

Written Comments for
Regular Public Comment Section
- **Consent Agenda**
- **Non Agenda Items**

Sukhmani Purewal

From: Krista Hanson <kristakhanson@gmail.com>
Sent: Monday, July 4, 2022 12:00 PM
To: Dave Pine; Carole Groom; Don Horsley; Warren Slocum; David Canepa; CMO_BoardFeedback
Subject: Request to Accept Ordinance Proposed by Fixin' San Mateo County

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 Board of Supervisors,

I am writing in support of the [draft ordinance](#) proposed by [Fixin' San Mateo County](#) to ask the Board of Supervisors to use your legislative authority under [AB 1185](#) to enact a strong and independent Civilian Oversight Board and Inspector General office, both with subpoena power, for the San Mateo County Sheriff's Office.

Independent and effective civilian oversight is common sense, good government, and fiscally responsible. It will protect civil rights, support effective policing, ensure transparency and greater accountability, while helping build more positive relationships between the community and the Sheriff's Office.

An example of the need for oversight is last year's decision by the Sheriff to stop allowing people incarcerated in San Mateo County jail to receive personal mail such as birthday cards and family photos. Instead the families need to mail them to Florida to be scanned and then shared with the incarcerated family member on a limited number of tablets back at the jail. This policy change was made with no public input and announced to incarcerated people with only 3 weeks notice. These electronic communications are then kept for 7 years in a database searchable by law enforcement. Silicon Valley De-Bug has been unable to obtain comprehensive information about the policy from the Sheriff.

Communities everywhere are becoming more aware of law enforcement abuses, including the murder of George Floyd. Our county will join a rapidly growing movement of civilian oversight in our country, which includes 220 cities and counties nationwide (25 in California).

Please use your legal authority as our elected officials to enact a strong and independent Civilian Oversight Board and Inspector General office.

Sincerely,
Krista Hanson

431 Bloomfield Road
Burlingame, CA 94010

Sukhmani Purewal

From: Debra Leschyn <dleschyn@gmail.com>
Sent: Tuesday, July 5, 2022 10:54 PM
To: Dave Pine; Carole Groom; Don Horsley; Warren Slocum; David Canepa; CMO_BoardFeedback; Nancy Goodban; neighborsagainstracism@groups.io
Subject: Request to Accept Ordinance Proposed by Fixin' San Mateo County

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Sincerely,

Debra Leschyn
Belmont Neighbors Against Racism
Unitarian Universalists of San Mateo

Sukhmani Purewal

From: Julien Phillips <41julien@gmail.com>
Sent: Wednesday, July 6, 2022 8:22 AM
To: Dave Pine; Carole Groom; Don Horsley; Warren Slocum; David Canepa; CMO_BoardFeedback
Subject: Request to Accept Ordinance Proposed by Fixin' San Mateo County

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Please use your legal authority as our elected officials to enact a strong and independent Civilian Oversight Board and Inspector General office.

Sincerely,

Julien Phillips

1360 Hayne Road

Hillsborough, CA 94010

Sukhmani Purewal

From: Debra Leschyn <dleschyn@gmail.com>
Sent: Wednesday, July 6, 2022 8:38 AM
To: Warren Slocum; Dave Pine; David Canepa; Don Horsley; Carole Groom; CMO_BoardFeedback
Subject: Re: Request to Accept Ordinance Proposed by Fixin' San Mateo County

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Good morning, Supervisor Slocum,

Thank you for responding to my email. As you may know, a key provision of AB1185 is that civilian sheriff's oversight boards would possess subpoena power, giving them considerable authority to investigate and expose misconduct by sheriff's departments. Without subpoena power, both for documents and for witnesses, law enforcement departments are able to control the Oversight Bodies' access to the data, evidence, witnesses, and personnel files that they need for meaningful oversight.

Without subpoena power, there is no meaningful oversight. The "oversight" will be just giving "suggestions" to the Sheriff and reviewing whatever the Sheriff deems "appropriate." [Here](#) is a page on the NACOLE website that has some good recommendations for oversight boards. "Meaningful oversight requires subpoena power to compel the production of documents and witnesses, allowing them to investigate, gather, analyze, and review information; produce public reports; and make informed recommendations related to policing issues of significant public interest." The oversight board must be both independent and empowered to do its job.

There is no reason to wait to implement the proposed ordinance. No matter who is Sheriff in our county, meaningful civilian oversight is essential for transparency and public trust. Thank you.

Best,
Debby Leschyn
Belmont Neighbors Against Racism
Unitarian Universalists of San Mateo

On Wed, Jul 6, 2022 at 7:03 AM Warren Slocum <WSlocum@smcgov.org> wrote:
Debra,

Morning. Thank you for your email.

I'd like to get your thoughts on a couple questions.

First, does it make any sense to hold off on your request until the newly elected Sheriff takes office. She did campaign on this issue and it seems reasonable to give her the opportunity to weigh in on the topic.

Next, in your mind, why is subpoena power important? At this point, I doubt that I would support that aspect of your proposal but I'm willing to listen.

Thank you in advance for your time.

W

WARREN SLOCUM
Supervisor, 4th District
San Mateo County Board of Supervisors
400 County Center, Redwood City, CA 94063
[\(650\) 363-4570](tel:6503634570) (w)

Connect and see what's going on in District 4!

<http://www.nfoforward.org>

<https://twitter.com/warrenslocum>

<https://www.facebook.com/supervisorwarrenslocum>

From: Debra Leschyn <dleschyn@gmail.com>

Sent: Tuesday, July 5, 2022 10:54:04 PM

To: Dave Pine <dpine@smcgov.org>; Carole Groom <cgroom@smcgov.org>; Don Horsley <dhorsley@smcgov.org>; Warren Slocum <WSlocum@smcgov.org>; David Canepa <dcanepa@smcgov.org>; CMO_BoardFeedback <BoardFeedback@smcgov.org>; Nancy Goodban <nancy.goodban@gmail.com>; neighborsagainstracism@groups.io <neighborsagainstracism@groups.io>

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Sincerely,

Debra Leschyn
Belmont Neighbors Against Racism
Unitarian Universalists of San Mateo

Sukhmani Purewal

From: Katie Riggs <crriggs@gmail.com>
Sent: Wednesday, July 6, 2022 5:30 PM
To: Dave Pine; Carole Groom; Don Horsley; Warren Slocum; David Canepa; CMO_BoardFeedback
Subject: Request to Accept Ordinance Proposed by Fixin' San Mateo County

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Sincerely,
Catharine C Riggs

Written Public Comments
for **Item No. 7**

Board of Supervisors July 12 2022

Agenda #7: Z Enterprises File #PLN2014-00410, Assessor's Parcel No: 038-131-110

**I am Raphael Holtzman and I respectfully ask you
to reject the appeal because:**

**It is an undesirable location
on a steep location
with fire hazards problems
landslides problems
underground water
failing sewer system
And more**

**Because it is the same proposal the
Planning Commission found
“inadequate”
and the location “undesirable”
and denied it 5-0**

**Because over 800 people signed the petition to
move the development to a safer location**

And because

**The developer can put these
houses on safer locations on this
large plot**

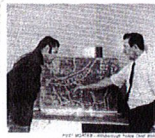
Exact Location of the Greatest Fire in History of the County - 1972



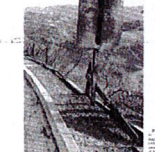
Anatomy of Hillsborough's Biggest Fire

By GENE E. WALDOTT

The Hillsborough fire, which started on a hillside in the town of Hillsborough, N.H., on Sunday, Sept. 10, 1972, and burned for three days, was the largest fire in the state's history. It covered an area of 1,000 acres and destroyed 1,000 homes. The fire was caused by a lightning strike on a hillside. The fire spread rapidly and was difficult to control. It was the largest fire in the state's history.



Lot 1 view



Lots 3-4 view

HILLSBOROUGH 4TH QUARTER 2009 THE DAY OF FIRE

The Hillsborough fire, which started on a hillside in the town of Hillsborough, N.H., on Sunday, Sept. 10, 1972, and burned for three days, was the largest fire in the state's history. It covered an area of 1,000 acres and destroyed 1,000 homes. The fire was caused by a lightning strike on a hillside. The fire spread rapidly and was difficult to control. It was the largest fire in the state's history.

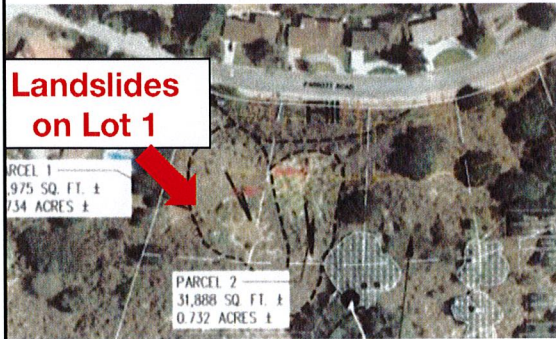
San Mateo County state leaders highlight our dwindling water resources and growing wildfire risks

We need to be good stewards!



All existing house experienced a landslide on their property

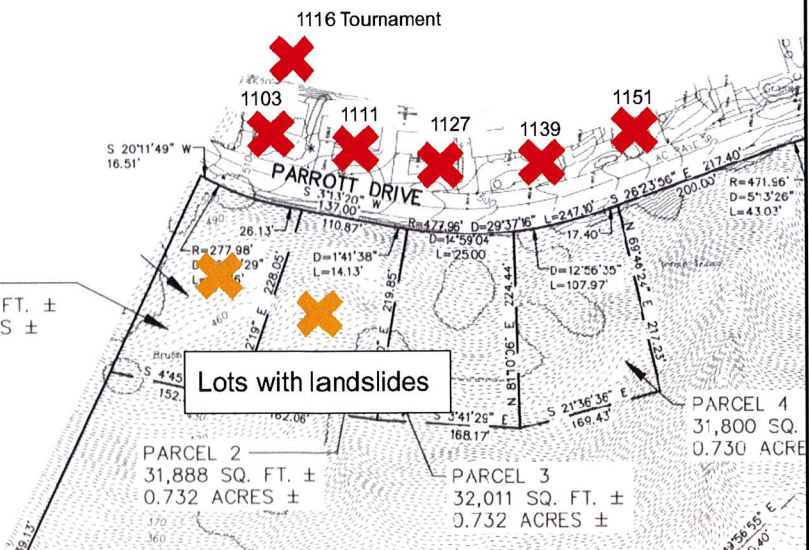
✗ Houses with landslides



Landslides on Lot 1

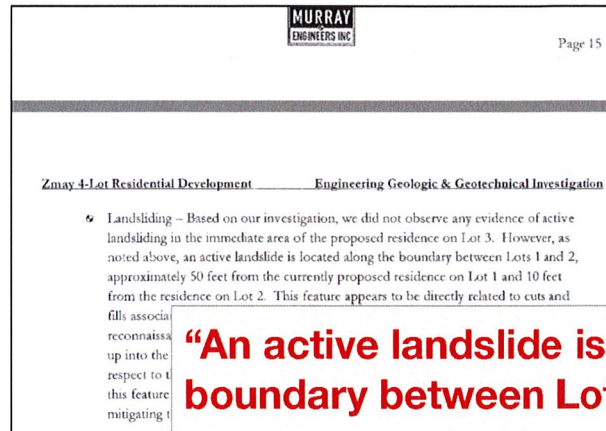
PARCEL 1
975 SQ. FT. ±
0.022 ACRES ±

PARCEL 2
31,888 SQ. FT. ±
0.732 ACRES ±



There are multiple active landslides on the proposed site

- The report describes multiple landslides with a warning that they can not really guarantee the safety of development on this site yet the MND describes the risk as “less than significant”.



“An active landslide is located among the boundary between Lots 1 and 2,”

The site has multiple landslides risks according to the developers own report

- We refuse to accept the risk involved in this development as stated in the engineering report.

It should be noted that although our knowledge of the causes and mechanisms of landslides has greatly increased in recent years, it is not yet possible to predict with certainty exactly when and where all landslides will occur. At some time over the span of thousands of years, most hillsides will experience landslide movement as mountains are reduced to plains. Therefore, an unknown level of risk is always present to structures located in hilly terrain. Owners of property located in these areas must be aware of and be willing to accept this risk.



“Therefore, an unknown level of risk is always present to structures in hilly terrain. Owners of property located in these areas must be aware of and be willing to accept this risk”

Even the Sewer Alternative Report highlights the issues

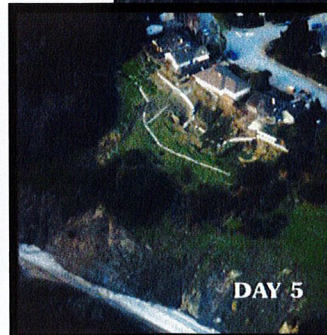
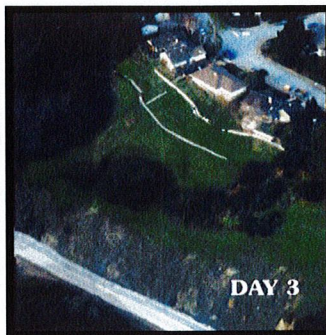
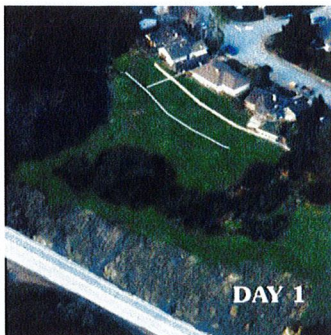
In addition, the hillside has a long history of slippage and has been the location of numerous ongoing small landslides. It currently appears to be highly unstable in many areas. These slides have resulted in crushed and broken pipelines and manholes disconnecting from pipelines in areas which have little or no access for maintenance or repair equipment. Thus, foot access and hand maintenance and repairs are the only remedy available to County crews in this area. In addition, the existence of poison oak and copious other vegetation has added to access and maintenance difficulties.

Attachment P, Page 2

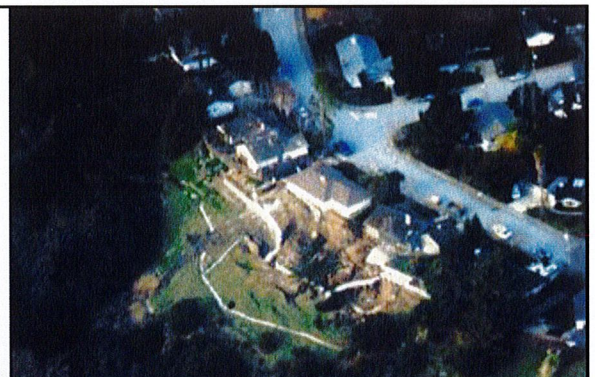
“The hillside has a long history of slippage and has been the location of numerous ongoing small landslides. It currently appears to be highly unstable in many areas.”

Attachment P, Page2

1996 Polhemus Road Landslide Cost to the County about \$25M



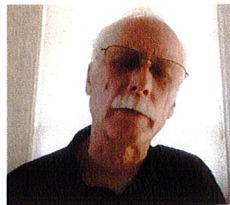
DEEP-SEATED LANDSLIDE
POLHEMUS ROAD,
SAN MATEO COUNTY
1996-97 RAINY SEASON



- “We have wetlands.
- We have underground water.
- We have a failing sewer system sitting on the ground because we had landslides.
- We have the steepness.
- We have old landfills.
- We have fire hazards.

There is everything that you could throw at it except maybe nuclear waste sitting here saying “We have problems”.

“I am worried that we will get someone that says “It was just a fire hazard. It is not a problem to build on it.” and I don’t see it that way.”



*Commissioner Hanson,
The Planning
Commission*

“I disagree with the conclusions in the staff’s report and I find the Neg Deck (Negative declaration) inadequate and can not make the findings to approve this subdivision.”

“the subdivision puts the three parcels in the location which is undesirable whereas a different subdivision could put those parcels in a more suitable location”

”



*Planning Commission
Chair Ketchum*

There are multiple, safer, alternative sites

PREVIOUS GEOLOGIC & GEOTECHNICAL INVESTIGATIONS

The Characterization, Inc. (SCI) conducted a geotechnical investigation on the property, dated July 1985, to address three proposed single family residences along Crystal Springs Road in the northwest lower portion of the property. SCI mapped a small active landslide below the graded area where the three proposed residences are located. The investigation also identified several other areas of concern, including a large landslide on the slope below the proposed residences and a large landslide on the slope below the proposed residences. The investigation also identified several other areas of concern, including a large landslide on the slope below the proposed residences and a large landslide on the slope below the proposed residences.

address three proposed single family residences along Crystal Springs Road in the northwest lower portion of the property.

Subsequently, William C. Carter and Associates (WCA) performed a geotechnical investigation and presented the results in a report dated April 20, 1985. As part of their investigation, WCA performed a site reconnaissance and mapping, and geotechnical investigation, including a large landslide on the slope below the proposed residences and a large landslide on the slope below the proposed residences. The investigation also identified several other areas of concern, including a large landslide on the slope below the proposed residences and a large landslide on the slope below the proposed residences.

Based on a review of SCI's subsurface exploration logs, WCA concluded that the landslide material is composed of a mixture of clay, silt, and sand, and is highly erodible.

MURRAY
ENGINEERS

Page 5

WHO, WHAT, WHY, WHEN

Recently the County Geo-Tech came up with an alternative site in the SE portion of the property, near Rainbow Dr

Rainbow Dr. Site:

Recently the County Geo-Tech came up with an alternative site in the SE portion of the property, near Rainbow Dr. Here there are two possible points of entrance to the suggested site.

1. Coming off Crystal Springs Rd. by Odyssey School using the 'Billy Goat Hill' sewer easement as the road. (if possible)
2. Utilizing the 20' easement at the end of the cul-de-sac at Rainbow Dr.

1551 Crystal Springs Road that are marked on the Subdivision Map "9.73 Acres Excluded from Conservation Easement to Remain Buildable"

Area around the Odyssey School

The main questions for this committee are :

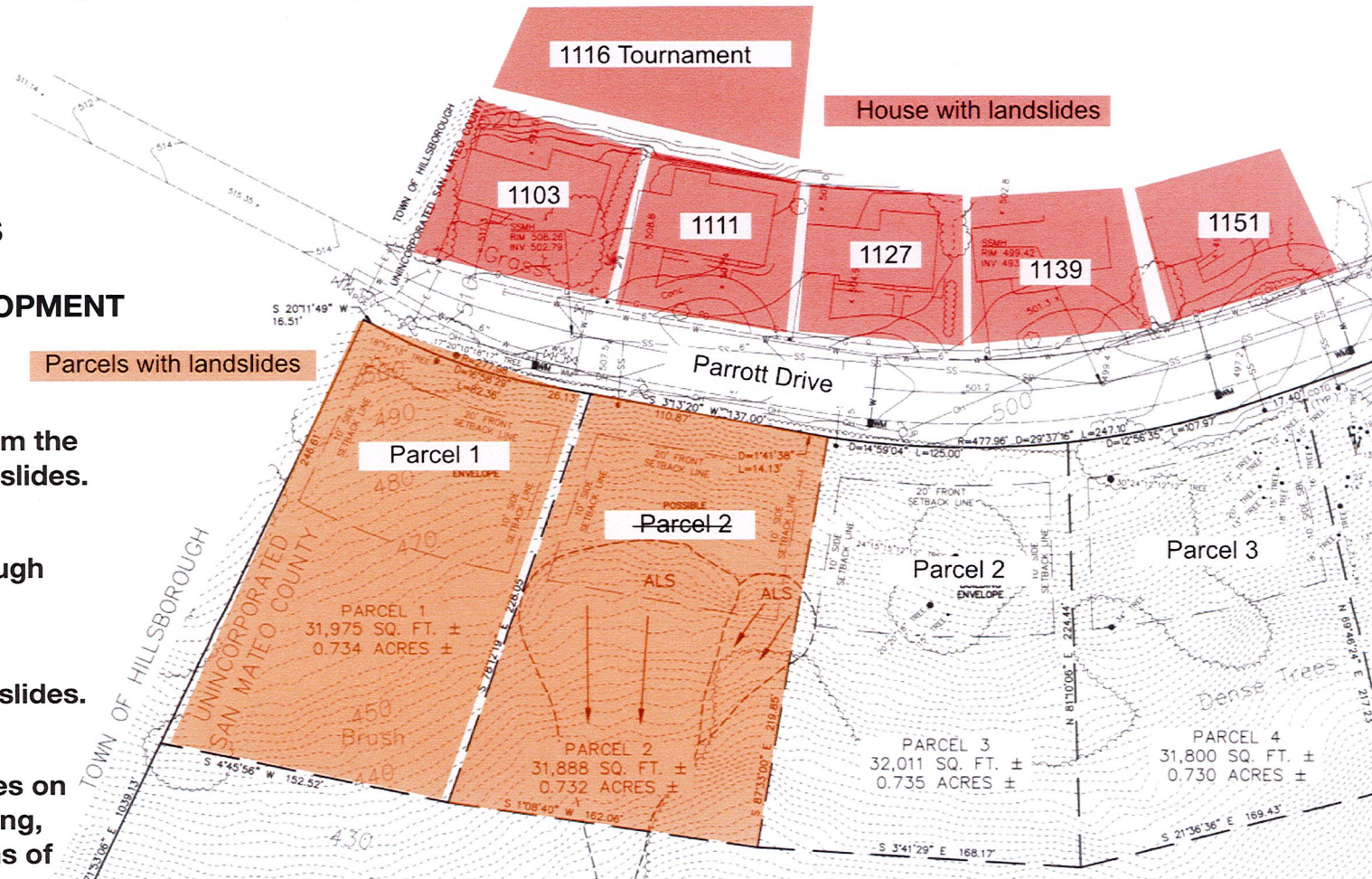
- Is this location "Desirable" ?
- Is the MDN "complete, correct and adequate"?
- Why are these "extraordinary circumstances"?
- Should you consider the community objections?
- Is this really the only site or just the most lucrative?

Board of Supervisors 7/12/22 Agenda #7: Z Enterprises File # PLN2014-00410, Assessors Parcel No 038131110
Shlomit mimon

Please Deny the appeal

**ALL 8 LOTS WITH LANDSLIDES
ON AND ACROSS THE STREET
FROM THE PROPOSED DEVELOPMENT**

- ALL houses across the road from the development had significant landslides.
- 1116 Tournament Dr., Hillsborough had landslide.
- Parcel 1 and parcel 2 have landslides.
- The potential for more landslides on all lots, especially with the grading, construction and addition of tons of earth for the filling, is severe...



Landslide on Parcel 1

Landslide on lot 1 (Attachment K, Page 18) , is not shown on the maps in the MND!

- See Red arrow on an older application of this project.





**LANDSLIDE AT 1116 TOURNAMENT DR., HILLSBOROUGH AND 1103 PARROTT DR.,
SAN MATEO. ACROSS FROM PARCEL 1**

From Murray Engineers INC report in the MND:

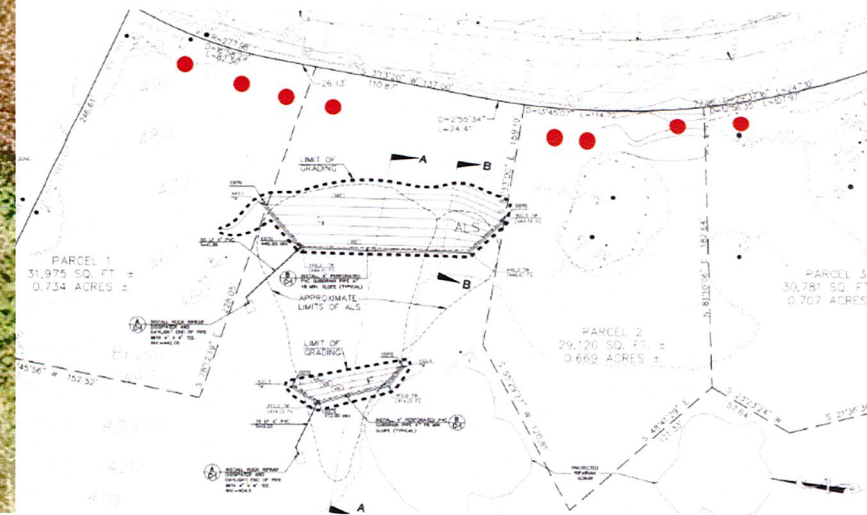
*“It should be noted that although our knowledge of the causes and mechanisms of landslides has greatly increased in recent years, **it is not yet possible to predict with certainty exactly when and where all landslides will occur....**”*

“Owners of property located in these areas must be aware of and be willing to accept the risk.”

Misleading, incorrect and missing facts in the MND concerning the proposed site:



• we measured the slopes on these locations



Slopes at the proposed site are much steeper than MND :

From the "Initial Study / Mitigated Negative Declaration", Page 2:

"The portion of the parcel along Parrott Drive where three new lots are proposed, has an approximate slope of 37%"

- **Among 8 data points taken at the suggested development next to Parrott Drive, none measured less than 61%.**

- **We measured slopes of up to 78% within 15 feet of the road.**

- Furthermore, The "Initial Study / Mitigated Negative Declaration" claims:

*"The property is generally steep **with slopes varying from 2:1 to 3:1** (horizontal to vertical)"*

- **We measured slopes as steep as 1.27:1 without going more than 15 feet from Parrott Drive, continuing down the hill for 50 feet or more.**

We, the area communities, are very worried about the potential hazards and are not willing to accept these risks.

Risks that may cause havoc in our lives and cost the community unnecessary pain and expenses.

Please remember **your responsibility to protect the public and choose to move this development to a safer location on this large lot of 60 acres.**

Public Comments

By Dr. Gary Trott, Ph.D.

12-July-2022, Item #7

Summary of Concerns & Support for Denial:

The subdivision geotechnical design is deficient.

No geotechnical assessment of hazards to **uphill** homes

No assessment of **hydrology** driven hazards. Like water lubricated landslides,
or drainage diversion, drying of the wetlands

Three points are shown below:

- I. Landslides and storm water/ground water ignore any people map or parcel boundaries. The hazardous impacts to people, property and the environment of these **forces** were not evaluated outside of the subdivision boundaries.
- II. Stability calculation showed ground slope is teetering on the edge of Stability ⇔ Unstable.
- III. The unstable Franciscan Complex, boulders lubricated by water+mud, in the Polhemus landslide cost taxpayers ~\$20M. The neighbors decline to accept that level of risk.

Polhemus land slide winter '97/'98

Unbroken piers went surfing down hill. San Franciscan complex is not equivalent to bedrock for pier foundation calculations.



Under ground water
Flows down hill to feed
the wetlands in white for
more than 50 yrs. Water
was observed in bore
holes 30ft down in the
middle of summer!

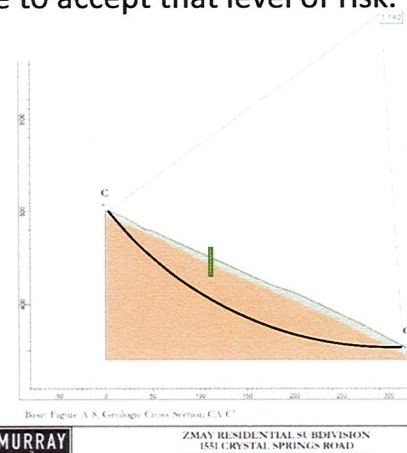


Fig A-13.

Landslide slip line is calculated to be 100ft below the surface. A 30 ft pier is recommended. Stability factor simulation 1.0 Stable ⇔ Unstable. No accounting for water lubrication between boulders.
➔ See Polhemus boulder surfing above.

Ref Zmay IS attachment K-L pg 52 Murry Eng. Feb 2014.

Reject the appeal. Support the Planning Commission *unanimous* denial.
Based upon SM_County Subdivision Regulation code

III. The SMCOUNTY, **Subdivision Regulations** code Sec 7072.1:

“1) Prerequisites to Subdivision Approval.

In addition, the subdivision must be designed to meet the Development Review Criteria contained in Chapter 20A.2 of the County Zoning Regulations including, but not limited to, . . . , that use of land subject to **hazards** (e.g., Fire, flooding, erosion) be limited or prohibited.”

We have consistently shown the subdivision proposal does not comply with the follow RM zoning codes from Chapter 20-A:

SMCOUNTY Resource Management(RM) Zoning Code Sections – 12 in total
6324.2(f), 6324.4(c)(f)(h), 6324.6(c)(f), 6325.4(b)(d), 6325.6(c)(f) 6326.4(b)(c)

Collectively, and individually, they do not allow construction on hazardous (risky) sites impacting people, property or the environment. Or disturb the ground water, natural flow patterns for recharging wetlands when other less hazardous sites exist.

- The uphill hazards were not addressed by any of the certified experts.
- The active hydrology makes this subdivision uniquely different than other county authorized subdivisions. (Most like the Polhemus landslide parcel)
- There are safer alternatives sites to build the subdivision.

Sukhmani Purewal

From: Ana Pesusic <anapesusic@gmail.com>
Sent: Tuesday, July 5, 2022 4:49 PM
To: CMO_BoardFeedback
Subject: z enterprises file #PLN2014-00410 Assessor's Parcel No.038-131-110

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Board of Supervisors,

During the public hearing on July 12, 2022 @ 9am, we implore you to deny the building on the above parcel. The SM County Planning Commission already unanimously denied this project. How many times are they going to request hearings before a no is a no. Stop wasting taxpayer money and once and for all deny the building on this site.

Also, it has come to our attention that the owner of this parcel has voiced that he will be building there, no matter how long it takes or what he has to do. So, be aware that all those affected by this proposed building will be following the money.

There are too many negative factors impacting anything being built there.

Parrot Drive narrows where the plans are for the building and then the road begins to curve. The road is not wide enough for cars to be parked on both sides of the road and cars to be able to pass in each direction. This will inevitably cause accidents.

This will also cause even more traffic on Parrott Drive, since cars will have to pull over to allow for the 1 car that will be able to pass.

Pedestrians take their daily walks along this road, and in many areas, there are no sidewalks so pedestrians are forced to walk on the street. This will also be very dangerous.

That side of Parrott Drive is a high fire risk area.

It doesn't make sense to build there when there are safer places within their parcel (the bottom of the hill) to do so.

David and Anamarie Pesusic

homeowners of 1175 Parrott Drive

Sukhmani Purewal

From: maryanne@pfconsulting.net
Sent: Saturday, July 9, 2022 12:09 PM
To: CMO_BoardFeedback
Cc: 'Parrott Drive Community'
Subject: Please vote AGAINST development on Parrott Drive

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 Board:

Hope you are all doing well. I am writing to object to the development of Enterprise File #PLN2014-00410, Assessor's Parcel # 038-131-110, the property that abuts to Parrott Drive.

If you visit the site, you realize this is an incredibly steep property. The proposed development is at the top of the property and abuts to Parrott Drive. The proposal is essentially building on air – there is no buildable land at the top, no staging area. Substantial engineering would be required to safely build these homes. This is possible, but it doesn't address the likelihood of de-stabilizing the home around the property with such substantial terraforming.

Looking deeper, the land is subject to landslides, endangering both current and future residents now and in the future. The Polhemus landslide was a tremendous hazard, resulting in substantial taxpayer funds to be used to correct and stabilize the existing homes.

The land is also mapped as a fire hazard – the terrain itself lends itself to a fire chute. There are also protected species on the property.

The San Mateo Planning Commission heard the communities concerns and turned down the project. Please do not overturn their decision. Here is the article from the San Mateo Daily Journal for details.

https://www.smdailyjournal.com/news/local/san-mateo-county-planning-commission-halts-60-acre-subdivision/article_628d2aaa-f1b1-11eb-b69d-ab48150ce5ed.html

Please note that we live about 6 blocks from the proposed development, so will not be affected directly. But, as good neighbors, we are concerned for their safety as well as potential fire hazards than could affect everyone.

Best regards,

MARY ANNE PAYNE, CPA
PAYNE FINANCIAL CONSULTING, INC.
1900 So. Norfolk Street, Suite 215 | San Mateo, CA 94403
650-372-0114 office | 650-372-0115 fax | www.pfconsulting.net

Sukhmani Purewal

From: Sue Barnes <sueabarnes@gmail.com>
Sent: Sunday, July 10, 2022 8:02 AM
To: CMO_BoardFeedback
Cc: parrottdrivecommunity@gmail.com
Subject: Commenting on Board of Supervisors 7/12/22 Agenda: Z Enterprises Filee # PLN2014-00410, Assessors Parcel No 038131110

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.

Commenting on Board of Supervisors 7/12/22 Agenda: Z Enterprises Filee # PLN2014-00410, Assessors Parcel No 038131110

Please do not allow any further building on Parrott drive. It's unsafe, we are running out of open space and we don't have any water.

Thank you,
Sue Barnes
1367 Parrott drive
sueabarnes@gmail.com

Sukhmani Purewal

From: luci.evanston@everyactioncustom.com on behalf of Luci Evanston
<luci.evanston@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:39 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Luci Evanston

752 Glenview Dr Apt 209 San Bruno, CA 94066-3706 luci.evanston@salusengineering.com

Sukhmani Purewal

From: Susan.curran@everyactioncustom.com on behalf of Susan Curran
<Susan.curran@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:41 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Susan Curran
331 2nd St Montara, CA 94037
Susan.curran@informatica.com

Sukhmani Purewal

From: DPenrose@everyactioncustom.com on behalf of DEBORAH PENROSE
<DPenrose@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:43 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. Thank you for being mindful of the need to avoid building new homes in areas of fire danger.

Sincerely,

Deborah Penrose
Vice-Mayor Half Moon Bay, CA

Sincerely,
DEBORAH PENROSE
751 Kelly St Half Moon Bay, CA 94019-1918 DPenrose@hmbcity.com

Sukhmani Purewal

From: mtedesco@everyactioncustom.com on behalf of Marti tedesco
<mtedesco@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:43 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Marti tedesco

350 La Mesa Dr Portola Valley, CA 94028-7514 mtedesco@openspacetrust.org

Sukhmani Purewal

From: lisamunro@everyactioncustom.com on behalf of Lisa Munro <lisamunro@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:45 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Lisa Munro
551 Fremont Ave Los Altos, CA 94024-4863 lisamunro@kpmg.com

Sukhmani Purewal

From: lisawong@everyactioncustom.com on behalf of Lisa WONG <lisawong@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:45 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Lisa WONG
455 E Grand Ave South San Francisco, CA 94080-6225 lisawong@gene.com

Sukhmani Purewal

From: moises@everyactioncustom.com on behalf of Moises Mena <moises@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:35 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Moises Mena
1 Stadler Dr Woodside, CA 94062-4810
moises@greenfoothills.org

Sukhmani Purewal

From: mudge.schink@everyactioncustom.com on behalf of Margaret Schink
<mudge.schink@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:47 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Margaret Schink
2 Horseshoe Bnd Portola Valley, CA 94028-8019 mudge.schink@me.com

Sukhmani Purewal

From: suebishop924@everyactioncustom.com on behalf of Sue Bishop <suebishop924@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:48 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Not appropriate land use. Beware of the Zmay project. Think more deeply before you act and prevent danger of fire and landslides.

Thank you for your attention to this matter!

Sincerely ,
Sue Bishop
San Mateo County resident

Sincerely,
Sue Bishop
2378 Branner Dr Menlo Park, CA 94025-6304 suebishop924@gmail.com

Sukhmani Purewal

From: lisawong7@everyactioncustom.com on behalf of Lisa Wong <lisawong7@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:48 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Lisa Wong
1000 Davit Ln Redwood City, CA 94065-2217 lisawong7@gmail.com

Sukhmani Purewal

From: bill@everyactioncustom.com on behalf of William Korbholz <bill@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:49 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
William Korbholz
640 Lakemead Way Emerald Hills, CA 94062-3921 bill@korby.com

Sukhmani Purewal

From: wcleikam@everyactioncustom.com on behalf of Bill Leikam <wcleikam@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:50 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

I know this property first hand and I know how steep those slopes truly are. That is no place for any family to be living. Would you buy one of those properties and have your family living there?

Bill Leikam
CEO and Co-founder
Urban Wildlife Research Project

Sincerely,
Bill Leikam
4318 Collins Ct Apt 9 Mountain View, CA 94040-1197 wcleikam@gmail.com

Sukhmani Purewal

From: judithamurphy@everyactioncustom.com on behalf of Judith Murphy
<judithamurphy@everyactioncustom.com>
Sent: Sunday, July 10, 2022 2:52 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

I am a 32 year resident of San Mateo County.

Please uphold the unanimous decision of the Planning Commission to deny the proposed Zmay subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Judith Murphy

8 Portola Green Cir Portola Valley, CA 94028-7833 judithamurphy@prodigy.net

Sukhmani Purewal

From: mhmcmahon240@everyactioncustom.com on behalf of Mary-Helen McMahon <mhmcmahon240@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:00 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

The board has a duty to keep building in the county safe from the effects of climate change, all of which will continue to get worse. Please uphold the unanimous and well thought out decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Mary-Helen McMahon

215 Clarendon Rd Burlingame, CA 94010-2803 mhmcmahon240@gmail.com

Sukhmani Purewal

From: deancisco@everyactioncustom.com on behalf of Judith Dean <deancisco@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:04 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. We do not need to increase the stock of housing in risky areas. Our first responders are already stretched thin.

Sincerely,
Judith Dean
2070 Mills Ave Menlo Park, CA 94025-5945 deancisco@hotmail.com

Sukhmani Purewal

From: jmbrinck@everyactioncustom.com on behalf of Julia Brinckloe <jmbrinck@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:07 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Poor soil, prolonged drought and a vulnerable hillside location make this subdivision a plan guaranteed fail.

Mr. President and Members of the Board, I respectfully urge you to deny the proposed subdivision and seek a more environmentally and geographically viable location.

Thank you,

V/R,

Julia M. Brinckloe

Sincerely,
Julia Brinckloe
417 7th St Montara, CA 94037
jmbrinck@comcast.net

Sukhmani Purewal

From: wendyh17@everyactioncustom.com on behalf of Wendy Hafkenschiel <wendyh17@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:07 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Wendy Hafkenschiel
1100 Westridge Dr La Honda, CA 94020
wendyh17@gmail.com

Sukhmani Purewal

From: karenzamel@everyactioncustom.com on behalf of karen zamel
<karenzamel@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:08 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

I live in Redwood City and I request the following: Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

karen zamel

2690 Goodwin Ave Redwood City, CA 94061-2520 karenzamel@gmail.com

Sukhmani Purewal

From: mikevernazza@everyactioncustom.com on behalf of Michael Vernazza
<mikevernazza@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:11 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Michael Vernazza
1503 Adobe Dr Pacifica, CA 94044-4118
mikevernazza@gmail.com

Sukhmani Purewal

From: bcjmoore@everyactioncustom.com on behalf of Barrie Moore <bcjmoore@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:12 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Climate change is increasing our risk of wildfire and landslides. The dangers to our emergency workers and the costs to our community can be reduced if we are smarter about where we allow new construction. Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Barrie Moore
178 Fulton St Redwood City, CA 94062-1623 bcjmoore@yahoo.com

Sukhmani Purewal

From: ishka@everyactioncustom.com on behalf of Kathleen Ashley <ishka@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:18 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Are you money hungry, nuts or both?

Sincerely,
Kathleen Ashley
2673 Carolina Ave Redwood City, CA 94061-3242 ishka@earthlink.net

Sukhmani Purewal

From: bawsum@everyactioncustom.com on behalf of LORI McBride <bawsum@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:19 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
LORI McBride
514 Oak Park Way Emerald Hills, CA 94062-4038 bawsum@aol.com

Sukhmani Purewal

From: therapy650@everyactioncustom.com on behalf of Claudette Bergman Rosenberg <therapy650@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:20 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Claudette Bergman Rosenberg
PO Box 620462 Woodside, CA 94062-0462
therapy650@yahoo.com

Sukhmani Purewal

From: marcy@everyactioncustom.com on behalf of Marcy Amato <marcy@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:29 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Thank you,

Marcy Amato

Sincerely,
Marcy Amato
175 Ocean Blvd Half Moon Bay, CA 94019-4042 marcy@htecompany.com

Sukhmani Purewal

From: mdelay@everyactioncustom.com on behalf of Michael Delay <mdelay@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:29 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Michael Delay
305 Tadley Ct Redwood City, CA 94061-4304 mdelay@sbcglobal.net

Sukhmani Purewal

From: mdelay@everyactioncustom.com on behalf of Michael Delay <mdelay@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:29 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Michael Delay
305 Tadley Ct Redwood City, CA 94061-4304 mdelay@sbcglobal.net

Sukhmani Purewal

From: nwouk@everyactioncustom.com on behalf of Nina Wouk <nwouk@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:32 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

We are already too rich in fire hazards. Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. Hold that line!

Sincerely,

Nina Wouk

1259 El Camino Real Menlo Park, CA 94025-4208 nwouk@ix.netcom.com

Sukhmani Purewal

From: certifiedhypnotist@everyactioncustom.com on behalf of Gail Sredanovic
<certifiedhypnotist@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:36 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. We have seen what happens when common sense is ignored.

Protect the public and real estate clients as well by denying permission for the zmay project.

Gail Sredanovic

Sincerely,

Gail Sredanovic

2161 Ashton Ave Menlo Park, CA 94025-6501 certifiedhypnotist@yahoo.com

Sukhmani Purewal

From: yueshenz@everyactioncustom.com on behalf of Shelly Zhong <yueshenz@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:36 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Shelly Zhong
2256 Hendy Ln San Jose, CA 95124-4415
yueshenz@gene.com

Sukhmani Purewal

From: elainetj@everyactioncustom.com on behalf of Elaine Jungleib <elainetj@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:36 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed Zmay subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. You've already ruled on this, stick to your decision!

Thank you,
Elaine Taylor Jungleib

Sincerely,
Elaine Jungleib
33 Tintern Ln Portola Valley, CA 94028-7650 elainetj@comcast.net

Sukhmani Purewal

From: christinepielenz@everyactioncustom.com on behalf of Christine Pielenz
<christinepielenz@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:43 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Christine Pielenz
1045 Tunitas Creek Rd Half Moon Bay, CA 94019-6201 christinepielenz@icloud.com

Sukhmani Purewal

From: Vallemar58@everyactioncustom.com on behalf of Laurie Goldberg <Vallemar58@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:52 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Our hills are valuable. Not every hill needs to be built on, especially when it is unstable land.

We have plenty of houses, but not enough open space and are built on hills.

No to this development,

Sincerely,

Laurie Goldberg
Item no 7 on agenda

Sincerely,
Laurie Goldberg
108 Vallecito Ln Pacifica, CA 94044-3166 Vallemar58@sbcglobal.net

Sukhmani Purewal

From: L8428@everyactioncustom.com on behalf of Linda Ciotti <L8428@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:53 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. In these extraordinary times of climate change crisis for the world, every community needs to ensure that all of its residents are protected from irresponsible decisions being made to promote development in areas that are identified as being hazardous. Such irresponsible decisions place residents and personal property at high risk of loss and death and one needs to ask the question is the greed of development worth the loss of life and personal property?

Sincerely,
Linda Ciotti
101 14th St Montara, CA 94037
L8428@aol.com

Sukhmani Purewal

From: adecarli009@everyactioncustom.com on behalf of Anne DeCarli <adecarli009@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:53 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Anne DeCarli
485 Woodside Rd Apt 3214 Redwood City, CA 94061-3868 adecarli009@gmail.com

Sukhmani Purewal

From: alice@everyactioncustom.com on behalf of ALICE SCHENK <alice@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:53 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. It would be very foolish and immoral to allow development in fire prone areas. Please deny!!

Sincerely,
ALICE SCHENK
955 Westridge Dr Portola Valley, CA 94028-7336 alice@docc.com

Sukhmani Purewal

From: nanzo@everyactioncustom.com on behalf of Nancy Reyerling <nanzo@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:55 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Nancy Reyerling
1820 Portola Rd Woodside, CA 94062-1229 nanzo@stanfordalumni.org

Sukhmani Purewal

From: judydowning@everyactioncustom.com on behalf of Judith Downing
<judydowning@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:57 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. I would feel very guilty if I voted to build in this area and homes, people, and first responders were injured or died. Continued to deny this proposed subdivision.

Sincerely Judy Downing

Sincerely,
Judith Downing
1809 Ray Dr Burlingame, CA 94010-4667
judydowning@sbcglobal.net

Sukhmani Purewal

From: L.drouin@everyactioncustom.com on behalf of Lisane Drouin <L.drouin@everyactioncustom.com>
Sent: Sunday, July 10, 2022 3:58 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Brush fired in canyons in Belmont, fires in Woodside and unincorporated hills of San Carlos and Redwood City already - why take this risk ? More homes in unsafe territory are not worth the risk.

Sincerely,
Lisane Drouin
167 F St Redwood City, CA 94063-1069
L.drouin@live.com

Sukhmani Purewal

From: rtcrow@everyactioncustom.com on behalf of Robert Crow <rtcrow@everyactioncustom.com>
Sent: Sunday, July 10, 2022 4:04 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the Planning Commission's decision to deny the proposed subdivision. Analysis has shown that there are unacceptable risks from landslides, wildfires and destruction of wildlife habitat. Development should occur where such risks are acceptable.

Sincerely,
Robert Crow
1512 La Mesa Ln Burlingame, CA 94010-5973 rtcrow@comcast.net

Sukhmani Purewal

From: vogtstamps@everyactioncustom.com on behalf of Pam Vogt
<vogtstamps@everyactioncustom.com>
Sent: Sunday, July 10, 2022 4:08 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Pam Vogt
1301 Broadway Burlingame, CA 94010-3425 vogtstamps@aol.com

Sukhmani Purewal

From: ramos.april@everyactioncustom.com on behalf of April Ramos
<ramos.april@everyactioncustom.com>
Sent: Sunday, July 10, 2022 4:08 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
April Ramos
205 Miramontes Ave Half Moon Bay, CA 94019-1890 ramos.april@gmail.com

Sukhmani Purewal

From: Ramos.april@everyactioncustom.com on behalf of April Ramos
<Ramos.april@everyactioncustom.com>
Sent: Sunday, July 10, 2022 4:10 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
April Ramos
205 Miramontes Ave Half Moon Bay, CA 94019-1890 Ramos.april@gmail.com

Sukhmani Purewal

From: johnmatt@everyactioncustom.com on behalf of John F. Matthews II
<johnmatt@everyactioncustom.com>
Sent: Sunday, July 10, 2022 4:18 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Dear members of the County Board of Supervisors,

Please uphold the San Mateo County Planning Commission's unanimous decision and do not approve development on the most hazardous areas of the "Zmay" property.

Thank you,

John F. Matthews II
Resident of San Mateo County since August 1963.

Sincerely,
John F. Matthews II
8 Aliso Way Portola Valley, CA 94028-7527 johnmatt@comcast.net

Sukhmani Purewal

From: jeans_mp@everyactioncustom.com on behalf of Jean M Covell
<jeans_mp@everyactioncustom.com>
Sent: Sunday, July 10, 2022 4:23 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Jean M Covell
1160 Cloud Ave Menlo Park, CA 94025-6006 jeans_mp@yahoo.com

Sukhmani Purewal

From: peggyhennessee@everyactioncustom.com on behalf of Peggy Hennessee
<peggyhennessee@everyactioncustom.com>
Sent: Sunday, July 10, 2022 4:45 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please be as wise as the Planning Commission Members and uphold their unanimous decision to deny the proposed subdivision. The risks to people and property are too great and there are other less hazardous areas for the three new lots on this property.

Thank you.

Sincerely,
Peggy Hennessee
560 Lincoln Ave Los Altos, CA 94022-3525 peggyhennessee@gmail.com

Sukhmani Purewal

From: carolsontag@everyactioncustom.com on behalf of Carol Sontag
<carolsontag@everyactioncustom.com>
Sent: Sunday, July 10, 2022 4:52 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. We cannot go backwards in protecting our open space areas that are not suitable for development

Sincerely,
Carol Sontag
280 Golden Oak Dr Portola Valley, CA 94028-7758 carolsontag@sbcglobal.net

Sukhmani Purewal

From: Paul Saffo <paul@saffo.com>
Sent: Sunday, July 10, 2022 4:53 PM
To: CMO_BoardFeedback
Subject: Item 7, July 12 agenda: Please uphold the denial of the "Zmay" subdivision

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.

Re: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

Dear Board Members,

I am writing to urge you to **uphold** the Planning Commission's **denial** of the above-referenced ("Aday") subdivision.

I have lived near this property for over two decades and am intimately familiar with the fire and geotechnical risks in Crystal Springs Canyon.

The subdivision as proposed would create obvious and extreme risks to life and property.

Moreover, if allowed, the development as proposed would likely create long-term costs and liabilities for the county.

Again, I urge you to deny the appeal and affirm the Planning Commission's unanimous decision to deny the subdivision.

Sincerely,
Paul Saffo
65 Glenbrook Drive
Hillsborough, CA 94010



Paul Saffo
w: 650.426.8073 m: 650.519.7888
paul@saffo.com www.saffo.com

Sukhmani Purewal

From: Margaret@everyactioncustom.com on behalf of Margaret MacNiven
<Margaret@everyactioncustom.com>
Sent: Sunday, July 10, 2022 5:06 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. The pretty view is great until there's a fire or some other emergency situation such as a landslide or flood, which will happen!

Thank you,

Sincerely,

Margaret MacNiven

22400 Skyline Blvd Apt 17 La Honda, CA 94020-9797 Margaret@buckswoodside.com

Sukhmani Purewal

From: barbara.kelsey@everyactioncustom.com on behalf of Barbara Kelsey
<barbara.kelsey@everyactioncustom.com>
Sent: Sunday, July 10, 2022 5:13 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. I grew up in this area and I am very familiar with the challenges of the surrounding property.

Sincerely,

Barbara Kelsey

816 N Delaware St Apt 407 San Mateo, CA 94401-1519 barbara.kelsey@sierraclub.org

Sukhmani Purewal

From: smalllittlet@everyactioncustom.com on behalf of Tania Leung
<smalllittlet@everyactioncustom.com>
Sent: Sunday, July 10, 2022 5:18 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

This is Resource management zoning for open spaces not a multifamily zoning. There are landslides, failing sewer, fire risk. As Commissioner Hanson said, "It is a concoction of everything you have thrown at it except for nuclear waste." Do not make this big mistake Supervisors. Concerns are from residents from Daly City-South San Francisco all the way down to Pescadero, Portola Valley and from Half Moon Bay to Menlo Park and East Palo Alto.

Sincerely,
Tania Leung
1127 Parrott Dr San Mateo, CA 94402-3626 smalllittlet@yahoo.com

Sukhmani Purewal

From: kmadsen728@everyactioncustom.com on behalf of Karen Madsen <kmadsen728@everyactioncustom.com>
Sent: Sunday, July 10, 2022 5:19 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Karen Madsen
1015 Tamarind St Montara, CA 94037
kmadsen728@gmail.com

Sukhmani Purewal

From: gwork@everyactioncustom.com on behalf of Gail Work <gwork@everyactioncustom.com>
Sent: Sunday, July 10, 2022 5:24 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Building in the Wildland-Urban-Interface zone will increase risks for the county, this is an unwise development site. Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Gail Work
22400 Skyline Blvd Apt 18 La Honda, CA 94020-9797 gwork@oneearthventures.com

Sukhmani Purewal

From: jglaplante@everyactioncustom.com on behalf of James LaPlante
<jglaplante@everyactioncustom.com>
Sent: Sunday, July 10, 2022 5:27 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
James LaPlante
345 La Cuesta Dr Portola Valley, CA 94028-7534 jglaplante@yahoo.com

Sukhmani Purewal

From: bobsellwest@everyactioncustom.com on behalf of Robert Rogers
<bobsellwest@everyactioncustom.com>
Sent: Sunday, July 10, 2022 5:44 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Robert Rogers
216 Garcia Ave Half Moon Bay, CA 94019-1800 bobsellwest@gmail.com

Sukhmani Purewal

From: lpreiser@everyactioncustom.com on behalf of Larry Preiser <lpreiser@everyactioncustom.com>
Sent: Sunday, July 10, 2022 5:49 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Larry Preiser
1351 Parrott Dr San Mateo, CA 94402-3630 lpreiser@hotmail.com

Sukhmani Purewal

From: onnoleet@everyactioncustom.com on behalf of Onnolee Trapp
<onnoleet@everyactioncustom.com>
Sent: Sunday, July 10, 2022 5:51 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

I know from sitting on a jury for a trial that lasted five months in 1974 that the properties in this neighborhood are susceptible to landslide; we now have the additional danger of rapidly burning fire on those same steep slopes. No homeowner should be exposed to these risks. The "May" subdivision should be denied.

Sincerely,
Onnolee Trapp
501 Portola Rd Apt 8143 Portola Valley, CA 94028-8629 onnoleet@sbcglobal.net

Sukhmani Purewal

From: diamond@everyactioncustom.com on behalf of Stephen Diamond
<diamond@everyactioncustom.com>
Sent: Sunday, July 10, 2022 5:57 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

I am writing to implore you to uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great.

In July 2021, the San Mateo County Planning Commission unanimously denied the Zmay subdivision. The property is located on steep, landslide-prone slopes that are extremely challenging to develop and would expose future residents to extraordinary hazards from landslides and catastrophic wildfire.

This 60-acre parcel in the San Mateo Highlands-Baywood Park area is also designated as a "Very High Fire Severity Zone" – the state's highest category of risk. The Resource Management zoning of this property prohibits development in areas deemed unsuitable for reason of exposure to fire, susceptibility to landslides, or other features harmful to the health, safety, and welfare of future residents, other property owners, or the community at large.

The Planning Commission determined that the proposed location of the three new home sites atop extremely steep slopes at greatest vulnerability to landslides and wildfire is inconsistent with the Resource Management zoning and County Subdivision regulations. The Planning Commission's well-considered denial has been appealed by the project owners/applicant to the Board of Supervisors.

There are less hazardous areas at the bottom of the Zmay property where the owners/applicants have already built one home and could build others.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision.

Sincerely,
Stephen Diamond

Sincerely,
Stephen Diamond
2028 New Brunswick Dr San Mateo, CA 94402-4013 diamond@pico.com

Sukhmani Purewal

From: karennaifeh@everyactioncustom.com on behalf of Karen Naifeh
<karenaifeh@everyactioncustom.com>
Sent: Sunday, July 10, 2022 6:00 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Wild areas near homes are at extremely high risk of succumbing to wildfires, taking peoples' propertis and lives with them. Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; in addition, there are other less hazardous areas for the three new lots on this property which could be used.

Sincerely,

Karen Naifeh

2059 New Brunswick Dr San Mateo, CA 94402-4043 karennaifeh@sbcglobal.net

Sukhmani Purewal

From: kathy@everyactioncustom.com on behalf of Katherine Korbholz <kathy@everyactioncustom.com>
Sent: Sunday, July 10, 2022 6:14 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Katherine Korbholz
640 Lakemead Way Emerald Hills, CA 94062-3921 kathy@korby.com

Sukhmani Purewal

From: devraharris@everyactioncustom.com on behalf of Devra Harris
<devraharris@everyactioncustom.com>
Sent: Sunday, July 10, 2022 6:14 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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Dear Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Devra Harris
MCLELLAN San Mateo, CA 94403
devraharris@comcast.net

Sukhmani Purewal

From: cekcrow@everyactioncustom.com on behalf of Carolyn Crow <cekcrow@everyactioncustom.com>
Sent: Sunday, July 10, 2022 6:33 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Climate change will continue to bring more severe droughts, increased intensity of storm events, flooding, and landslides, as well as uncontrollable, devastating wildfires. All of these extremes are widely acknowledged as part of "California's New Normal". The 2020 CZU Lightning Complex Wildfire burned 86,000 acres and destroyed 911 homes in San Mateo and Santa Cruz Counties.

The County Board of Supervisors has taken the lead to address increased risks from climate change. The Supervisors now have a golden opportunity to demonstrate their commitment to the county's "climate ready strategies" in this real life, consequential land use decision. We can't — and shouldn't — go back to business as usual when it comes to safety of people and homes under California's New Normal.

Sincerely,
Carolyn Crow
1512 La Mesa Ln Burlingame, CA 94010-5973 cekcrow@comcast.net

Sukhmani Purewal

From: bcpurcell@everyactioncustom.com on behalf of Brandon Purcell
<bcpurcell@everyactioncustom.com>
Sent: Sunday, July 10, 2022 6:42 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

If you care at all about the citizens of this county, you should unanimously reject the proposal to develop this plat of land.

I live across from the Ascension Heights development that the Planning Commission greenlit before my wife and I moved to the area and have experienced firsthand the consequences of that catastrophic mistake. The houses and foundations around the site are cracking, several homes have experienced flooding, and our children are breathing in the dust that is constantly swirling and coating our homes, cars, and lungs. Trash constantly blows off the site onto our properties.

And I regularly find workers' cigarette butts on our property and in the street which is incredibly concerning since as you know the entire state is a tinderbox.

Don't make the same mistake twice. Show that you care about the people you're supposed to serve and deny this unsafe project.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Brandon Purcell
1438 Bel Aire Rd San Mateo, CA 94402-3618 bcpurcell@gmail.com

Sukhmani Purewal

From: brandon purcell <bcpurcell@gmail.com>
Sent: Sunday, July 10, 2022 6:44 PM
To: CMO_BoardFeedback; parrottdrivecommunity@gmail.com
Subject: Commenting on Board of Supervisors 7/12/22 Agenda: Z Enterprises Filee # PLN2014-00410, Assessors Parcel No 038131110

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.

Commenting on Board of Supervisors 7/12/22 Agenda: Z Enterprises Filee # PLN2014-00410, Assessors Parcel No 038131110

If you care at all about the citizens of this county, you should unanimously reject the proposal to develop this plat of land.

I live across from the Ascension Heights development that the Planning Commission greenlit before my wife and I moved to the area and have experienced firsthand the consequences of that catastrophic mistake. The houses and foundations around the site are cracking, several homes have experienced flooding, and our children are breathing in the dust that is constantly swirling and coating our homes, cars, and lungs. Trash constantly blows off the site onto our properties.

And I regularly find workers' cigarette butts on our property and in the street which is incredibly concerning since as you know the entire state is a tinderbox.

Don't make the same mistake twice. Show that you care about the people you're supposed to serve and deny this unsafe project.

-Brandon Purcell

Sukhmani Purewal

From: tomerc@everyactioncustom.com on behalf of Kristin Mercer <tomerc@everyactioncustom.com>
Sent: Sunday, July 10, 2022 6:51 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

This project was a bad idea from the start and it has not gotten any better.

Building on high severity wildfire zones is shortsighted. Expecting to waste water to address that hazard is even worse. Nothing about this parcel has changed - it's still just feet from in an active fault zone on an unsustainable slope and should not be allowed to endanger the public or neighbors. The owner has other options that must be considered first.

Neighbors and residents of San Mateo County should not be expected to subsidize this indulgent project with valuable water and fire department resources.

As a former 3-term planning commissioner in neighboring Belmont I am very familiar with the geography of these canyons. Belmont has mapped dozens of instability zones in San Juan and Hidden Canyon, just 1 mile away and on similar geography. Belmont has wisely banned development on these slopes to reduce public safety hazards and liability exposure.

Sincerely,
Kristin Mercer
2535 Somerset Dr Belmont, CA 94002-2925 tomerc@comcast.net

Sukhmani Purewal

From: pandagolf@everyactioncustom.com on behalf of Judy Horst <pandagolf@everyactioncustom.com>
Sent: Sunday, July 10, 2022 6:57 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision on the Zmay property. Don't approve development on the most hazardous areas of the Zmay property.

The risks to people and property are too great, and there are other less hazardous areas for the three new lots on this property.

Sincerely,
Judy Horst
945 Peninsula Way Menlo Park, CA 94025-2357 pandagolf@aol.com

Sukhmani Purewal

From: kristilcorley@everyactioncustom.com on behalf of Kristi Corley
<kristilcorley@everyactioncustom.com>
Sent: Sunday, July 10, 2022 6:58 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Kristi Corley

15 Golden Oak Dr Portola Valley, CA 94028-7909 kristilcorley@gmail.com

Sukhmani Purewal

From: steinwede@everyactioncustom.com on behalf of Brad Steinwede
<steinwede@everyactioncustom.com>
Sent: Sunday, July 10, 2022 7:03 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Why would the Board of Supervisors even consider changing the unanimous decision of the Planning Commission for development of the proposed Zmay subdivision where risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. I trust you to uphold the decision of the Planning Commission to deny this new subdivision.

Sincerely,
Brad Steinwede
2801 Champs Elysee Blvd Half Moon Bay, CA 94019-1485 steinwede@mac.com

Sukhmani Purewal

From: Avdoherty13@everyactioncustom.com on behalf of Annette Doherty <Avdoherty13@everyactioncustom.com>
Sent: Sunday, July 10, 2022 7:23 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. Too dangerous and irresponsible.

Sincerely,
Annette Doherty
1623 McDonald Way Burlingame, CA 94010-4651 Avdoherty13@gmail.com

Sukhmani Purewal

From: wotan@everyactioncustom.com on behalf of Heide Hennen <wotan@everyactioncustom.com>
Sent: Sunday, July 10, 2022 7:24 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

I am asking that you uphold the unanimous decision of the Planning Commission to deny the proposed subdivision.

As you know the project's steep, densely vegetated slopes are highly vulnerable to catastrophic wildfire and this area is designated as Very High Fire Severity Zone.

The risks to both people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Heide Hennen
2030 Queens Ln San Mateo, CA 94402-3931 wotan@msn.com

Sukhmani Purewal

From: halpern.wendy@everyactioncustom.com on behalf of Wendy Halpern
<halpern.wendy@everyactioncustom.com>
Sent: Sunday, July 10, 2022 7:30 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property, including existing developed lots below the proposed sites, are too great. There are other less hazardous areas for the three new lots on this property. Thoughtful and appropriate development is critical for our county to manage property value, the existing housing shortage, and the immediate and imminent threats from climate change.

Sincerely,
Wendy Halpern
940 Walnut St San Carlos, CA 94070-3925 halpern.wendy@gene.com

Sukhmani Purewal

From: noaleeh@everyactioncustom.com on behalf of Noa Holtzman <noaleeh@everyactioncustom.com>
Sent: Sunday, July 10, 2022 7:31 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

I grew up on Parrott drive, across the street from the stretch on which the houses are being proposed. When I was eight, the hill behind our house landslided; large trees came centimeters from taking out the wall I was sleeping next too. The pictures are available should you wish; the risk to my life and my parents' was very real. My parents, who still live at the house, have put enormous time and money into making sure the hill on our property is not a landslide risk again. Now it is being proposed that there are buildings across from them, where another landslide could take out the road or even their home. My parents work hard to plant drought-safe plants; to tend their property by clearing any hazards and keeping a perimeter to reduce fire danger; to keep their hill stable; to help their neighbors do the same. They don't oppose development in general or increasing much-needed housing in the area. Given that there is flatter, usable land that won't increase the danger to the area, it seems only reasonable that that land be chosen. After all, with the San Carlos fire just a couple of weeks back and our days of orange skies, it would be unwise to increase fire risk or landslide risk at climate change creeps its very real risk into the Peninsula's area.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Noa Holtzman
1669 Wolfe Dr San Mateo, CA 94402-2618
noaleeh@gmail.com

Sukhmani Purewal

From: kevman8@everyactioncustom.com on behalf of Kevin Manalili <kevman8@everyactioncustom.com>
Sent: Sunday, July 10, 2022 7:41 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Kevin Manalili
1852 Parrott Dr San Mateo, CA 94402-3739 kevman8@aol.com

Sukhmani Purewal

From: minneyrain@everyactioncustom.com on behalf of K Gonzales
<minneyrain@everyactioncustom.com>
Sent: Sunday, July 10, 2022 7:47 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

I whole heartily agree with the above statement. Again, please let's be smart and actually make a decision on what is truly good for the property owners living on Parrott Drive, those driving and walking on Parrott Drive, animals and property. This area is not safe to build on. Not to mention, fire danger, heavy traffic on streets (dump trucks), noise, dust, etc. I find this is already going on in the property by the large green water tank. What a mess that is! And, what about earthquakes....! No need to destroy every little bit of land there is left here!

Sincerely,
K Gonzales
1251 Parrott Dr San Mateo, CA 94402-3628 minneyrain@aol.com

Sukhmani Purewal

From: gboro4734@everyactioncustom.com on behalf of Gregory Boro <gboro4734@everyactioncustom.com>
Sent: Sunday, July 10, 2022 7:57 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Gregory Boro
2020 Mezes Ave Belmont, CA 94002-1745
gboro4734@gmail.com

Sukhmani Purewal

From: Jworral@everyactioncustom.com on behalf of Judith Worrall <Jworral@everyactioncustom.com>
Sent: Sunday, July 10, 2022 8:00 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the Planning Commission's unanimous decision: this would mean that you do not approve development on the most hazardous areas of the "Zmay" property. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Thank you for considering this request: the future will thank you for your denial.

Sincerely,

Judith Worrall

642 Johnston St Half Moon Bay, CA 94019-1983 Jworral@nuevaschool.org

Sukhmani Purewal

From: susanlessin@everyactioncustom.com on behalf of Susan Lessin
<susanlessin@everyactioncustom.com>
Sent: Sunday, July 10, 2022 8:13 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Susan Lessin
820 Sea Spray Ln Apt 301 Foster City, CA 94404-2449 susanlessin@comcast.net

Sukhmani Purewal

From: teacherbarbara132@everyactioncustom.com on behalf of Barbara and Steve Mikulic
<teacherbarbara132@everyactioncustom.com>
Sent: Sunday, July 10, 2022 8:20 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Barbara and Steve Mikulic
132 Csm Dr San Mateo, CA 94402-3601
teacherbarbara132@sbcglobal.net

Sukhmani Purewal

From: donald.r.nagle@everyactioncustom.com on behalf of Donald Nagle
<donald.r.nagle@everyactioncustom.com>
Sent: Sunday, July 10, 2022 8:23 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

I live nearby, and walk by the hillside regularly. It is so steep, and there are flatter sections closer to the bottom of the property.

Upholding the decision, and directing the Planning Department to work with the applicant to find less hazardous sites at the bottom of the property, seems common sense in this case. You wouldn't be telling the Zmays "NO"; you would be telling them to find a better, safer location elsewhere on their very large property.

Sincerely,

Donald Nagle

1538 Parrott Dr San Mateo, CA 94402-3605 donald.r.nagle@gmail.com

Sukhmani Purewal

From: hendricks.angelat@everyactioncustom.com on behalf of Angela Hendricks
<hendricks.angelat@everyactioncustom.com>
Sent: Sunday, July 10, 2022 9:16 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Angela Hendricks
176 Hillcrest Rd San Carlos, CA 94070-1951 hendricks.angelat@gmail.com

Sukhmani Purewal

From: mike@everyactioncustom.com on behalf of Mike Kahn <mike@everyactioncustom.com>
Sent: Sunday, July 10, 2022 9:32 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Mike Kahn
1439 Crespi Dr Pacifica, CA 94044-3607
mike@kahncious.net

Sukhmani Purewal

From: pinwong92@everyactioncustom.com on behalf of Pin Yee Wong <pinwong92@everyactioncustom.com>
Sent: Sunday, July 10, 2022 9:32 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

- The proposed site of the subdivision is located on very steep terrains that is highly susceptible to landslides and wild fires. Hence, development in this location would pose an extreme danger to human and wild life.
 - o This location has a history of active landslides. Residences directly across from this parcel on Parrott Drive has experienced at least 5 landslides in the last 15 years (3 in 2006, 1 in 2011, and 1 in 2018), so landslides are NOT a Perceived but an ACTUAL Danger in this location!
 - o The proposed site of the subdivision is designated VERY HIGH Fire Severity Zone, the highest designation given by CA Fire & would put future residents at this location as well as neighbors across from them and the surrounding area communities to extraordinary hazards from catastrophic wildfire(s).
 - o It is our ethical responsibility to do everything we can to protect public safety and prevent placing more people and property at risk from these KNOWN HAZARDS!!! ... especially when there are safer alternative locations within the Z-may parcel for development.
- This property was designated as Resource Management District / OPEN SPACE zoning in the County General Plan (Section 6324.6) because of its steep and hazardous slopes which "pose severe hazards to public health or safety". The design of the proposed subdivision is inconsistent with RM zoning regulations. The planning department staff report in no way demonstrates the proposed site is suitable for development as the appeal claims.

Sincerely,
Pin Yee Wong
1111 Parrott Dr San Mateo, CA 94402-3626 pinwong92@yahoo.com

Sukhmani Purewal

From: Stuart Seiff <sseiff@gmail.com>
Sent: Sunday, July 10, 2022 9:40 PM
To: CMO_BoardFeedback; parrottdrivecommunity@gmail.com; MLSeiff@aol.com
Subject: Commenting on Board of Supervisors 7/12/22 Agenda: Z Enterprises Filee # PLN2014-00410, Assessors Parcel No 038131110

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.

I am writing to express my strongest opposition to the proposed development of this parcel. I am a home owner on the Parrott/Tournament block just above this parcel. We have had substantial annual land slippage measured by the city/county every year for decades. This development has been stopped year after year because of collateral damage that we will surely suffer by building on such an unsuitable site. I am shocked that the County and developer would ever begin to assume liability for increasd slippage and property damage that will likely ensue if this project goes forward. All of our concerns have been well documented. I urge a unanimous vote by the Board to finally shut this silliness down.
Stuart R. Seiff, MD

Sukhmani Purewal

From: tom_luong@everyactioncustom.com on behalf of Tom Luong
<tom_luong@everyactioncustom.com>
Sent: Sunday, July 10, 2022 10:53 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Tom Luong
1486 Parrott Dr San Mateo, CA 94402-3633 tom_luong@yahoo.com

Sukhmani Purewal

From: biolartist@everyactioncustom.com on behalf of Kathryn Hedges
<biolartist@everyactioncustom.com>
Sent: Sunday, July 10, 2022 11:11 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

I am associated with Green Foothills and support responsible infill development rather than expansion into wildfire prone areas.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. The unstable slope is a landslide hazard and the property is in an area with the highest level of wildfire risk.

Sincerely,
Kathryn Hedges
158 E Saint John St Apt 516 San Jose, CA 95112-5594 biolartist@gmail.com

Sukhmani Purewal

From: winholtz@everyactioncustom.com on behalf of betty winholtz <winholtz@everyactioncustom.com>
Sent: Sunday, July 10, 2022 11:21 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Though I live South of you, we have a similar issue in the City of Morro Bay. Current property owners should not have their insurance go up or eliminated because the city makes a poor zoning choice. Insurance goes up because constructing in a landslide area puts their property at risk.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
betty winholtz
405 Acacia St Morro Bay, CA 93442-2703
winholtz@sbcglobal.net

Sukhmani Purewal

From: tara01@everyactioncustom.com on behalf of Tara Pratt <tara01@everyactioncustom.com>
Sent: Sunday, July 10, 2022 11:40 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

I hope you will uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Let common sense prevail!
Thank you.

Sincerely,
Tara Pratt
2116 Easton Dr Burlingame, CA 94010-5636 tara01@pacbell.net

Sukhmani Purewal

From: rafi@everyactioncustom.com on behalf of Raphael Holtzman <rafi@everyactioncustom.com>
Sent: Monday, July 11, 2022 1:00 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

I hope all supervisors will unanimously vote to uphold the Planning Commission denial of the proposed location. Moving the development to a safer location on this big plot will send a clear message that we need to design for fire hazards and draught in order to mitigate the effects of climate change.

Safety should be our number one concern and there are safer locations on this plot.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Raphael Holtzman

1103 Parrott Dr San Mateo, CA 94402-3626 rafi@original3.com

Sukhmani Purewal

From: susiejco@everyactioncustom.com on behalf of Susie Cohen <susiejco@everyactioncustom.com>
Sent: Monday, July 11, 2022 1:00 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Susie Cohen
2 Wildwood Ln Menlo Park, CA 94025-6310 susiejco@gmail.com

Sukhmani Purewal

From: terilwolf@everyactioncustom.com on behalf of Teri Wolf <terilwolf@everyactioncustom.com>
Sent: Monday, July 11, 2022 1:00 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Teri Wolf
60 Sausal Dr Portola Valley, CA 94028-7920 terilwolf@gmail.com

Sukhmani Purewal

From: dianamorgan4@everyactioncustom.com on behalf of Diana Morgan-Hickey <dianamorgan4@everyactioncustom.com>
Sent: Monday, July 11, 2022 1:00 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Diana Morgan-Hickey
520 Wagman Dr San Jose, CA 95129-1856
dianamorgan4@icloud.com

Sukhmani Purewal

From: danielle.hassid@everyactioncustom.com on behalf of Danielle Hassid
<danielle.hassid@everyactioncustom.com>
Sent: Monday, July 11, 2022 3:07 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people, property and the environment are too great. Reversing this decision would go against the community members that you are elected to serve.

Sincerely,

Danielle Hassid

1090 Parrott Dr Hillsborough, CA 94010-7468 danielle.hassid@gmail.com

Sukhmani Purewal

From: gb191919gb@everyactioncustom.com on behalf of George Bourlotos
<gb191919gb@everyactioncustom.com>
Sent: Monday, July 11, 2022 3:08 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
George Bourlotos
49 Flanders Bartley Rd Flanders, NJ 07836-4735 gb191919gb@gmail.com

Sukhmani Purewal

From: Held Messages <spamdigest@smcgov.org>
Sent: Monday, July 11, 2022 6:10 AM
To: CMO_BoardFeedback
Subject: [Postmaster] Messages on hold for boardfeedback@smcgov.org

The following messages, addressed to you, are currently on hold within the Mimecast service awaiting further action.

For further instructions on how to use the links associated with each email, please review the following points:

Release: This will release the current email On Hold to your Inbox, but future emails from this sender will still be placed On Hold

Block: Rejects the email, and adds the sender's address to your personal Block list to block future emails from this sender

Permit: Delivers the email to your Inbox, and adds the sender's address to your personal Permit list, so future emails are not put On Hold (for SPAM management policies only)

For more information on the Mimecast digest, please refer to this [article](#)

From	Subject	Date	Reason	Release	Block	Permit
bwfolks@everyactioncustom.com	Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants	2022-07-10 23:02	Spam Policy	Release	Block	Permit

Sukhmani Purewal

From: amrusso@everyactioncustom.com on behalf of Anthony Russo <amrusso@everyactioncustom.com>
Sent: Monday, July 11, 2022 6:30 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Anthony Russo
1475 Ascension Dr San Mateo, CA 94402-3646 amrusso@yahoo.com

Sukhmani Purewal

From: jsegall@everyactioncustom.com on behalf of Jeff Segall <jsegall@everyactioncustom.com>
Sent: Monday, July 11, 2022 6:36 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. Thank you!

Sincerely,
Jeff Segall
655 California St Mountain View, CA 94041-2003 jsegall@mac.com

Sukhmani Purewal

From: medeab@everyactioncustom.com on behalf of Medea Bern <medeab@everyactioncustom.com>
Sent: Monday, July 11, 2022 6:44 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

The Planning Commission heard comments from many local people who live in the area of this proposed subdivision on the 12th of July. After due deliberation on the merits, it very wisely denied the request to build on this sensitive, potentially dangerous property. The land sits in a wildfire zone. The land is prone to slides. Any homes built here risk a fiery end, or risk ending up at the bottom of the hill. It's not worth the potential loss of life.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. There are other, less hazardous, areas for the three new lots on this property.

Sincerely,
Medea Bern
10 Anguido Ct Hillsborough, CA 94010-7403 medeab@comcast.net

Sukhmani Purewal

From: ahofmayer@everyactioncustom.com on behalf of Arthur Hofmayer
<ahofmayer@everyactioncustom.com>
Sent: Monday, July 11, 2022 6:52 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Arthur Hofmayer
PO Box 370826 Montara, CA 94037-0826
ahofmayer@comcast.net

Sukhmani Purewal

From: cprenglish@everyactioncustom.com on behalf of Rhoda Moore
<cprenglish@everyactioncustom.com>
Sent: Monday, July 11, 2022 6:55 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Rhoda Moore
1054 Eagle Ln Foster City, CA 94404-1441 cprenglish@yahoo.com

Sukhmani Purewal

From: Janettesplace@everyactioncustom.com on behalf of Janette Rosales
<Janettesplace@everyactioncustom.com>
Sent: Monday, July 11, 2022 7:08 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Janette Rosales
620 Birch Dr Campbell, CA 95008-2108
Janettesplace@hotmail.com

Sukhmani Purewal

From: danfrancesconi@everyactioncustom.com on behalf of Lisa Bettendorf
<danfrancesconi@everyactioncustom.com>
Sent: Monday, July 11, 2022 7:19 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Lisa Bettendorf

2119 Hillcrest Rd Redwood City, CA 94062-3054 danfrancesconi@sbcglobal.net

Sukhmani Purewal

From: daveolson@everyactioncustom.com on behalf of Dave Olson <daveolson@everyactioncustom.com>
Sent: Monday, July 11, 2022 7:29 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision.

The reasons for denial are sound. While the wildfire risk can be mitigated, the risk to the surrounding area would still be increased.

The risk of slides, and the dependence on a repeatedly damaged sewer line are quite significant, and impact the entire slope and watershed below.

The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Dave Olson
PO Box 1506 El Granada, CA 94018-1506
daveolson@gmail.com

Sukhmani Purewal

From: andrea@everyactioncustom.com on behalf of Andrea Reid <andrea@everyactioncustom.com>
Sent: Monday, July 11, 2022 7:47 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

I live in the Santa Cruz mountains, in the town of Woodside and our "Skylonda" neighborhood was in the evacuation zone during the CZU fire in 2020. We are on constant alert, in a mode of monitoring and preparation because we know we live in this vulnerable area. Our redwood cabin is one of those built in the late 1920s but our neighborhood is not densely populated, most of our neighbors have at least an acre and many have more than 5 acres. Allowing developers to densely build on steep slopes and hillsides (of course we know that's the value - the view) is not the safe, responsible action at this point in history. It's akin to developing on a flood plain. It will cost the homeowners their property, their life-savings and possibly their lives - when that horrific flood does arrive.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Andrea Reid
20 Medway Rd Woodside, CA 94062-2613
andrea@reid.org

Sukhmani Purewal

From: cathychadbourn@everyactioncustom.com on behalf of Cathy Chadbourne
<cathychadbourn@everyactioncustom.com>
Sent: Monday, July 11, 2022 7:51 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Thank you for your immediate attention to this matter.

Best Regards,

Cathy Chadbourne
1727 Parrott Drive
San Mateo, CA

Sincerely,
Cathy Chadbourne
1727 Parrott Dr San Mateo, CA 94402-3608 cathychadbourn@aol.com

Sukhmani Purewal

From: mwarch@everyactioncustom.com on behalf of Margaret Williams
<mwarch@everyactioncustom.com>
Sent: Monday, July 11, 2022 8:01 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

I understand the decision to deny the Zmay Subdivision is being appealed by the applicant. I would like to request that the Board of Supervisors uphold the unanimous decision of the Planning Commission and deny this appeal for the proposed subdivision. There are clear risks to people and property and there are other less hazardous areas for construction of three new lots on this property.

The Planning Commission made it clear that this is not safe and not appropriate land use or in keeping with the General Plan for Open Space and Resource Management Zoning. Also, the project would require extensive engineering to create these large homes on this site. I appreciate your consideration of my comments.

Thank you,
Margaret Williams

Sincerely,
Margaret Williams
126 14th Ave San Mateo, CA 94402-2427
mwarch@astound.net

Sukhmani Purewal

From: Rosemarie Thomas <rosemariethomas43@gmail.com>
Sent: Monday, July 11, 2022 8:13 AM
To: CMO_BoardFeedback; parrottdrivecommunity@gmail.com
Subject: Commenting on Board of Supervisors 7/12/2022 Agenda: Z Enterprises File #PLN2014-00410, Assessor's Parcel No: 038-131-110

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.

Again we find ourselves having to address a project that was already denied. I am not opposed to development but it must be responsible and this is not a **RESPONSIBLE PROPOSAL** - You denied this application once before and it should be again denied completely.

This project is a hazard to not only the people on Parrott Drive facing the potential project but to the entire area. As stated before the area is considered a high fire hazard area; the slide potential if allowed to go forward (and slides have happened in this area and the surrounding neighborhoods) and also puts more strain on water, sewage and traffic issues. We have already had power outages due to fire and fire conditions as well as high winds etc and with the drought situation we cannot continue to build more homes that will be using more water and put more strain on the **ALL Systems**. There is also the impact on the road leading to this project. The risks are catastrophic if this is allowed to go forward.

We are already having to deal with the project that should not have been allowed on the hillside between Parrott Drive, Laurie, Bel Aire Road and Ascension. Please act responsibly and deny this once and for all. There is really no reason to build on this site.

Thank you again for your time.

Rosemarie Thomas
1480 Bel Aire Road
San Mateo, CA 94402

Sukhmani Purewal

From: susan.larson@everyactioncustom.com on behalf of Susan Solomon
<susan.larson@everyactioncustom.com>
Sent: Monday, July 11, 2022 8:29 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Susan Solomon

Sincerely,
Susan Solomon
477 Lincoln Ct Louisville, CO 80027-2086 susan.larson@gmail.com

Sukhmani Purewal

From: nrwulf@everyactioncustom.com on behalf of Nathan Wulf <nrwulf@everyactioncustom.com>
Sent: Monday, July 11, 2022 8:46 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

My family walks along this stretch of Parrott drive daily. It is a beautiful spot to stop and ponder the beauty of the valley with Crystal Springs reservoir and the northernmost portion of the Santa Cruz Mountains, Montara Mtn in the background. We need to keep this open space free from future development.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Thank you for your consideration.

Sincerely,
Nathan Wulf
1443 Parrott Dr San Mateo, CA 94402-3632 nrwulf@yahoo.com

Sukhmani Purewal

From: cabomail@everyactioncustom.com on behalf of Carol Cook <cabomail@everyactioncustom.com>
Sent: Monday, July 11, 2022 8:53 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Thank you for considering my comment.

Sincerely,
Carol Cook
282 La Casa Ave San Mateo, CA 94403-5015 cabomail@comcast.net

Sukhmani Purewal

From: dodge_aaron@everyactioncustom.com on behalf of Aaron Dodge
<dodge_aaron@everyactioncustom.com>
Sent: Monday, July 11, 2022 9:11 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Aaron Dodge
1668 Taylor St San Mateo, CA 94403-1131 dodge_aaron@yahoo.com

Sukhmani Purewal

From: cheyjc@everyactioncustom.com on behalf of Judy Campbell <cheyjc@everyactioncustom.com>
Sent: Monday, July 11, 2022 9:21 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

I watched my dying friend, Joanne Winters deck collapse right up to her living room years ago.....it went down the hill along with tons of earth.....HENCE THE UGLY WALL THAT THE TAX PAYERS HAD TO PAY FOR ON CRYSTAL SPRINGS ROAD.....we, in the Highlands have had ENOUGH of you SNEAKING in a few house eg. BUNKER HILL, COBBLEHILL and COWPENS. All non mid century modern totally out of character with our beloved Eichlers. Judy Campbell

Sincerely,
Judy Campbell
2012 New Brunswick Dr San Mateo, CA 94402-4013 cheyjc@aol.com

Sukhmani Purewal

From: liurosin@everyactioncustom.com on behalf of Ruoxing Liu <liurosin@everyactioncustom.com>
Sent: Monday, July 11, 2022 9:29 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Ruoxing Liu
1768 Monticello Rd San Mateo, CA 94402-4032 liurosin@gmail.com

Sukhmani Purewal

From: mariajgin@everyactioncustom.com on behalf of Maria Gin <mariajgin@everyactioncustom.com>
Sent: Monday, July 11, 2022 9:29 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Maria Gin
1459 Parrott Dr San Mateo, CA 94402-3632 mariajgin@gmail.com

Sukhmani Purewal

From: elliekim007@everyactioncustom.com on behalf of Ellie Kim <elliekim007@everyactioncustom.com>
Sent: Monday, July 11, 2022 9:32 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Ellie Kim

2268 Bunker Hill Dr San Mateo, CA 94402-3846 elliekim007@gmail.com

Sukhmani Purewal

From: sboyer79@everyactioncustom.com on behalf of Stephanie Boyer <sboyer79@everyactioncustom.com>
Sent: Monday, July 11, 2022 9:38 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Stephanie Boyer
30 Powhatan Pl San Mateo, CA 94402-4033 sboyer79@gmail.com

Sukhmani Purewal

From: chipbgoldstein@everyactioncustom.com on behalf of Chip Goldstein
<chipbgoldstein@everyactioncustom.com>
Sent: Monday, July 11, 2022 9:56 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Chip Goldstein
181 Creekside Dr Half Moon Bay, CA 94019-2348 chipbgoldstein@coastside.net

Sukhmani Purewal

From: annlambrecht9@everyactioncustom.com on behalf of Ann Lambrecht <annlambrecht9@everyactioncustom.com>
Sent: Monday, July 11, 2022 9:58 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Regarding Planning file no. PLN2014-00410: Please don't second-guess the Planning Commission; the risks are too great. There must be other, safer places for building on this property.

Sincerely,
Ann Lambrecht
181 Stanford Ave Menlo Park, CA 94025-6325 annlambrecht9@gmail.com

Sukhmani Purewal

From: dkcpa@everyactioncustom.com on behalf of David Krakower <dkcpa@everyactioncustom.com>
Sent: Monday, July 11, 2022 9:58 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
David Krakower
1410 Lexington Ave San Mateo, CA 94402-3813 dkcpa@yahoo.com

Sukhmani Purewal

From: matthewrclark1@everyactioncustom.com on behalf of MATTHEW CLARK <matthewrclark1@everyactioncustom.com>
Sent: Monday, July 11, 2022 10:11 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

re:Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

It simply must be recognized that there are locations completely inappropriate for residential or any other developments. This is certainly one of them. The Planners and Planning Commission did their very thorough analysis and found this to be true, unanimously. Respect the land and your own best advisors and do not allow this development on the steep slopes.

Sincerely,
MATTHEW CLARK
PO Box 652 El Granada, CA 94018-0652
matthewrclark1@gmail.com

Sukhmani Purewal

From: sms3600@everyactioncustom.com on behalf of Suzanne Simms <sms3600@everyactioncustom.com>
Sent: Monday, July 11, 2022 10:11 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Hello! I am emailing to strongly urge the County Board of Supervisors to uphold the Planning Commission's unanimous decision to not approve development on the most hazardous areas of the "Zmay" property.

It is unconscionable to continue to allow irresponsible building that saddles unsuspecting homeowners with known and increasing risks of expensive landslide and fire mitigation.

Do not build irresponsibly with the tax dollars we afford the county and please provide the sensible stewardship we deserve!

Sincerely,
Suzanne Simms
1879 Los Altos Dr San Mateo, CA 94402-3643 sms3600@yahoo.com

Sukhmani Purewal

From: woodardwendy@everyactioncustom.com on behalf of Wendy woodard
<woodardwendy@everyactioncustom.com>
Sent: Monday, July 11, 2022 10:15 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Wendy woodard
1367 Parrott Dr San Mateo, CA 94402-3630 woodardwendy@gmail.com

Sukhmani Purewal

From: franstott.lafarge@everyactioncustom.com on behalf of Fran Stott
<franstott.lafarge@everyactioncustom.com>
Sent: Monday, July 11, 2022 10:19 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Fran Stott
1592 Lexington Ave San Mateo, CA 94402-3815 franstott.lafarge@gmail.com

Sukhmani Purewal

From: jordankarsh@everyactioncustom.com on behalf of Rachel Jordan
<jordankarsh@everyactioncustom.com>
Sent: Monday, July 11, 2022 10:29 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Rachel Jordan
2233 Bunker Hill Dr San Mateo, CA 94402-3832 jordankarsh@gmail.com

Sukhmani Purewal

From: icaricia27@everyactioncustom.com on behalf of Christal Niederer <icaricia27@everyactioncustom.com>
Sent: Monday, July 11, 2022 10:30 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Christal Niederer
6272 Sager Way San Jose, CA 95123-4643
icaricia27@gmail.com

Sukhmani Purewal

From: pmartine@everyactioncustom.com on behalf of Margaret Martinez
<pmartine@everyactioncustom.com>
Sent: Monday, July 11, 2022 10:36 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Margaret Martinez
5339 Hounds Est San Jose, CA 95135-1207 pmartine@kpmg.com

Sukhmani Purewal

From: avery.allen@everyactioncustom.com on behalf of Avery Allen <avery.allen@everyactioncustom.com>
Sent: Monday, July 11, 2022 10:43 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property. Please deny this application. If the owner does not want to build where it is safe it is up to you to make the right call. Thank you,
Avery Allen

Sincerely,
Avery Allen
PO Box 128 El Granada, CA 94018-0128
avery.allen@comcast.net

Sukhmani Purewal

From: wayniedoright@everyactioncustom.com on behalf of Wayne Kung
<wayniedoright@everyactioncustom.com>
Sent: Monday, July 11, 2022 10:46 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Wayne Kung
1 Elm St Apt 104 San Carlos, CA 94070-2278 wayniedoright@gmail.com

Sukhmani Purewal

From: mchamp2@everyactioncustom.com on behalf of Miriam Champion <mchamp2@everyactioncustom.com>
Sent: Monday, July 11, 2022 10:48 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Miriam Champion
431 Grand Blvd Half Moon Bay, CA 94019-1625 mchamp2@comcast.net

Sukhmani Purewal

From: Dschumacher35@everyactioncustom.com on behalf of Darlene Schumacher <Dschumacher35@everyactioncustom.com>
Sent: Monday, July 11, 2022 10:51 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Hello, Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. With the increased fire danger throughout California , the risks to people and property are too great.

Sincerely,
Darlene Schumacher
35 E Carol Ave Burlingame, CA 94010-5232 Dschumacher35@yahoo.com

Sukhmani Purewal

From: margstan@everyactioncustom.com on behalf of Margaret Goodale
<margstan@everyactioncustom.com>
Sent: Monday, July 11, 2022 11:01 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Having had my fire insurance cancelled by three separate insurers in three consecutive years, I am particularly aware of fire danger. My current insurance is triple what it was four years ago, so it's possible to find insurance but is almost prohibitively expensive in a high fire severity area - even when not acknowledged by the city.

Sincerely,
Margaret Goodale
1135 Palou Dr Pacifica, CA 94044-4214
margstan@sbcglobal.net

Sukhmani Purewal

From: bmargolin@everyactioncustom.com on behalf of Ben Margolin
<bmargolin@everyactioncustom.com>
Sent: Monday, July 11, 2022 11:20 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Ben Margolin
1984 Ticonderoga Dr San Mateo, CA 94402-4018 bmargolin@gmail.com

Sukhmani Purewal

From: joyoaddison@everyactioncustom.com on behalf of Joy Addison
<joyoaddison@everyactioncustom.com>
Sent: Monday, July 11, 2022 11:24 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Joy Addison

2184 Bunker Hill Dr San Mateo, CA 94402-3853 joyoaddison@icloud.com

Sukhmani Purewal

From: rvegaandaya@everyactioncustom.com on behalf of Roxanne Andaya
<rvegaandaya@everyactioncustom.com>
Sent: Monday, July 11, 2022 11:27 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Roxanne Andaya
70 Brighton Ct Daly City, CA 94015-2848 rvegaandaya@gmail.com

Sukhmani Purewal

From: jangallagher_2000@everyactioncustom.com on behalf of Janis Gallagher <jangallagher_2000@everyactioncustom.com>
Sent: Monday, July 11, 2022 11:31 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Janis Gallagher

1735 Yorktown Rd San Mateo, CA 94402-4039 jangallagher_2000@yahoo.com

Sukhmani Purewal

From: 1recyclequeen@everyactioncustom.com on behalf of Merrily Robinson
<1recyclequeen@everyactioncustom.com>
Sent: Monday, July 11, 2022 11:33 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Merrily Robinson
952 Ruby St Redwood City, CA 94061-1430 1recyclequeen@gmail.com

Sukhmani Purewal

From: mnlarenas@everyactioncustom.com on behalf of Mary Larenas
<mnlarenas@everyactioncustom.com>
Sent: Monday, July 11, 2022 11:39 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

July 11, 2022
BOARD OF SUPERVISORS
DISTRICT 1: Dave Pine
DISTRICT 2: Carole Groom
DISTRICT 3: Don Horsley
DISTRICT 4: Warren Slocum
DISTRICT 5: David J. Canepa

Regarding: "Zmay" property, request the Board to uphold the Planning Commission's denial of a Minor Subdivision, Grading Permit, and Resource Management Permit for a proposed 3-lot subdivision, in the unincorporated Highlands area of San Mateo County.

County Board of Supervisors,
I am Mary Larenas and I live in Moss Beach. I am asking the Board to please uphold the Planning Commission's unanimous decision to deny development on the most hazardous areas of the "Zmay" property. The Planning Commission determined that the proposed location of the three new home sites atop extremely steep slopes at greatest vulnerability to landslides and wildfire is inconsistent with the Resource Management zoning and County Subdivision regulations.

I have lived on the coast since 1981. During that time, I have witnessed dramatic changes to our coastline and hillsides due to erosion, landslides and the impacts of climate change. The coast is now dealing with increased threats of wildfire from drought. The hard fact is not all property can or should be developed. Denying this project is consistent with the county's climate ready strategies.

I would like to thank all of the County Board of Supervisors for taking the hazards posed by climate change and sea level rise seriously. Sup. Pine for his lead in addressing Climate Change in our County, Sup. Groom for your work on the California Coastal Commission, Sup. Horsley for your attention to the needs of the coast and Sups. Canepa and Slocum for your support to protect the citizens and property of San Mateo County.

Sincerely,
Dr. Mary Larenas

Sincerely,
Mary Larenas

301 Nevada Ave Moss Beach, CA 94038-9614 mnlarenas@gmail.com

Sukhmani Purewal

From: manu.hipkins@everyactioncustom.com on behalf of Manuela Hipkins
<manu.hipkins@everyactioncustom.com>
Sent: Monday, July 11, 2022 11:42 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

WE COUNT ON YOU FOR COMMON SENSE AND SAFETY OF THIS NEIGHBORHOOD. FAMILIES BEFORE PROFIT.
THANK YOU,

Sincerely,
Manuela Hipkins
331 Virginia Ave Moss Beach, CA 94038-9622 manu.hipkins@protonmail.com

Sukhmani Purewal

From: mlseiff@everyactioncustom.com on behalf of Marilou Seiff <mlseiff@everyactioncustom.com>
Sent: Monday, July 11, 2022 11:51 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

I am writing to express my strongest opposition to the proposed development of this parcel. I am a home owner on the Parrott/Tournament block just above this parcel. We have had substantial annual land slippage measured by the city/county every year for decades. This development has been stopped year after year because of collateral damage that we will surely suffer by building on such an unsuitable site. I am shocked that the County and developer would ever begin to assume liability for increased slippage and property damage that will likely ensue if this project goes forward. All of our concerns have been well documented. I urge a unanimous vote by the Board to finally shut this down.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Marilou Seiff

Sincerely,
Marilou Seiff
1170 Tournament Dr Hillsborough, CA 94010-7432 mlseiff@aol.com

Sukhmani Purewal

From: uytanut@everyactioncustom.com on behalf of Uy Ut <uytanut@everyactioncustom.com>
Sent: Monday, July 11, 2022 11:55 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,

Uy Ut

1896 Lexington Ave San Mateo, CA 94402-4027 uytanut@gmail.com

Sukhmani Purewal

From: ornit_rose@everyactioncustom.com on behalf of Ornit Rose <ornit_rose@everyactioncustom.com>
Sent: Monday, July 11, 2022 11:57 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Ornit Rose
1509 Cedarwood Dr San Mateo, CA 94403-3912 ornit_rose@yahoo.com

Sukhmani Purewal

From: dhzimmers@everyactioncustom.com on behalf of Diem Ha <dhzimmers@everyactioncustom.com>
Sent: Monday, July 11, 2022 11:58 AM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks of wildfire and landslides to people and property are too high. Please relocate the development of the three new lots on this property to a less hazardous area.

Sincerely,

Diem Ha

969 G Edgewater Blvd Foster City, CA 94404-3775 dhzimmers@gmail.com

Sukhmani Purewal

From: pingram.consulting@everyactioncustom.com on behalf of Peter Ingram
<pingram.consulting@everyactioncustom.com>
Sent: Monday, July 11, 2022 12:01 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great. As the recent fire in Edgewood Park demonstrated, our urban interface lands and residential areas are in extreme risk as climate change defines the new normal.

Respectfully,
Peter Ingram
2039 Cordilleras Rd
Emerald Hills, CA

Sincerely,
Peter Ingram
2039 Cordilleras Rd Emerald Hills, CA 94062-3903 pingram.consulting@gmail.com

Sukhmani Purewal

From: deborah@everyactioncustom.com on behalf of Deborah Lardie <deborah@everyactioncustom.com>
Sent: Monday, July 11, 2022 12:07 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Deborah Lardie
PO Box 370926 Montara, CA 94037-0926
deborah@lardiecompany.com

Sukhmani Purewal

From: judith.butts@everyactioncustom.com on behalf of Judith Butts
<judith.butts@everyactioncustom.com>
Sent: Monday, July 11, 2022 12:09 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Judith Butts
1036 Sladky Ave Mountain View, CA 94040-3653 judith.butts@gmail.com

Sukhmani Purewal

From: grhasbro@everyactioncustom.com on behalf of Grace Hasbrook
<grhasbro@everyactioncustom.com>
Sent: Monday, July 11, 2022 12:10 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision of the Zmay" property.

Sincerely,
Grace Hasbrook
111 N Balsamina Way Portola Valley, CA 94028-7515 grhasbro@pacbell.net

Sukhmani Purewal

From: astridmarie@everyactioncustom.com on behalf of Astrid Spencer
<astridmarie@everyactioncustom.com>
Sent: Monday, July 11, 2022 12:25 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Astrid Spencer
1644 Lexington Ave San Mateo, CA 94402-3836 astridmarie@aol.com

Sukhmani Purewal

From: dquinn@everyactioncustom.com on behalf of Dan Quinn <dquinn@everyactioncustom.com>
Sent: Monday, July 11, 2022 12:41 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

The Planning Commission has investigated. They made the right decision. Please support them and make no exception to the sensible regulations in the case of Zmay.

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Dan Quinn
10 Bear Paw Portola Valley, CA 94028-8014 dquinn@stanfordalumni.org

Sukhmani Purewal

From: tonykwee20@everyactioncustom.com on behalf of Anthony Kwee <tonykwee20@everyactioncustom.com>
Sent: Monday, July 11, 2022 12:52 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Anthony Kwee
20 Powhatan Pl San Mateo, CA 94402-4033 tonykwee20@gmail.com

Sukhmani Purewal

From: vcolligan@everyactioncustom.com on behalf of Victoria Colligan
<vcolligan@everyactioncustom.com>
Sent: Monday, July 11, 2022 12:53 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Victoria Colligan
198 El Granada Blvd El Granada, CA 94018 vcolligan@gmail.com

Sukhmani Purewal

From: esalinger@everyactioncustom.com on behalf of Elaine Salinger
<esalinger@everyactioncustom.com>
Sent: Monday, July 11, 2022 12:57 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

Please uphold the unanimous decision of the Planning Commission to deny the proposed subdivision. The risks to people and property are too great; there are other less hazardous areas for the three new lots on this property.

Sincerely,
Elaine Salinger
1407 Tarrytown St San Mateo, CA 94402-3819 esalinger@mac.com

Sukhmani Purewal

From: catpalter@everyactioncustom.com on behalf of Catherine Palter
<catpalter@everyactioncustom.com>
Sent: Monday, July 11, 2022 1:02 PM
To: CMO_BoardFeedback
Subject: Item Number 7 on the July 12 Agenda: Appeal of Planning Commission's denial of the "Zmay" subdivision. File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

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 Board of Supervisors,

I am writing to request that you deny the appeal of the Zmay project. Our community members are very familiar with living in the hillsides near the San Andreas fault, and the risks that come with it. And these risks are increasing with climate change. I hope you listen to the voices of the nearby community.

I believe that Resource Management zoning has been judiciously used in the County to protect our most sensitive lands, and that only the most exceptional projects should be placed in the RM zone. This project would increase the risks to our sensitive lands and should not be constructed in the RM zone.

I understand the importance of adding to housing inventory and I support housing when it is proposed in locations that do not increase risk and that do provide access to public transit. This project is not a smart housing project.

Our Planning Commission fully and thoughtfully considered this project and denied it. I ask that you follow their recommendation and deny the appeal.

Thank you for the hard work that you do and for denying this risky project.

Sincerely,
Catherine Palter
2035 Queens Ln San Mateo, CA 94402-3930 catpalter@gmail.com

SHUTE MIHALY
& WEINBERGER LLP

396 HAYES STREET, SAN FRANCISCO, CA 94102
T: (415) 552-7272 F: (415) 552-5816
www.smwlaw.com

WINTER KING
Attorney
King@smwlaw.com

July 11, 2022

Via Electronic Mail Only

Honorable Don Horsley, President
and Members of the Board of Supervisors
County Planning and Building Department
455 County Center, Second Floor,
Redwood City, CA 94063
boardfeedback@smcgov.org

Re: Appeal of San Mateo County Planning Commission's Final Letter of
Decision on the Proposed Subdivision at 1551 Crystal Springs,
Grading Permit and Resource Management (RM) Permit (PLN2014-
00410).

Dear Mr. Horsley and Members of the Board:

On behalf of Green Foothills, we submit this letter to express our legal opinion that: (1) the Planning Commission appropriately denied the proposed Minor Subdivision at 1551 Crystal Springs ("Project") and (2) neither the applicant nor staff has provided a sufficient basis for overturning the Planning Commission's decision. The Planning Commission's decision not to create new lots and thereby allow new development in an area subject to severe fire risk was consistent with the County's ordinances as well as its forward-thinking approach to climate change, which will only intensify fire risk over time and makes staff's proposed mitigation measures—including watering the site—less feasible. The Board should therefore uphold the Planning Commission's decision and findings.

In addition, the environmental documentation prepared in connection with the Project fails to comply with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code § 21000 *et seq.*, and the CEQA Guidelines, California Code of Regulations, title 14, § 15000 *et seq.* ("Guidelines"). As a result, even if the Board believed disagreed with the Planning Commission's denial findings, it still could not approve the Project unless and until adequate environmental review is prepared. See, SMW Comment Letter to the County Planning Commission dated

For all of these reasons, which we elaborate on below, Green Foothills supports the Planning Commission's denial of the Project and urges the Board of Supervisors to uphold that denial. Further, if the Board is inclined to grant the appeal, the appropriate next step would be to send the Project back to the Planning Commission for further consideration and environmental review, not approve the Project, as staff recommends.

I. The Planning Commission Appropriately Denied the Proposed Project.

The Planning Commission made the necessary Findings of Denial ("Findings") providing reasoning and substantial evidence to support its decision to deny the Project, in accordance with County Ordinance Code Division VI, Part Two, Section 7013.3b. As detailed below, the Planning Commission found the proposed Project inconsistent with multiple Code provisions related to seismic safety and inconsistent with provisions in the State Board of Forestry and Fire Protection, and there is ample evidence supporting these findings.

First, the Planning Commission rightly expressed concern about the landslide on the site and related geologic hazards. As indicated in the findings, the Project design is inconsistent with County's Resource Management District Zoning Regulations due to inadequate setbacks from hazardous areas, placement of structures in areas that would result in risks to life and property to soils, geological and fire hazards, and development of a site susceptible to slides and severe erosion. Findings at items 1a,b, and c. This finding is supported by testimony presented at the July 28, 2021 Planning Commission meeting by Dr. Gary Trott. See, slide deck of the presentation attached as Appendix A referencing maps by the Association of Bay Area Governments Polhemus Landslide winter 1997/98 3rd year of wet rainfall, USGS 1997.

In his presentation, Dr. Trott presented maps depicting a known landslide area that traverses the proposed Project site and extends underneath Parrott Drive and is significantly larger than the parameters used for the Project's design. Appendix A at slides 2 and 4. He explained that the site has active subsurface hydrology flow that increases risks of geotechnical failure. Appendix A at slides 6-8. Dr. Trott also explained that the rock assemblage that underlies the site, the Franciscan complex, is comprised of a mixture of rock types, some hard, some soft (e.g., sandstone), and some ground (e.g., sand or gravel). Appendix B, "A Race Against Time" by Julie Mark Cohen, P.E., Principal; JMC Engrs., Troy, NY, Abstract available at <https://cedb.asce.org/CEDBsearch/record.jsp?dockey=0119376> and Appendix A at slide 5 and 9. The implication of this presentation is that Franciscan complex does not include bedrock, and thus the Project's pier footings could not be installed in bedrock. Appendix

A at slides at 3, 5, and 9. This information constitutes evidence in the record supporting the Planning Commission's findings.

Second, the Planning Commission found the proposed minor subdivision in violation of multiple regulations related to avoidance of landslide hazards and inconsistent with the California Public Resources Code ("PRC") related to fire safety regulations. Findings at items 2, 3, and 4. Specifically, the Project would conflict with PRC provisions due to the fact that proposed minor subdivision would allow lot configurations and a pattern of private ownership of land that would result in unsafe wildfire conditions (i.e., inability to hold future owners accountable for maintaining fuel loads such that a wildfire burning would not ignite structures, inability to maintain adequate defensible space, and due to installation of structures that cannot meet fire safety regulations). Public Resources Code § 4290 and 4291 and Findings at item 4. As Commissioner Hanson indicated at the August 25, 2021 hearing, any houses developed on the proposed parcels would likely require variances because they would not be able to meet the conditions required by the Public Resources Code. Planning Commission Hearing, July 28, 2021 hearing beginning at 3:07:00 and August 25, 2021 beginning at 1:04:42.

In addition, the Planning Commission found the proposed Project inconsistent with Resource Management zoning sections 6324.6(c) and 6324.6(f), which provides:

"No land shall be developed which is held unsuitable by the Planning Commission for its proposed use for reason of exposure to fire, flooding, inadequate drainage, soil and rock formations with severe limitations for development, susceptibility to mudslides or earthslides, severe erosion potential, steep slopes, inadequate water supply or sewage disposal capabilities, or any other feature harmful to the health, safety or welfare of the future residents or property owners of the proposed development or the community-at-large."

The Planning Commission found that the proposed subdivision is located on a portion of the property that is unsuitable due to exposure to fire, susceptibility to landslides, severe erosion potential, and steep slopes.

Moreover, the Project site is designated by Cal Fire as a Very High Fire Hazard Severity Zone (or "VHFHSZ") due to canyon topography and very steep slopes of 30-50 percent, which are covered with fire-prone vegetation. IS/MND at 2 and 36 and Letter from R. Moritz of Urban Forestry Associates, Inc. to L. Roberts of Green Foothills ("Urban Forestry Letter"), dated July 26, 2021, attached as Appendix C. The site is

adjacent to undeveloped open space lands that are heavily vegetated, which also increases fire risk. In addition, the site has “chimney” drainages that channel wind and superheated fire gasses up the hill, exacerbating fire spread and intensity. Urban Forestry Letter at 2, 5 and 6 and; National Wildfire Coordinating Group training materials at https://training.nwcg.gov/classes/S190/508Files/071231_s190_m2_508.pdf at pps. 1-8.

As explained in our prior comments, and in comments by fire behavior expert, Ray Moritz, these and other factors (such as wind) create additional safety risks. *See*, Urban Forestry Letter at Appendix C; <https://www.nps.gov/articles/wildland-fire-behavior.htm>, attached as Appendix D; <https://www.sbcfire.com/media-guide> attached as Appendix E; and <https://www.thebushfirefoundation.org/how-fire-behaves/> attached as Appendix F. *See also*, <https://firesafemarin.org/create-a-fire-smart-yard/topography/>.

As the climate changes and fire risk grows, Californians and San Mateo County residents and their neighbors are rightfully concerned about the risk of wildfire. With the state still recovering from the disastrous fires of the past four years, and with another summer of drought, heat, and potential wildfire risk forecast for 2022, decisionmakers must consider the role that increased development plays in the proliferation of wildfires, especially when that development encroaches into areas with canyon topography and dense, fire-prone vegetation. CEQA requires environmental documents to analyze the contribution of new projects to the risk of wildfire. The California Office of the Attorney General has noted that locating development in wildfire risk areas “will itself increase the risk of fire” and increase the risk of exposing existing residents to an increased risk of fire, citing a plethora of reports. Appendix G at 37.

In conclusion, “[T]his proposed development is an extreme risk to the potential residents and residences of the proposed development and significantly exacerbates the risk to the community as a whole.” *See*, Urban Forestry Letter at 6. As Commissioner Hansson stated, the proposed site has multiple constraints including (but not limited to) wetlands, sensitive species, groundwater flow, a failing sewer system, and steep slopes so that the site is overall not a good site for subdivision and development. Planning Commission Hearing, July 28, 2021 beginning at 3:07. The Planning Commission’s findings regarding natural constraints and natural hazards (i.e., unstable slopes and wildfire) is supported by the aforementioned evidence. Approval of the Project would set a precedent for development inconsistent with Resource Management Zoning policies regarding development on steep slopes and would go against County provisions to protect human health and safety.

Moreover, the applicant failed to exhaust on these issues because they failed to identify any problems with the findings during the Planning Commission hearing for the Project.

II. The Newly Proposed Conditions of Approval Will Not Remedy the Problems Identified by the Planning Commission.

After the Planning Commission denied the Project, staff and the applicant apparently developed three new conditions of approval related to the Project's fire risk.¹ These are: (1) that future owners of the new lots be required to irrigate vegetated areas downslope of future homes (at least 100 feet below the closes part of the structure); (2) that the applicant record a deed restriction establishing a non-combustible materials zone 5 feet around the footprint of any structure; and (3) that the owner record "open space easements" between structures on the new lots "to extend defensible space maintenance beyond property lines." These conditions, however, are unenforceable and do not address the problems identified in the Planning Commission findings.

First, it is wholly unclear whether future owners will be allowed to irrigate 100 feet below all structures, given the State's water supply issues and ongoing drought conditions. Thus, there is no guarantee that this condition will ever be enforced. Moreover, this condition shows how problematic development is in this area from a climate change perspective: If the County is relying on watering to make this development safe, it is clearly not designed to be resilient to our changing climate.

Second, the other conditions require "deed restrictions" and "open space easements" without any assurance that the County will be able to enforce these instruments. Without such assurance, these conditions are meaningless.

Third, these conditions would do nothing to address several of the code inconsistencies identified by the Planning Commission and discussed above. In particular, they do nothing to address the risks of landslides, which, in addition to the fire safety risks, led the Planning Commission to conclude the site was not suitable for development. It makes no sense to approve a subdivision where the lots could not be developed in compliance with existing development regulations.

Fourth, the Planning Commission had no opportunity to consider these new conditions. As a result, if the Board is inclined to grant the appeal, it must send the

¹ These conditions are described in the staff report provided to Green Foothills on June 18, 2022.

Project back to the Planning Commission to consider the effect of the conditions in the first instance.

III. Denying the Project Does Not Violate the Housing Accountability Act, Equal Protection, or Due Process; Nor Does It Constitute an Unconstitutional Taking.

a. The Housing Accountability Act Does Not Apply to the Denial of a Land Subdivision.

The Housing Accountability Act requires the County to make certain findings before denying a “housing development project” that is consistent with all applicable, objective, general plan, zoning, and subdivision standards and criteria. “Housing development project,” in turn, is defined as a use consisting of residential units only, certain mixed-use developments, and transitional or supportive housing. Govt. Code § 65589.5(h)(2). The project at issue here, however, is a land subdivision in a Resource Management zone; as discussed at the Planning Commission hearing, no residences were proposed as part of the project. As a result, the Housing Accountability Act simply does not apply.

Even if the Housing Accountability Act did apply, however, the Planning Commission’s denial would still be proper. Pursuant to Government Code Section 65589.5(j)(1), a local agency may deny a housing development project, even if it complies with applicable, objective, general plan, zoning, and subdivision standards and criteria, if it would have “a specific, adverse impact upon the public health or safety,” and there is no feasible method to mitigate or avoid the impact other than disapproval of the project. A “‘specific, adverse impact’ means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies or conditions.” Govt. Code § 65589.5(j)(1)(A).

The Planning Commission made these findings in Paragraph 4 of its Findings of Denial. There, the Commission cited to “objective, identified written public health or safety standards,” i.e., Public Resources Code section 4291(a)(1)(A), which require landowners to “maintain defensible space of 100 feet from each side and from the front and rear of the structure” such that “a wildfire burning under average weather conditions would be unlikely to ignite the structure.” The Commission further found that the proposed Project would be inconsistent with these standards, “making the area less safe from possible wildfires.” Given the record for the Project, that finding is amply supported by evidence of wildfire in the area.

Moreover, Government Code section 65589.5(e) specifically provides that nothing in the Housing Accountability Act relieves the local agency from complying with CEQA. As discussed below, the IS/MND did not provide adequate analysis or mitigation of environmental impacts, and for that reason too the County may lawfully deny the proposed Project.

b. Denial of the Project Does Not Violate Equal Protection.

The Applicant's argument that the Planning Commission violated the Equal Protection clause of the Constitution is without merit. The Applicant asserts it has a viable "class of one" equal protection claim under *Village of Willowbrook v. Olech* (2000) 528 U.S. 562. California courts require plaintiffs asserting such a claim to show all of the following: (1) the plaintiff was treated differently from other similarly situated persons; (2) the difference in treatment was intentional; and (3) there was no rational basis for the difference in treatment. *Squires v. City of Eureka* (2014) 231 Cal.App.4th 577, 594; *Genesis Environmental Services v. San Joaquin Valley Unified Air Pollution Control Dist.* (2003) 112 Cal.App.4th 597, 604.

The Applicant cannot show it was treated differently from similarly situated persons. Plaintiffs attempting to satisfy this element must show the level of similarity between them and the persons with whom they compare themselves is "extremely high." *Squires*, 231 Cal.App.4th at 594 (quoting *Neilson v. D'Angelis* (2nd Cir. 2004) 409 F.3d 100, 104). Put another way, the plaintiff and the persons being compared must be "prima facie identical in all relevant respects." *Id.* at 595 (quoting *Racine Charter One, Inc. v. Racine Unified School Dist.* (7th Cir. 2005) 424 F.3d 677, 686).

To prove the Applicant was treated differently from other similarly situated persons, the Applicant points to four subdivisions the County approved within the last twenty years. The Applicant asserts these subdivisions are "in the immediate or general vicinity of the Project site." The only similarities noted here are that the Project and the four subdivisions are all subdivisions, and the four subdivisions are relatively close to the Project site. But the differences far outweigh the similarities. For instance, the Highlands Estates Subdivision located approximately a mile and a half away from the Project site, is located on moderate slopes that are much less steep than the Zmay site. The Ascension Heights Subdivision (a.k.a., Water Tank Hill), is designated and zoned for single-family residential use, which is clearly distinguishable from the subject property, which is designated Open Space and zoned Resource Management District. Similarly, the Jefferson Avenue Subdivision and Cordilleras Subdivision, both located several miles away from the Project site, are both sites are designated and zoned for residential uses. Importantly, *none* of these four subdivisions connect to a failing sewer that the County

has admitted is a serious problem. Applicant thus falls short of showing the Project is “prima facie identical in all relevant respects” to these four subdivisions, particularly by failing to explain why the Project is similar to the four subdivisions in regards to seismic safety, wildfire, and sewer connectivity issues.

Even in the unlikely event the Applicant could show the Project is similarly situated to the four other subdivisions, the Applicant cannot show that the Planning Commission lacked a rational basis for treating the Project differently. Under the rational basis test, courts must presume the constitutionality of the government action where it is “plausible that there were legitimate reasons for the action.” *Las Lomas Land Co., LLC v. City of Los Angeles* (2009) 177 Cal.App.4th 837, 859 Proving the absence of a rational basis is “exceedingly difficult.” *Id.* In circumstances involving complex discretionary decisions, as here, the plaintiff’s burden “may be insurmountable.” *Id.*

As discussed above, the Planning Commission articulated several legitimate reasons for refusing to approve the Project. These include, but are not limited to, severe landslide risk and wildfire safety issues. The Planning Commission thus had a rational basis for disapproving the Project. Therefore, even if the Applicant could somehow prove the Project is similarly situated to the other four subdivisions, the Applicant does not have a viable equal protection claim.

c. The Planning Commission’s Denial of the Project Did Not Violate Due Process.

The Applicant’s assertion that the Planning Commission’s refusal to approve the Project violates due process is also without merit. The Applicant claims the County violated its substantive due process rights when it irrationally and arbitrarily denied the Project. As discussed at length above, the Planning Commission’s denial was based on sound reasoning and evidence, including evidence of significant landslide and wildfire issues, among others. The Planning Commission made its decision based on substantial evidence demonstrating approval of the Project would violate numerous Zoning and Subdivision Regulations, in addition to state fire safety regulations. Thus, its decision was not irrational or arbitrary, but based on evidence analyzed in the context of applicable regulations.

The situation here is distinguishable from that presented in the case the Applicant principally relies on, *Arnel Development Co v. City of Costa Mesa* (1981) 126 Cal.App.3d 330. In *Arnel*, the City approved the plaintiff’s project, which consisted of single-family dwellings and multi-family dwellings aimed at providing moderate income housing. *Id.* at 333-4. Then, voters in the City enacted an initiative ordinance that

changed the zoning for the project site and surrounding area to solely allow for single-family residences. *Id.* at 334. As both the trial and appellate court found, the voters' motivation was to specifically prevent the plaintiff's development project and generally disallow moderate income housing in the area. *Id.* at 335-6. Because the ordinance was enacted without considering applicable zoning or planning criteria, and solely motivated by opposition to moderate income housing, the court invalidated the ordinance as arbitrary and irrational. *Id.* at 336-7.

Here, in denying the Project, the Planning Commission cited the Project's inconsistency with multiple Zoning and Subdivision Regulations, in addition to state fire safety regulations. Thus, the Planning Commission denied the Project *because of* applicable zoning and planning criteria, not despite such criteria. The Planning Commission's action is therefore entirely distinct from the invalid initiative at issue in *Arnel*.

The Applicant points to the County's approval of four other subdivisions, discussed above, as further evidence of the Planning Commission's irrational and arbitrary action. However, the County's approval of these other subdivisions proves the opposite of what the Applicant believes it does. Unlike the voters in *Arnel*, who were against all low and moderate income housing development in the area, regardless of whether the project poses health and safety risks or is consistent with governing codes, the County is clearly not opposed to all residential development in the area. That the County has approved other, larger subdivisions, but refused to approve this particular Project, demonstrates the Planning Commission's concerns regarding site-specific landslide risk and wildfire safety are genuine and legitimate. Therefore, the Planning Commission's action was not arbitrary or irrational, and the Applicant's due process claim is without merit.

d. Denial of the Proposed Subdivision Does Not Constitute an Unconstitutional "Taking."

The Planning Commissions' denial of the Project did not constitute an unlawful taking. The Planning Commission's action did not result in a physical invasion of the Applicant's property. Thus, Applicant has no actionable claim for an unconstitutional taking under *Loretto v. Teleprompter Manhattan CATV Corp.* (1982) 458 U.S. 419. In addition, the Planning Commission outright rejected the Project; it did not approve the Project subject to any conditions. Therefore, the Applicant also has no actionable claim under *Nollan v. California Coastal Commission* (1987) 483 U.S. 825 and *Dolan v. City of Tigard* (1994) 512 U.S. 374.

Also, the Planning Commission's refusal to approve the Project has not deprived the owner of all economically beneficial use of the land. As the Applicant concedes, even if the Project cannot be built, the Applicant can still lawfully develop one residential lot on the Project site. *See* Letter from M. Francois, on behalf of the applicant, to the Board of Supervisors dated January 5, 2022, pgs. 11-12 ("Based on the Planning Commission's action, the applicant can have only one residential development lot instead of four.") Therefore, the Applicant has no actionable claim under *Lucas v. South Carolina Coastal Council* (1992) 505 U.S. 1003. In fact, the applicant has already reaped substantial economic benefits through ownership of the existing 3,800 square-foot, five bedroom house and by selling a portion of the property to the Odyssey School.

The Applicant also has no viable takings claim under the multi-factor test set forth in *Penn Central Transp. Co. v. New York City* (1978) 438 U.S. 104. Under this test, a reviewing court primarily considers three factors: (1) the economic impact of the regulation on the owner; (2) the extent to which the regulation interferes with the property owner's distinct investment-backed expectations; and (3) the character of the governmental action. A *Penn Central* taking only occurs where the government action at issue reflects "the functional equivalent of a traditional taking." *Small Property Owners of San Francisco v. City and County of San Francisco* (2006) 141 Cal.App.4th 1388, 1396. The burden on the petitioner to show a *Penn Central* taking is onerous, and a reviewing court will only find such a taking in an "unusual circumstance." *California Building Industry Assn. v. City of San Jose* (2015) 61 Cal.4th 435, 462.

The Planning Commission's denial of the Project does not present an "unusual circumstance" that constitutes an unconstitutional taking under *Penn Central*. *Id.* As discussed above, the Applicant can still lawfully develop a residential lot on the Project site. Thus, the economic impact of the Planning Commission's action does not reflect "the functional equivalent of a traditional taking." *Small Property Owners, supra*, 141 Cal.App.4th at 1396. Further, the Project site is located in the SRA VHFHSZ and in an area that is prone to landslides. It has also been zoned Resource Management for years – it is our understanding that that the site was zoned as part of the general rezoning of thousands of acres in 1973 (Ordinance No. 2229 - December 29, 1973). The Resource Management Zoning designation includes strict maximum limits² relating to "use, density and intensity of development ensure that development is consistent with levels of services which reasonably can be provided, will conserve natural features and scenic values, and

² The Resource Management Ordinance specifies that these provisions are maximum limits and, where applicable, more restrictive requirements can be imposed. San Mateo County Zoning Regulation § 6314.

that areas hazardous to development or life are left in open or limited use.” San Mateo County Zoning Regulation § 6314. Therefore, the Applicant could not reasonably expect to extensively develop the property, particularly as the risk of wildfire increases substantially each year. Lastly, the Planning Commission has articulated serious, legitimate concerns about the landslide and wildfire risk associated with the Project. Thus, all three *Penn Central* factors weigh against an unconstitutional taking.

IV. Even If the Planning Commission Had Not Denied the Project Outright, the County Would Have Been Obligated to Prepare an Environmental Impact Report Compliant with CEQA.

As we explained in our prior comments, the Initial Study/Mitigated Negative Declaration (“IS/MND”) prepared in connection with the proposed Project is legally inadequate under CEQA. *See*, Letter from W. King at SMW on behalf of Green Foothills to E. Adams, Project Planner regarding the IS/MND, San Mateo County (“SMW Comments on the IS/MND”), dated February 24, 2020. The IS/MND lacks the necessary evidentiary support for its conclusions that the Project will not have adverse impacts to land use, utilities and service systems, water quality, and wildfire hazards, among others. In fact, there is ample evidence in the record to support a fair argument that the Project will have significant environmental effects not analyzed or even acknowledged in the IS/MND. *Id.*

An agency must prepare an EIR whenever it is presented with a “fair argument” that a project may have a significant effect on the environment, even if there is also substantial evidence to indicate that the impact is not significant. *See No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68; *see also Friends of B Street v. City of Hayward* (1980) 106 Cal.App.3d 988; Guidelines § 15064(f)(1). Where there are conflicting opinions regarding the significance of an impact, the agency must treat the impact as significant and prepare an EIR. *Stanislaus Audubon Society v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150-51; Guidelines § 15064(f)(1).

Here, the Project is inconsistent with County General Plan policies and County Code provisions designed to protect the environment. For example, to protect against loss of life, injury, damage to property, and other serious consequences, the County’s General Plan, Policy 15.20(b), directs the County to “avoid construction in steeply sloping areas (generally above 30%)” “[w]herever possible.” Policy 15.20(a) further directs the County to avoid siting structures in “areas where they are jeopardized by geotechnical hazards, where their location could potentially increase the geotechnical hazard, or where they could increase the geotechnical hazard to neighboring properties.” *Id.* Finally, Policy 15.20(d) provides that the County may allow development “in geotechnically hazardous

[areas] and/or sloping areas” only “[i]n extraordinary circumstances when there are no alternative building sites available.” *Id.* The County has substantial evidence in the record indicating that development of the site would take place on slopes steeper than 30%, in violation of General Plan, Policy 15.20(b). Similarly, the Project is also inconsistent with Resource Management zoning sections 6324.6(c) and 6324.6(f), which provide that land held to be unsuitable for development by the Planning Commission due to exposure to hazards shall not be developed.

Further, the Planning Commission was unable to find “extraordinary circumstances” regarding alternative building sites. This is likely because the applicant did not submit a feasibility analysis disclosing the conditions of the “remainder parcel” and other areas on the property. What information the applicant submitted pointed only to the additional costs of developing other areas of the property; however, the applicable General Plan provisions do not address economic feasibility. In addition, while County staff claim that the proposed Project “would develop the portion of the parcel which is most consistent with County development policies,” this statement appears to ignore the fact that the Project is still inconsistent with the County General Plan and Zoning Code. Planning Commission Staff Report, August 25, 2021 at pdf page 17. Moreover, the alternative site that the applicants claims is undevelopable is located adjacent to the existing residence. Therefore, the applicant failed to demonstrate that alternative, less steep sites are infeasible. The IS/MND failed to adequately analyze these inconsistencies with County regulations. If it had, it would have concluded that these impacts are potentially significant, triggering the need to prepare an EIR. And any EIR prepared for the Project would have to consider as an alternative development of the 9-acre remainder parcel.

In another example, the IS/MND fails to describe the existing hydrological setting and fails to evaluate the Project’s impacts on water quality. IS/MND 9 and 10. Given the extremely steep terrain of the proposed site and the fact that the Project would involve substantial, grading, the IS/MND should have thoroughly analyzed the potential impacts of erosion and siltation on water quality in area waterways. *Id.* This analysis should include a discussion of existing conditions, including conditions of receiving waters, which form a baseline from which to evaluate the Project’s impacts. The IS/MND failed to include this analysis.

On a related topic, the IS/MND fails to adequately analyze the impacts associated with the Project’s increase in sewage inflow and infiltration into the District’s system. The recirculated IS/MND revised a mitigation measure to require the Project to implement sewer pipe upgrades to address peak wet weather capacity. IS/MND at 2, 8,

12, 16, 29 and 53. However, the IS/MND never describes baseline conditions, calculates the Project's wastewater flow, or provides details about the required upgrades.

Under CEQA when evaluating the significance of a project's impacts, an EIR may not "compress[] the analysis of impacts and mitigation measures into a single issue." *Lotus v. Department of Transportation* (2014) 223 Cal.App.4th 645, 656. Here, the IS/MND never acknowledged the Project's potentially significant impacts to water quality, but rather jumped straight to identifying mitigation. Without a significance finding, the IS/MND cannot adequately identify mitigation for the impact. As was the case in *Lotus*, the IS/MND's failure to evaluate the significance of the Project's impacts separately from what is effectively its proposed mitigation (implementation of sewer system upgrades), does not withstand scrutiny. More specifically, by conflating impacts and mitigation, the IS/MND fails to consider whether there may be other more effective mitigation options, thereby omitting information that is necessary for the informed decision-making and public participation that CEQA requires. See *id.* at 658; see also *San Franciscans for Reasonable Growth v. City & County of San Francisco* (1984) 151 Cal.App.3d 61, 79 (EIR is inadequate if it fails to identify feasible mitigation measures).

In addition, many of the mitigation measures proposed in the IS/MND are inadequate and will not address the Project's significant environmental impacts. Rather, the IS/MND defers analysis and mitigation, substantially understating the severity and extent of a range of environmental impacts. For instance, because the IS/MND fails to adequately analyze wildfire hazards it also fails to identify appropriate mitigation. Instead, the IS/MND says only that it will comply with CalFire's materials list for construction. IS/MND at 33 and 34.

For all of these reasons, should the County disagree with the Planning Commission's bases for denial, it would nonetheless need to send the Project back to the Planning Commission and require preparation of an EIR in compliance with CEQA prior to taking any further action on the Project. The EIR must thoroughly analyze the impacts related to the topics summarized here and others that could result in significant environmental impacts. In addition, the EIR must identify and analyze appropriate, feasible mitigation and/or alternatives to avoid or minimize significant impacts.


V. Conclusion

As set forth above, the Planning Commission appropriately denied the proposed Project, based on substantial evidence in the record. The three new conditions proposed by staff do not change the Planning Commission's findings. Moreover, contrary to the appellant's suggestion, denial did not violate the Housing Accountability Act (which is

inapplicable), equal protection, or due process. Nor did it constitute an unlawful taking. If the Board is inclined to grant the appeal, it must send the Project back to the Planning Commission for consideration of the new conditions and preparation of an EIR.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP

A handwritten signature in blue ink, appearing to read 'Winter King', with a stylized flourish at the end.

Winter King

WK:CB

Appendices

Appendix A: Slide Presentation to Planning Commission at July 28, 2021 meeting by Dr. Gary Trott.

Appendix B: Julie Mark Cohen, P.E., Principal *A Race Against Time*, JMC Engrs., Troy, NY, Abstract available at <https://cedb.asce.org/CEDBsearch/record.jsp?dockey=0119376>

Appendix C: Letter from R. Moritz of Urban Forestry Associates, Inc. to L. Roberts of Green Foothills (“Urban Forestry Letter”) dated July 26, 2021.

Appendix D: National Park Service website, Wildland Fire Behavior, accessed April 1, 2022.

Appendix E: Santa Barbara County Fire Department website, accessed April 1, 2022.

Appendix F: The Bushfire Foundation website, Fire Behavior, accessed April 1, 2022.

Appendix G: Letter from N. Rinke, Deputy Attorney General to Monterey County Planning Commission, regarding Paraiso Springs Resort, dated March 20, 2019.

cc: Lennie Roberts, Green Foothills

APPENDIX A

Public Comments

By Dr. Gary Trott, Ph.D.

28-July-2021

SMCounty RM Zone Ref. Sections – 6324.2(f), 6324.4(c)(f)(h), 6324.6(c)(f), 6325.4(b)(d), 6325.6(c)(f) 6326.4(b)(c)

Do not build on hazardous(risky) sites impacting People, Property or the Environment. Or disturb the ground water, natural flow patterns for recharging wetlands when other less hazardous sites exist.

Outline of Concerns:

The subdivision geotechnical design is deficient in protecting people, property and environmental surroundings because it fails to incorporate critical geological and hydrology elements into the design.

- I. The assumption of “bedrock” for the stitched pier, secure foundations is false
- II. The hazardous landslide area extends outside the parcel boundaries and has not been addressed.
- III. The project site has active, sub-ground hydrology.
 - Increasing the failure for the Geotech design.
 - Also creates construction hazards to the federally protected wetlands
- IV. Summary: The cost of the associated **risk** for the public, property, and environment is **too high**.

My Premise:

*** If it is not formally documented, it does not exist . Verbal comments will be forgotten over time.

*** Z Enterprises LP ought to be allowed to create three buildable lots following RM zoning ordinances. But not at the expense of endangering nearby public persons, structures, or the environment

Landslides in SMCOUNTY: Geological next-door parcel

Landslides do not respect or stop at parcel boundaries: What can we learn from history?

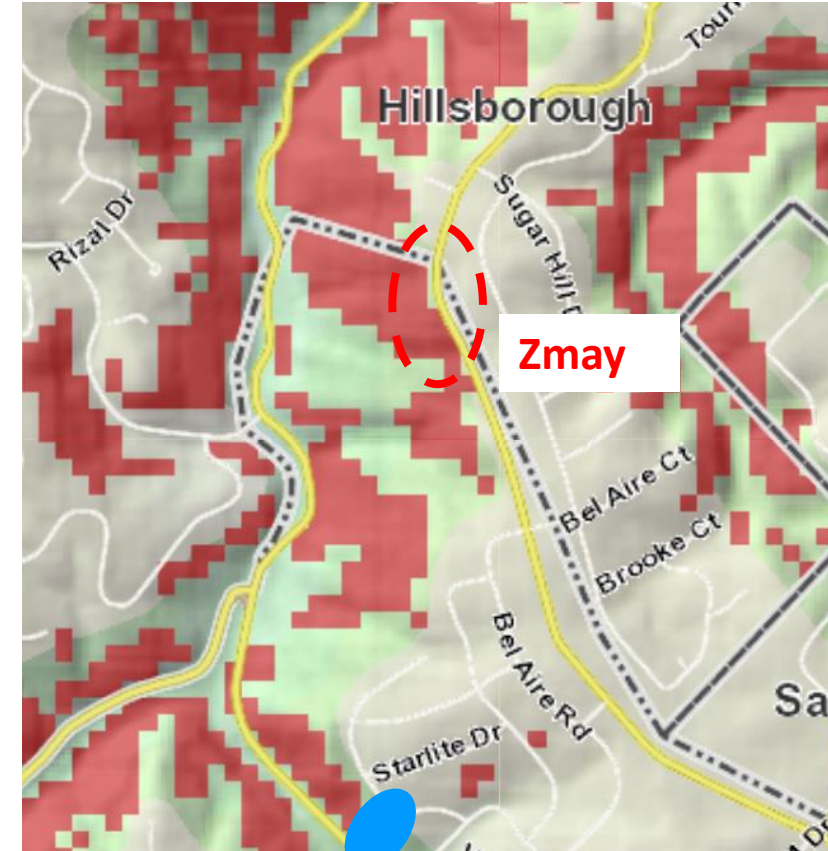
Past and Future Landslides do cross Parrott Dr.

➔ Hazard to Public Neighbors! ! !



Potential rainfall induced Land Slides

Note some areas are safer. But not the chosen sites.



Maps by Assoc. of Bay Area Governments Resilience hazards.

<http://gis.abag.ca.gov/website/Hazards/?hlyr=debrisFlowSource> 2018

Ref: USGS 1997 <https://pubs.usgs.gov/of/1997/of97-745/sm-sef.pdf> Summary of landslide flows + slope. Where the is one, there will be more.]

web site <https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=4a6f3f1259df42eab29b35dfcd086fc8>

Zmay project used 1973 maps [Attacj K-L pg34

GeoTechnical Failures: Historical learnings from next parcel

Polhemus landslide, during 3rd heavy winter rain season 1997/98

➤ Failures are not due to lack of good engineering, but lack proper engineering for *risk analysis and mitigation*.

Polhemus Design*

- i) Followed “Industry GeoTech Standards”
- ii) Piers 3ft diameter and ~depth 30ft
- iii) Bore holes had water**
** red flag warning
- ➔ All are same as Parrott Dr. Design
- iv) \$25M dollars of damage

Non-expert, Failure Observations

- Piers did not break
- Piers slid or tipped over
- Pier bottoms were *not* in “bedrock”



~ Some piers installed deeper than spec. design

➤ Piers “CA Surfing” on mud See Geo. defn: Franciscan Complex next pages

Conclusion: I) Design assumption of “bedrock” for stable pier foundation is **False**. Not valid.

* Ref [Ms. Sherry Liu old SMC planning files]

To learn more see. <https://www.sfgate.com/bayarea/article/S-F-San-Mateo-Counties-Settle-Suit-Over-Mudslide-3003517.php>
or *Civil Engineering*—ASCE, 1999, Vol. 69, Issue 11, Pg. 52-55

Area of Parrott Dr. potential slide material approx. 2x or 3x larger than design
Up hill Volume 4x or 9x **II) Significantly Larger potential area than design parameters**

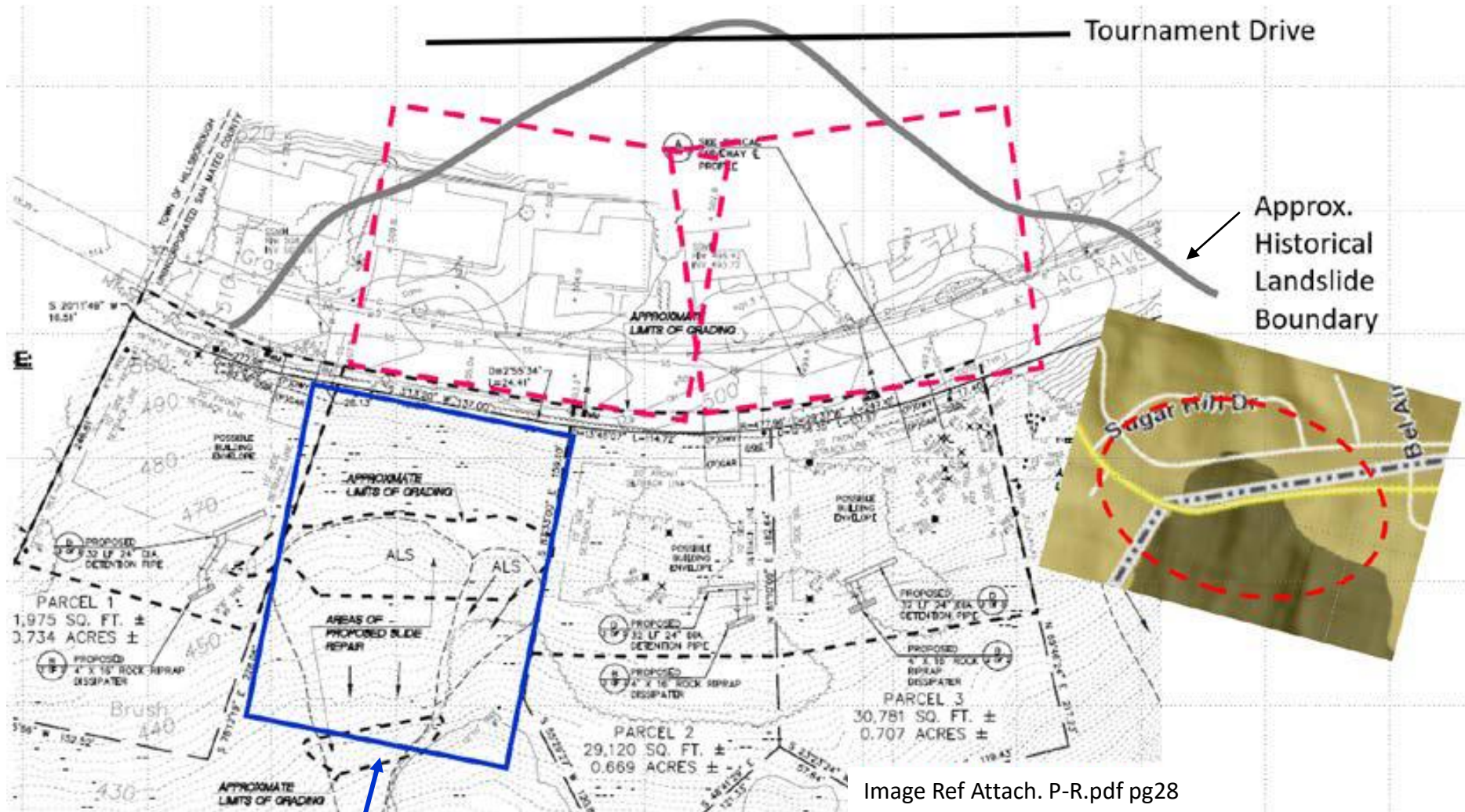


Image Ref Attach. P-R.pdf pg28

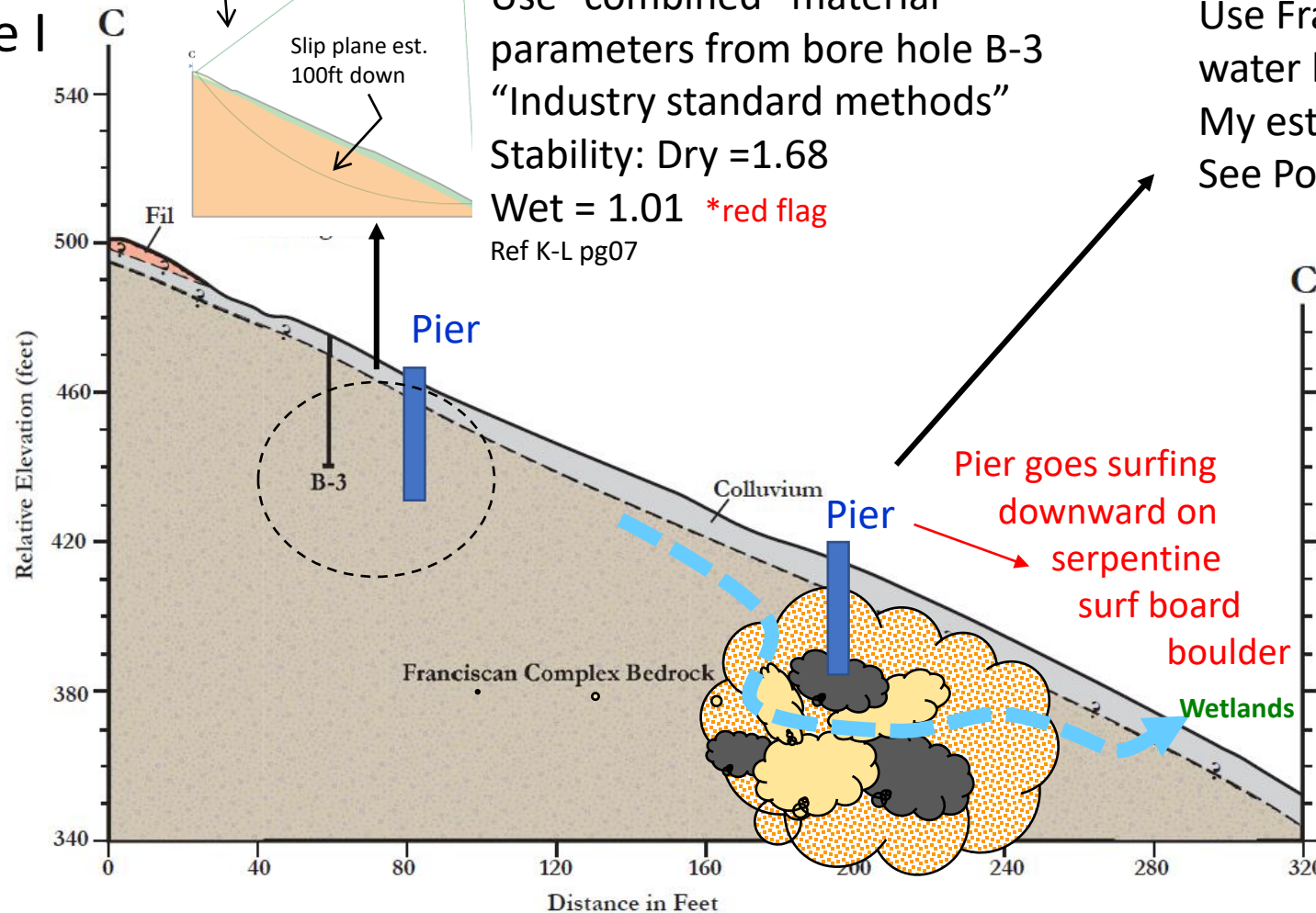
Design volume: 160 ft x 200 ft x 10 ft thick

Ref [Murry Eng 9/28/2018 Supplemental Recommendations Stitched Pier Retaining Walls.]

Franciscan complex vs hill stability calculations: Incorrect geotech approach.

Hill is unstable if Geotech calculations < 1 . But, a chain is only as strong as the weakest link => Use weakest rock instead when water is lubricating hill slide. See Ref: SMCOUNTY Grading Permit Handbook 2006 pg11 (c)(4)

Project used
Case I



Use "combined" material parameters from bore hole B-3
"Industry standard methods"
Stability: Dry = 1.68
Wet = 1.01 *red flag
Ref K-L pg07

Case II by me

Use Francian Complex "weak link"
water lubricated sand.
My est. **Stability < 1**
See Polhemus land slide

Boulders examples - simplified



Hard: serpentine or basalt



Soft: sandstone



Geo-ground to fill voids:
Sand, gravel, dirt



Water flow path
(lubrication)

Francian Complex is like "packed cookie crumbs" of boulders from many different cookies. Due to plate tectonics

Parrott Dr. site hydrology

Ground water does not stop at uphill parcel boundaries. Found deep in bore holes

Red Bore holes completed Oct 2 2007

<u>Bore hole</u>	<u>Moisture depth</u>
------------------	-----------------------

B1	24 ft
----	-------

B3	10 ft
----	-------

B10	10 ft
-----	-------

** 2006/7 was a dry winter

Black Bore holes

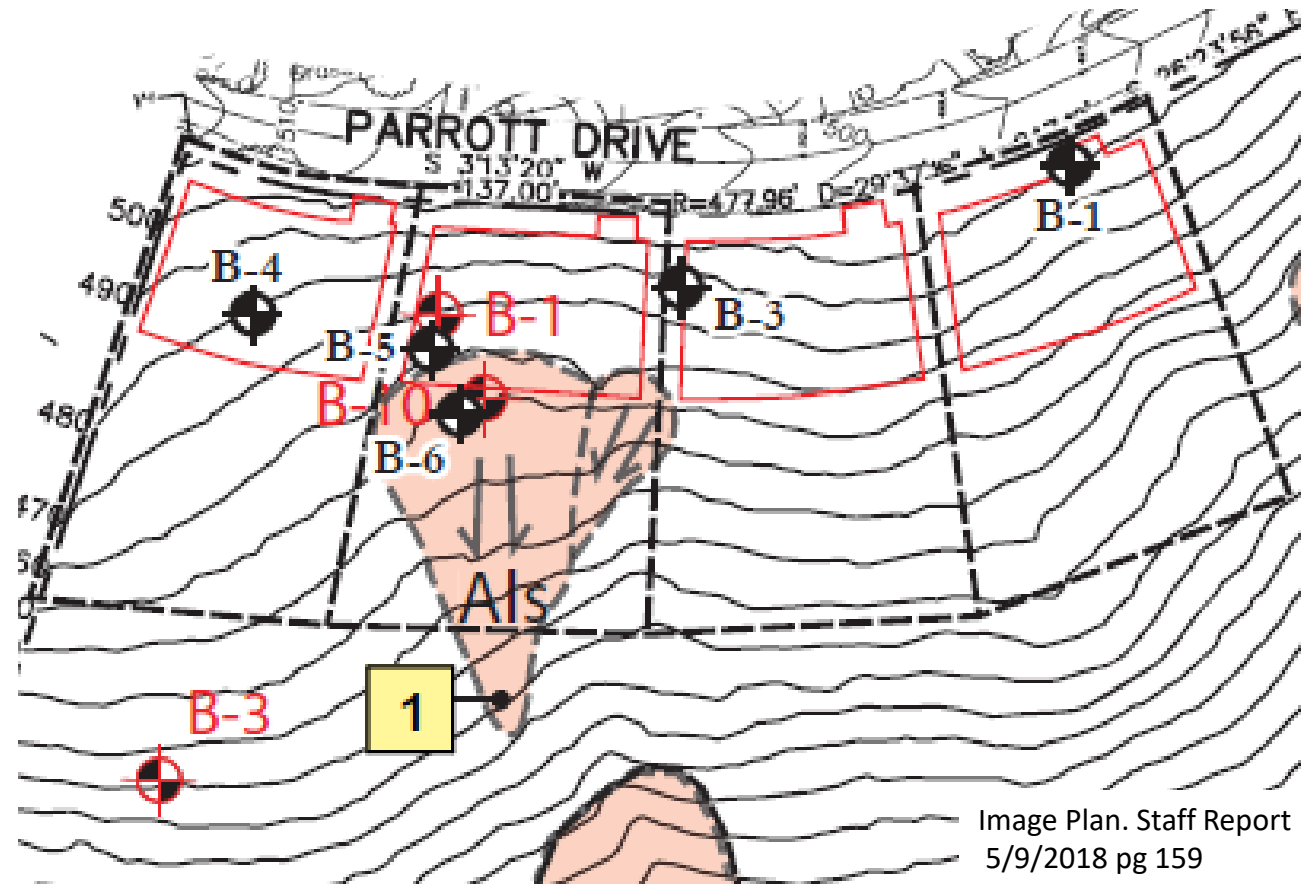
All completed Dec. 20, 2013

** 2013 Dry year, but December rains?

B1,B3, B5 All have surface moisture

B4	33 ft
----	-------

B6	33 ft
----	-------



➔ No ground water table on a hill side. Why is there water greater than 20ft down? ** Red Flag??

➔ Parrot Pier depths 20ft -34ft** depending upon Civil Engineer (Same as Polhemus) **Water is at bottom of piers**

You don't need a weatherman to
know which water flows! Just Look! !

Hydrology flow & wetland+slide hazards

Below ground water flow is evident going down the parcels to wetlands
Wetlands have survived droughts > 40yrs and need to in the future

↓ = Houses with backyard
surface landslides

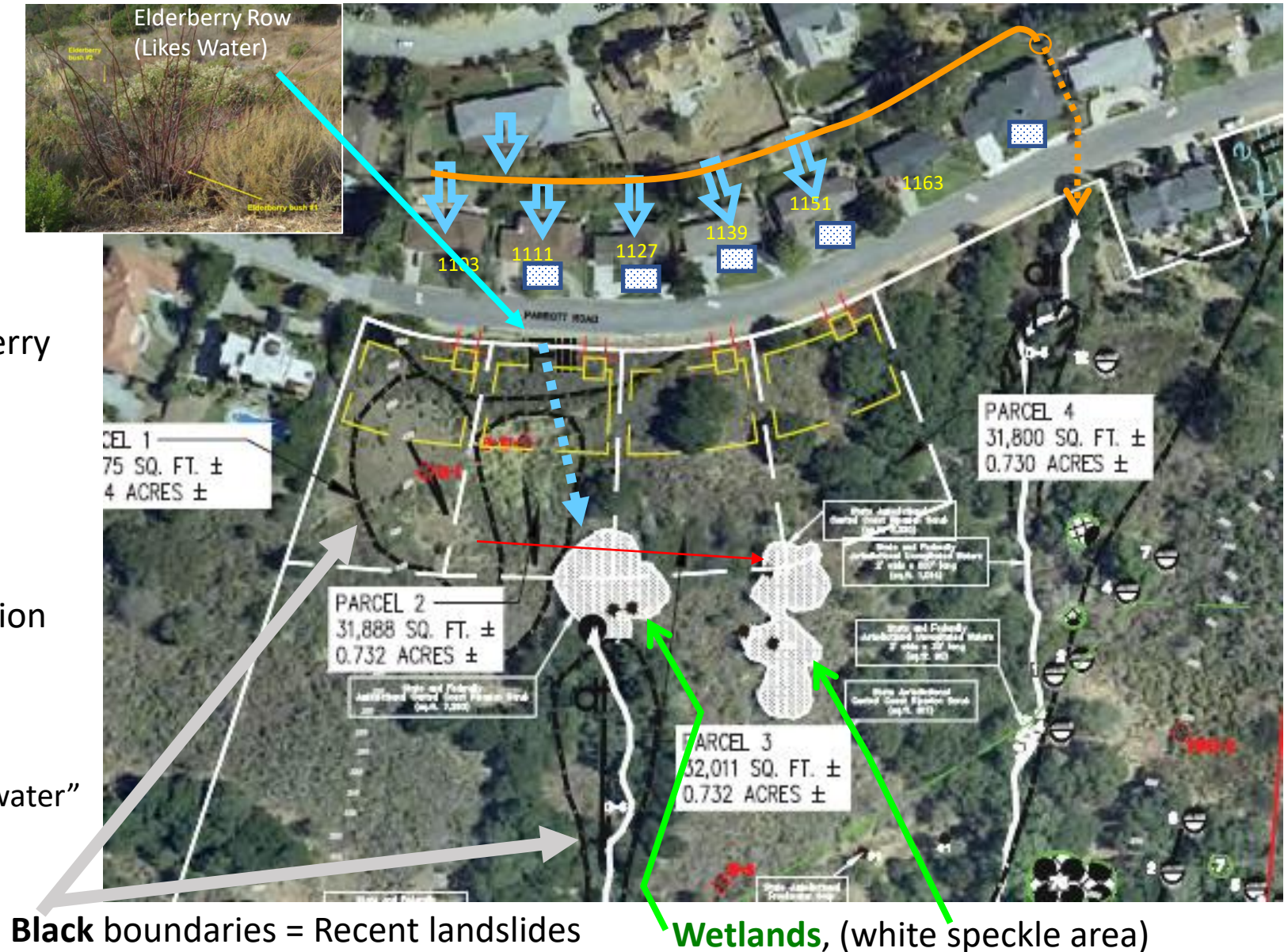
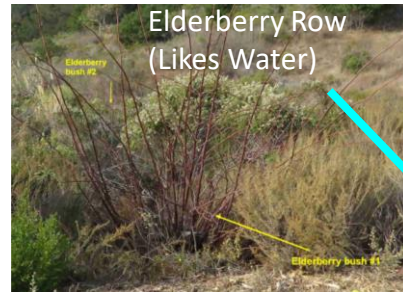
☐ = Dry Wells after
landslide repair + permit

→ Federal protected, **Wetlands**
Water in bore holes + Elderberry
bushes verifies, wetlands
are fed from ground water
flow along natural swales

→ And flow is increasing. The
old 1950's Hillsborough subdivision
drainage P.U.E. ditch is plugged
(Orange)


Water flow dismissed as "nuisance water"
from irrigation, leaky pipes, & street
storm water.

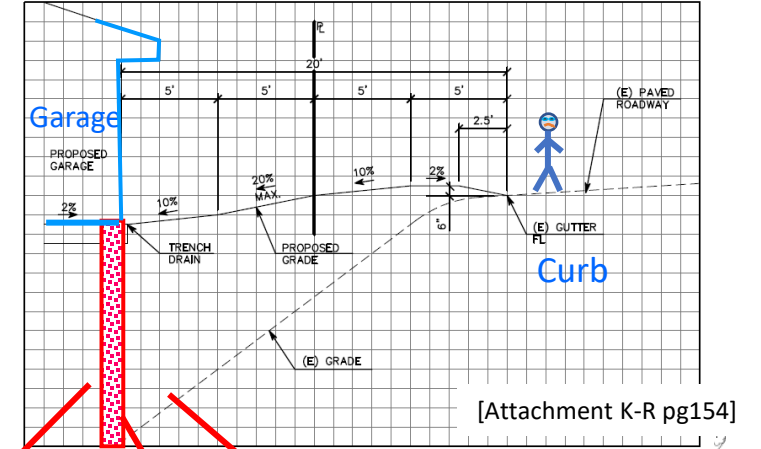
Ref: Zmay F-J pg17, and M Cotton and Shires



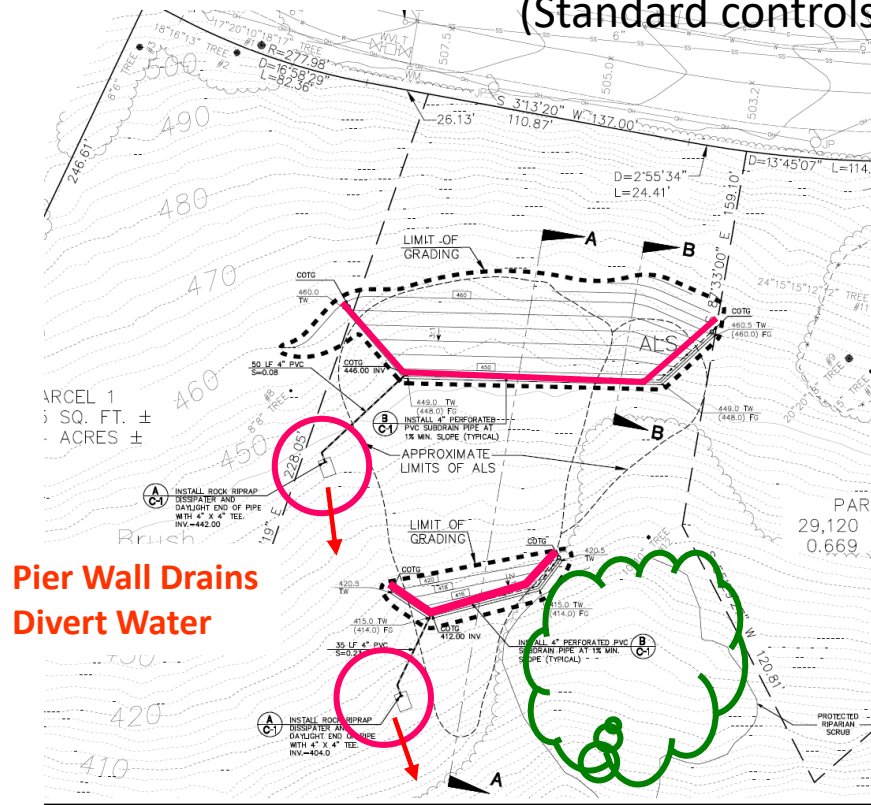
Consequences: Zone code 6324.4(h), 6325.4(b)(d) not addressed

GeoTech required build for concept house
12 ft sheer wall next to Parrott Dr.

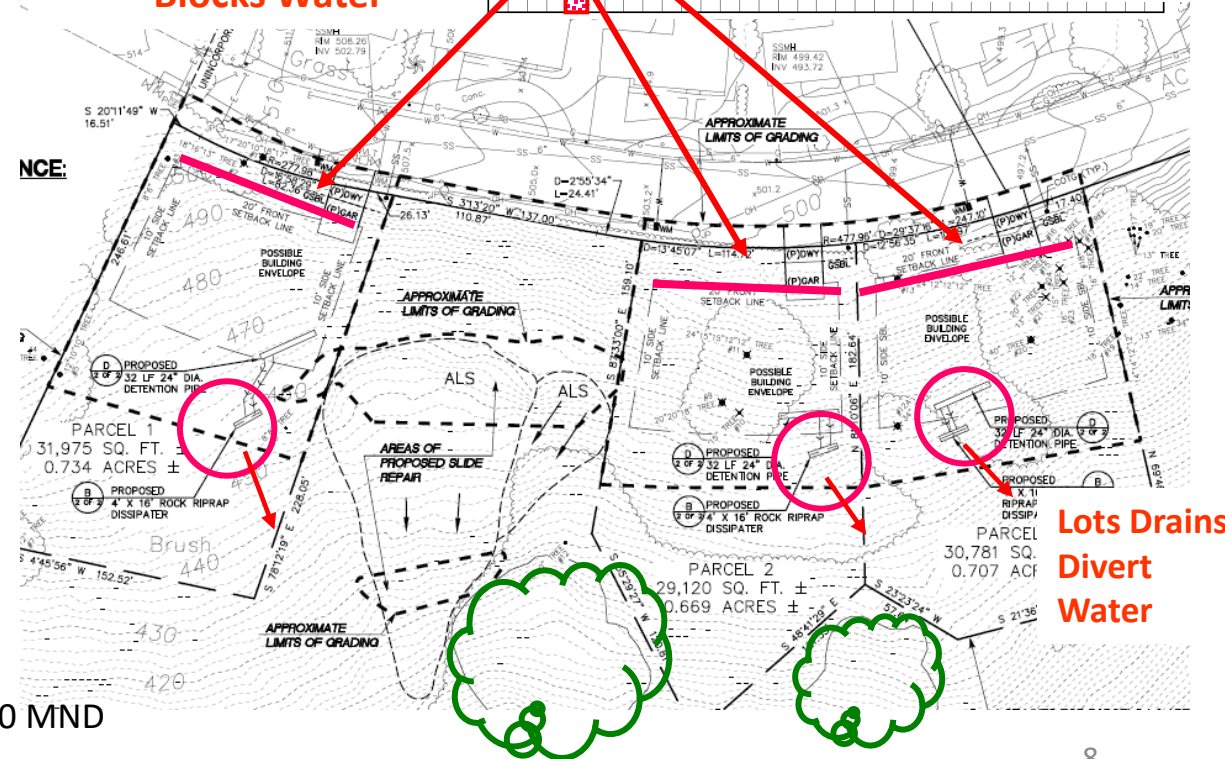
- Subdivision walls and drains all disturb or divert water away from Federally regulated wetlands.
 - Steep hillside + surface erosion during grading will fill wetlands with silt without a catch basin (no space)
- (Standard controls fail on steep hillsides)
- 



Houes Retaining Walls Blocks Water



Pier Wall Drains Divert Water



**Lots Drains
Divert
Water**

Ref Attachments K-R pg154, Jan 2020 MND

Summary: Issues and Concerns

- 1) Geotechnical: Designs using “Industry Standard Methods” fail due to hidden or unforeseen external elements left out of the design. Industry methods do not address the primary zoning code purpose to preserve public safety (or minimize hazard risk). Murry Eng. **“makes no warranty, either expressed or implied”**. Pg87 Attachment K-L

- I) Franciscan complex has no defined bedrock. Stable pier footings is a **false** design assumption.
- II) The potential landslide area is **significantly larger** than the design parameters used.
- III) The site has **active hydrology**. Increasing the hazard for geotechnical failures and environmental damage to the wetlands
- IV) It was learned from Polhemus landslide the cost of failure \approx \$25M. The neighbors and tax payers respectively decline to assume that level of risk burden

- 2) Alternative sites do exist: **Zone 6326.4(b)(c) no hazardous building when other sites are available. Why the exception allowed?**

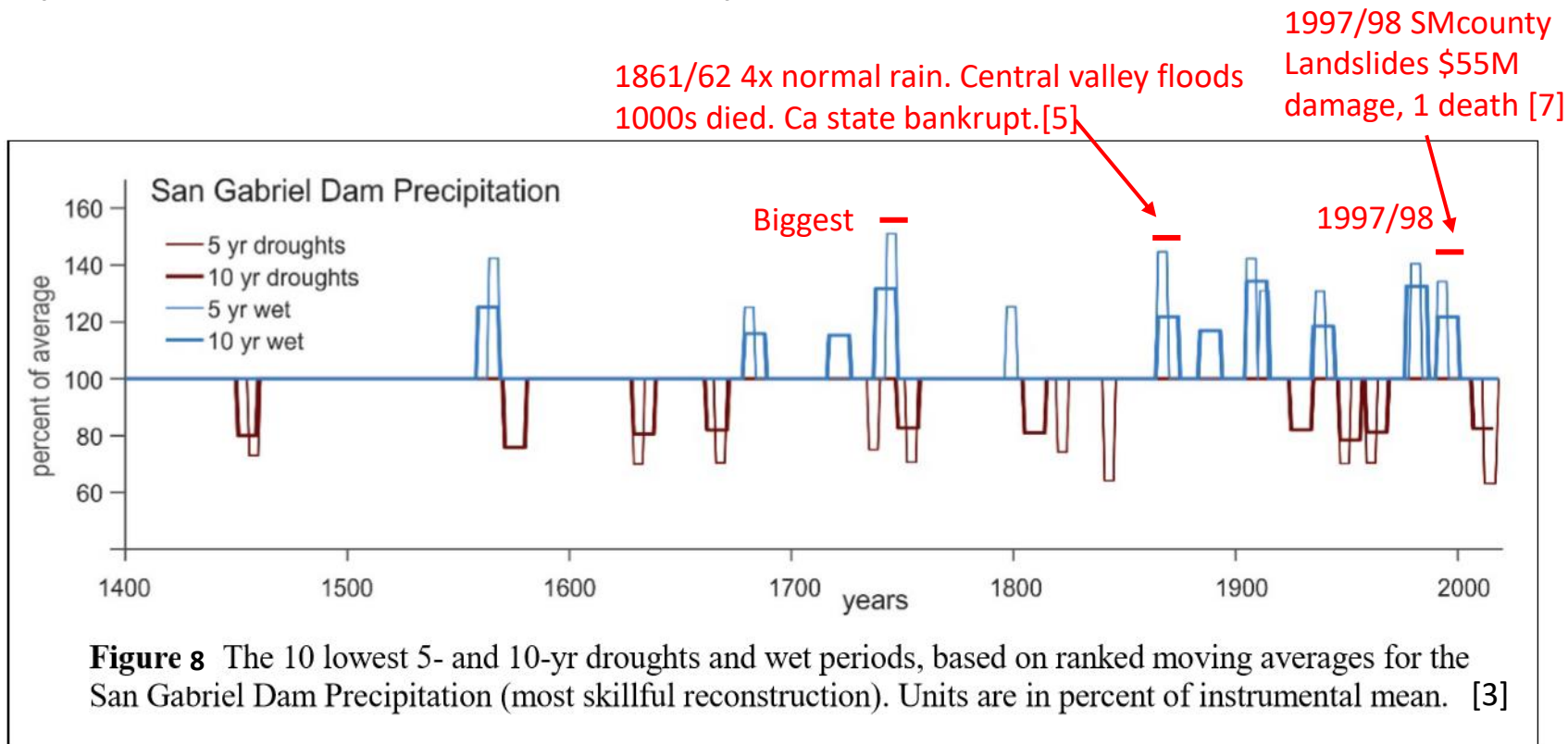
Building costs, timelines, and past poor decisions are not valid concerns for enforcing zoning codes.

- a) 3 more home lots have been proposed at the 1551 Crystal Springs existing site ca1983.[Ref Zmay K-L pg10]
- b) A 3rd building area for new sites has been identified off of Enchanted Lane on same parcel.

[Ref Attachment M, Revised-Recic. MND Cotton Shires pg 31]

➤ Scorched by Fire, or Surfing a Landslide down hill, the future home owners, neighbors, wetlands, and tax payers of SMCOUNTY deserve the best decision possible. Reject the subdivision proposal for re-evaluation in favor of less risky and less hazardous alternatives.

CA: Historical Periods of Wetter & Drier Years plus Greater Extremes Expected in Future

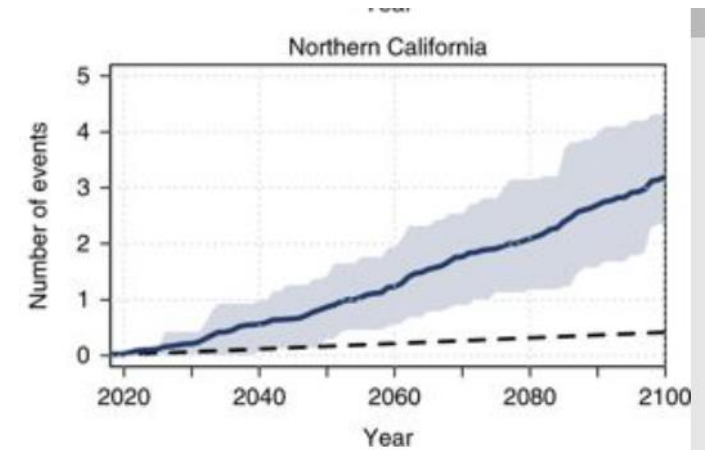


It is normal for CA to cycle between periods of Dry and Wet over decades [2,3,4]

➔ Think about the scale of 500 yr events, to expand the scope and lifetime of the decisions you are implementing for the SMC Green Infrastructure Plan.

<https://weatherwest.com/archives/6252> New storm info

Fig. 2: Cumulative occurrence of extremely wet sub-seasonal storm sequences.



Whiplash events will get stronger as the global warming temperature allows the atmosphere to hold more water. [7]

Consider: The working lifetime of new Green Infrastructures Will they help mitigate or survive future weather extremes?[7] (Storm Water Drainage, Erosion, Landslides, Flooding . . .)

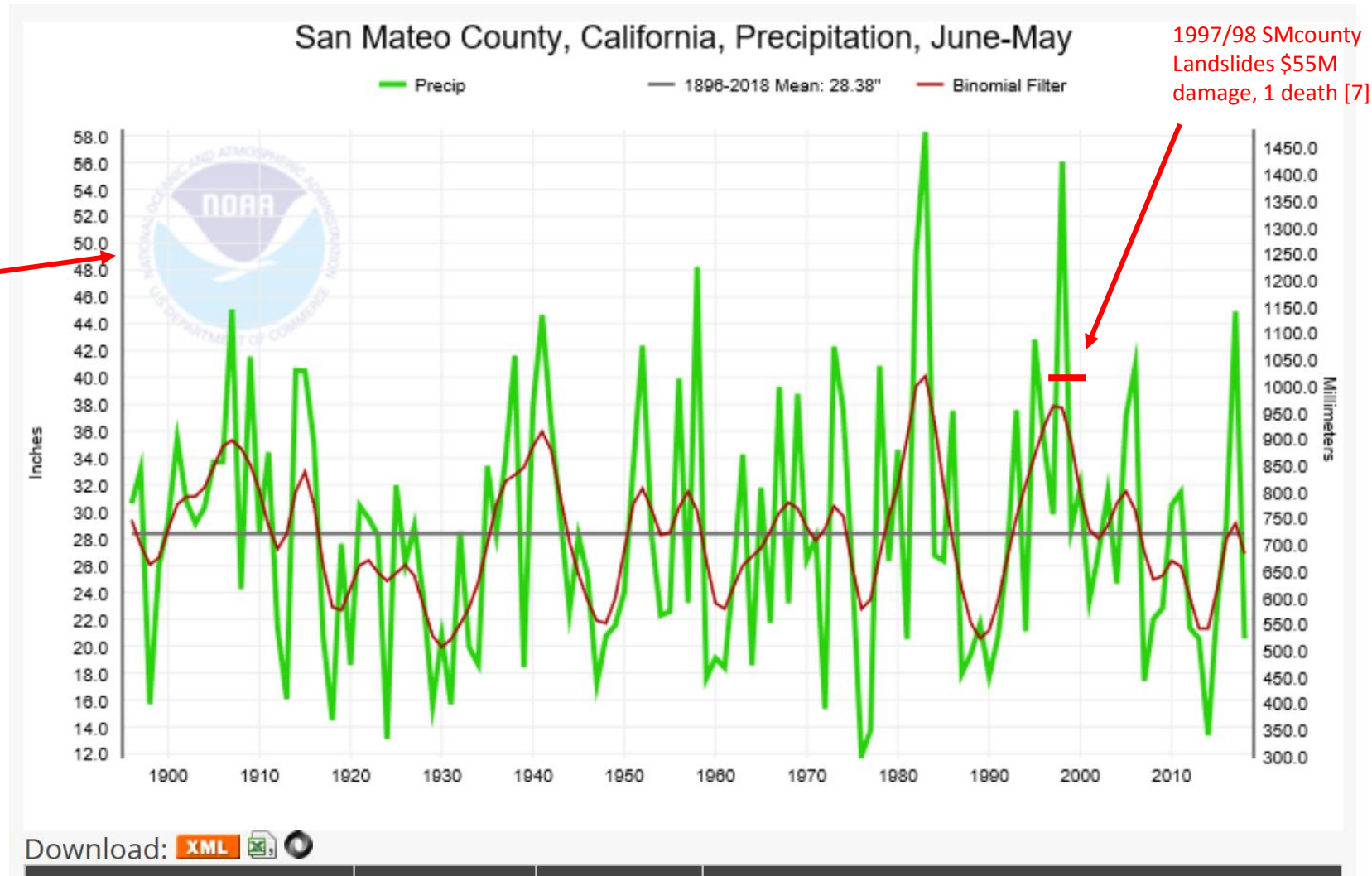
SMC Storm Drainage policy of 2006 [1] incorporates only the last 100 yr single down pour intensity, maximum rain event for 10 minutes. Is that sufficient? ? ?

CA floods https://en.wikipedia.org/wiki/Floods_in_California

SF data

1861 49.27

1982 38.17"



APPENDIX B

CIVIL ENGINEERING DATABASE

AMERICAN SOCIETY OF CIVIL ENGINEERS

ASCE LIBRARY

A Race Against Time

by Julie Mark Cohen, P.E., Principal; JMC Engrs., Troy, NY,

Serial Information: *Civil Engineering*—ASCE, 1999, Vol. 69, Issue 11, Pg. 52-55

Document Type: Feature article

Abstract:

The coastal hillsides of San Mateo County, California, were quickly developed during the post WWII construction boom. Although the land is prized for its scenic beauty, the underlying bedrock—described by geologists as Franciscan assemblage—is prone to landslides. In January 1997, a landslide caused the closing of Polhemus Road, an important 2 mi (3.2 km) long, 2-lane thoroughfare. Because the soil on the road threatened power poles, an essential water pipe buried below, and a creek, engineers designed a soldier beam retaining wall with tie-backs at the base of the hill. However, in January 1998, heavy rains accelerated the slide movement. The backyards of the houses on top of a hill by the roadside had lost 20 ft (6 m) of their backyards, and the soil surcharge on the road had grown from 10 ft (3 m) to 24 ft (7 m). The creek slope also needed to be stabilized, so HDP pipe covered with rock was placed along part of the creek bottom. By June 1999, construction of the bottom retaining wall was complete.

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APPENDIX C



URBAN FORESTRY ASSOCIATES, INC.

209 San Anselmo Avenue San Anselmo, CA 94960
(415) 454 4212 info@urbanforestryassociates.com

REPORT

For

Zmay Development Proposal San Mateo County, Highlands Area, California

Prepared for:

Lennie Roberts

Green Foothills

Via Email: info@greenfoothills.org

Palo Alto, CA 94303

main 650-368-7243

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Prepared by:

Ray Moritz, Urban Forester., Fire Ecologist

URBAN FORESTRY ASSOCIATES

209 San Anselmo Avenue

San Anselmo, CA 94960

415.454.4212

ray@urbanforestryassociates.com

PURPOSE

I, Ray Moritz of Urban Forestry Associates (UFA), was hired to inspect the subject ZMay Site and proposed development site and the fire hazard and risk issues. I was assigned to inspect the site and produce a brief report of my observations and conclusions regarding the fire hazard and risk. I inspected the Zmay property the canyon topography and the wildland and urban fuels on <May 5th, 2021. This report documents my observations and conclusions based on both my site inspection and my knowledge and experience analyzing fuels and fire behavior. My purpose is to produce an abbreviated assessment of the fire hazard and risk to the proposed development and to the surrounding community.

GENERAL SITE CONDITIONS

The proposed development parcels are located along the east boundary of a large wildland property located in a North – South canyon drainage between Parrott Drive to the east and Crystal Springs Road to the west, at the bottom of the canyon. The proposed Homes would be located close to the top of the west-facing wall. (See Figures 1 and 2). The “Diablo Fire Winds” that appear progressively more frequent in the Fall of the year, the canyon topography with steep slopes and ascending “chimney” drainages and the fire-prone vegetation and structural fuels constitute the “hazard” The fire consequences for targets at risk, the proposed homes, the residents of those homes, and the surrounding community. The Zmay property is about 4,500 feet from the San Andreas Fault. The greatest risk to the area is a major earthquake at the height of the fire season.

Parrott Drive forms a fuel break between the community east of the road and the relatively densely vegetated canyon. However, It has been reported that the Hillsborough July 25, 1972 fire was the last time fire entered the canyon “Suddenly the fire across Parrott Drive exploded, leapt 22 over the roadway, across rooftops, gulping every atom of oxygen. (Hillsborough Fire Chief William Stremme) “Stremme worries that Hillsborough’s first Day of Fire may not be its last.”

Currently residential properties along the west side of Parrott Drive, at the rim of the canyon, would serve to spread flames across the road, add to firebrands and the ember blizzard and threaten the east-of-Parrott Drive community (See Figure 3). In recent years we have seen the major role of homes themselves in feeding catastrophic WUI fire, starting with the 1971 Oakland Tunnel Fire, then the Tubbs Fire in Santa Rosa’s Coffee Park, and most strikingly the Camp Fire in Paradise California. Homes contain the equivalent of close to 40 tree trunks cut into small sticks that are bone dry, plus siding, flooring and roofing that can generate 400,000,000 BTU’s. This does not include rugs, furniture, appliances, cabinets and other home contents.



Figure 2





Figure 3 – Fire-prone landscaping (Cypress & Eucalyptus) could easily spread fire across the road. The structural fuels would add to fire intensity and spread to the east-of-Parrott community.

OBSERVATIONS

All observations during the inspection were made by me personally from the roads surrounding the Zmay property, and with aerial photography.

Fire-Prone Canyon Fuels:

1. **CS – COASTAL SCRUB (HIGH HAZARD)** supports low shrubs, typically 3 to 6 feet tall that are densely arranged with scattered openings supporting non-native annual grasses. Dominant plants in this type include coyote brush (*Baccharis pilularis*), poison oak (*Toxicodendron diversiloba*), California-lilac (*Ceanothus thyrsiflorus*), California bee plant (*Scrophularia californica*), blackberry (*Rubus ursinus*), toyon (*Heteromeles arbutifolia*), and sagebrush (*Artemisia californica*). Fire behavior in coastal scrub is strongly affected by the live fuel moisture in the coyote bush.
2. **FPO - FIRE-PRONE OAK WOODLAND (HIGHEST HAZARD)** consists of the native oak woodland dominated by a dense canopy of coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*), California buckeye (*Aesculus californica*), and Pacific madrone (*Arbutus menziesii*). The dense understory of this woodland consists of poison oak (*Toxicodendron diversilobum*), toyon (*Heteromeles arbutifolia*), and other shrubs that create fairly contiguous ladder fuels from the forest floor to the tree canopy. The combination of dense understory vegetation, ladder fuels, and disease caused by sudden oak death (*Phytophthora ramorum*) makes this type extremely flammable and prone to crown fires.
3. **FPUF - FIRE-PRONE URBAN FOREST (HIGHEST AND HIGH HAZARD)** includes residential areas that are moderate to densely landscaped with fire-prone ornamentals such as juniper (*Juniperus* spp.), pine (*Pinus* spp.), acacia (*Acacia* spp.), and eucalyptus (*Eucalyptus* spp.). Also present in these areas may be sparse to dense remnants of the native trees and shrubs such as coast live oak, Pacific madrone, and poison oak. This forest type is also strongly affected by sudden oak death. Areas with dense understory vegetation were ranked as having the highest hazard.

Parcel # 1

Vegetation Fuel Types: CS—Coastal Scrub (High Hazard), FPO—Fire-Prone Oak Woodland/Maritime Chaparral (Highest Hazard) and Fire-prone Urban Forest

Location: CS - Around, below and above the likely home site. A residential Fire-prone Urban Forest is adjacent to the property adjacent to and north of this property.

Condition: The native plant communities are over-mature and have subcanopies of fine dead material that ignites easily and burns intensely. In the 1995 "Vision Fire" the fire spread went 11,000 acres in as many hours.

Conclusions: The development of this parcel is putting people and property in harm's way and it exacerbates the fire risk to the east of Parrott Drive community.

Recommendation: The Fire Marshal should be consulted about the proposed development of this parcel.



Parcel # 2

Vegetation Fuel Types: CS—Coastal Scrub (High Hazard), FPO—Fire-Prone Oak Woodland/Maritime Chaparral (Highest Hazard)

Location: This property contains issues regarding geologic instabilities immediately below Parrott Drive. It has an ascending side "chimney" drainage vegetated by Fire-prone Oak Forest and has decadent Coastal scrub on its north flank.

Condition: The native plant communities are over-mature and have subcanopies of fine dead material that ignites easily and burns intensely. The oak forest has an undergrowth of dying scrub and poison oak that would encourage and sustain a crowning fire. The chimney drainage would exacerbate fire spread and intensity.

Conclusions: The development of this parcel is putting people and property in harm's way and it exacerbates the fire risk to the east of Parrott Drive community.

Recommendation: The Fire Marshal should be consulted about the proposed development of this parcel.

Parcel 2 – Steep slope, heavy fuels and chimney



Parcels # 3 & 4

Vegetation Fuel Types:	CS—Coastal Scrub (High Hazard), FPO—Fire-Prone Oak Woodland/Maritime Chaparral (Highest Hazard)
Location:	This property contains issues regarding geologic instabilities immediately below Parrott Drive. It has an ascending side “chimney” drainage vegetated by Fire-prone Oak Forest and has decadent Coastal scrub on its north flank.
Condition:	The native plant communities are over-mature and have subcanopies of fine dead material that ignites easily and burns intensely. The oak forest has an undergrowth of dying scrub and poison oak that would encourage and sustain a crowning fire. The chimney drainage would exacerbate fire spread and intensity.
Conclusions:	The development of this parcel is putting people and property in harm’s way and it exacerbates the fire risk to the east of Parrott Drive community.
Recommendation:	The Fire Marshal should be consulted about the pro[posed development of this parcel.

GENERAL CONCLUSION

This proposed development is an extreme risk to the potential residents and residences of the proposed development and significantly exacerbates the risk to the community as a whole. It approval would violate The recommendation of the Governor and the fire service.

Placing people and property within extreme fire risk environments must be rejected if we are to lessen the extreme losses California has been impacted with the past few decades. Our most disastrous wildfires in recent years have been under northerly Diablo winds and this canyon is highly vulnerable to such winds.

If such ill-advised developments are not rejected now – when?

Approximate Parcels 1, 2, 3 & 4



The proposed development puts people, property, and coastal habitat at extreme risk of loss.

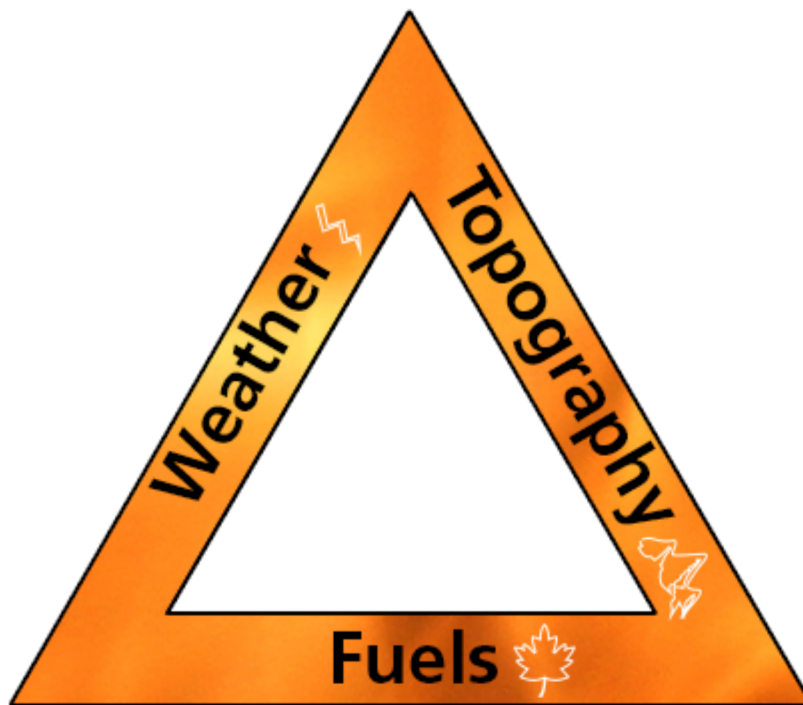
Ray Moritz, Urban Forester, Fire Ecologist

APPENDIX D

National Park Service

Wildland Fire Behavior

This article is part of the Wildland Fire Learning In Depth series. It is designed for students who want to learn more about fire. Find the complete series on the Fire subject site.



The fire behavior triangle's three legs are fuels, weather, and topography.

NPS/C. BOEHLE

Fire is influenced by many factors, including geography, climate, weather, and topography.

Season Matters

Though a wildfire can happen anytime the conditions are right, the time of year influences the effects of fire. For example, wildland fire season in the western United States is June through October, while March through May

is the fire season in the southeastern United States. Most fires in the New England states occur in late fall. During some seasons, more moisture is present than in other seasons, thus reducing fire threat. This varies by geographic region.

The Fire Behavior Triangle

Just like there is a fire triangle, made up of heat, oxygen, and fuel, there is another triangle called the fire behavior triangle. The three legs of this triangle are fuels, weather, and topography. The sections below go more in depth into each of these and their influence on fire.

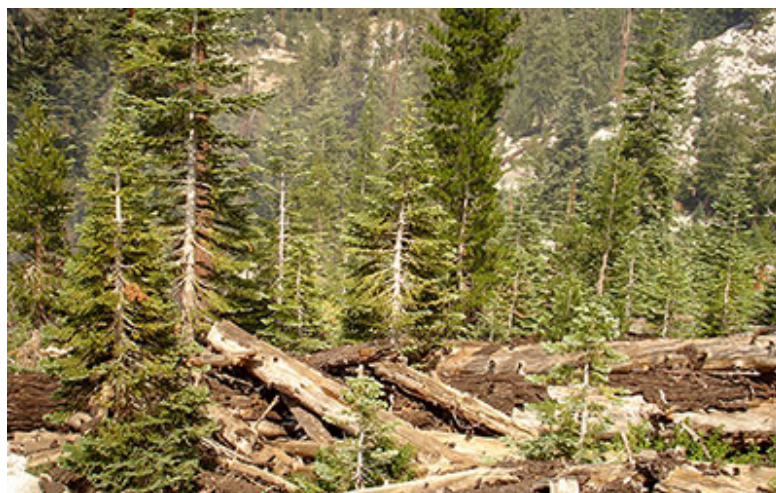
Fuels

A fuel's composition, including moisture level, chemical makeup, and density, determines its degree of flammability. Moisture level is the most important consideration. Live trees usually contain a great deal of moisture and dead logs contain very little. The moisture content and distribution of these fuels define how quickly a fire can spread and how intense or hot a fire may become. High moisture content will slow the burning process, because heat from the fire must first eliminate moisture.

In addition to moisture, a fuel's chemical makeup determines how readily it will burn.

Some plants, shrubs, and trees contain oils or resins that promote combustion, causing them to burn more easily, quickly, or intensely than those without such oils. Finally, density of a fuel influences its flammability. If fuel particles are close together, they will ignite each other, causing the fuel to burn readily. But if fuel particles are so close that air cannot circulate easily, the fuel will not burn freely.

Soil types also must be considered because fire affects the environment above and below the surface. Soil moisture content, the amount of organic matter present, and the duration of the fire determine to what extent fire will affect soil.



Fuels are all living and dead plant material that can be ignited by a fire. Fuel characteristics strongly influence fire behavior and the resulting fire effects on ecosystems.

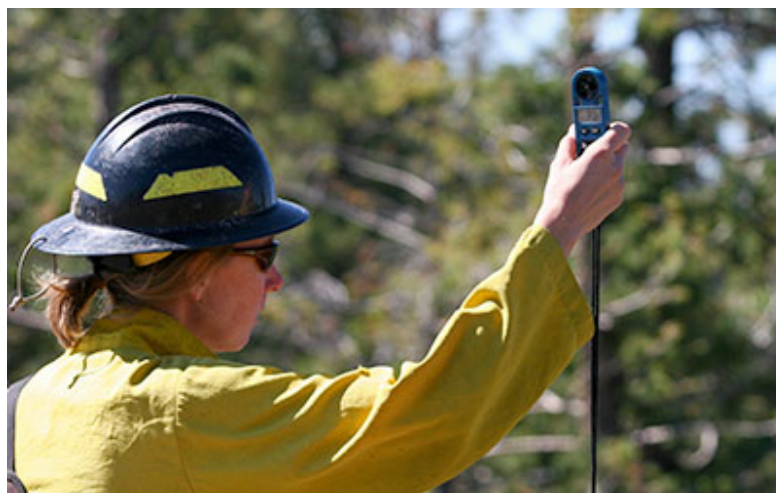
NPS

Weather

Weather conditions such as wind, temperature, and humidity also contribute to fire behavior. Wind is one of the most important factors because it can bring a fresh supply of oxygen to the fire and push the fire toward a new fuel source.

Temperature of fuels is determined by the ambient temperature because fuels attain their heat by absorbing surrounding solar radiation. The temperature of a fuel influences its susceptibility to ignition. In general, fuels will ignite more readily at high temperatures than at low temperatures.

Humidity, the amount of water vapor in the air, affects the moisture level of a fuel. At low humidity levels, fuels become dry and, therefore, catch fire more easily and burn more quickly than when humidity levels are high.



An anemometer measures wind speed. Wind is one of the factors of weather conditions that can influence wildland fire.

NPS/D. NG

Topography

Topography describes land shape. It can include descriptions of elevation with the height above sea level; slope, the steepness of the land; aspect, the direction a slope faces (e.g., the south side of a canyon will have a north-facing slope); features, such as canyons, valleys, rivers, etc.

These topographical features can help or hinder the spread of fire. For example, a rocky slope can act as a great natural fire break due to a lack of fuel and wide gap of open space. Drainages can act as fire breaks, as well if fuels are moist or there is little vegetation. Beyond the shape of the



Topography can have an influence on how a fire behaves. It will typically move more quickly uphill than downhill or than on flat terrain.

NPS

land, it is also important to consider elevation, slope, and aspect. Elevation and aspect can determine how hot and dry a given area will be. For example, higher elevations will be drier but colder than low ones, and a north-facing slope will be slower to heat up or dry out). Slope can determine how quickly a fire will move up or down hills. For example, if a fire ignites at the bottom of a steep slope, it will spread much more quickly upwards because it can pre-heat the upcoming fuels with rising hot air, and upward drafts are more likely to create spot fires.

Part of a series of articles titled [Wildland Fire - Learning In Depth](#).


Previous: [Wildland Fire and Ecosystems](#)

TAGS

[wildland fire](#)[learning in depth](#)[prescribed fire](#)[fire ecology](#)[natural resource management](#)[invasive species management](#)[lightning](#)[fuel reduction](#)

Last updated: February 16, 2017

Was this page helpful?

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APPENDIX E



Answering the call since 1926.

Media Guide

This guide is intended to assist the media with obtaining timely information from the Santa Barbara County Fire Department (SBCFD) and to provide the media with a basic outline of how information is released. This is a reference guide only and is not intended to cover every situation.

Vegetation Fire Media Information

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PIO

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PIO

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This booklet is intended to help you cover vegetation (or wildfires) in the Santa Barbara Area. We know fires can be scary and seem completely out of control.

The Santa Barbara County Fire Department trains continuously throughout the year for vegetation fires. Our Mission is to keep 90% of vegetation fires held to 10 acres or less. Sometimes that's impossible.

We know that. With certain weather and fuel conditions such as the 1990 Painted Cave Fire, there were nearly 500 homes lost in only 90 minutes. A manmade fuel break of a six lane freeway and railroad track couldn't stop the fire's progress. The only thing that stopped that fire from reaching the Pacific Ocean was that the Sundowner winds stopped.

Large fires are scary. They're deadly.

You are asked to cover such an event, are you prepared?

Please review this material that's meant to aid you in safely covering these destructive conflagrations that routinely scar our county.



It All Begins With The Red Card

A Red Card is officially known as an Incident Qualification Card. This card is generated from a training and qualification database run by federal and state agencies that work in cooperation with the National Wildfire Coordinating Group (NWCG).

Called the Incident Qualification and Certification System (IQCS) or in some areas the Incident Qualification System (IQS), this program tracks an individual's training and incident responses. A Red Card is like a sort of license that indicates what positions the card-holder is qualified to operate in. The software tracks this training and experience and then determines if the individual has met the requirements for a given position. These positions are defined in an NWCG-published document called the Wildland Fire Qualification System Guide, or more commonly, PMS 310-1. A lengthy read to say the least, this document defines the requirements for someone to be qualified in a position and therefore hold a Red Card indicating so.

Red Cards are utilized by state, federal and other fire agencies that work cooperatively with the NWCG. All federal and tribal firefighters are issued Red Cards. Many local government agencies that have members who work on incident management teams (IMTs) or that mobilize to large wildland fire incidents also carry Red Cards.

A Red Card is issued to any individual who has qualifications used on a wildland fire incident, including positions in firefighting, logistics, finance, PIO, and planning.

There are several reasons why a department may wish to have its personnel “Red-Carded,” or more accurately, qualified by NWCG standard to operate within the NWCG’s system. Departments such as SBC, which work closely with neighboring federal agencies or that share protection responsibility for public lands, find it necessary to have staff members Red-Carded. This enables personnel to work on federally managed incidents as firefighters or other personnel. All qualified personnel can now be requested through a computer ordering process. Single person positions, strike teams, or other resources can be ordered and assigned for various fires. It also enables federal agencies to reimburse departments for personnel and equipment costs on incidents. More importantly, it shows that a fire department has taken the initiative to train its personnel to the same level and through the same process as their federal cooperators. This commitment can go a long way in improving relationships and creating training opportunities among local, state and federal government agencies.

The NWCG operates under a “performance-based system.” Position task books define the set of skills required for a given position. PMS 310-1 defines the experience and educational requirements, along with successful performance in a position (verified by a task book) required for qualification. This means that a SBC employee who wants to be qualified in a position must meet the specified requirements set forth in PMS 310-1 prior to initiating a task book, then demonstrate performance at that level as a trainee. Once all tasks and required training are complete and the SBC employee’s task book is signed off by a series of evaluators, the SBC employee is eligible to be qualified for that fire season. At the beginning of the high fire season, refresher videos, classes, and practical applications (such as live drills) are completed to obtain that season’s Red Card.

SBC Morning Report

Every morning the SBC Duty Officer (who holds the rank of Captain and is assigned to work in the Dispatch Center) generates this morning report and disseminates it to SBC and other fire agencies in the county and region.

It gives the status of personnel and equipment for the 24-hr operational period and if any resources are assigned to out of county incidents. It also gives the on-call Strike Team rotations for the day for South Ops Geographical Area Coordination Center.

SANTA BARBARA COUNTY FIRE MORNING REPORT						Thursday
Date:	08/31/17	C-Shift	Burnday:	NO	Drawdown	NO + 11
VRL:	HIGH 0900-1800 MOD 1800-0900				Readiness Uniform	Yes
COMMAND & GENERAL STAFF						
	Duty Chief:	0800-1200	503 Johnson	1700-0800	503 Johnson	
	Duty Officer:	0700-1900	C. Peterson	1900 - 0700	C. Peterson	
	PIO:	0700-1500	INFO 1 Zaniboni	1500 - 0700	INFO 2 Eliason	
	Investigator:	0700-1700	526 Steiner	1700-0700	525 Snodgrass	
	H M U :	0800-0800	an West, Analyssa Qu	0800-0800	Analyssa Quaranta	
EQUIPMENT - AVAILABLE						
Battalion 1 BC 512 Ryan						
Resource Type	Type I	Type III	Specialized Equipment		Reserve <off>	Utility
Station 11:®	ME11		WR11	T11 / USAR11		
Station 12:	ME12	E312			AE12	
Station 13:®	ME13	E313				UT13
Station 14:	E14 (AE13)					
Station 15:	E15					UT15
Station 17:	ME17		WR17	RA17	ARA17 / AE17	UT17
Station 18:	ME18	E318	WT18	BS18		UT18
Headquarters:	Exp. Closed					
Battalion 2 BC 520 Hazard						
Station 21:	ME21	E321			AE21	UT21
Station 22:®	ME22		WT22			UT22
Station 23:	E23					UT23
Station 24:	ME24	E324				UT24
Station 30:®	ME30	E330				UT30
Station 31:	ME31	E331	HAZ31			UT31
Station 32:	ME32		WT32		AE32	UT32
Station 41:	ME41	E341	WT41	RA41	ARA41	UT41
Station 51:®	ME51	E319		RA51	ARA51 / AE51	UT51
SPECIAL OPERATIONS						
Air Ops 0800-1800:			Copter 3>OFF<	Copter 4 >ON< no hoist	H-308>OFF<	Helitender>ON<
Const. 24 Hrs.	DZ1<ON>	DZ2<OFF>	DZ3>OFF<	DZ4>ON<	Excavator>ON<	Loader 1> ON<
Crews 0900-1700	SBC Crw 1-1<on>	SBC Crw 1-2<off>				
Water Ops. 24 Hrs.	WR11	WR17				
INCIDENTS / UPSTAFF						
Inc. Name	Inc.#	Equipment / Overhead / Crews				
CA-Eclipse Complex	SBC#10983	515-(Chris Childers)				
CA-FKU-Cover	SBC#11124	ST 9322C, 322,323,332,314,315, STEN 540 (Farris),STEN(T) Gailey				
OR-UPF-000406	SBC#11127	510-(Diondreya Wiley)				
CA-NOD-005180	SBC#11160	530-(Stornetta),Himmelrich				
OUT OF SERVICE						
North Garage	E351					
South Garage	E14					
S/T Rotation:						
9322C (CalFire)	Batt 1:	315,314,313,318,312				
9322C (CalFire)	Batt 2:	323,332,351,322,330,324,331,341				
UPDATE 4/24/17						
S/T Rotation:	XSB1501A	Batt 1:	17,11			
	SBC1530A	Batt 2:	23,32,21,51,22,30,24,31,41			
OTHER RESOURCES, REQUEST THROUGH DUTY OFFICER						
Local Air	AA07<at inc>	H528<at inc>	Regional Air	PRB: A340,T75	PTV:A410 T-76	
XSB	RTF12 USAR11	OES ENGINES: SMR-337 O.O.S.				

How Does A San Diego City Fire Engine End Up In Santa Barbara County?

Fire breaks out.

Who does the Direct Protection Area belong to? (Basically, whose dirt is it? - USFS, SBC, SLO, CAL FIRE) This determines the resource "ordering point." Once determined that dispatch center becomes the ordering point (for this example we will say it's SBC's dirt)

The Duty Officer (which is a Captain) in the dispatch center will "name" the incident. This is based on a local geographic landmark or road. It must be only one word and can only be used on a fire once for that calendar year. (You may have two "Paint" Fires in different years, but you can't have a "Painted Cave" Fire—too many words)

The Duty Officer will get requests from the on-scene Incident Commander (Usually a Battalion Chief or earlier in the incident, a Captain)

All orders are then placed via computer through ROSS (Resource Order and Status System) goes to South Ops, which is located in Riverside (North Ops is in Redding)

At South Ops, there are two separate Geographical Area Coordination Center (GACC) divided between the US Forest Service and Contract County/Cal Fire Centers.

Depending upon other fire activity in the region, the request through South Ops will go methodically to various departments and counties closest to the fire to fill the request. The request will be filled if that agency has the resources available. If the resources are not available due to another fire/incident, it can be declined. Everyone who is requested (whether on an engine, aircraft, crew, or single resource has been "Red Carded" and in the computer system).

South Ops looks at the various fires/threats/requests and determines a daily priority list of fires. A fire will get a higher priority if structures are threatened. (The Whittier Fire was bounced around several times in the Top 5 in SoCal, and also was considered the #1 Fire) This helps with aircraft availability primarily, but also ground resources and length of response.

If South Ops requests an SBC Strike Team for an out of county incident, the Duty Officer will first get the approval from a Duty Chief/Division Chief prior to accepting the request.


What can be ordered through ROSS are, Strike Teams, Dozers, Aircraft, Facilities, IMT Teams, Water Tenders, Private Fire Contractors, Hand Crews, Single Resource Personnel, and Overhead. Basically anything that will work the incident.


With the resources ordered, they will respond and report to a staging area or base camp for the incident by a certain time.


Once assigned to the incident, they are usually assigned for a maximum 14 day period. This can be extended an additional seven days before replacement crews arrive. Or, the assignment can be shortened if released.

A daily DEMOB (demobilization) list is posted in camp letting firefighters know if they will be released that day or next. They then go through the DEMOB process (which takes about an hour to go to supply, radio, finance, vehicle inspection, etc.) and head to home or be re-assigned to another fire.

This is an actual filled order request from the ROSS system for a five engine Type 3 Strike Team and Strike Team Leader from SBC to the MIAS Fire in Beaumont in August 2017.

 Media Guide Table-2

 Media Guide Icons

 Media Guide Graphic

Logistics

"You will not find it difficult to prove that battles, campaigns, and even wars have been won or lost primarily because of logistics."

- Dwight D. Eisenhower

SBC's Logistics Section consists of 3 personnel and 1 Captain. When there is not a fire, they support the 16 SBC Fire Stations with everything from lightbulbs to the Jaws of Life tools.

During the first hours of a vegetation fire, fire resources may be coming to the scene from near and far.

While the firefighters are working hard, sometimes it takes days, weeks, or even months to finally put a fire out. In these such cases the firefighters need the support of the Logistics Section, or LOGS, to enable a successful outcome. The three major items needed initially are food, water, and sanitation.

During the first hours, meals are ordered for the personnel on scene. This usually is something ready made and can be delivered by LOGS and handed off quickly on the fire line, such as a sandwich or burrito. This will have to sustain the firefighters for the overnight period.

Usually the initial assignment, or IA, crews will work all night without a break until the morning briefing.

At the same time, the Logistics Section is ordering a hot breakfast for the morning and a 3000 calorie sack lunch to be given to them on their way back out to the fireline. LOGS will call a vendor by 10 PM and will have up to 2,000 sack lunches delivered by 6 AM. When the camp is fully operational, the firefighters will get a daily hot breakfast and dinner, along with their sack lunch.

LOGS also will prepare the first Incident Action Plan (IAP) and maps for the morning briefing to be handed out to crews and command staff.

Other necessary items are roughly 20 portable toilets, a fuel truck, a hydration trailer that includes 2 pallets of ice, 7 pallets of water, and 3 pallets of Gatorade. The hydration trailer will also need to be replenished at some point.

Now, where will the fire camp be located? If there is a fire in the front country, Dos Pueblos High School has been used, as well as Earl Warren Showgrounds, however schedule conflicts may not make this possible. Live Oak Campground or Elks Rodeo Field may be used for north county incidents. This needs to be worked out quickly as resources are already on their way.

If the fire continues to grow, LOGS will ready the Type 3 for transition to a Type 2 or Type 1 Incident Management Team. With these larger teams, comes more firefighting resources. A temporary city will need to be built to accommodate the personnel. Portable trailers for “Main Street” where the Incident Commander, Finance, PIO, Plans, Check-In/Demob and others will be housed. Other items such as shower trailers, sleeping trailers, lighting, dumpsters, meals, map making & copy trailer, supply and equipment, radios, and more now need to be ordered. With larger IMT teams comes more regulations. Cal Fire, for instance, differs from the USFS when it comes to how things such as individual vendors are selected for incidents. Also where will the crews sleep? Most bring their personal tents, Cal Fire has negotiated in their contract they will stay in motels.

It costs roughly \$120 thousand a day for a Type 1 Team’s approx 60 personnel, \$80 thousand a day for a Type 2’s 40-50 personnel, and \$35 thousand a day for a Type 3’s 30 personnel. (This is salary for members of the team. This does not include single resources, engine companies, crew, dozer, aircraft, vendors for camp, etc).

Culinary Delights

Media Guide Food

At Base Camp, the firefighters are served a hot breakfast (usually from 6 a.m. to 10 a.m.) and dinner (usually from 5 p.m. to 9 p.m.) daily.

Ever wonder what crews eat while on the firelines? Here's a photo showing the famous fire line brown bag lunch which is ordered through the LOGS Section. It must be a 3000 calorie lunch sack that has also has several snacks.

Every day a firefighter is on the line, they are responsible for picking up a brown bag lunch at base camp to feed themselves. They get one bag for a 12-hr shift and two if they are working a 24-hr shift. They have a meat and vegetarian version of each. This photo is of a vegetarian brown bag lunch.

It includes;

Green burrito with portobello mushrooms, Chinese noodles and red bell peppers. The white burrito has leaf lettuce and a slice of cheddar cheese. The rest is easy to see. The non-vegetarian version of this contains a ham sandwich on wheat.

While crews are off, they also may, as a group, go into town and eat at a local restaurant if they choose.

Bon Appetit!

Briefing

Media Guide Whittier Fire

Group briefings and fire acreage & containment numbers are held 12 hrs apart. They are usually held for the day shift at 7 AM and the night shift at 7 PM, but can also be at 6 AM and 6 PM.

During this time the Incident Action Plan or IAP for that shift is discussed by leaders of the various sections of the fire to crews coming on for that shift. Some of the topics that are discussed are;

- SAFETY MESSAGE - Tailored for each particular shift/weather conditions/terrain. Review LCES. All are reminded that a building or patch of dirt isn’t worth their life.
- INCIDENT OBJECTIVES - Strategies for containment of the fire.
- ORGANIZATION LIST - Identifies Incident Commander and Staff, Agency Representatives, Planning Section, Logistics Section, Operations Section (including various Branches including Air Ops Branch), and Finance Section.
- SPOT FIRE WEATHER FORECAST - From Incident Meteorologist. Includes predicted temperatures, winds, humidity, and fire behavioral forecast. Also specific to various Divisions.
- DIVISION ASSIGNMENTS - Breakdown of resources assigned to various Divisions including Division Leader, Engines, Crews, Dozers, Water Tenders, etc. Also includes how many personnel assigned to each resource for accountability purposes.
- RADIO COMMUNICATIONS PLAN - Frequencies and channels for all radios and hand-held devices used on fire.
- MEDICAL PLAN - Medical Aid Stations, local hospitals, who would transport (AMR, Calstar, etc) distances to Drop Points (Lat & Long), addresses of hospitals & travel times.
- AIR OPERATIONS PLAN - Frequencies, available helicopters and fixed-wing, air attack contact, & TFR Restriction.

Also distributed at both briefings are multi-page detailed topographic and grid index maps that focus on all of the division of the fire. They also show drop points, divisions, branches, uncontrolled fire edge, completed dozer line, completed line, hand lines, and proposed dozer lines.

Fire Incident Map

 Media Guide Fire Incident Map

Shows perimeter of the fire.

- **Red line** shows uncontrolled fire edge
 - **Black edge** shows controlled edge
 - **)** Shows Division breaks of fire (which can expand with fire growth.
 - **||** Shows Branch breaks of fire.
 - Other points such as **Drop Points, Water Sources**, etc.
 - Usually updated on 12-hr increments
-

Fire Behavior

 Media Guide Fire Behavior

Atmospheric stability can be defined as the atmosphere's resistance to the upward or downward movement of air. Unstable air encourages the vertical movement of air and tends to increase fire activity. Stable air discourages the vertical movement of air and tends to reduce fire activity.

Other indicators can also reveal important information about local atmospheric conditions. Steady winds indicate stable air; gusty winds are indication of unstable air, except where mechanical turbulence (usually caused by terrain features) is the obvious cause. Fire whirls or dust devils are reliable indicators of instability near the surface. Haze and smoke tend to rise in unstable air and to spread horizontally in stable air.

Different cloud formations also indicate atmospheric stability or instability. Cumulus clouds are characterized by vertical currents and therefore indicate unstable atmospheric conditions and possibility of

 Media Guide Fire Behavior-2

gusty or strong winds. The heights of cumulus clouds indicate the depth and intensity of the instability. When the atmosphere is unstable, formerly calm fires may suddenly blow up and become very erratic.

Daily weather cycles also affect fire behavior, and they, too, tend to be predictable. For every 24 hr period, it is possible to make general predictions about burning conditions.

Local winds may also vary according to the time of day. In foothills, daytime heating of the land produces an upward movement of air, creating up-canyon winds. At night, cooling of the land produces a downslope wind.

Fire Weather

Short-term variations in the atmosphere are what we call weather. Weather is one of three components of the fire environment.

Weather conditions can result in the rapid spread of fires as a result of strong winds. On the other hand, an increase in humidity or precipitation can slow or extinguish fires. Of the three fire environment components, weather is the most variable over time, and at times, difficult to predict.

Firefighters conducting fire suppression must monitor the weather at all times to make safe and effective firefighting decisions. This can not be overstressed.

The basic principles and concepts of fire weather as they relate to wild land fire behavior include:

- Air Temperature and Relative Humidity (RH)
- Precipitation
- Atmospheric Stability
- Wind

Air temperature varies with time, location, and altitude. Abrupt changes in temperature can occur when migrating weather systems transport colder or warmer air into a region. In the wildland fire environment, direct sunlight and hot temperatures can preheat fuels and bring them closer to their ignition point. Above average temperatures are common on large fires.

Relative humidity is the amount of moisture in the air divided by the amount the air could hold when saturated at the same air temperature. It is usually expressed as a percentage. Small changes in RH that cannot be felt or seen can have a significant impact on wildland fire behavior (such as light, grassy fuels)

Temperature and relative humidity have an inverse relationship. When temperature increases, RH decreases. During the early morning hours, the temperature typically reaches its lowest point and the RH reaches its highest point.

When the temperature reaches its maximum for the day (usually in the late afternoon) the RH decreases and the fuel moisture reaches its minimum. The majority of large fire outbreaks and fire growth occur during this time.

Atmospheric Stability

Wildfires are greatly affected by surface winds, temperature, and RH, but, less obvious and yet equally important, is atmospheric stability and related vertical air movements that influence wildfires. Atmospheric stability is the degree to which vertical motion in the atmosphere is enhanced or suppressed. The temperature and stability of the atmosphere is constantly changing with variations over time.

A **stable atmosphere** is defined as an atmosphere that resists upward motion. In this condition, the extensive heat of the fire generates vertical motion near the surface, but the vertical motion above the surface is weakened, thus limiting ingrafts into the fire at low levels and fire intensity. **Some visual indicators of this are; Clouds in layers, stratus type clouds, smoke column drifts apart after limited rise, poor visibility due to smoke or haze, fog layers, steady winds.**

An **unstable atmosphere** is defined as an atmosphere that encourages upward motion. In this condition, vertical motion increases contributing to increased fire activity. Convection columns can reach greater heights producing stronger ingrafts and convective updrafts, spotting can occur, dust devils and fire whirls, and gusty surface winds. Fires burn hotter and with more intensity when the air is unstable. **Some visual indicators of this are; Clouds grow vertically and smoke rises to great heights, cumulus clouds, good visibility, gusty winds, and dust devils/fire whirls.**

Inversions and Nighttime (Radiation) Inversions

The usual temperature structure of the lower atmosphere is characterized by a decrease in temperature with altitude. However a layer where temperature increases with altitude (warm air over cold air) may exist. This is referred to as an inversion. During this time, fuel RH is usually higher, thus fire spread is reduced. Updrafts are usually weak and only rise until their temperature equals that of the surrounding air. Once this happens, the smoke flattens out and spreads horizontally. Nighttime (radiation) inversions develop on calm, clear nights when radiational cooling of the Earth's surface is greatest and are typically stronger in winter than summer. They're easy to identify because they trap smoke and gases resulting in poor visibilities in valleys or drainages.

Winds impact the fire environment by increasing the supply of oxygen to the fire, determine the direction of fire spread, increase the drying of fuels, carry sparks and firebrands ahead of main fire causing spot fires, bend flames that result in the preheating of fuels ahead of the fire, influence the amount of fuel consumed by affecting the residence time of the flaming front of the fire. The stronger the wind, the shorter the residence time and the less fuel is consumed. (This was apparent along Highway 154 during the Whittier Fire and "hopscotching" appearance).

Press Conferences For Large Incidents

Media Guide Press Conferences For Large Incidents

For Santa Barbara County Fire Department, the Public Information Officer (PIO) Section is currently staffed with two full-time positions which work a M-Th 4/10 schedule, but are always on-call 24/7. There is a small cadre of others who will fill in with the on-call PIO duties when necessary.


For a large fire, they will respond as part of the initial assignment. Both are members of the IMT-3 and would be assigned to the fire as a single resource for the incoming IMT-2 or IMT-1, each of which has their own lead PIO as part of the Command/General Staff. In the Chain of Command, SBC PIO's would now be working for that Incident Management Team's PIO.

For large incidents, such as the Whittier or Rey Fire, there were 12 additional PIO's ordered as a Single Resource from as far away as Florida and Alaska. SBC's PIO Section will usually handle the local media requests due to existing relationships and knowledge of the area, but the others may do interviews as well. Primarily, the other PIOs will answer phone banks, go to temporary kiosks that have been placed near local businesses to answer incident information, as well as update InciWeb and social media. The updated information on acres burned and containment percentage is released during the morning and night briefing.


A formal press conference will usually take place at the request of the Incident Commander. This is to disseminate specific information that is necessary to get out to the public. Additionally, representatives from Cooperating Agencies and Elected Officials will be on hand to answer questions.

Every attempt is made by the PIOs to assist media with access, articles, and accurate information during incidents.

InciWeb is updated throughout the day and can be found at <https://inciweb.nwcg.gov>

 Media Guide InciWeb


Progressive Hose Packs

 Media Guide Progressive Hose Packs

Over 300,000 feet of hose line was used during the Whittier Fire.

Hose packs can be carried on the back or front of a firefighter (or both) to extend a line in attacking a fire. They are usually left at the scene for future mop-up and replaced with new packs at Base Camp. Due to the terrain and single jacket cotton design, they can tear or burst while in operation. A new section then replaces the old one. They pose additional hazard as they may have been dragged over poison oak and then handled by personnel.

Hose packs are folded and carried in a pack that can be easily deployed on a vegetation fire. They consist of;

 Media Guide Progressive Hose Packs-2

- 1 100' section of 1 1/2" single jacketed cotton hose.
 - 1 100' section of 1" single jacketed cotton hose.
 - 1 1 1/2" Gated Wye
 - 1 1 1/2" to 1" reducer
 - 1 Nozzle
-

SBC Crew 1-1 and 1-2


SBC has two hand crews. Crew 1-1 works 4/10 hour days Sunday-

 Media Guide Patrol and Crew Supt.

Wednesday, and Crew 1-2 works 4/10 hour days Wednesday-Saturday. Each crew has 15 crew members and a Crew Boss. They are supervised by a Captain, who is the Crew Superintendent. They are an "All Risk" crew and can be dispatched anywhere in the state.

Patrol and Crew Supt.

4 x 4 pickup with 150 gallon tank and pump. It carries additional hose, emergency supplies, fuel, and parts for equipment. One will

 Media Guide Crew Buggy

respond with each of the two crews and the other is assigned to the Captain who is also the Crew Superintendent.

Crew Buggy

Air-conditioned transport with 4 x 4 capabilities. It carries the Hand Crew to the scene or can be parked and the crew will hike to the necessary location. It carries 15 crew members and one crew boss, as well as all of their equipment and packs.

SBC Hand Crew PPE (Personal Protective Equipment)

 Media Guide SBC Hand Crew PPE

SBC Hand Crew Pack

 Media Guide SBC Hand Crew Pack

SBC Hand Crew Tools Of The Trade

 Media Guide SBC Hand Crew Tools Of The Trade

SBC Construction Section

Media Guide SBC Construction Section

The primary mission of the section is vegetation fire suppression. The dozers are a resource for fire line construction. The personnel assigned to the section are responsible for the three dozers, transports, and a “swamper”.

The main function of the section is to fight vegetation fires with heavy equipment (such as bulldozers). **One dozer can do the work of about 60 hand crew members in building a fire line.**

The Construction Section serves many other important functions for the Department as well, such as: maintaining fire access roads, preparation for prescribed burns, hazard reduction projects, metal fabrication,

Media Guide SBC Construction Section-2

chainsaw maintenance and repair, vehicle maintenance and repair, and many other special projects. This section may also be called upon to assist during other emergencies such as floods, earthquakes, structure fires, urban search and rescue, and more.

SBC usually constructs fire lines in one of two ways: with hand crews using hand tools, or by bulldozer. Bulldozer lines are constructed by blading the ground –removing flammable plant material down to bare soil.

Dozer lines can vary in width from a single dozer blade to many dozer blades wide, depending on the type of vegetation burning. Dozers can cut line at a rate of one to eight miles an hour, but typically cut line from one to three miles per hour depending on terrain, vegetation, and conditions.

Electrical Safety & Lines Down

Media Guide Electrical Safety & Lines Down

On August 23, 2003, SBC acting Captain Howard Orr came in contact with a downed power line on a vegetation fire. He received 7,400 volts of electricity traveling throughout his body for nearly 30 seconds before he was saved by his firefighter who had to make several attempts to rescue him before he was successful.

It took several attempts to pull Orr from the downed line, which was hidden by a pile of logs the pair was trying to remove from their fire truck’s path. The electricity jolted him back with each attempt, but the firefighter ran to grab shovels from other approaching firefighters, who helped him pry Orr from the line.

A safety check-back is now initiated by dispatch to all responding units acknowledging the life-hazard if wires are known to be down.

Assume all lines are energized

Media Guide Assume all lines are energized

Power lines on the ground can be dangerous without even being touched. When an energized electrical wire comes in contact with the ground, current flows outward in all directions from the point of contact. As the current flows in all directions away from the point of contact, the voltage drops. This is called ground gradient.

Depending upon the voltage involved and other variables such as ground moisture, this energized field can extend for several feet from the point of contact. A person walking into this field can be electrocuted because of the differing potentials between each foot.

Be aware of chain link fences and water puddles as they can become energized from a downed line.

To avoid this, one should stay away from downed wires a distance equal to one span between poles until one is certain that power has been turned off.

Fire Weather

Remote Automated Weather Stations

Media Guide Fire Weather Watch and Red Flag Warning

RAWS means **Remote Automated Weather Station**. A RAWS is a tower equipped with computerized sensing equipment that samples weather conditions every hour and transmits data to a satellite. CAL FIRE uses the weather observations to calculate fire danger throughout the


day and dispatch appropriate levels of resources to incidents.

CAL FIRE has 78 permanent RAWS located throughout the state. In addition, CAL FIRE has 21 portable RAWS used to monitor weather conditions at emergency incidents and during control burns. The weather stations are part of an interagency network of over 350 RAWS located throughout the state and utilized by CAL FIRE and other wildland fire-fighting agencies.

[For Santa Barbara County and Southern California it can be found here.](#)

Fire Weather Watch and Red Flag Warning:

A fire weather watch or red flag warning simply indicates a state of readiness (there is no actual flag).

 Media Guide Fire Weather Watch and Red Flag Warning-2

The **National Weather Service** in Oxnard initiates the process. If the NWS believes weather conditions could exist in specified zones over the next 12-72 hours which may result in extreme fire behavior, they will notify the SBC of a fire-weather watch. SBC will notify the media, the Santa Barbara County Board of Supervisors, and the public after written notification from the NWS. A red flag warning is issued for events that will occur within 24 hours.

These watches and warnings are called because of a combination of **high temperatures, low humidity, and high winds**. They can also be issued when there is a possibility of dry lightning. The concern is that if a fire starts in those conditions, it has a better chance of spreading very rapidly and erratically.

During a Red Flag Warning, SBC will upstaff personnel or proactively stage equipment along the South Coast. There also may be parking restrictions in high-risk areas.

Enforcement & Investigation

“When you have eliminated the impossible, whatever remains, however improbable, must be the truth.” - *Sir Arthur Conan Doyle*

“The cause is under investigation.”

For the media, this can be a frustrating response as to the cause of a vegetation (or any) fire. You can see that the fire started near the road and don’t understand why a cause can’t be released quickly?

SBC’s Investigators utilize “**The Scientific Method**” in determining the cause of a fire. Take the roadside fire. What caused it? And **where is the Point of Origin?**

- Power lines (down due to weather, bird, mylar balloon)
- Passing vehicle (dragging a chain, catalytic converter, thrown object)
- Pedestrian
- Weather
- Near a neighborhood (juveniles)
- Near a ranch (cutting, welding, grinding)
- Arson
- Vehicle accident
- Vehicle fire
- Railroad
- Mower or power equipment
- Check with CHP or Sheriff for any similar reports in the area

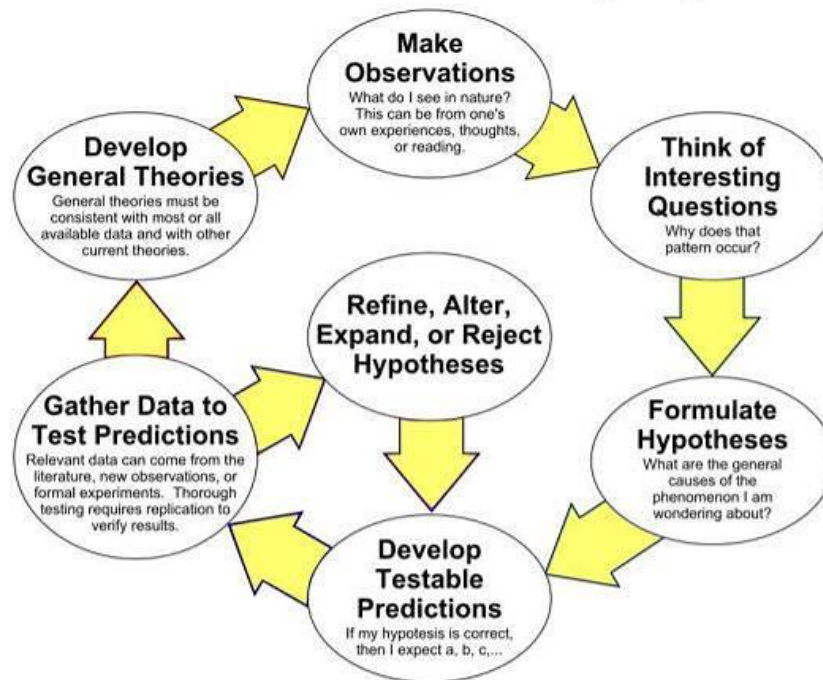
The reason for using this method is to **confirm or discredit a cause**. The Investigators have Peace Officer Powers in addition to being Firefighters. They work closely with other agencies including the District Attorney, as well as insurance companies, to determine a cause. They also may testify in court regarding their conclusions. **For the 10% of the time you see them at a scene, they will spend another 90% working on the investigation, writing reports, conducting interviews, etc.**

Sometimes the fire cause may be “**undetermined**”. This is because the Investigators need to be able to confirm-without a doubt-in order to state a specific cause. If it’s possible that two or more causes, such as the one mentioned above, are responsible for starting a fire, it would be listed as “undetermined”

This cause can also help in the future if similar fires occur and it’s later determined that it was the act of an arsonist. The earlier fire cause can now be reexamined and compared with the new fire because it was not given a specific irrefutable cause.

Simply put, for legal reasons, they can not release any information until a cause has been determined, agreed upon, and vetted. If it seems very similar to a law enforcement investigation, it's because it is one.

The Scientific Method as an Ongoing Process



All Fires Are Considered Crime Scenes Until Proven Otherwise

Please be mindful of the point of origin and nearby area. Stay a distance away as to not contaminate the scene with footprints, tire marks, etc.

Our Investigators, if time permits, are willing to accommodate the media and allow access from outside the Area of Origin at the scene once they have completed their work.

SBC has a team of two Engineer/Inspectors and one Captain that investigate several hundred cases a year in addition to their regular duties.

Vegetation Fire Vocabulary

Parts Of A Vegetation Fire

- **Point Of Origin** - The precise location where a competent ignition source came into contact with the material first ignited and sustained combustion occurred.
- **Head Of A Fire** - The side of the fire having the fastest rate of spread.
- **Flank Of A Fire** - The part of a fire's perimeter that is roughly parallel to the main direction of spread.
- **Rear Of A Fire** - That portion of a fire edge opposite the head. The slowest spreading portion of a fire edge. Also called heel of a fire.
- **Fire Perimeter** - The entire outer edge or boundary of a fire.
- **Fingers Of A Fire** - The long narrow extensions of a fire projecting from the main body.
- **Pockets Of A Fire** - Unburned indentations in the fire edge formed by fingers or slow burning areas.
- **Island** - Area of unburned fuel inside the fire perimeter.
- **Spot Fire** - Fire ignited outside the perimeter of the main fire by a firebrand.

Fire Behavior Terms

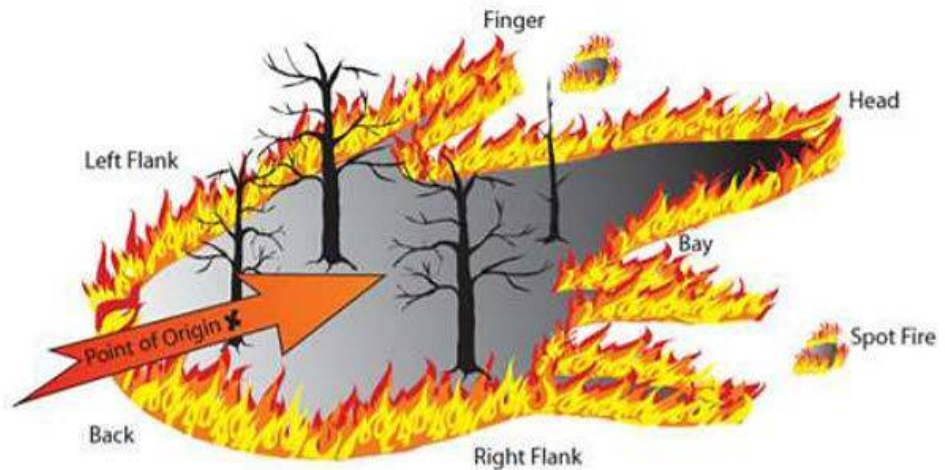
- **Smoldering** - Fire burning without flame and barely spreading.
- **Creeping Fire** - Fire burning with a low flame and spreading slowly.
- **Running Fire** - Behavior of a fire spreading rapidly with a well defined head.

- **Spotting** - Behavior of a fire producing sparks or embers that are carried by wind which start new fires beyond the zone of direct ignition by the main fire.
- **Torching** - The burning of the foliage of a single tree or a small group of trees, from the bottom up.
- **Crown Fire** - A fire that advances from top to top of trees or shrubs more or less independently of the surface fire.
- **Flare Up** - Any sudden acceleration in the rate of spread or intensification of the fire. Unlike a blowup, a flare-up is of a relatively short duration and does not change existing control plans.
- **Fire Whirl** - Spinning vortex column of ascending hot air and gases rising from a fire and carrying a lot of smoke, debris, and flame due to erratic winds. Fire whirls are common and range in size from

less than one foot to over 500 feet in diameter and can range from 10 to over 4,000 feet in height. Large fire whirls have the intensity of a small tornado with winds from 20 mph-70 mph, they are mostly

found on the leeward side of a ridge. They're dangerous also because they can carry embers and start new spot fires.

- **Backing Fire** - That portion of a fire with slower rates of fire spread and lower intensity, normally moving into the wind and/or down slope.
- **Flaming Front** - That zone of moving fire where the combustion is primarily flaming.



Vegetation Fire Vocabulary

Useful Firefighting Terms

- **Anchor Point** - An advantageous location, usually a barrier to the fire spread, from which to start construction of a fire line. The anchor point is used to minimize the chance of being flanked by the fire while a line is being constructed.
- **Control Line** - An inclusive term for all constructed or natural barriers and treated fire edges used to contain a fire.
- **Fireline** - The part of a containment or control line that is scraped or dug to mineral soil.
- **Mop-Up** - Extinguishing or removing burning material near control lines, and trenching logs to prevent rolling after an area has burned, to make a fire safe, or to reduce residual smoke.
- **Contained** - The status of a wildfire suppression action signifying that a control line has been completed around the fire, and any associated spot fires, which can reasonably be expected to stop the fire's spread.
- **Controlled** - The completion of control line around a fire, any spot fires, and any interior islands to be saved. Burn out any unburned area adjacent to the fire side of the control lines. Cool down all hot spots that are immediate threats to the control line, until the lines can reasonably be expected to hold under foreseeable conditions.
- **Green** - The area of unburned fuels next to the involved area is called the green.
- **Black** - The area opposite the green, it is the area in which the fire has consumed or "blackened" the fuels.
- **Direct Attack** - Is action taken directly against thermals at its edge or closely parallel to it. It is possible to mount both a direct and indirect attack on the same fire.
- **Indirect Attack** - Is used at varying distances from the advancing fire. Starting at an anchor point, a line is constructed some distance from the fire's edge and the unburned intervening fuel is burned out. This method is generally used against fires that are too hot, too fast, or too big for a direct attack.
- **Running Attack** - Use of a Type 3 Brush Fire Engine's unique pumping water capability while in motion. A firefighter is walking near the apparatus with a small hose line quickly knocking down the edge of a fire.

Flame Height

- 0-4' Firefighters can battle safely.

Safety Zones

- 4x the height of flames (distance you should be away from)
- 10' flame height = 40' away
- 20' flame height = 80' away
- 50' flame height = 200' away

Santa Barbara County Fire Vegetation Response

First Alarm (High Fire Season)

- 4 Engines
- 2 Dozers
- 1 Water Tender
- 1 Battalion Chief
- 1 Helicopter
- 2 Hand Crews
- 1 Air Attack
- 2 Air Tankers



Second Alarm

- 4 Engines
- 2 Dozers
- 1 Water Tender
- 1 Battalion Chief
- 1 Division Chief
- 1 Safety Officer
- 1 PIO
- 1 Helicopter
- 2 Hand Crews
- 1 Air Attack
- 2 Air Tankers

Additional resources will also respond accordingly or can be ordered by the Incident Commander.

Vegetation Fire Science

Topography Influences Fire

- **Aspect** - The aspect is the direction a slope is facing. (Its exposure in relation to the sun) On the South Coast of Santa Barbara County, the Santa Ynez Mountain Range is the only one in  Media Guide Vegetation Fire Science California with a true east-west direction, which means that the front country side of the range is exposed to direct sunlight throughout the day, unlike other ranges in Southern California. This has played a significant role in large wildfires on the South Coast through more exposure to higher temperatures, lower humidity, and lower fuel moisture. A north facing aspect will have less fire activity than a south facing slope.
- **Slope** - The amount or degree of incline of a hillside (a steep slope). Fire burns more rapidly uphill than downhill. The steeper the slope, the faster the fire burns. The reason is that the fuels above are brought into closer contact with upward moving flames, and conduction/radiant heat helps the fuel catch fire more easily and quickly. The position of the fire in relation to the topography is a major factor in the resulting fire behavior. A fire on relatively level ground (like the Santa Ynez Valley floor) is primarily influenced by fuels and wind.
- **Terrain** - Certain topographic features influence the wind speed and direction.
- **Box Canyon** - Fires starting near the base of a box canyon and/or a narrow canyon may react similarly to a fire in a wood-burning stove or fireplace. Air will be drawn in from the canyon bottom creating very strong upslope drafts with rapid fire spread; also known as the chimney affect. This can result in extreme fire behavior.  Media Guide Vegetation Fire Science-2
- **Ridges** - Fires burning along lateral ridges may change direction when they reach a point where the ridge drops off into a canyon.
- **Saddle** - Wind blowing through a saddle or pass in a mountain range can increase in speed as it passes through the constricted area and spreads out on the downwind side.
- **Barriers** - Any obstruction to the spread of fire. Natural barriers include; rivers, lakes, rocks. Man-made barriers are roads, highways, reservoirs, constructed fireline, etc...
- **Danger** - Fire burns 10-16 times faster up hill due to pre-heating and radiant heat. The worst place to be covering a fire is from above, looking down, and not to have a safe zone/exit plan.

Wind Effects On Fire

- Wind increases the supply of oxygen to the fire.
- Determines the direction of spread
- Increases the drying of fuels

- Carries sparks ahead of fire and creates spotting

Before The Fire

Media Guide Before The Fire

Defensible Space

Every spring, mailers are sent to residents that live in the urban-wildland interface areas of Santa Barbara County. It describes the 100' zone required by California law* and how residents should keep their homes safe by giving firefighters a chance to save them. It also gives safety tips for dealing with vegetation fires, and the Ready! Set! Go! program.

* PRC 4291 for State Responsibility Areas (SRA) * County Code Chapter 15, Section 4908 for Local Responsibility Areas (LRA)

Covering Vegetation Fires

In Southern California, as with much of the West, wildfires used to be referenced into a season, but not any longer. Bone-dry vegetation that hasn't burned in some places for decades have made fire authorities rethink the label. For Southern California, fire season is considered year-round for the crews that battle the flames. The only discernible difference is the amount of resources that respond to the fire at different times during the year.

As the green grasses of spring dry out by May, the height of the wildfire season begins and lasts until enough measurable rain has fallen in the early winter to downgrade the ever-present threat.

In Southern California, October is usually the hottest month of the year, and with it comes the infamous Sundowner and Santa Ana Winds. These highly localized winds originating in the desert bring with them extremely strong, sustained, down-canyon gusts that can drive a fire without a chance of it being stopped. This, coupled with high temperatures and low humidity, create the perfect recipe for a major wildfire that has become an all-too familiar sight. With the building of increasing number of homes closer and closer to the urban-wildland interface, the threat of loss of property and life becomes more probable.

Media Guide Covering Vegetation Fires

Wildfires will occur every year. Some will be snuffed out by the initial assignment, and others will become major conflagrations that could take months to put out. This is a certainty, but there are some things that you can do, as a photojournalist, to cover a wildfire aggressively, but providing for your safety first.

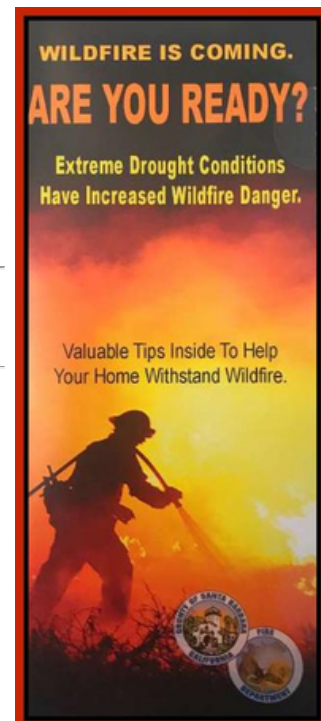
The first thing you should do is talk with your local fire agency about the threat. They know where the areas are that are more concerning to them than others. By talking to them, not only do you now know the problem areas, but the fire crews will be able to recognize you as a professional photojournalist and not have to concern themselves with the person with the camera on the scene. I have gotten past many checkpoints when others have not simply because the firefighter recognizes me.

Now that you know the problem areas, you should familiarize yourself with those areas. When you have some time, drive the roads so that you know the ways in and out of the area. Practically everyone has a GPS in their car now, but you still need to know the layout of the land. Don't bet your life on a GPS. Look for low-lying landmarks that will be seen when the smoke cuts into visibility. Drive them at night also. Firefighters utilize the concept of safety zones. These are areas large enough to park a vehicle and be safe from a wildland fire moving through the area. As you drive through your area, make a mental note of large parking lots, cleared areas, and/or open-area parks. If you feel unsafe at any point, you'll want to take refuge in one of these areas.

It would also be prudent to keep your gas tank above 1/2. You don't want to be out at the fire and be low on fuel. With earthquakes always a potential, California media should always keep their tank above 1/2. When the earth shakes, the gas stations close due to their computer systems. You don't want to miss the shot or put yourself in danger because you're driving around looking for fuel.

You should have a complete set of flame-resistant Nomex brand fire fighting clothing, and a good pair of thick-soled leather ankle-high boots. Nylon hiking boots aren't ideal because the high heat can melt the shoe as you walk across the burned area. A helmet would be your best protection, but any hat will help aid in the prevention of heat absorption through the head. A light-colored helmet will help guard against heat related illnesses. A flame-resistant long-sleeved shirt and pair of pants along with the boots and helmet will set you back about \$300. I picked up a young student photographer walking in the middle of the fire zone wearing shorts, a t-shirt and flip flops. I loaned him my other set of Nomex clothing and kept him with me until I left the fire zone.

In addition to the clothing, a fire-service shelter is strongly recommended, however they aren't cheap, about \$300-and they are one time usage-only as a last resort. If you make the purchase, be sure to have your shelter with you if you are out of your car. When driving, keep your shelter



in the car. Don't lock it in the trunk where you may not be able to get to it when you really need it. Depending on your relationship with your local fire agency, ask if you can watch one of their videos on how to deploy and use a fire shelter.

Additionally, provide plenty of water or Gatorade for yourself through the use of a camelback or extra bottles in your vehicle along with some PowerBars. You may be on the lines for an extended period of time. You will dehydrate quickly and heat-stroke is a real concern while walking the fire lines. It's a good idea also to provide eye protection & carry a tiny bottle of Visine to clean your eyes, and have on hand a couple of bandanas and/or a mask that will help with acrid smoke you will encounter.

Other personal safety items you should include is a small first-aid kit for cuts and scrapes, along with a flashlight. Be mindful of ever-present rattlesnakes also.

A radio scanner will be an invaluable tool that will not only help you get the photos by knowing where the firefighters are working, and aircraft are making drops, but also keep you informed of any dangers being encountered by the forces battling the blaze.

During a major incident, such as in a National Forest, you will be required to check in at the base camp and there you will be outfitted with the appropriate flame resistant gear. You will then be escorted into the fire area with a qualified fire-media liaison.

Now that your personal safety is addressed, you should get to know a little about the fire you're covering-safely.

Remember that wildfires are fast moving and extremely dangerous. Firefighters have 10 standing orders and 18 watch-out situations they must always be aware of when battling a brush fire and these have been modified for the photojournalist.

Ten Standing Orders

1. Keep informed on fire weather conditions and forecasts.
2. Know what your fire is doing at all times.
3. Base all actions on current and expected behavior of the fire.
4. Identify escape routes and safety zones and make them known
5. Post a lookout when possible danger.
6. Be alert. Keep calm. Think clearly. Act decisively.
7. Maintain communications with your co-workers.
8. When fire crews give you instructions, make sure they are understood. Always follow these instructions.
9. Maintain control of the people you are with at all times.
10. Be aggressive in your photographing of wildfire, having provided for safety first.

Lookout

Communication

Escape Route

Safety Zone

Eighteen Watch-Out Situations

1. Fire not sized up properly.
2. Fire burning in an area you have not seen in daylight.
3. Safety zones and escape routes not identified.
4. Unfamiliar with weather and local factors influencing fire behavior.
5. No knowledge of hazards present. (wires down, 5 gal propane tanks, etc)
6. Be aware of aircraft making drops.
7. Be aware of flame length, type of fuel burning, direction and speed of wind.
8. Positioned mid-slope of fire.
9. Walking downhill to fire. Remember fire burns 4x faster up hill.
10. Positioning yourself at the front or head of the fire.
11. Unburned fuel between you and the fire.
12. Cannot see main fire, not in contact with anyone who can.
13. On a hillside where rolling material can ignite fuel below.
14. Weather is getting hotter and drier.
15. Wind increases and/or changes direction.
16. Getting frequent spot fires.
17. Terrain and fuel make escape to safety zones difficult.
18. Do not block the roadway with your vehicle.

What Info SBC Will And Will Not Release

Releasable Information

Only the following information shall be provided to the media.


Incident type and location, call time, who is affected, cause, duration of incident, resources that responded, jurisdiction, cooperating agencies, and current situation.

Information concerning fire investigations will be released once the investigation is complete. The outcome of the investigation will be released via a news release.

SBCFD will not release any information concerning an ongoing investigation.

Non-Releasable information

The Health Insurance Portability and Accountability Act (HIPAA) guarantees privacy of individuals' medical records. No health and or medical information can be released without the patient's written consent.

 Media Guide Access At Incident Scenes

Reasons For Denying Access To The Media



 Media Guide Reasons For Denying Access To The Media

Types Of Engines



[Type 1 Engine](#)

[More Info](#)



Type 3 Engine

[More Info](#)

Types Of Fixed-Wing Aircraft and Helicopters



B Ae-146



OV 10A "Bronco"



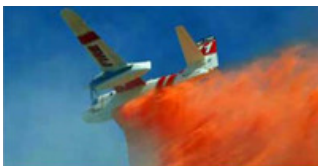
Beechcraft King Air 200



AH-1 Firewatch "Cobra"



DC-10



Grumman S-2T



Sikorsky S-61



Sikorsky S-64 "Skycrane"



Sikorsky S-70 "Firehawk"



Eurocopter AS332L "Super Puma"



Boeing-Vertol 107 "Vertol"



Boeing 234 "Chinook"



Kaman "K-Max"



Bell 212



UH-1H "Super Huey"



Bell 205 A++



Lockheed C-130



UH-60 "Blackhawk"



Boeing CH-46 "Sea Knight"



CH-47 "Chinook"



737-300



747-400



MD-87

SBC Radio Channels

Command Channel Frequency	Tactical Channel Frequency
<ul style="list-style-type: none">• Command 1 (Dispatch) 153.770	<ul style="list-style-type: none">• Tactical 7 155.595
<ul style="list-style-type: none">• Command 2 153.905	<ul style="list-style-type: none">• Tactical 8 154.845
<ul style="list-style-type: none">• Command 3 153.980	<ul style="list-style-type: none">• Tactical 9 154. 650
<ul style="list-style-type: none">• Command 4 156.135	<ul style="list-style-type: none">• Tactical 10 155.640
<ul style="list-style-type: none">• Command 5 154.875	<ul style="list-style-type: none">• CDF/Tactical 11 151.445
<ul style="list-style-type: none">• Command 6 150.995	<ul style="list-style-type: none">• Tactical 12 153.830
	<ul style="list-style-type: none">• Tactical 13 154.190

	• CDF/Tactical 14 151.190
	• Tactical 15 155.970
	• CALCORD 156.075

Incident Management Team (IMT)

Santa Barbara County is unique in that it has established a IMT-3 team. With cooperation from all of the fire agencies in the county along with the SB County Sheriff and California Highway Patrol. It is an “All-Risk” Type-3 Team and can respond and manage any incident such as a hazardous materials spill or vegetation fire

Type 3: State or Metropolitan Area Level

A standing team of trained personnel from different departments, organizations, agencies, and jurisdictions within a state or DHS Urban Area Security Initiative (UASI) region, activated to support incident management at incidents that extend beyond one operational period. Type-3 IMTs will respond throughout the state or large portions of the state, depending upon State-specific laws, policies, and regulations.

Type 2: National and State Level

A federally or state-certified team; has less training, staffing and experience than Type-1 IMTs, and is typically used on smaller scale national or state incidents. There are thirty-five Type-2 IMTs currently in existence, and operate through interagency cooperation of federal, state and local land and emergency management agencies.

Type 1: National and State Level

A federally or state-certified team; is the most robust IMT with the most training and experience. Sixteen Type-1 IMTs are now in existence, and operate through interagency cooperation of federal, state and local land and emergency management agencies.

An incident management team consists of five subsystems as follows:

- **Incident command system (ICS)** – an on-scene structure of management-level positions suitable for managing any incident;
- **Training** – including needs identification, development, and delivery of training courses;
- **Qualifications and certification** – the United States has national standards for qualifications and certification for ICS positions;
- **Publications management** – the development, control, sourcing, and distribution of National Incident Management System (NIMS) publications provided by the National Wildfire Coordinating Group (NWCG); and
- **Supporting technology and systems** – technology and materials used to support an emergency response, such as Geographic Information Systems (GIS), orthophoto mapping, National Fire Danger Rating System, remote automatic weather stations, automatic lightning detection systems, infrared technology, and communications.

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APPENDIX F



FIRE BEHAVIOUR

Victoria is one of the most fire-prone areas in the world. Bushfires and grassfires start quickly, often without warning and they can threaten lives and properties within minutes.

There's no questioning the facts. During a fire, embers can travel up to 40 kilometres ahead of the fire front and fire speeds can reach over 25 kilometres per hour.

Remember, on high-risk fire days, leaving early before a fire starts, is always the safest option.

Facts of fire



(Video courtesy of Vic Emergency Website)

Terrain (topography)

A fire will burn faster uphill. This is because the flames can easily reach more unburnt fuel in front of the fire. Radiant heat pre-heats the fuel in front of the fire, making the fuel even more flammable.



For every 10° slope, the fire will double its speed. For example, if a fire is traveling at 5 km per hour along flat ground and it hits a 10° slope it will double in speed to 10 km per hour up the hill.

By increasing in speed the fire also increases in intensity, becoming even hotter.

The opposite applies to a fire traveling downhill. The flames reach less fuel, and less radiant heat pre-heats the fuel in front of the fire. For every 10° of downhill slope, the fire will halve its speed.

Fires tend to move more slowly as the slope decreases.

Vegetation (Fuel)

- Grass can burn early and quickly on hot, dry, windy days.
- Branches, twigs and leaves dropped from shrubs and trees become fine fuels, which burn easily. These can give off far more heat when they burn
- Fibrous and dry tree bark can carry fire to treetops. The fire can then break away and spread further
- Dry branches, twigs and leaves and other fine fuels found on the ground can also burn easily.

Weather Conditions

Bushfires are unpredictable and vary greatly according to weather conditions. They often start on hot, dry, windy days.

Temperature

A string of hot days dries out vegetation, making it easier to burn. This can be made even worse by underlying dry conditions caused by lack of rain.

The drier the vegetation the easier it will burn.

A fire spreads as a result of burning embers, radiant heat and direct flame contact.

Wind

Wind influences the:

- **speed** at which a fire spreads
- **direction** in which a fire travels and the size of the fire front
- **intensity of a fire** – wind provides more oxygen
- likelihood of **spotting** – burning pieces of leaves, twigs and bark (embers) that the wind carries ahead of the fire. These cause new ‘spot fires’ to ignite.

Wind Change

A change in wind direction is one of the most dangerous influences on fire behaviour. Many people who die in bushfires get caught during or after a wind change.

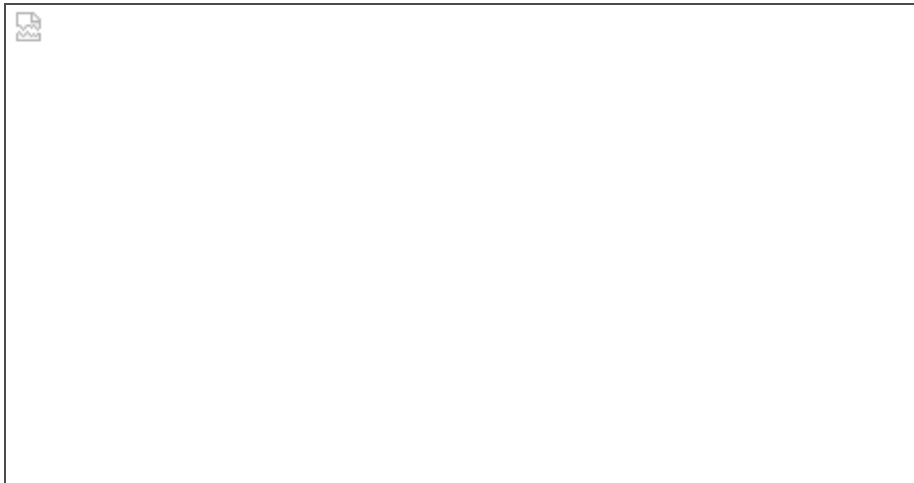
In Victoria, hot, dry winds typically come from the north and northwest and are often followed by a southwest wind change. In this situation the side of the fire can quickly become a much larger fire front.

Facts of fire - Wind speed



(Video courtesy of Vic Emergency Website)

What is an Ember Attack?



- Embers are burning twigs, leaves and pieces of debris
- Ember attack occurs when twigs and leaves are carried by the wind and land on or around houses
- Ember attack is the most common way houses catch fire during bushfires
- Embers can land on top of debris in your gutters and set fire to your house
- Ember attack can happen before, during and after the

bushfire.

- Fire embers are glowing hot and remain after or precede a fire. Embers are often as hot as the fire which created them.
- During a fire, embers can travel up to 40 kilometres, starting spot fires well ahead of the fire-front – often without warning.
- There's no questioning the facts, leaving a high fire-risk area early is always the safest option.

Facts of fire - Embers



(Video courtesy of Vic Emergency Website)

Spot Fires

The term spot fire describes a fire ignited outside of a burning unit as a result of a windborne ember (sometimes referred to as a firebrand).

- Spot fires can start new bushfires well ahead of the main fire front.
- In large fires, there's the potential for many spot fires

to start and quickly join together, blocking a safe escape.

- There's no questioning the facts, your garden hose is no match for spot fires so leaving a high fire-risk area early is always the safest option.

Facts of fire - Spot fires



(Video courtesy of Vic Emergency Website)

Radiant Heat

Radiant heat is the heat you feel from a fire. It is the biggest killer in a fire. The best protection is distance.



Protection from radiant heat

- Make sure all skin is covered.
- Do not wear shorts, t-shirt and thongs.

- Cover up as soon as you are aware of a fire in your area.
- A solid object, such as a brick wall, can provide some protection from radiant heat.
- Distance is the best protection from radiant heat. Move as far away from the fire as you can, don't get caught out in the open.
- During a bushfire, the atmosphere will literally feel like hell on earth.
- Flame temperatures can reach up to 1100°C and radiant heat fluxes high enough to vaporise vegetation, only adding speed to the scorching hot flames.
- There's no questioning the facts, if you are stuck in a bushfire, your chances of survival are slim. Leaving early is always the safest option.

Facts of fire - Heat



(Video courtesy of Vic Emergency Website)

Clothes to Wear:

- a long-sleeved, collared shirt made from cotton or wool
- pants made from cotton or some other natural fibre
- sturdy boots and woollen socks
- tough leather garden gloves – not rubber or synthetic
- a wide-brimmed hat to protect your head
- a face mask (P2 type) or towel to cover your mouth and nose
- eye protection such as smoke goggles to shield your eyes.

Protective clothing and a solid shield may NOT save your life.

If you're in a car

Do not travel on roads when there is a fire in your area.

Late evacuation is extremely dangerous and can result in serious injury or death – always plan to leave early to avoid this situation. If you encounter smoke or flames and are **not** able to turn around and drive to safety, as a last resort:

1. Position the car to minimise exposure to radiant heat:

- Park away from dense bush – try to find a clearing
- If possible, park behind a barrier such as a wall or rocky outcrop
- The car should ideally face **towards** the oncoming fire front
- Park off the roadway and turn hazard lights on. Car crashes are common in bushfires due to poor visibility.

2. To increase your chances of survival:

- Stay in the car and tightly close windows and doors
- Cover up with woollen blankets and get down below window level – **this is your highest priority**
- Drink water to prevent dehydration

3. As soon as you become aware that the fire front is close by:

- Shut all vents and turn the air conditioning off.
- Turn engine off
- Be prepared: if you drive in high-risk areas, keep woollen blankets in your car. This is an essential precaution during the warmer months



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APPENDIX G



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March 20, 2019

Planning Commission of Monterey County
Monterey County Resource Management Agency
Attn: Mike Novo
1441 Schilling Place – South, 2nd Floor
Salinas, CA 93901
Sent via email: novom@co.monterey.ca.us

Re: Paraiso Springs Resort, Project No. PLN040183

Dear Mr. Novo and Commissioners,

Our office has reviewed the Final Environmental Impact Report ("FEIR") and the Recirculated Draft Environmental Impact Report ("DEIR") for the proposed Paraiso Springs Resort Development ("Project") and respectfully submits the following comments. We request that you consider our comments prior to certifying the FEIR. We spoke with County Counsel and staff on March 20, 2019 and alerted them we would be submitting comments prior to your consideration of the FEIR at your March 27, 2019 Planning Commission meeting.

The Attorney General's Office submits these comments pursuant to the Attorney General's independent power and duty to protect the environment and natural resources of the State from pollution, impairment, or destruction, and in furtherance of the public interest. (See Cal. Const., art. V, § 13; Gov. Code, §§ 12511, 12600-12612; *D'Amico v. Bd. of Medical Examiners* (1974) 11 Cal.3d 1, 14-15.)¹ In the wake of the State's deadliest wildfires this past year and the increased occurrence of fires anticipated throughout the State in coming years, it is particularly important that local jurisdictions carefully review and consider new developments in fire prone areas. This is particularly important for new developments proposed in the wildland urban interface or in other relatively undeveloped and remote areas, like the area where the Project is proposed.

Paraiso Springs Resort, LLC, proposes to develop a spa resort along the floor of a canyon in the foothills at the end of rural Paraiso Springs Road in a "very high fire sensitivity

¹ This letter is not intended, and should not be construed, as an exhaustive discussion of the FEIR's and DEIR's compliance with the California Environmental Quality Act ("CEQA") or the Project's compliance with other applicable legal requirements.

zone.” The Project site is bordered to the east by grazing and farm land, and to the north, south and west by the Santa Lucia Mountains. (DEIR 2-1.) The Project site was previously operated as a commercial hot springs resort beginning in 1874. (DEIR 3-137.) The site has seen several fires over the years that have destroyed various structures on the Property, including a fire in 1891 that destroyed one of the more substantial buildings on the property, a fire in 1928 that destroyed the hotel, the bathhouse, a garage, the dance hall, and some other smaller buildings, and another major fire in 1954 that destroyed the rebuilt hotel and annex. (DEIR 2-15, 3-137-3-138.)

Paraiso Springs Road, the sole ingress and egress to the site,² is a narrow, two-lane road varying in width from 16 to 22 feet that dead ends at the Project site. (DEIR 2-45.) The road currently serves approximately 90 vehicles per day associated with single-family residences and local vineyards. (DEIR 3-329.) The Project would include the development of 103 hotel rooms, 77 multi-bedroom timeshare units, three restaurants, entertainment facilities, and various spa amenities at the end of this narrow two-lane rural road. (DEIR 2-17 – 2-18.) It is anticipated that there would be several hundred people at the resort on peak days. With the Project at 100% occupancy, there would be over 400 additional vehicle trips per day on the road. (DEIR 3-336.)³ Additionally, because of parking limitations at the proposed Project site and limitations with the capacity of the rural access road, the Project proposes to shuttle in many of the guests and 90% of all employees from a parking lot nearly two miles away. (DEIR 3-335 – 3-336.)

Monterey County, as the lead agency, has prepared a FEIR for the proposed Project. Despite the acknowledgment that the Project is located in a “very high fire sensitivity zone,” the FEIR fails to adequately address the risk of fire in several important respects.⁴

² In response to CalFire’s comments on the DEIR, the FEIR suggests that there is a service road for ingress and egress at the rear of the development. (FEIR, Response to comment letter No. 18, 2-12.) The response cites to maps within the DEIR. (*Ibid.*) These maps show service roads *within* the development, but these roads do not appear to provide ingress and egress *to the Project site*.

³ We note that several commenters questioned whether the traffic analysis for the Project underestimated the trips that will be associated with the Project. (See, e.g., FEIR, Comment Letter 10 (p 20-23).) While we have not evaluated the adequacy of the traffic analysis, we are concerned that the number of visitors accessing the site may be even higher than anticipated in the FEIR, which would exacerbate our concerns regarding the risks associated with wildfires and the FEIR’s inadequate analysis of those risks.

⁴ We understand that LandWatch submitted comments to the County on January 15, 2019 raising many of these same issues. The FEIR does not include a response to these comments.

I. THE FEIR MUST ANALYZE THE INCREASED RISK OF WILDFIRE THAT WILL RESULT FROM THE PROJECT.

The FEIR does not, but should, analyze the increased risk of wildfire that will result from siting the proposed development within a high fire sensitivity zone. The DEIR discussed emergency access to the site in the event of fire and onsite measures to provide fire protection.⁵ However, the DEIR did not disclose that locating new development in a high fire sensitivity zone will itself increase the risk of fire and, as a result, increase the risk of exposing existing residents in the area as well as guests and employees of the resort to an increased risk of fire. (See CEQA Guidelines Section 15126.2, subd. (a) [requiring the evaluation of potentially significant environmental impacts of locating development in areas susceptible to hazardous conditions such as wildfire risk areas, especially as identified in hazard maps and risk assessments].)⁶ It is well-accepted that building in wildland areas increases the risk and severity of fires.⁷ The California

⁵ A preliminary fire protection plan was prepared for the Project. (DEIR 2-55.) Fire protection elements include hydrants, sprinkler systems, and the use of fire-resistant building materials. (DEIR 2-55 – 2-56.) The Project also includes vegetation management for defensible space. (See e.g., DEIR 3-81 – 3-80.) Cal Fire's Department of Forestry and Fire Protection commented on, among other issues, the adequacy of the vegetation management discussed in the DEIR. (FEIR Comment Letter 18.) In response to these comments, the FEIR simply refers back to the DEIR and does not provide any additional commitments or project modifications. (FEIR, Responses to Comment Letter 18, 2-12.)

⁶ Our comments are based on the CEQA Guidelines in effect prior to the recent 2019 update, but it is worth noting that the update confirms and clarifies the need to consider wildfire risks as part of the environmental review for new developments subject to CEQA.

⁷ See, e.g., Rapid Growth of the U.S. Wildland-Urban Interface Raises Wildfire Risk (February 6, 2018) (<https://www.pnas.org/content/pnas/115/13/3314.full.pdf>); *New York Times*, Climate Change is Fueling Wildfires Nationwide, New Report Warns (November, 2018) (<https://www.nytimes.com/interactive/2018/11/27/climate/wildfire-global-warming.html>); *Scientific American*, Living on the Edge: Wildfires Pose a Growing Risk to Homes Built Near Wilderness Areas (<https://www.scientificamerican.com/article/living-on-the-edge-wildfires-pose-a-growing-risk-to-homes-built-near-wilderness-areas/>); *USDA*, Wildfire, Wildlands, and People: Understanding and Preparing for Wildfire in the Wildland-Urban Interface (January 2013) (https://www.fs.fed.us/rm/pubs/rmrs_gtr299.pdf). While these articles and reports largely focus on the risks of locating housing within fire-prone areas, the same risks would appear to apply for commercial establishments offering overnight lodging. The issue with locating development in these areas is that most fires are human induced, so bringing people into wildland areas creates an increased risk that fire will occur. (*Ibid.*) In addition, the risks of fire are exacerbated because development in wildland areas alters the natural environment (e.g., it fragments native vegetation, introduces nonnatives species, and disturbs soils). (See Rapid Growth of the U.S. Wildland-Urban Interface Raises Wildfire Risk (February 6, 2018) (<https://www.pnas.org/content/pnas/115/13/3314.full.pdf>)). Further, fire management in developed wildland areas is more challenging because it is more difficult to fight fires in these

Supreme Court has confirmed that this kind of risk must be considered as part of the CEQA analysis for a proposed project. (*California Building Industry Assn. v. Bay Area Air Quality Management Dist.* (2015) 62 Cal.4th 369, 388 [holding that while CEQA does not require consideration of the environment's effect on a project, it does require analysis of the project's impacts on the existing environment].)

Concerns regarding the Project's impact on the occurrence of wildfires were raised in public comments on the DEIR. For example, Lois Panziera noted that "[w]hen more people are added to a high severity fire area, the potential for fires will occur." (FEIR, Letter 7, Comment 75.) In response, the FEIR simply refers back to the DEIR. (FEIR 2-58 – 2-59.) However, as explained above, the DEIR did not address the increased risk of fires that will result from locating new development within a high fire sensitivity zone. The County should address these issues prior to certifying the FEIR.

II. THE FEIR SHOULD ADDRESS EVACUATION IN THE EVENT OF FIRE.

Based upon the onsite fire fighting infrastructure (sprinkler systems, etc.) and the Project proponent's commitment to develop a fire protection plan, the DEIR concludes that the "occupants would be protected to the extent possible in the case of fire" such that the potential impacts associated with wildfire hazards would be less than significant. (DEIR 3-215 – 3-216.) The DEIR describes emergency access to the site, but does *not* address: (i) the evacuation of employees and guests in the event of a fire, (ii) the increased challenges that existing users of the sole ingress and egress road will face in the event of an evacuation due to the added users on the road, or (iii) the increased challenges that firefighters and emergency responders would face accessing the site and preventing the spread of a wildfire due to the simultaneous evacuation of guests and employees from the Project and neighboring areas. The EIR should include a more robust discussion of the fire hazards and describe the evacuation plan for guests and employees, as well as neighboring residents and existing users of Paraiso Springs Road. (See *Clews Land & Livestock, LLC v. City of San Diego* (2017) 19 Cal.App.5th 161, 194 [discussing whether or not the EIR adequately considered the risk of fire to future users of the project site, including acceptable evacuation plans]; *California Clean Energy Committee v. County of Placer* (Cal. Ct. App., Dec. 22, 2015, No. C072680) 2015 WL 9412772 [concluding that the EIR failed to adequately evaluate evacuation issues associated with the project].)

In response to public comments, including from CalFire's Department of Forestry and Fire Protection, asking about evacuation plans (see Comment Letter 18 starting on FEIR 2-11), the FEIR promises that a final Fire Protection Plan that includes evacuation procedures will be developed. (FEIR 2-12.) Meaningful analysis of the risk of fire and evacuation plans should not be deferred until after the FEIR is certified and the Project is approved. (See CEQA Guidelines

landscapes and fire management strategies that allow natural fires to burn are not an option. (*Ibid.*; see also *USDA, Wildfire, Wildlands, and People: Understanding and Preparing for Wildfire in the Wildland-Urban Interface* (January 2013) (https://www.fs.fed.us/rm/pubs/rmrs_gtr299.pdf).)

Section 15126.4(a)(1)(B).) While the deferment of mitigation measures may sometimes be appropriate, here no basis has been provided for why the evacuation plan was not already prepared as part of the DEIR or FEIR, nor have any performance standards or potential mitigation measures been identified. (*Ibid*; see also, e.g., *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 671 [mitigation measure that included development of a post-FEIR management plan was found to be improperly deferred mitigation where no basis was provided for why the development of mitigation measures needed to be deferred to future plans and, no specific criteria, performance standards, or potential mitigation measures were set forth in the EIR].) In addition, based on the discussion in the DEIR, we are concerned that the Fire Protection Plan, when it is developed, may not adequately address the totality of issues related to evacuation (see above).

III. THE PROJECT MUST COMPLY WITH THE REQUIREMENTS FOR STATE RESPONSIBILITY AREAS.

The Project is located in a State Responsibility Area, which is an area for which the Board of Forestry and Fire Protection has designated the State to be financially responsible for preventing and suppressing fires. (Pub. Resources Code, § 4102.) Local jurisdictions may adopt standards for wildfire protections in State Responsibility Areas, but those standards must be at least as stringent as the State's minimum standards and be certified by the State. (Pub. Resources Code, § 4117.) Monterey County has adopted standards for this purpose. (Monterey County Code, §§ 18.56.010 – 18.56.100.) The proposed Project does not appear to comply with these standards.

First, Paraiso Springs Road is a dead end road that terminates at the proposed Project location. Both the County and State standards limit dead end roads to a cumulative length not to exceed 5,280 feet. (Monterey County Code § 18.56.060(11); Cal. Code. Regs., tit. 14, § 1273.09.) The Paraiso Springs Road that would serve as the sole ingress and egress for the Project is 1.9 miles long or 10,032 feet according to Google maps, nearly double the allowable limit. The FEIR and DEIR do not address the Project's failure to comply with the length limitation for dead end roads in State Responsibility Areas.

Second, the width of Paraiso Springs Road will not comply with the local or State standards. State standards generally require a minimum of two 10-foot traffic lanes. (Cal. Code Regs., tit. 14, § 1273.01.)⁸ The Project proposes to widen "*the majority of Paraiso Springs Road* to either 18 or 20 feet wide." (DEIR 3-340.) However, the FEIR explains that the road will only be widened "where feasible". (FEIR 2-10). The Project proponent should commit to widening not just a majority of the road, but the entirety of the road, to a distance that complies with the applicable standards.

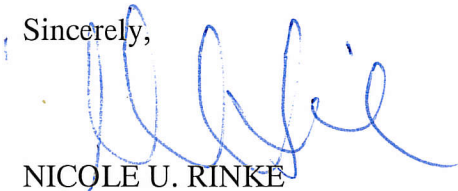
⁸ The County requires that all roads have a minimum of two 9-foot traffic lanes. (Monterey County Code, § 18.56.060(3).) Therefore, the State's more stringent requirement would control.

IV. THE PROJECT SHOULD PROVIDE PROXIMAL ACCESS TO A FIRE STATION.

Despite a request from the local fire district, the Project proponent has declined to construct a small fire station onsite, concluding that it would be “incompatible with resort operations.” (DEIR 3-307.) The closest fire station is nine miles away, which the program Google Maps reports is an 18-minute drive. The DEIR claims the fire station is within the 15 minutes recommended by the applicable Monterey County General Plan. (DEIR 3-307.) Public comments on the DEIR noted the Project site is not within a 15-minute response time from the Soledad fire station. (See, e.g., Letter 7, Comment 74 starting on FEIR 2-33 and Letter 8, Comment 5 starting on FEIR 2-61). Rather than provide factual support for the DEIR’s claim that the fire station is within 15 minutes from the Project site or revise the Project so that it complies with the Monterey County General Plan recommendation, the FEIR simply restates the DEIR’s conclusion that “the project would not warrant construction of new or expanded facilities in order to maintain ... response times....” (FEIR 2-11). The FEIR should be revised to accurately reflect the distance of the nearest fire station to the Project site and should require compliance with the policy prescribed by the General Plan—preferably with construction of a fire station onsite as requested by the local fire district.

We appreciate your consideration of our comments and respectfully request that you defer certification of the FEIR and approval of the Project until you more fully address the risks of wildfire associated with the Project. If you have any questions or would like to discuss our comments, please feel free to contact us.

Sincerely,



NICOLE U. RINKE
Deputy Attorney General
HEATHER C. LESLIE
Deputy Attorney General

For XAVIER BECERRA
Attorney General