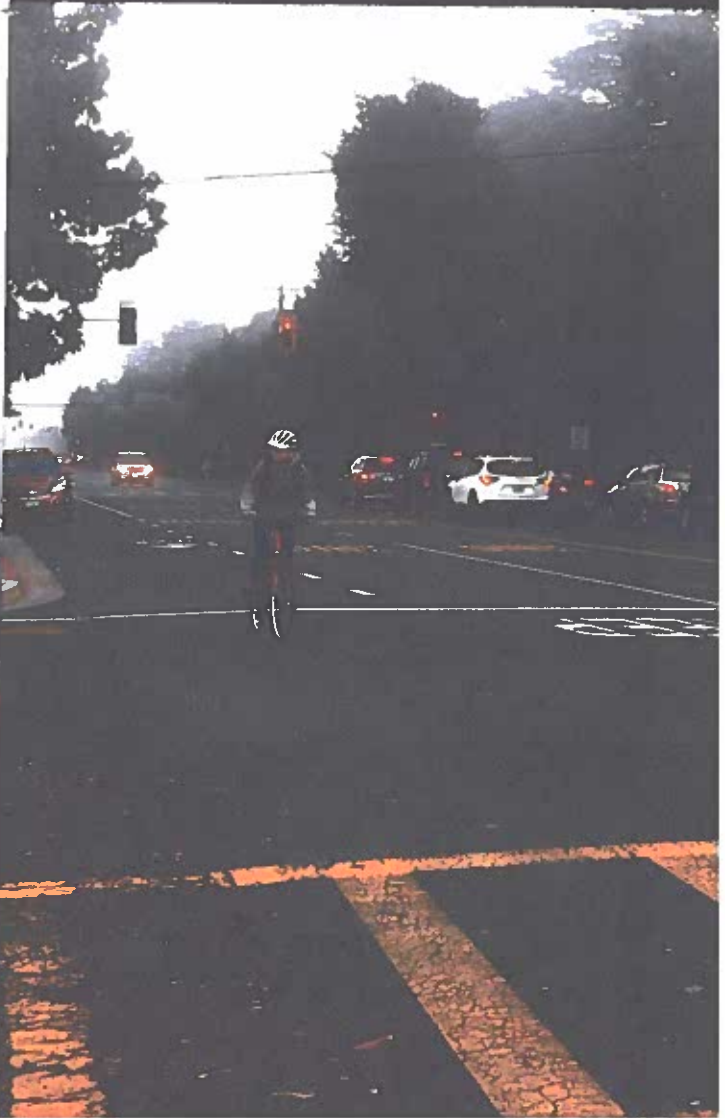
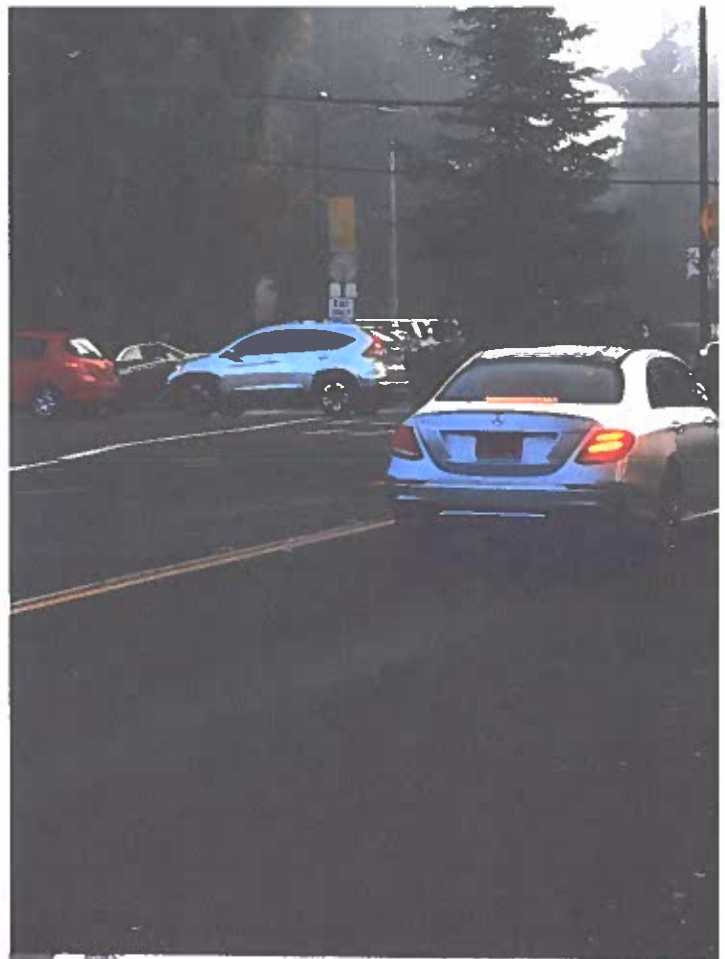
Miramonte as neighborhood children are walking and biking to nearby Springer school.

In conclusion, to add 28 additional car trips every day in perpetuity to this situation, creates an unsafe condition for the young daycare children, the elementary and middle schoolers, and will only add to the congestion during the high school dropoff chaos every morning.



Sent from my iPhone





Good afternoon. My name is Anne Marie Pelella. I live at 1876 Miramonte Ave. where my husband and I have raised our three children. We have been members of this community for about 20 years.

For years the previous residence at 1880 Miramonte Ave. used their backyard as a toxic waste dump. During that time the City of Mountain View directed all of our concerns to Vector Control. Over the years I saw in that yard:

- Many old car batteries stacked along our neighboring fence,
- an old rusted abandoned car,
- an old rusted cement mixer,
- an old washing machine,
- construction material of all types,
- cans of chemicals of all sorts (I am guessing from the 1970s) including: solvents, motor oil and lead base paint

I still will not plant a vegetable garden along the neighboring fence for fear of contamination of known carcinogens. These were pictures taken in 2004 while we were replacing our neighboring fence. You can see the junk which was stored there. It makes you wonder what is hidden under those tarps! So, essentially you are making this problem even bigger, not only for the neighbors, who will not be able to enjoy their own backyards, but for the unsuspecting clients of the applicant.

Kids eat dirt! It would be inexcusable if the City of Mountain View authorizes this commercial enterprise especially after learning what could be in the soil. I can imagine another Erin Brockovich scenario.

Has this toxic waste dump been disclosed and has the soil been tested? What will happen when a young child gets sick from the toxic waste which has seeped into the soil? The City of Mountain View would and should be held responsible!

In conclusion:

We have each submitted names of neighbors who DO NOT want this Large Family Daycare Center in our neighborhood. By the way, 100% of the people I asked about this thought this was a very bad idea, including the St. Francis crossing guard, and they all signed this petition. We were able to get these signatures in a very short amount of time during a very busy time of the year.

The council has heard my neighbors talk about the noise level this Large Day Care Center will produce. You have heard how the noise will affect the neighbors including the many retired and semi-retired families, those who work from home and people who do business internationally who need sleep during the day. This proposed Large Family Day Care Center will adversely affect our businesses and livelihoods and will impact when we can use our backyards.

You have heard our concerns regarding the very busy 4 lane Miramonte Ave. and the traffic and safety issues that already occur there with the high school directly across the street from the applicant. You have seen the flow of children going to middle school and elementary school in the bike lane. Hazard concerns with parking and backing out of the applicant's driveway has also been revealed.

Environmental hazards with the storing of car batteries and other known carcinogens which may have leached into the soil is a very major concern.

Any one of these issues should cause the council to pause before allowing the permit. But, combining all these issues shows that it would be reprehensible for this council to grant or rubber stamp this permit.

Environmental issues concerning 1880 Miramonte Ave. as Day Care center

December 12th 2018

Ladies and gentlemen of the Zone Administrator panel of the City of Mountain View CA:

My name is Edward Tam. I am a retired pathologist.

Enclosed are serial aerial photographs of the subject's property taken by Google from early 2000.

I purchased the property on 1811 Van Buren Circle, Mountain View in 1994, and have owned the property since. My house is located to the immediate west side of the subject property. We share a common back fence.

For over 20 years the previous owner of 1880 Miramonte used the backyard, side yards and driveway for workspace and storage of what I would call "junk waste". At one time we had to rebuild the common fence and our family (as well as the Pelella family) had a full view of their backyard and side yards for a couple of weeks.

There was:

- numerous construction debris, old lumber, old linoleum flooring, ceramic tiles, slabs of sheet rock, roof shingles, old paint cans, rusty motors and metal shells of ?HVAC, air ducts, rusty nails and screws etc. *(Possible asbestos, heavy metal like lead, arsenic and mercury contamination)*
- old abandoned cars, car parts and tires, opened motor oil cans, opened antifreeze jugs and motor grease from cars they worked on. Old car batteries were stacked up. *(possible petrochemical and solvent poisoning, heavy metal)*
- old broken appliances and furniture. *(Possible asbestos insulation material and freon)*

When two different families contacted the City with concerns, the City's only response was for us to contact vector control. We had to set rat traps in our backyard because the debris around the house at 1880 Miramonte provided many places for vermin to live and breed.

In the aerial photos these items were spread all over the backyard, covering almost every inch of the ground, year after year. There were some changes in 20 years: junks turned into more junks, and newer junks. For over 20 long years whatever came with these junk parts probably permeated the soil.

Now under new ownership the place is nicely covered with green.

Abstract from "Toxic chemicals and childhood cancer: A review of the evidence by Gouveia-Vigeant and Ticker, University of Massachusetts and Boston University 2003):

Children are particularly vulnerable to chemical exposures in their environment

Children are often more vulnerable to injury caused from toxic chemical exposures than adults due to the combination of disproportionately heavy exposure and biological vulnerability (Landrigan, et al., 2002; Tickner and Poppin, 2000).

• The brains and organs of children continue to grow and develop through adolescence.

Exposures to toxins, including pesticides, solvents, combustion by-products and petrochemicals, can disrupt normal cellular processes, resulting in unregulated replication of cells (carcinogenesis).

• Children breathe air at a faster rate and consume more food and water per pound of bodyweight compared to adults, resulting in a greater intake of toxic substances.

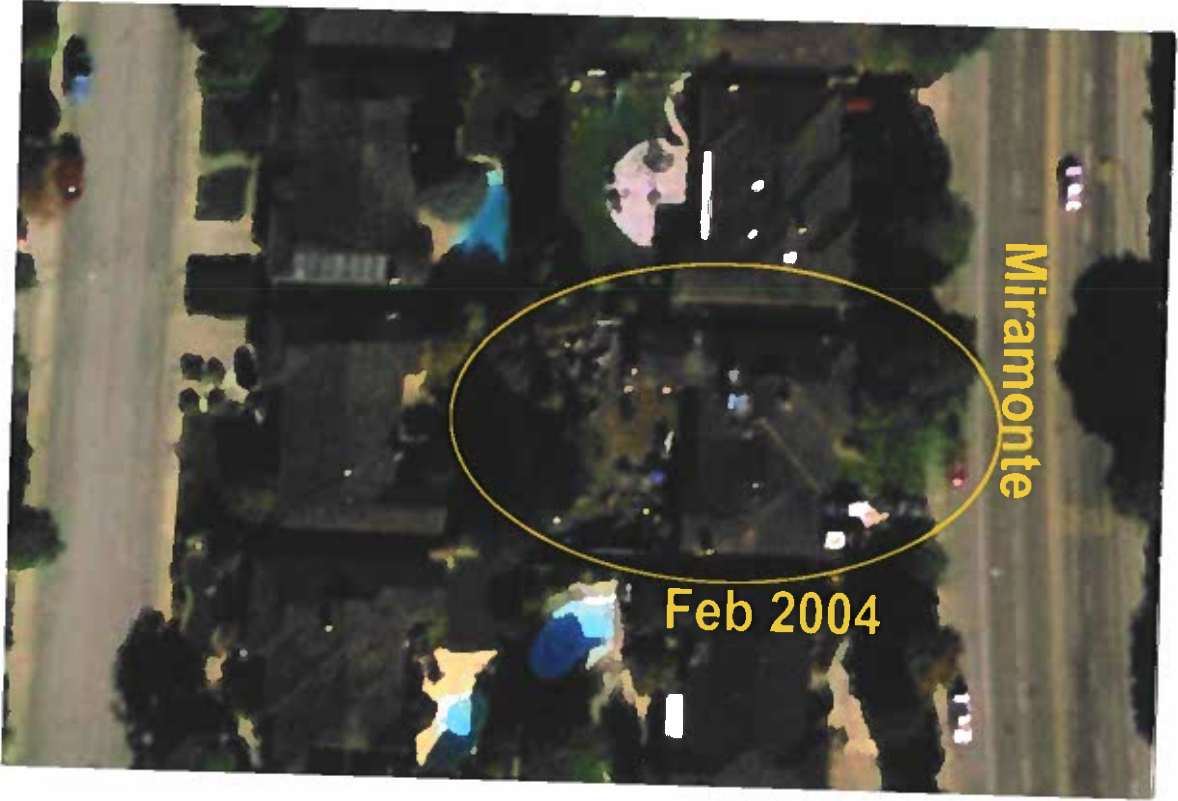
- *Children's bodies are less able to detoxify and excrete toxic substances compared to adults, resulting in a build-up of toxic chemicals, particularly if exposure is constant.*
- *Children have more hand-to-mouth activity compared to adults and, as a result, may ingest toxic residues from carpets, toys, and furniture that were carried in from outside the home, such as from work clothing, shoes, and pets.*
- *The breathing zone of children is closer to the ground, which can be cause for concern because concentrations of some chemicals, including pesticides, can be higher the closer one measures to the ground (Zahm and Ward, 1998).*

Cancer typically has a long latency period—taking years to decades to develop from the time of exposure. A relatively short latency period is observed for brain cancer and leukemia, which tend to be diagnosed in children under the age of five. Cancer may develop in the fetus if the germ cells (sperm and eggs) of the mother or father are damaged prior to pregnancy. Toxic substance exposures can cause cell damage (mutations) in the germ cells that can then be passed on to the developing embryo, causing cancer later in childhood. Also, a fetus may be exposed to chemicals or pesticides during gestation. Some researchers have found that substances to which pregnant women are exposed can cross the placenta and bind to fetal DNA (forming DNA adducts), causing mutations (damage to genetic material, the start of the cancer process) in the umbilical cord blood of newborns (Perera, et al., 2002).

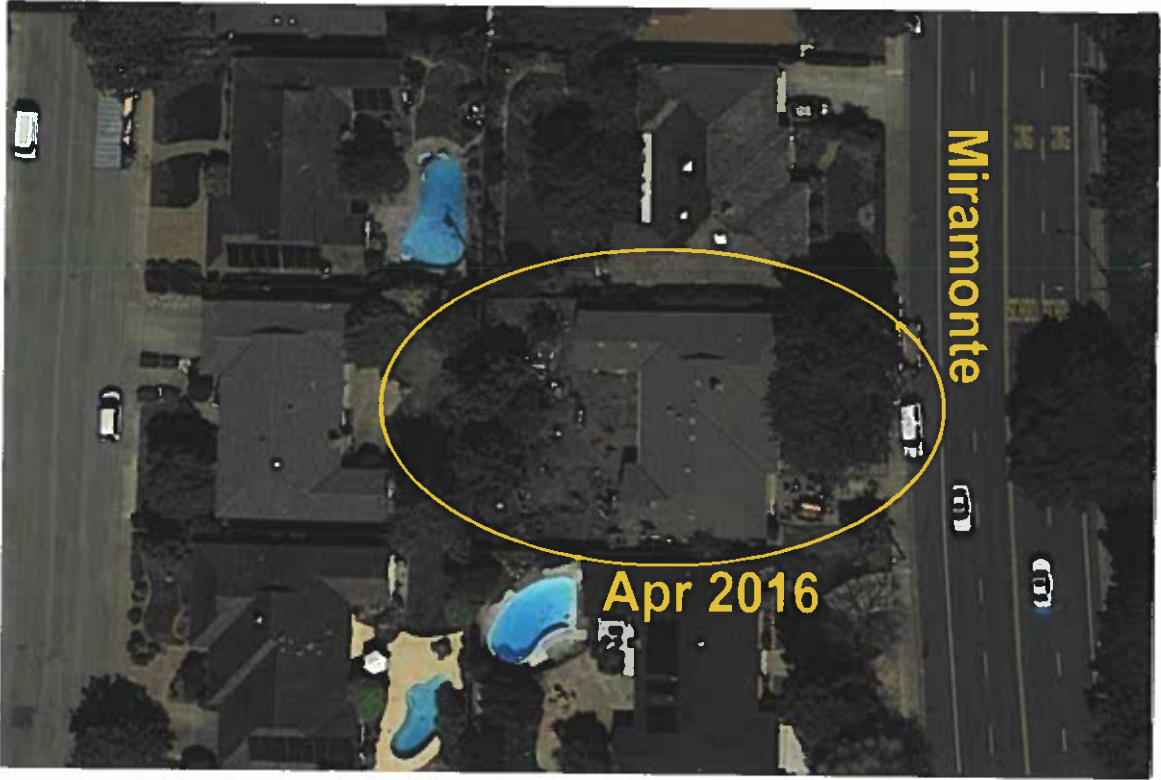
I have seen all kinds of bad diseases in my practice. There is nothing worse than giving a diagnosis of cancer, or leukemia, neurological defects, liver or kidney or bone marrow disease etc. especially to an innocent child.

Ladies and gentlemen, I am not saying this is a definite toxic waste dumpsite. On the other hand I don't think anyone can rule it out without thoroughly testing every single square inch of the property.

I hope the evidence in front of your eyes, and the eyes of the citizens of Mountain View can persuade you all to consider seriously the environmental impact on these children in this proposed day care center. Did we do enough due diligence to ensure their safety? And who is responsible if any children are harmed? Thank you.







PETITION

To the Council of the City of Mountain View


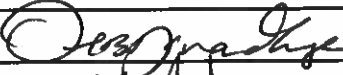
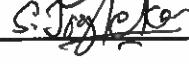
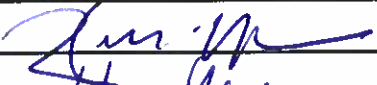

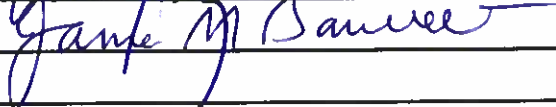
We, the undersigned, petition the Council and ask that you deny the request for a Conditional Use Permit to allow a Large Family Child Daycare for a maximum of 14 children in an existing single-family home at 1880 Miramonte Avenue. Please sign below and/or contact Erin Horan (the City of Mountain View project planner) at (650) 903-6306. Join us on December 12th at 4:00 PM in the Plaza Conference Room, 2nd floor, Mountain View Civic Center, 500 Castro Street, Mountain View to voice your concerns.

SIGNATURE	
1	Carol P. Petersen
2	Handy R. Henson
3	Barbara Cullen
4	Bruce Dreyfus
5	Clara Clark
6	Katherine Reader
7	Thom Jank
8	Carolyn Petersen
9	Kim Wild
10	Ellen Reed
11	Richard Lavoy
12	Carol M. Jorgensen
13	Jerry R. Henson
14	Renee G. Henson
15	J. E. Henson THOMAS E. ROLLINBECK
16	
17	
18	
19	
20	

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SIGNATURE	
1	Carolyn Jones 
2	Virginia Jones
3	Maya Koo
4	George Koo
5	Loren Ha
6	HRISHIKESH ARADHYE 
7	SANGEETA JOGLEKAR 
8	
9	
10	Jane M. Sauer 
11	
12	
13	
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SIGNATURE		
1	<i>Kathy Novick</i>	650-743-6117
2	<i>Anne Marie Petella</i>	650-254-1641
3	<i>Mario Palk</i>	650-930-0541
4	<i>Mario Palk</i>	650-930-0568
5	<i>[Signature]</i>	254-291-6280
6	<i>[Signature]</i>	415-908-3023
7	<i>Karin Chen</i>	650-964-1913
8	<i>Jayson Lee Carlo</i>	650-967-6813
9	<i>Rinato Lee Carlo</i>	650-967-6813
10	<i>George Petella</i>	650-279-6991
11	<i>Theresa Tompaoli</i>	650-960-3410
12	<i>Brian Kuciad</i>	650-552-2882
13	<i>Jane Grouts</i>	650-468-1433
14	<i>Adelheid</i>	
15	<i>Patricia James</i>	650-961-8284
16	<i>Bernard R James</i>	650-961-8284
17	<i>Shirley Lund</i>	650-967-4947
18	<i>Donald Hada</i>	408-221-9443
19	<i>Matthew Honda</i>	650-799-5191
20		

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SIGNATURE	
1	Lywanc Jan
2	Heidi Lindley
3	Ann Lindley
4	Gene Jan
5	J. Farmer
6	M. Porter
7	Raul Martinez
8	Randy
9	Panda Wagner
10	Sue Phelps
11	Lilly Hwang
12	Kira Rogers
13	CEA NEI
14	Leslie Shuang
15	Mike
16	Gina Gislamer
17	Edward Jan
18	
19	
20	