

From: [Samuel Jones](#)
To: [Wendy Lao](#)
Cc: jack@mathewsarchitects.com; [Keith Santiago](#); [Karl Sarpalius 1406 Jasmine St.](#)
Subject: PA18-038, 1600-1620 El Camino Real/1535-1543 Jasmine St. Mixed Use Pre-Application
Date: Friday, November 22, 2019 12:54:29 PM

Dear Ms. Lao,

Thank you for the opportunity to comment on the Subject Project PA18-038. I am Trustee for the Coffee Family Trust, which owns the duplex located at 1406/1410 Jasmine St. The Coffee/Jones family has been a proud owner of this property since 1959.

At this time we have two strong objections to the project: the proposed location of the driveway on Jasmine Street, and the number of residential parking spaces provided.

Regarding the proposed Jasmine St. driveway location: It is our strong opinion the resulting increase in traffic at the intersections of Barneson Ave./Jasmine St. and Barneson Ave./El Camino Real will adversely affect both driver and pedestrian safety. These intersections are currently highly stressed due to residential traffic, student drop-offs/pick-ups and a never ending stream of traffic into the McDonalds parking lot.

It is our strong opinion the driveway for the Project should be located on El Camino Real. Jasmine St. is a narrow residential street with street parking spaces almost 100% fully utilized. To traverse the street by car we often have to weave into open driveway spaces to accommodate oncoming traffic. Placing the driveway for the Project on Jasmine St. will greatly increase these occurrences.

It is our opinion a thorough Project Traffic Impact Study should be completed before PA18-038 advances in the application process.

We understand the State of California owns El Camino Real. From experience we know the Caltrans application process to locate a driveway on El Camino Real may be difficult and time consuming. Nevertheless, we believe an El Camino Real driveway should be pursued for the safety of the residents on Jasmine St., the students that cross Jasmine St. on their way to and from school, and the customers of McDonalds.

Regarding the number of parking spaces: Street parking spaces in the neighborhood are already heavily utilized. In other words, it is very hard to find available spaces. It is our opinion PA18-038 does not provide adequate parking spaces for the number of bedrooms in the Project. Our experience is that our tenants own 1.17 cars per bedroom. Since PA18-038 is proposed to have 76 bedrooms, we would expect this project to need at least 1.17 x 76, or 89 parking spaces to not adversely impact neighborhood street parking. It is our opinion PA18-038 should include at least 89 residential parking spaces.

I can be reached at:

Coffee Family Trust
Samuel W. Jones, Trustee
[REDACTED]

[REDACTED]

or

[REDACTED]

Sincerely,

Coffee Family Trust
Samuel W. Jones, Trustee, RCE 33164

Wendy Lao

From: [REDACTED]
Sent: Friday, November 22, 2019 9:28 AM
To: Wendy Lao
Subject: Neighborhood meeting /PA-2018-038: 1600-1620 S. El Camino Real and 1535-1543 Jasmine Street, San Mateo

I have attended the last two meetings concerning the above proposed development. It is my understanding that the next steps will include a traffic study of Jasmine. As it will show, when cars are parked, legally, on either side of the street, two cars cannot pass. Yet, what is being proposed is the ingress and egress of a five story building, 36 residential units, eight townhouses, and 82 underground parking spaces. I also have an issue with the garage right in the middle of Jasmine, which makes no sense at all. There will be traffic turning to the left for half a block, and traffic turning to the right. It would be better for all concerned to put the garage near the existing gas station. It would be closer to a more commercial area, (Borel Square), better access to El Camino and the Hwy 92 interchanges, and away from the traffic created by Borel school. I hope this email will be included when the study is done. I will be looking for updates as they become available. Thank you.

Charlotte Conway
[REDACTED]

From: [Karl Sarpalius](#)
To: [Wendy Lao](#)
Subject: PA-2018-038
Date: Tuesday, November 19, 2019 11:54:07 AM

Ok, first of all I want to compliment you for your work. I hate to be "that guy" but I have found that whenever something does come up that points me to the City of San Mateo, I'm always satisfied with how it's handled. My wife and I have lived here on the peninsula for about 30 years so... Thar ya go.

We live on Jasmine St. and are just wanting to put in our two cents about the potential project being considered. Forgive my ignorance about some of this and hopefully you'll be able to shed better light. I'm disabled and will not be able to attend the upcoming meeting but here are a few thoughts on the project.

1. Parking - From what I can see there are 38 units and only 82 parking spaces. Usually I would think each unit will be given two parking spaces so that leaves just 6 extra spaces for visitors (and those who work in the office that is being built with this structure). That fact alone sure seems like a lot of people trying to find places to put their vehicles for the day. Which, of course means our street, Jasmine St. Because of my being disabled I see a whole lot of people throughout the day who come to use Jasmine and then walk to their jobs. I live down by McDonalds and can understand how people want to take a spot or two or even three in front of my house for a quick lunch. But it is concerning to me when some park for the day on our street and walk to work at various buildings. I can't see any way this problem won't substantially increase since there will be nowhere else for these people to park. And what about those 6 extra spaces? Not close to being able to provide for guests, are they? Maybe I'm missing the math or something and if so, please forgive.

2. Traffic - Ok, there are buildings like this going up everywhere and so it's no surprise to see another. But I want to tell you Jasmine is a madhouse each morning when parents are trying to drop off and pick up their children from the school on Barneson. The light on El Camino just doesn't allow for a very smooth traffic flow since there is no turning lane coming off of El Camino onto Barneson. I constantly see cars backed up (in both directions) on Barneson every morning and every afternoon as parents are trying to drop off and pick up children. I cannot tell from the artwork but I'm assuming as busy as El Camino is and as very busy as Borel Ave. is, that the entry to the underground garage will be on Jasmine? I cannot imagine how chaotic it will be for people to come out of that garage and turn left onto Jasmine and then left again onto Borel in order to get onto El Camino. Good luck with that. And so the only other alternative is to come out turning right on Jasmine and trying to attack the already chaotic traffic on Barneson as parents are dropping off children and as people are trying

to get into Mc Donalds. Good luck with that too. And so I would think at least some of those new residents will try and leave their cars on Jasmine street as their backup plan for attacking the traffic problem. I don't know. This brings me to number 3.

3. Police patrol/enforcement - I'm not sure if you know it but it seems there are two policemen assigned to enforce the continual problems on the intersection between El Camino and Borel. My wife works in the building that is on Borel right there at the intersection and they are constantly hearing the police hit their alarm for a few seconds to pull people over because of the continual congesting issues and motorists trying to brake the law to get to and from... I hope you can check on this for proof. They really are there at that intersection all the time. Why? I'll tell you why. In fact I had an officer actually tell me why once. It's because of the continual tension that occurs at that intersection (without any new five story building on the corner). I have total respect for the city of San Mateo and for the Planning Commission and for the builders who are trying to make a buck as they find places to build. Total respect. But I have an even greater respect for the police. It's my guess that the city communicates with the police on issues like this added problem, right? Again forgive my ignorance. And as much as I hate doing it, it sure seems I'll be having to call and ask why Jasmine street is not enforcing the 2 hour parking limit? Whenever I do have to call to ask that they would come check out that cars are parking illegally on Jasmine they always do so. But it bothers me that I have to call. I understand that they can only cover so much space at a time and so Jasmine kinds seems to be 'unenforced' unless we call. But should it really be our job to call and ask that they would do their job? I would imagine that for the first few weeks after this unit opens, special attention will be given to Jasmine street enforcement. But we know how it is... as time goes by and the newness fades, so too do some of the tactics designed to enforce obedience to the street signs. We know how 'the squeaky wheel gets the attention.' Trust me, I don't want to be known as, "The squeaky wheel guy." And I might add it's not that I just look around and search for another person parking on Jasmine that doesn't live here. There's no time for that. I only notice it when my wife has no place to park or when I am needing a place. I think I'm rambling now. Just wanted you to know though.

Thanks again for your time, Wendy.

Karl Sarpalius
[REDACTED]

--

Nothing becomes dynamic until it becomes specific. Build specifics into your life.

Comment Sheet
(please detach and submit to staff)

PA 18-038

**Pre-Application Neighborhood Meeting for
1600-1620 El Camino Real/1535-1543 Jasmine St. Mixed-Use
Pre-Application**

November 19, 2019

If you don't have an opportunity to speak tonight, or have subsequent concerns, comments or questions of importance to you, please fill out this comment sheet and reference which project with the numbers above. Please return it to Wendy Lao, AICP, Associate Planner, at City of San Mateo Planning Division, 330 W. 20th Avenue, San Mateo, CA 94403, or by e-mailing at WLao@cityofsanmateo.org.

Comments, questions, issues:

① Doesn't make sense to have driveway
in the middle of the block - put it next to
~~driveway~~ gas station - it would be away from
school traffic and not chop up block - also near
Borel Square / CVS, etc / ② make sure landscaping
on Jasmine is mature / large enough to buffer townhouses -
also make sure recycling is not visible from
residences - charging stations as well. decent times
for pick-up
too
You definitely need a traffic study - not
early AM
Jasmine is too narrow for the kind of traffic
this project will bring in the way ^{the} driveway
is designed -

11/19/19

Charlotte Conway (650) 341-4926
1516-1518 Jasmine charswebb2@aol.com

Wendy Lao

From: Deno Milano <DMilano@smcgov.org>
Sent: Wednesday, November 13, 2019 2:54 PM
To: Wendy Lao
Cc: jack@matthewsarchitects.com
Subject: Pre-App for 1600-1628 S. El Camino Real and 1535-1543 Jasmine Street, San Mateo

Significant petroleum contamination exists in the groundwater beneath this site. The contamination originated from the adjacent service station at 1626 S. El Camino Real. We could not support below grade re-development unless the appropriate registered professional could demonstrate to us that the residual contamination would not pose a significant risk to the future occupants of the project and the excavated materials and groundwater wastes would be properly disposed.

Deno G. Milano, PG
Groundwater Protection Program
2000 Alameda de Las Pulgas, Suite 100
San Mateo, CA 94403
650.372.6200 (main)
650.372.6292 (direct)
Available M - Th

On Apr 23, 2019, at 6:57 AM, Dave Mogannam wrote:

Hello Jack,

My name is David Mogannam and I am the co-owner of 1415/17 & 1414/16 Jasmine St and my sister is the owner of another property on Jasmine St. I also know several other property owners in the Jasmine/El Camino area.

I was excited to see the plans for the new building but now see that things will be delayed. I hope you move forward with a new plan real soon.

I'd like to encourage my fellow property owners to support the project because it would be very beneficial to the area. I do have one area of concern that I would like to point out to you if you have time. What would you prefer, an email, phone or face-to-face?

Thank you and best of luck,
David M

April 4, 2019

Re: El Camino Real/Jasmine Proposed development
Attn: Wendy Lao, Associate Planner

Dear Ms. Lao,

I attended the neighborhood meeting and planning commission session on April 3, 2019.

Many valid concerns were brought up, and I would like to make mine known as well. I own the property at 1516-1518 Jasmine Street. I found out about this meeting from my tenant and I was never given formal notice at my legal mailing address.

Many years ago, there was another development proposed at 1528 El Camino. After many meetings with the developers, a workable agreement was made between the residents of Jasmine and the builders. One of the main concerns is that Jasmine is a very narrow street, which involves one car moving slowly while another passes. It is not a street that would allow garage exits from a multi-story building with at least 81 parking place. During the initial planning sessions, it was requested that a permanent barrier be put at the back of the building, which prevented an exit on Jasmine and this has been a great help. The developers also changed the exterior of the rear buildings facing Jasmine to have a more terraced, stepped back design, and not so intrusive on the neighbors. Another request was granted and that was to have permanent landscaping, which softened the effect of such a massive structure.

Although this did not come up, I would like to have addressed exactly how the dirt is going to be removed with underground excavation. Large trucks would impact the neighborhood in a very negative way.

My impression after attending this meeting was that the neighborhood itself was not considered in the design. It appears that the emphasis was to obtain as much square footage as possible for the building and area. Adding a four to five story complex directly across the street from single family homes and duplexes would change the character of the neighborhood and not in a good way.

I will look forward to attending any future meeting on this project.

Thank you,


Charlotte Conway



San Mateo, CA 94403

Wendy Lao

From: Karl Sarpalius
Sent: Tuesday, April 2, 2019 3:34 PM
To: Wendy Lao
Subject: Re: Project on 1600-1620 S. El Camino and Jasmine

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for getting back to me, Wendy. I hate to be 'that guy' but I'm guessing that's why you're having the meeting tomorrow night. I live on the corner of Jasmine and Barneson. It's incredible... incredible how many people go up and down Jasmine every day. And during school drop offs and pick ups, I gotta tell ya there's almost no end to the traffic jam. I'm assuming you're already aware of the headache on the other end of Jasmine.

So I just thought I'd ask. I know my vote only counts one and I know people gotta live somewhere, but, yikes! LOL
Thanks again, Wendy.

Karl

On Tue, Apr 2, 2019 at 3:25 PM Wendy Lao <wlao@cityofsanmateo.org> wrote:

Good afternoon Karl,

Thank you for the email. The vehicular access will be from Jasmine Street. However, I also wanted to let you know that there have been some changes to the project, and the project will be redesigned. The new design has not be prepared yet. Please visit <https://www.cityofsanmateo.org/3810/PA18-038-S-El-Camino-Real-Jasmine-St> for updates in the future.

Thank you,

Wendy

Wendy Lao, AICP

Associate Planner

City of San Mateo, Planning Division

330 W. 20th Avenue, San Mateo, CA 94403

www.cityofsanmateo.org/planning

650.522.7219 | wlao@cityofsanmateo.org

From: Karl Sarpalius
Sent: Tuesday, April 2, 2019 2:32 PM
To: Wendy Lao
Subject: Project on 1600-1620 S. El Camino and Jasmine

I'm just curious as to whether all access to this building will be off of El Camino, or will there be Jasmine Street access as well?

Thanks,

Karl

--

Nothing becomes dynamic until it becomes specific. Build specifics into your life.

* PRIVILEGE AND CONFIDENTIALITY NOTICE: This message, together with any attachments, is intended only for the use of the individual or entity to which it is addressed. It may contain information that is confidential and prohibited from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this message or any attachment is strictly prohibited. If you have received this message in error, please notify the original sender immediately by telephone or by return e-mail and delete this message along with any attachments from your computer. Thank you.

--

Nothing becomes dynamic until it becomes specific. Build specifics into your life.

Wendy Lao

From: Worldview Worldview
Sent: Tuesday, March 26, 2019 8:57 PM
To: Wendy Lao
Subject: New Project at 1600 S El Camino and meeting wed pm

Wendy

I received the public notice and wanted to comment. I realize you are just the messenger and not the DARTH VADAR of all these projects and the problem of the increased traffic ,, density...and general dislike of many residents of San Mateo about the worsening of living conditions in our great city. That being stated initially , I will write now my beliefs and thoughts however I realize that this project will be completed NO MATTER WHAT PRESENTATION or thoughts any opposition figures may provide or state..HELL OR HIGH WATER will never stop these projects are DEVELOPERS and LABOR UNIONS control all and the rest of us are mere cannon fodder

This particular project is located about five short blocks from my home on Maple Street. I ride my bike in that area all the time and was born in SM a long time ago so I am intimately familiar with this location and any monstrous changes a development like will do to the area and near by enclaves. I am not sure that the parking slots noted are sufficient and will let you investigate that

A) the worst traffic intersection in San Mateo is at BOVET RD and El Camino,,Safeway is on the east side. It is already almost a killing zone for pedestrians to cross and the traffic is horrible despite the State spending 180,000,000 dollars for the change at 92/ El Camino and the intending movement of the CAL TRAIN station about 300 yards. That being done to appease the BOHANNON GROUP who wants to build at EL CAMINO and East Hillsdale . Every action causes a reaction so a large project like this will cause more cars to use that intersection and the one directly north at Barneson and El Camino where McDonalds is presently located....Also sidewalk space for walkers and bikers will be affected as it is too dangerous to ride on El Camino in that area , Yes I ride all over San Mateo everyday and traffic everyday is getting worse and not just during the week, Yes it is dangerous to ride in San Mateo at certain times and locations,,

B) a large deep excavation of dirt and cement in that area will release hundreds of rats who will come out of their homes along with other rodents and pests,,They will descend on our neighborhoods quickly..Back in the mid 80s, the location of Chucks Steak House was destroyed and the Borel Bank was built. I bought a BB gun and shot many rats as the Developer did not include eradication of rodents in his plans

C) Noise and blockage of normal travel paths,,,,This construction will greatly cause us to go around it and away from 19th and El Camino or Barneson as the traffic ramifications will be huge for at least 8 months. The construction noise is another concern and the residents directly west of this proposed edifice will hear all the noise more than I will

D) Blockage of sunlight..... The sun rises from the East and comes over that proposed area so this intended building will negate or at least dramatically affect sunlight on our homes,,,I suggest the developer go to Jasmine street early in the morning and watch the SUNRISE and declare it to be a non event ,,LIARS

E) Increase of miserable traffic,,While I discussed the traffic implications in #A, this project will destroy any quaintness and solitude of that neighborhood. Vehicles coming and going in and out will raise the traffic on Borel Jasmine Barneson Maple Locust Kalmia and other nearby streets,,What will the city say when some kid on a bike or pedestrian gets hit on Jasmine,,?????Saying SORRY is not good enough,,

F) Lack of logical acceptance of input from the San Mateo Public,,,Arrogance of the Planning Commission and several members of the San Mateo City Council.....Wendy,,,your title of Associate Planner is noticed and you are unfortunately in the focus of our views...or Target As a planner, I realize you are not on the Planning Commission however your input is HUGE...YOU NEED TO JUST SAY NO to this intended project. I realize you are facing the wrath of KHAN (Ghenghiz??) by refusing or not agreeing to such a plan . It is in your scope of authority to not only raise the many many objections that you will hear or read but also you can state your objections publically. I realize the tremendous political and not so obvious pressures you may face when you just say NO to BONILLA and other pro growth types who want to turn our city into a big slush of cement everywhere..Very very few projects really ever get rejected and later are modified to accommodate the developers. The residents of Maple Street and others fought the intended Borel Bank for years and some of us fought the destruction of BAY MEADOWS race track are not leaving or going to stop

voicing our opinions. I will stop at that as these projects get bitter the closer to my home of abode however all these projects are inter related and contribute to traffic and negative change to our way of life. You , unfortunately , are in the cross fire and I hope you understand my comments are not directed at you or your position. There will be another election in NOVEMBER of 2020 and many of us are hoping for a change to the composition of the CITY OF SAN MATEO...I will not further bother you with any of this as I DO NOT BLAME YOU

G) What the city really needs is a pedestrian and bicycle crossing between West Hillsdale and East Hillsdale as that area near the bridge going into FOSTER CITY at Norfolk is another killing zone. The pedestrian overpass in Belmont or similar design would help and would take some cars off the street. Additionally bike streets would take more vehicles off the streets as riders to and from work or pleasure events would be less likely to drive. Also obviously a bike lane on the San Mateo Bridge and a rail line on the SM bridge would reduce vehicles but that is a dream that I will not see in my life time,,,So basically all this traffic will not go away by building more large buildings but no one in power wants to listen,,,SO??????????

There are numerous other objections you will hear about this intended project. So let others add to list so you can comprehend all the opposition view points,,,I am also happy this meeting is in the library as the council chambers are very sterile....

Cordially\

Rick Karr


Wendy Lao

From: Andy Fest
Sent: Wednesday, March 27, 2019 8:23 AM
To: Worldview Worldview; Wendy Lao
Subject: RE: New Project at 1600 S El Camino and meeting wed pm

Follow Up Flag: Follow up
Flag Status: Flagged

Rick, As your neighbor, I am in full agreement with you.

Wendy, This "project" needs to be DOA. Period.

Kind Regards,
Andy

From: Worldview Worldview
Sent: Tuesday, March 26, 2019 8:57 PM
To: Wlao@cityofsanmateo.org
Subject: New Project at 1600 S El Camino and meeting wed pm

Wendy

I received the public notice and wanted to comment. I realize you are just the messenger and not the DARTH VADAR of all these projects and the problem of the increased traffic ,, density...and general dislike of many residents of San Mateo about the worsening of living conditions in our great city. That being stated initially , I will write now my beliefs and thoughts however I realize that this project will be completed NO MATTER WHAT PRESENTATION or thoughts any opposition figures may provide or state..HELL OR HIGH WATER will never stop these projects are DEVELOPERS and LABOR UNIONS control all and the rest of us are mere cannon fodder

This particular project is located about five short blocks from my home on Maple Street. I ride my bike in that area all the time and was born in SM a long time ago so I am intimately familiar with this location and any monstrous changes a development like will do to the area and near by enclaves. I am not sure that the parking slots noted are sufficient and will let you investigate that

A) the worst traffic intersection in San Mateo is at BOVET RD and El Camino,,Safeway is on the east side. It is already almost a killing zone for pedestrians to cross and the traffic is horrible despite the State spending 180,000,000 dollars for the change at 92/ El Camino and the intending movement of the CAL TRAIN station about 300 yards. That being done to appease the BOHANNON GROUP who wants to build at EL CAMINO and East Hillsdale . Every action causes a reaction so a large project like this will cause more cars to use that intersection and the one directly north at Barneson and El Camino where McDonalds is presently located....Also sidewalk space for walkers and bikers will be affected as it is too dangerous to ride on El Camino in that area ., Yes I ride all over San Mateo everyday and traffic everyday is getting worse and not just during the week, Yes it is dangerous to ride in San Mateo at certain times and locations,,

B) a large deep excavation of dirt and cement in that area will release hundreds of rats who will come out of their homes along with other rodents and pests,,They will descend on our neighborhoods quickly..Back in the mid 80s, the location of Chucks Steak House was destroyed and the Borel Bank was built. I bought a BB gun and shot many rats as the Developer did not include eradication of rodents in his plans

C) Noise and blockage of normal travel paths,,,,This construction will greatly cause us to go around it and away from 19th and El Camino or Barneson as the traffic ramifications will be huge for at least 8 months. The construction noise is another concern and the residents directly west of this proposed edifice will hear all the noise more than I will

D) Blockage of sunlight..... The sun rises from the East and comes over that proposed area so this intended building will negate or at least dramatically affect sunlight on our homes,,,I suggest the developer go to Jasmine street early in the morning and watch the SUNRISE and declare it to be a non event ,,LIARS

E) Increase of miserable traffic,,While I discussed the traffic implications in #A, this project will destroy any quaintness and solitude of that neighborhood. Vehicles coming and going in and out will raise the traffic on Borel Jasmine Barneson Maple Locust Kalmia and other nearby streets,,What will the city say when some kid on a bike or pedestrian gets hit on Jasmine,,?????Saying SORRY is not good enough,,

F) Lack of logical acceptance of input from the San Mateo Public,,,Arrogance of the Planning Commission and several members of the San Mateo City Council.....Wendy,,,your title of Associate Planner is noticed and you are unfortunately in the focus of our views...or Target As a planner, I realize you are not on the Planning Commission however your input is HUGE...YOU NEED TO JUST SAY NO to this intended project. I realize you are facing the wrath of KHAN (Ghenghiz??) by refusing or not agreeing to such a plan . It is in your scope of authority to not only raise the many many objections that you will hear or read but also you can state your objections publically. I realize the tremendous political and not so obvious pressures you may face when you just say NO to BONILLA and other pro growth types who want to turn our city into a big slush of cement everywhere..Very very few projects really ever get rejected and later are modified to accommodate the developers. The residents of Maple Street and others fought the intended Borel Bank for years and some of us fought the destruction of BAY MEADOWS race track are not leaving or going to stop voicing our opinions. I will stop at that as these projects get bitter the closer to my home of abode however all these projects are inter related and contribute to traffic and negative change to our way of life. You , unfortunately , are in the cross fire and I hope you understand my comments are not directed at you or your position. There will be another election in NOVEMBER of 2020 and many of us are hoping for a change to the composition of the CITY OF SAN MATEO...I will not further bother you with any of this as I DO NOT BLAME YOU

G) What the city really needs is a pedestrian and bicycle crossing between West Hillsdale and East Hillsdale as that area near the bridge going into FOSTER CITY at Norfolk is another killing zone. The pedestrian overpass in Belmont or similar design would help and would take some cars off the street. Additionally bike streets would take more vehicles off the streets as riders to and from work or pleasure events would be less likely to drive. Also obviously a bike lane on the San Mateo Bridge and a rail line on the SM bridge would reduce vehicles but that is a dream that I will not see in my life time,,,So basically all this traffic will not go away by building more large buildings but no one in power wants to listen ,,,SO?????????

There are numerous other objections you will hear about this intended project. So let others add to list so you can comprehend all the opposition view points,,,I am also happy this meeting is in the library as the council chambers are very sterile....

Cordially\

Rick Karr
