

From: [David J. King](#)
To: [David J. King](#)
Cc: [David J. King](#)
Subject: Commenting for 7/20/21 - 2 Enterprise File#9A30214-04410. Assessor Parcel No: 038-131-110
Date: Friday, July 23, 2021 3:22:30 PM

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Dear Planning Commission,

I would like to express my concern for the project that is to be built across from our house. Five years ago, we bought our first home here at 1139 Parrott Dr. Shortly after we had settled in, we had a major rain season. We came home from work one day to find our backyard completely destroyed by a landslide. The large amounts of water had formed a strong flow from the neighbors (behind us) up top at 1120 Tournament Dr, down to our house. After investigating the cause of the slide and working with multiple geotechnical engineers to find the cause of the problem, it was concluded that the drain at 1120 Tournament Dr, was working and being maintained as it should, but the amount of water was more than it could handle. Though that year was the most rain we had seen, the following years had comparable or more rainfall.









The rain causing slides and the extreme weather causing fires in this area cause us to feel extremely vulnerable in our own home. Adding this project to the already fragile area is not a good idea. Some insurance companies denied our home it's fire insurance due to the extremely high risk area. I know that this is late, but I'm a working mom and have been working this letter all day. I hope you consider the families that are living here and consider moving this project to a safer location.

Thank you for your time,
Heather Sarmiento

From: [Liesje Nicolas](#)
To: [Planning Commission](#)
Cc: [Janneth Lujan](#); [Erica Adams](#); [Liesje Nicolas](#)
Subject: Commenting for 7/28/21 - Z Enterprises File #PLN2014-00410, Assessor's Parcel No: 038-131-110
Date: Tuesday, July 27, 2021 4:53:09 PM
Attachments: [Zmay 7 28 2021 Planning Com Mtg San Mateo Highlands Community Association Comments.pdf](#)

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THE SAN MATEO HIGHLANDS COMMUNITY ASSOCIATION

1851 Lexington Avenue, San Mateo, CA 94402
Est. 1956

July 27, 2021

RE: July 28th 2021 Agenda Item #1, File No. PLN2014-00410

Dear Planning Commissioners,

As President of the San Mateo Highlands Community Association, I respectfully request the Planning Commissioners **DENY** the current Zmay Project to subdivide three lots along Parrott Drive within RM Zoned Open Space land, designated as "Very High Fire Severity Zone", the highest fire risk zone. The Resource Management Zoning of this property (Section 6324.6(f)) **does NOT allow development on land** that is susceptible to landslides, fire, and other features harmful to the health, safety or welfare of future residents, other property owners, or the community at large. The Zmay Project, as proposed, is not allowed within RM zoning.

There are alternative sites for the three lots along the bottom of the Zmay property that are less hazardous than the developer's proposed location at the top of the hill. The developer's Vesting Tentative Subdivision Map even includes a 9 acre area around the existing home at 1551 Crystal Springs Road, which is labeled "TO REMAIN BUILDABLE". This location is a less hazardous location to place the three lots.

Neighbors still remember the Polhemus landslide that occurred within the very same geologically mapped landslide that the Zmay Project proposes for the three lots. These lots are not allowed for development in RM zoning for safety of other property owners and the community. We respectfully request the County to enforce its own zoning regulations to protect both current and future residents. **Residents need their government representatives to safeguard both their lives and property**, as they promised to do, when they took their oath to serve our County. The lots at the top of Polhemus landslide hill were approved by the County, followed modern development practices, and still failed, in a catastrophic landslide in 1997. SMC residents paid \$25 million of our tax dollars to repair that catastrophe; the repairs for the Polhemus Landside are still ongoing.

On behalf of Highlands Community Association residents, I respectfully ask the Planning Commissioners deny this request to place three more lots on this steep, landslide prone, and hazardous hill for these reasons:

- 1) Not allowed by RM zoning 6324.6 & 6314,
- 2) Not allowed by the General Plan Natural Resources Policy 15.1,
- 3) Located within highest fire risk zone, endangering neighborhood lives and property,
- 4) Alternative locations on the Zmay property are available for development (specifically on the 9 acres surrounding 1551 Crystal Springs Road, out of a 60 acre parcel)

Thank you for serving our County and community,

Liesje Nicolas
President, Highlands Community Association

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Thank you for serving our County and community,

Liesje Nicolas
President, Highlands Community Association

From: [Janine Pin Yee Wong](#)
To: [Planning Commission](#); [Janneth Lujan](#); [Erica Adams](#)
Subject: Item #1 on the July 28, 2021 Agenda: File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants
Date: Tuesday, July 27, 2021 4:46:52 PM
Attachments: [28Jul21 - Pin Yee Wong final.pptx](#)

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Re: Item #1 on the July 28, 2021 Agenda: File No. PLN2014-00410, Z Enterprises LP, Owner, Steve and Nicolas Zmay, Applicants

Dear Planning Commissioners,

Below is my written comments & attached is my slide deck for verbal comments

As a resident of Parrott Drive, a part of the Baywood Park HOA, and a concern for community safety, I respectfully request that you **DENY** the above-referenced project for the following reasons:

- 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.
 - This location has a history of active landslides with at least 5 landslides experienced by residences directly across from this parcel on Parrott Drive 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!
 - The location of the three parcels have plans to build future homes in a 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).
 - 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.
- The proposed subdivision is inconsistent with the County General Plan and Resource Management District (RM) Zoning.
- The property was designated as **OPEN SPACE** in the County General Plan because of its steep and hazardous slopes which “pose severe hazards to public health or safety” as discussed in bullet #1 above.

- There SIMPLY is **SAFER** and more feasible **alternative locations** for the subdivision within this parcel to place these new homes.

In summary, I'm not against development, but I ask that you consider the safety and well-being of the future and current residence on Parrot Drive and neighboring communities and **DENY** this project based on the cited evidence listed above.

Sincerely,

Pin Yee Wong

1111 Parrott Drive

San Mateo, CA 94402

pinwong@yahoo.com

SITE OF PROPOSED SUB-DIVISION

Parrott Drive

PREVENT RISKY DEVELOPMENT

• • • *ensuring no threat to public health
and safety from risk of failure*

PIN YEE WONG

1111 PARROTT DRIVE

ITEM #1 ON THE JULY 28, 2021 AGENDA: FILE NO.
PLN2014-00410, Z ENTERPRISES LP, OWNER, STEVE
AND NICOLAS ZMAY, APPLICANTS

Picture taken in 2021

WHY THIS PROPOSAL SHOULD BE DENY

Landslide – Prone Slopes
A Very High Risk Fire Danger Area

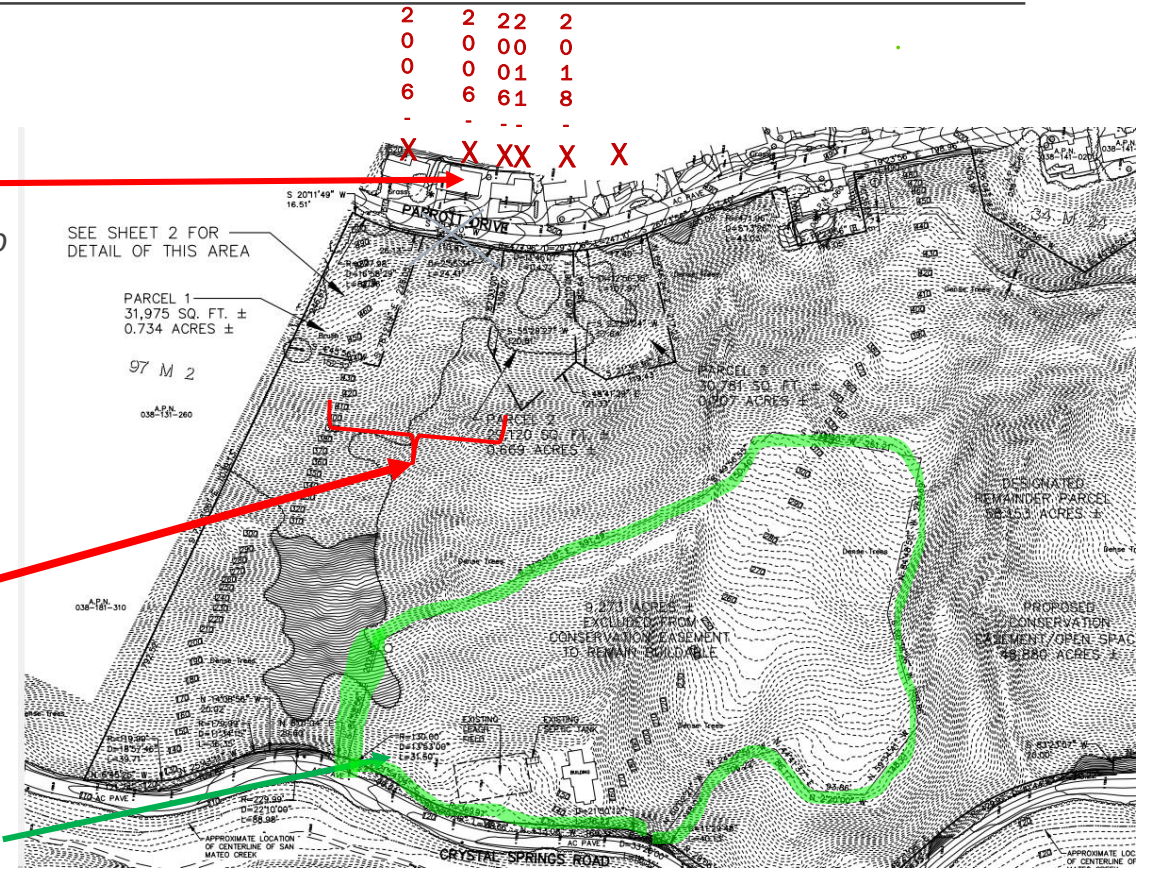
Poses severe hazards to public health or safety from risk of failure

Simply, there is SAFER ALTERNATIVE SITES within the parcel

History of Landslides in the Area

X = Landslide(s)

- 1996 Polhemus Road Landslide
- 2006 Landslide into My Backyard – house yellow tagged
 - *“The mound of mud brought plants, backyard furniture and even a wheelbarrow up to the back windows of the house ... luckily no one was hurt”*
- The subject parcel has both historic and active landslide activity
 - Although low-density residential uses may be permitted near such areas when no better location exist per Section 6326.1, **NOT TRUE** here ... **there is safer alternatives within this parcel!!!**

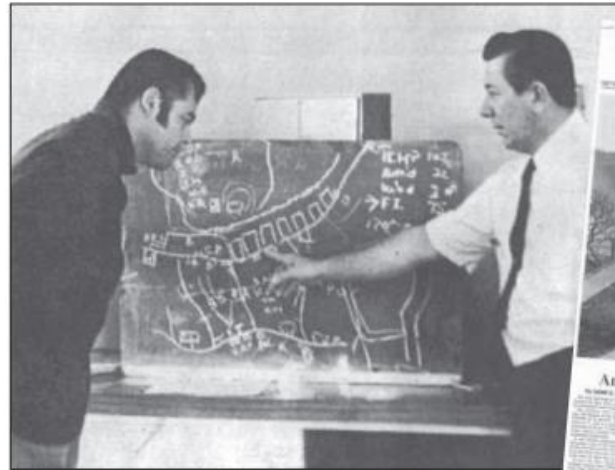


“How come they put a house there that they know is gonna slide ...”

A VERY HIGH RISK FIRE DANGER AREA

- Designation by CalFire as “Very High Fire Hazard Severity Zone” – **the highest State designation**
- Fire in exact proposed

**Current Proposed
Development Site on Parrott
Drive!!!**



Above, Fire Chief William Stremme, right, conducted a post-mortem of the big fire, showing Captain Joe Quadt, left, the area where he (Quadt) was caught in the blaze. Center is the cover page of the Hillsborough Boutique newspaper devoted to the story of the Town's biggest fire. The photo on the far right was taken along Parrott Drive where the fire leapt 200 feet out of a canyon, over a fence and onto the property of the Tobin Clark estate, leaving behind a scarred path.

REQUEST YOU DENY THIS PROPOSAL

A Very **High Risk Fire Danger** Area

Landslide – Prone Slopes

**THERE SIMPLY ARE SAFER BUILDABLE ALTERNATIVES
IN THIS PARCEL TO ACCOMMODATE THE SUBDIVISION**

From: [Stacey Charlton](#)
To: [Planning Commission](#)
Cc: [Erica Adams](#); [Janneth Lujan](#); parrottdrivecommunity@gmail.com; [Dave Pine](#)
Subject: Please protect Parrott Drives last open space
Date: Tuesday, July 27, 2021 4:41:25 PM

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.

We oppose building on dangerous catastrophic fire risk areas and steep landslide- prone slopes on Parrott Drive.
Please protect Parrott Drives last open space
The Charlton
Parrott Drive

Please Deny the Development at this location

Planning Commission Hearing July 28 2021

Shlomit Mimon

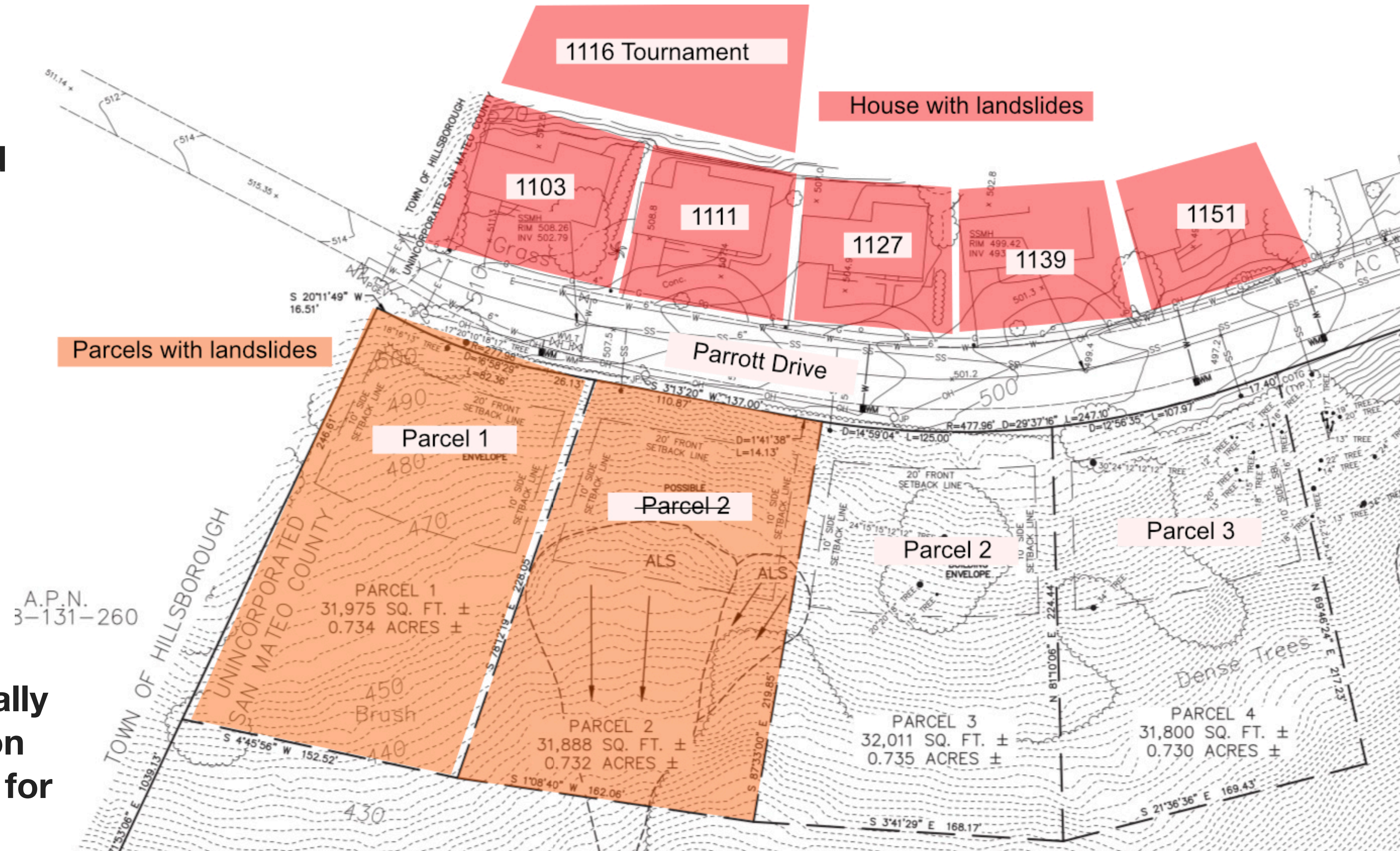
ALL 8 LOTS WITH LANDSLIDES ON AND ACROSS THE STREET FROM THE PROPOSED DEVELOPMENT

- 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



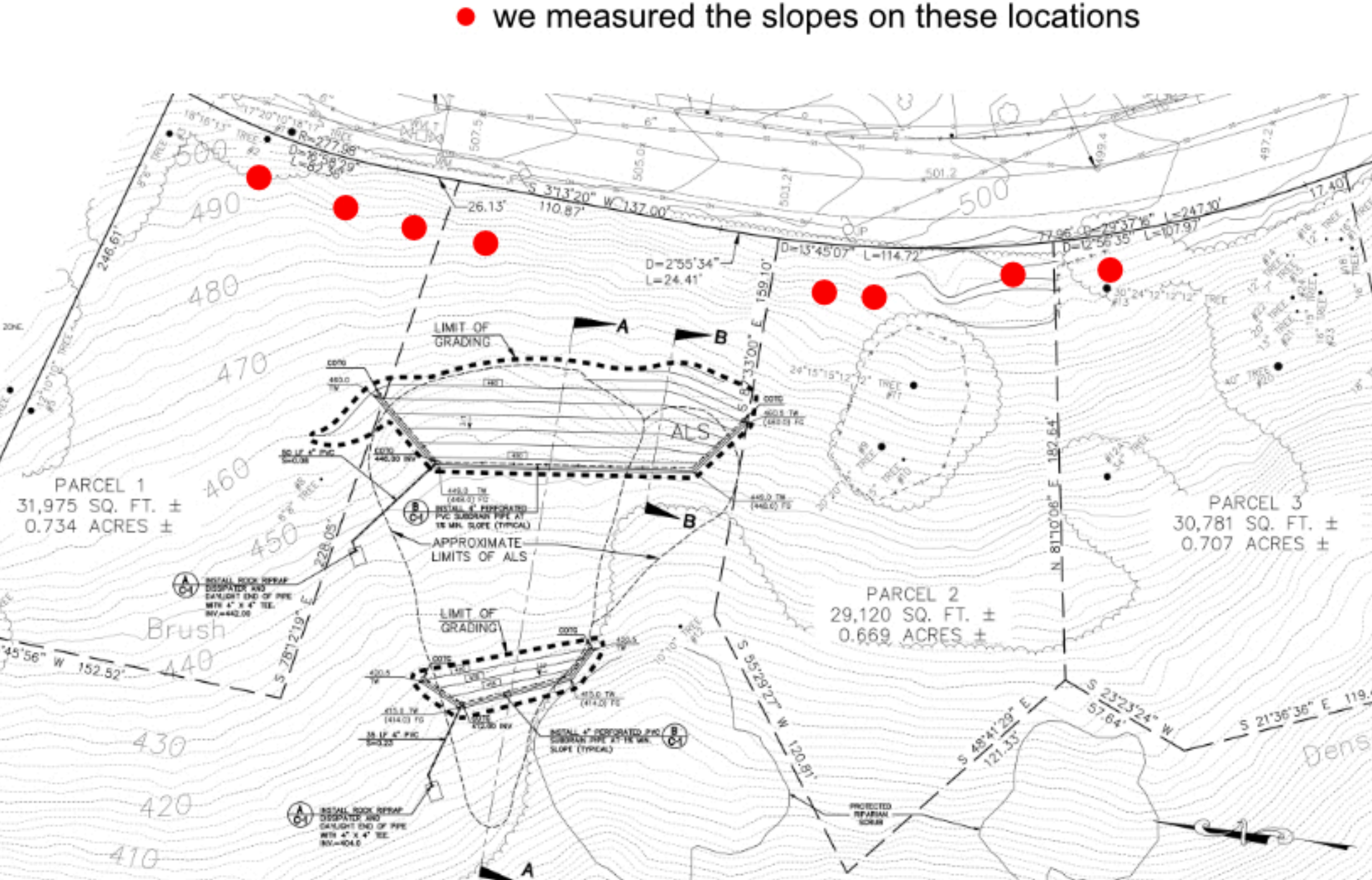
What happened a year after 125 ft of retaining wall and more than \$200,000...

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:



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.**

These differences in steepness have a critical impact on the project and indeed questions the validity of the project at this location

Most importantly, this project will potentially make the land more prone to future landslides and might have further impact on the whole area.

The danger of climate change

“Californians are now facing a double whammy of increased wildfire and landslide risk caused by climate change”.

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 a safer location on this large lot of 60 acres.

We will be happy to talk to the developer again about better, safer locations as we already suggested in the past in a recorded public meeting with the developers and representatives from the county.

From: rdwthsmc@everyactioncustom.com on behalf of [Craig M Nishizaki](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 11:18:59 PM

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Dear Chair Ketcham and Commissioners,

Please deny the proposed subdivision on the "Zmay" property. The risks to people and property are too great; there are other less hazardous areas for three new parcels on this property.

The slope that they are planning to put the three houses on is so steep and there have been previous landslides in this area. These houses should not be build next to Parrott Drive but should be located on other areas in this 60+ acre site, closer to Crystal Springs road where the land is much flatter and more stable. If you haven't already visited the site, please do so before making a decision. It's unbelievable that anyone would want to build on this slope.

Thanks,
Craig Nishizaki
1474 Parrott Drive

Sincerely,
Craig M Nishizaki
1474 Parrott Dr San Mateo, CA 94402-3633
rdwthsmc@gmail.com

From: angela198@everyactioncustom.com on behalf of [Angela Y](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 10:55:00 PM

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Dear Chair Ketcham and Commissioners,

Please deny the proposed subdivision on the "Zmay" property. The risks to people and property are too great; there are other less hazardous areas for three new parcels on this property

Too much noise and dust every morning when the heavy trucks passed by parrott. Some thing needs to be done to cut off noise n dust.

The deep hill construction sites look very dangerous. Too deep. Most trees gone. Not enough root hold on soil.

When rain comes, mud slides will happen. Just like south side corner land slide. People live down the hill will be in big trouble. County should not give green light for the construction.

Better stop the construction now. And put a lot trees on the hill to prevent land sliding.

Sincerely,

Angela Y

1399 Parrott Dr San Mateo, CA 94402-3630

angela198@sbcglobal.net

From: hendricks.angelat@everyactioncustom.com on behalf of [Angela Hendricks](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 10:39:58 PM

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 Chair Ketcham and Commissioners,

Please deny the proposed subdivision on the "Zmay" property. The risks to people and property are too great; there are other less hazardous areas for three new parcels on this property.

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

From: [Marilyn Haithcox](#)
To: [Planning Commission](#)
Subject: Subject: Zmay Development
Date: Tuesday, July 27, 2021 9:38:45 PM

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.

Please deny development on the most hazardous area of the Zmay property. It is too dangerous.
Thank you.

Marilyn Haithcox
1486 Ascension Drive



DAY OF F

Anatomy of Hillsborough's Biggest Fire

By GENE E. MALOTT

The heat had lingered for almost a week. Around the Bay Area, thousands of acres of woodlands stood ready to burn.

The statistics were stacked like kindling—105 degrees in San Mateo County, the humidity at 22 percent. The fire index had risen to 75, and to a professional fireman, anything between 75 and 100 on the fire index means trouble—that somewhere, something would burn.

It was already happening on San Bruno Mountain—one of the frequent blazes that breaks out there on hot, dry days, and units from the State Division of Forestry in Belmont were on their way up the Skyline.

Across the Bay, flames licked up an isolated canyon near Oakland, and planes from Paso Robles were airborne, loaded with sophisticated chemicals to smother it.

DAY OF FIRE

Thursday, July 13, was a Day of Fire. Many had fled from the heat—and come home from work early to lie around or do yardwork.

High on Parrott Dr. a resident trimmed his shrubbery and as he and his neighbors

do frequently, dragged his trimmings across the roadway and threw them down the steep face of the canyon that falls off to Crystal Springs Rd. Over the years, the canyon rim had become lined with trash.

Some in the neighborhood—maybe anxious to get to the cool indoors after running errands—had parked cars along both sides of Bel Aire Rd., narrowing it to one lane. Nobody ever uses that part of Bel Aire, anyway—it doesn't go anywhere. Bel Aire stubs at the Tobin Clark Estate.

STAGE WAS SET

The stage was set—it had been set for years.

At 3:45 p.m. it started, Hillsborough's Day of Fire, and before it was over more than 200 men from eight county fire departments were on the lines; 51 acres of thick woodlands had been laid bare; a Hillsborough fireman was hospitalized.

But it could have been worse, according to Hillsborough Fire Chief William Stremme, holding a post mortem session with his men July 20, a week after the blaze.

It could have moved north, racing into

Hillsborough residential areas and Parrott Park in San Mateo. It could have moved through the Tobin Clark Estate, uncontrollable, and threatened Polo Terrace. It could have wiped out the 20 or so homes along the 1100 block of Parrott Dr., instead of leaping over them.

WHAT MADE THE DIFFERENCE

The difference was organization . . . luck . . . The right weather conditions . . . guts, Stremme indicated at his post mortem.

The first call came to the State Division of Forestry dispatcher at 3:45 p.m. The caller reported a small brush fire in the Quarry on Crystal Springs Rd. near Merner Rd. A Hillsborough unit was called to the scene.

But the real fire was a mile south, on the other side of Crystal Springs Rd., and by the time Hillsborough Capt. Robert Sheehan and his first unit arrived at 3:49 p.m., "It was well beyond us," Sheehan said.

Sheehan first saw the fire from high on Tartan Trail Rd. "We couldn't tell which side of Crystal Springs Rd. it was on, but

it looked like it was about halfway up mushrooming toward those homes," said.

Sheehan called for more equipment. At approximately 3:50 p.m. a home on the 1100 block of Parrott Dr. in Mateo was watering his front lawn. "facing the house," he told The Bou "and suddenly it got dark, like an e of the sun. I looked up and there wa big tower of smoke three or four hu feet high. I knew we had something turned the hose on my roof."

PILLAR OF SMOKE

The pillar of smoke was also visible the Bayshore Freeway, and more tha calls poured into fire department sv boards before dispatchers stopped cu

By the time Stremme arrived on Parrott Dr. with two more Hillsboi units, the neighbors were out—some hoses, some with suggestions, some complaints. Stremme tells of one mar grabbed him physically while he was s up his command post in the 1000 bloc

(Cont. Pg. 8)

Anatomy of a Fire . . .

(Cont. From Pg. 1)

south of the Hillsborough city line, wanting to know why the firemen "didn't do their job" and direct their hoses on his house.

But Stremmie was busy. It was apparent to him that the fire was out of control and running hard. At 3:57 p.m., all of Hillsborough's off-shift firemen had been called in. By 4:00 p.m. mutual aid calls to neighboring fire departments had gone out. Three Forestry units were also on the scene by this time.

Stremmie set up firelines on two flanks of the fire—it had not yet approached Parrott Dr. At the bottom, the third force led by Acting Capt. Walter Schlicher was chasing the fire up the hill, while the hose ran out approximately 400 yards off Crystal Springs Rd.

The northern flank, initially guarded by firemen from Hillsborough and the Forestry Division, was most critical, Stremmie said, because if the fire had broken through there it would have raged into Hillsborough. Three times it had broken through the north flank firelines before it was finally halted, Stremmie said.

THEY WERE TERRIFIC

The southern flank was initially guarded by a single Hillsborough unit and volunteers — "I don't know where they came from, but they were terrific," according to Hillsborough Capt. Joseph Quadt. Chief Stremmie supposes they were youngsters from Hillsborough, from San Mateo, from the nearby College of San Mateo, who came to watch and help.

Quadt tells of seeing "a kid in sandals and shorts—no shirt" helping firemen lay hose along Parrott Dr. "I don't know how he stood it," Quadt says.

As firetruck after firetruck merged on the scene, the fire was gathering its strength, lingering on a ledge high up the canyon, boiling within itself, drawing in oxygen.

"I could feel it was going to blow any minute," according to Quadt, who was up on Parrott Dr.

Hillsborough Fire Engineer Boyd People describes how he and Quadt, clearing people from the area, spied two youngsters on a rooftop and went to get them down.

Suddenly the fire across Parrott Dr. from them exploded—"rolled over the top of the telephone poles," as Quadt remembers it. He and Boyd were running.

A fire storm leapt 22 feet over the roadway, across the rooftops, suddenly gulping away every atom of oxygen in the area. "I rolled up into a ball on the ground," Boyd remembers. He saw Quadt jump a picket fence, then collapse. An instant later Boyd was dragging his unconscious partner to a San Mateo ambulance unit.

Quadt had suffered 2nd degree burns and smoke inhalation. All night at Mills Hospital his condition was listed as "fair, but under intensive care," Stremmie said. He added that firemen from all over the Peninsula called the next day asking about Quadt's condition.

THAT'S LUCK

Before it was over, the fire storm had slipped through an eucalyptus grove on the Tobin Clark Estates—hardly singeing the trunks—and touched off a new blaze in some grass beyond. "If those trees had gone, there's nothing we could have done to save those houses (on Parrott Dr.)," Stremmie said. "That's luck."

Suddenly Stremmie had found a new enemy at his rear—a third major fire front on the Tobin Clark Estate.

"I looked out behind the homes and saw the fire going on the Tobin Clark," Stremmie says. "I needed a dozer to cut a circle around it. I thought we could let the interior go until we could get into it. I wanted to keep most of my forces fighting the main fire. It was nowhere under control, and my main concern was the homes down in Hillsborough."

As Stremmie radioed the Forestry Division for a bulldozer, one was already headed up the Skyline toward the fire on San Bruno Mountain. It was diverted almost as it passed Hillsborough and sent to work on the Clark Estate.

BAD NEWS

Quickly Stremmie, at the command post, heard bad news by radio from the bulldozer's driver. Bel Aire, shortest route to the Clark Estate fire from Skyline Blvd., was blocked by cars. Stremmie ordered the

bulldozer the long way around Parrott Dr., past the command post and in through a service road. But time had been lost.

Meanwhile, the Forestry Division had called for air drops, and two planes, already airborne and headed for the Oakland canyon fire, turned toward the Clark Estate to let go their fire-retardant chemical loads. It was 4:57 p.m.

The first two planes left for Hollister, a Forestry Division field to re-tank and refuel, and two more planes operating out of Santa Rosa appeared. This time, Stremmie called for drops on the critical north flank.

Each plane carries 600 gallons of foam—a mixture of borate and fertilizer, which long after a fire is out, sinks into the ground of a gutted area to stimulate new growth. When a load is dropped, a plane suddenly gains 200-250 feet in lift due to the weight loss.

The pilots act like daredevils, swooping steeply into a canyon, knowing when their plane is dropped at the bottom their planes will bounce out. But Crystal Springs Canyon is particularly steep and narrow, and Sheehan tells of the planes dropping into it "no more than 20 feet over my head."

One plane failed to drop its load on the first pass into Crystal Springs Canyon on the north flank, and Stremmie wonders how the pilot flew out.

In all, the tiny planes made six drops, while another plane circled the area as a spotter. There was also a helicopter, "lingering in reserve up on Tartain Trail," Stremmie says. When firemen called the helicopter, it rose about 20 feet and dropped down again onto a boulder—Stremmie blames loss of manifold pressure.

"He finally got home some way," Stremmie adds.

LIKE CHESSMEN

By then, Stremmie at the command post had his forces marshalled and moved the units like chessmen. Another Forestry truck had arrived at the Bel Aire entrance to the Clark Estate, where firemen hopped off and shoved the offending cars aside.

Before the Clark Estate fire was contained, Stremmie had drawn in four Forestry units, and one each from Hillsborough, Millbrae and San Mateo—in addition to two bulldozers and the first two airplanes.

The Belmont Fire Department had furnished a tanker to bring more water to the bottom of the hill along Crystal Springs Rd. A San Mateo unit served as a reserve force, stringing hoses several blocks north of the command post in case the fire on the north flank broke through once more and threatened the homes.

Units from Redwood City, from Burlingame and from San Mateo were on the firelines, while another Burlingame unit was held in reserve, "so we could have some men who were fresh to call in if there was trouble," Stremmie says.

The Red Cross arrived with sandwiches for the firefighters, and later hamburgers and shakes came up from MacDonald's. "It's their national policy to furnish burgers whenever there's a fire," Stremmie explained.

But fire is no chess game, and when the humidity is low, everything burns—hose connections, rooftops, even firemen's protective jackets. Stremmie has several fire jackets with tiny holes throughout that look much like the work of moths. "Embers," he explains, "Embers were flying everywhere."

Due to the embers and the dry conditions, there were spot fires everywhere, Stremmie says. A volunteer coming off the north flank fireline told The Boutique, "Jesus Christ, it's still going strong down there. I saw a big tree just explode. They're popping all over the place."

TOO HOT TO TOUCH

The temperature rose to 170—190 degrees in spots. Ladders needed to get onto the rooftops were almost too hot to handle. The broad sides of the firetrucks were too hot to touch. And Schlicher recalls "smoke so heavy you couldn't see the engine, even when I was standing almost beside it."

No one could tell when a "hot spot" would break out in a shower of embers, and there was no way to avoid the danger. Nine firefighters were treated for burns after their clothing caught on fire.

And there were the unknown volunteers — the "kids" as Hillsborough firemen are calling them—the ones who came from nowhere to help. ("We've got about half of their names down at the station," Stremmie says. "We're going to write letters, as many of them as we can.")

"We'd sure like to catch the guy who

For more fire photos, see Page 3 of this issue



—GENE E. MALOTT PHOTO

started this thing," one of the exhausted volunteers coming off the fireline told Stremmie.

Shortly after the airdrops, the fire was contained. By then, more than 200 firemen and 22 units had been committed.

Suddenly a bus appeared from the Forestry Division—40 new men from a nearby work camp.

"Understand, we'd all been out there in that heat, working hard to get the fire under control for about two hours. We were dead on our tails," Stremmie says. "We knew we had it, but now we had to mop it up. Then those 40 fellows came in, fresh and well-fed, and we all heaved a sigh of relief."

The units began to disperse shortly before 8 p.m., but the fire and smoke lingered on. Division of Forestry units guarded the fire scene all night.

At 5:45 p.m. Friday it broke out again on the south flank. The Thursday fire had eaten into the underground roof systems, and smoldered there until it came forth once more. But Forestry contained the new outbreak quickly, Stremmie says.

Down in the canyon, the fire had crept undetected into an oak tree, where it was slowly burning out the inside. On Sunday, the oak tree erupted, acted as a chimney for new flames, and Forestry units spent three hours containing the new blaze.

Finally Hillsborough's Day of Fire was over, and the investigations commenced. Does the gutted acreage need reseeding

before the rains can bring erosion, cascading mudslides down onto Crystal Springs Rd?

A Forestry Division expert will be mining that soon, Stremmie says.

How did the fire start 200 feet off the way, in the heart of the thick woods you can find somebody who can tell you a cigarette that far send him to the Oly? Stremmie says. A roadside cigarette can have started the blaze, since the growth is sprayed with fire-retardant cal along the right-of-way.

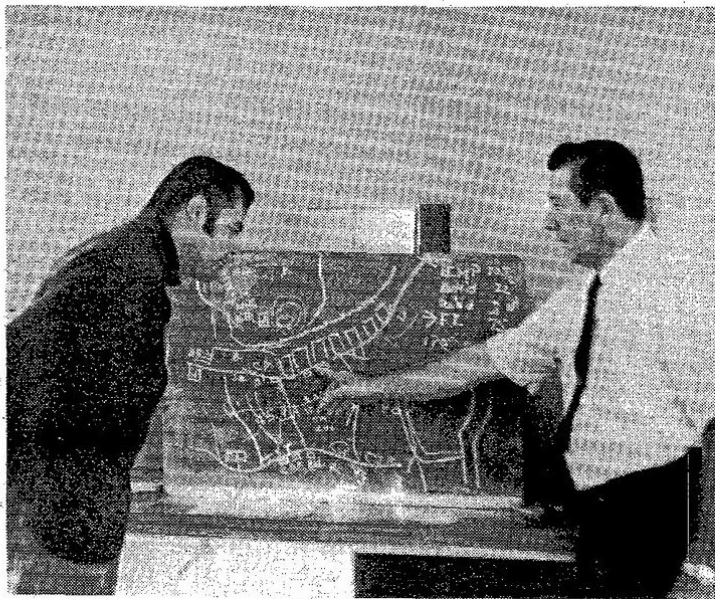
Stremmie believes the distance off indicates "it was not an accident." "But there is no physical evidence yet," he adds.

IT MAY NOT BE LAST

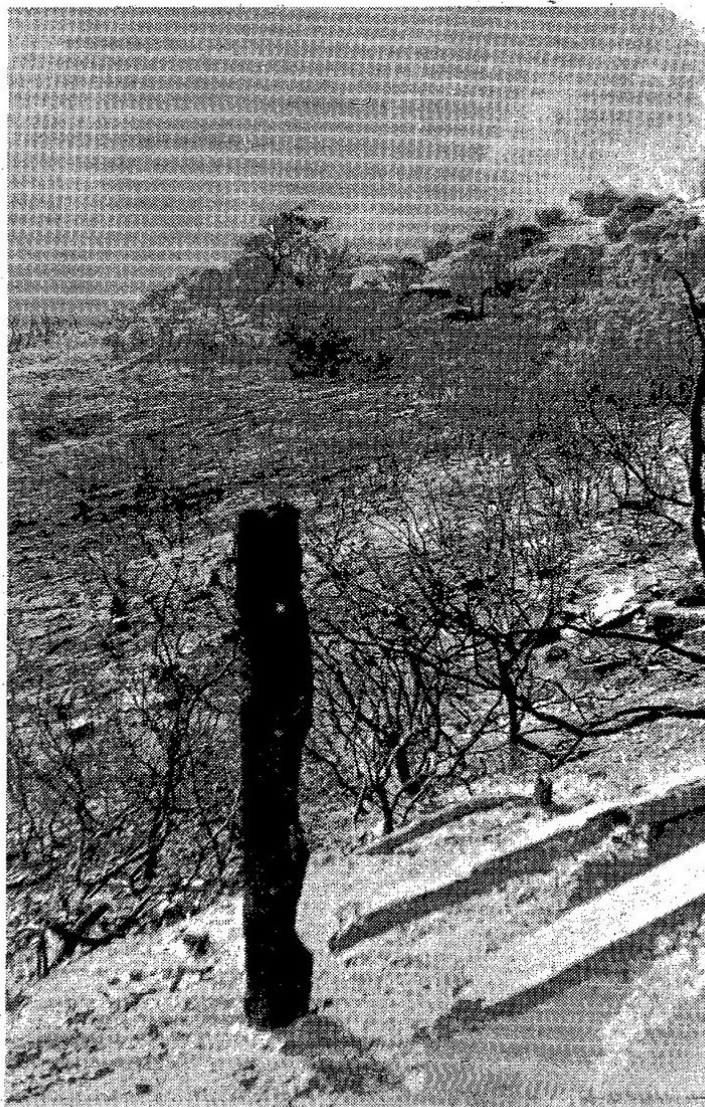
Stremmie worries that Hillsborough Day of Fire may not be its last hot summer. "Some people call and I don't cut wider firebreaks," he says. "This fire jumped 200 feet out of the onto the Clark Estate. You just do it in a firetrail that wide."

He says many residents of Hillsborough are reluctant to cut the brush near their houses—he calls it an invitation to fire. "Some people continue to use the town's trash dumps—just as the people of Parrott Dr. use Crystal Springs Canyon."

"If this is what we had at the end of the season," Stremmie muses, "What are we going to have later on?"

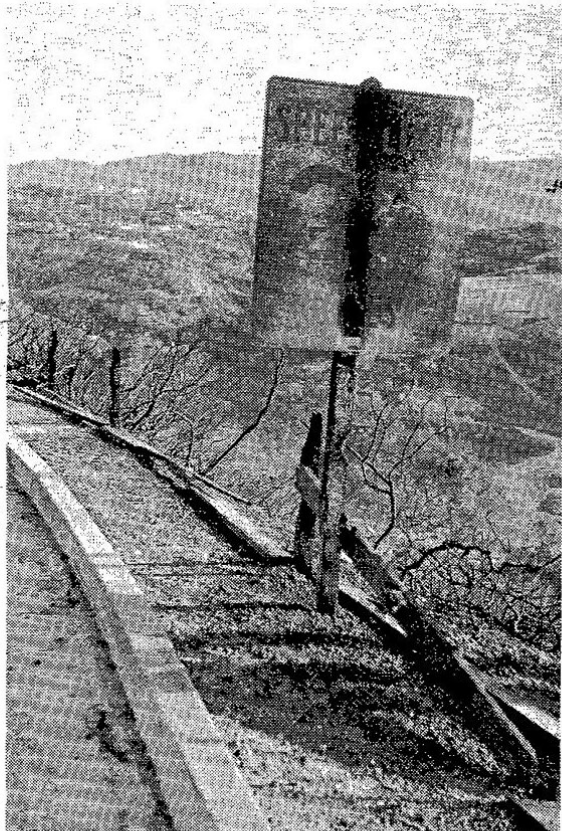


POST MORTEM—Hillsborough Police Chief William Stremme (right) points to the place where Capt. Joseph Quadt (left) was caught in the fire storm that left Parrott Dr. Stremme used the blackboard map to conduct his post mortem of the fire last Thursday with Hillsborough firemen.



MOONSCAPE?—The landscape at the top of Crystal Springs Canyon, below Parrott Dr., was barren and covered with white foam after the fire was contained here. Smoke in the canyon (background) indicates where "hot spots" still burned Thursday night.

—BOUTIQUE PHOTO.



Day of Fire

FOR STORY SEE PAGE

BIG LEAP—This is the area along Parrott Dr. (left and below) where the firestorm leaped more than 200 feet out of the canyon onto the Tobin Clark Estate. Flames destroyed the fence, and charred the tops of lightpoles.

The Cracker Barrel



By THE PEOPLE

(Editor's Note: We welcome letters to the editor from residents of our circulation area on matters of local interest. As stated in the past, all letters submitted for publication shall conform to the bounds of fine good taste and reasonable length, approximately 40 words. We reserve the right to omit or edit letters submitted. All letters must bear the name of the author when submitted. The mailing address is 841-A California Drive, Burlingame, Calif. 94010.)

Parrott Drive Angels

The Editor, Boutique:

TO THE GOOD SAMARITANS OF THE PARROTT DRIVE FIRE:

I am taking this public means to thank all of the anonymous citizens who exhibited a strong sense of community spirit by aiding members of this Department during yesterday's disastrous fire on Parrott Drive.

My officers reported countless acts of kindness which were extended to them as they manned their various assigned posts under conditions which were anything but comfortable.

It is at times such as this that we come to realize what the true assets of this area really are — its people.

To all of you, known and unknown who helped us we extend our most heartfelt thanks.

Very truly yours,
Russell S. Fisher
Chief of Police



Hillsborough
PUBLISHER **Boutique**
Gene E. Malott
EDITOR
Adele Renee' Malott

PUBLISHED every Tuesday and distributed to homes in Hillsborough, Burlingame and San Mateo. Second-class postage paid at Burlingame, California. Subscriptions within state \$4.00 a year; \$6.00 for two years. Decreed a newspaper of general circulation Nov. 28, 1967, in Superior Court, San Mateo County. Decree No. 133465.

841-A CALIFORNIA DRIVE
BURLINGAME, CALIF. 94010
(415) 347-3041

From: [Laurel Nagle](#)
To: [Janneth Lujan](#); [Planning Commission](#); [Dave Pine](#); [Planning Commission](#); [Erica Adams](#); [Frederick Arn Hansson](#); [Kumkum Gupta](#)
Subject: Re: please vote NO on the Zmay proposal; too dangerous
Date: Tuesday, July 27, 2021 9:00:56 PM
Attachments: [1972 Hillsborough fire.pdf](#)

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

I just realized that I forgot to add the bulletin about the fire as referenced in my letter. Sorry for the missing piece!
I've attached it here.

Laurel

On Tue, Jul 27, 2021 at 5:00 PM Laurel Nagle <laureltnagle@gmail.com> wrote:

Commissioners:

Please understand the implications of your decision today. Planning has made it clear that while this is only a request to create "parcels", you should assume in your decision making that a future proposal to build on these parcels will be forthcoming. And, if you want to proceed and approve these parcels today, the current owner would be free to sell to someone else. That new owner would be purchasing these parcels assuming they are buying "approved building sites", no matter the legal nuances. *In a practical sense, your approval today would practically guarantee that houses would be built in this dangerous location.*

In terms of the proposal itself, the proposed site contains or is adjacent to an active landslide, multiple protected waterways, 5 endangered plants, and several protected animal species, and was the site of a devastating fire years ago that ranged across and up this hillside. Additionally, the parcels as proposed are on a hillside much steeper than the County states, steeper than legally allowed for development!

Landslides: The landslide has been acknowledged by the County and is located directly between two of the parcels. Is the County truly willing to state that those two parcels that are only a few feet from the landslide zone are at Zero Risk for future landslides, given that they have occurred there in the past?

Fire: This hillside will continue to be a High Fire Danger forever. Remember the "Hillsborough fire" from July 1972; see attached newspaper article.
Is the County truly willing to approve parcels for future development that would be directly above and in the path of a proven historic fire zone?

Too Steep by County regulations: The County has stated that this hillside ranges from 2:1 to 3:1 ratio of horizontal to vertical slope. This translates to 33%-50% steepness, which is above County Guidelines to avoid building on slopes greater than 30% and less than the 50% legal maximum.

In reality, you can stand there at the top on Parrott Drive and look down into the

parcels and tell quite easily that the hill is much steeper close to Parrott, which is where the new driveways and front yards would be. This is NOT a dispute among experts or an "experts vs. the neighborhood" situation. It is a fact that this portion of the hill has sections greater than 50% steepness. This fact alone should disqualify this proposal! And if the Planning Dept tries to describe that technically the way we measure slope incorporates an average and they will attest that the average is at 50% or less, this defies common sense. Why are we trying to figure out how to get to "yes" for this proposal instead of pointing out the issues and aligning with County guidance.

Parrott Drive narrower than standard at this location: Parrott is less than 34 feet for much of this stretch of road; in some locations it is closer to 30 feet. This is too narrow to leave room for staging or equipment during the project. This is already a high speed turn for cars rounding the corner in either direction, and is a main thoroughfare per the County for emergency vehicles. The obstruction of the road is perilous for both drivers and workers.

Fewer problematic locations toward the bottom of the hill: This site does have buildable locations closer to Crystal Springs Road with almost none of the above issues. While the owner has stated there are complications to building closer to the bottom of the site, those are a mix of social issues (e.g., possibly sharing a single driveway with the current house to exit the site) and economic issues (it may be more expensive to implement some of the infrastructure in that location, e.g., longer sewer line connections to the sewer main at Crystal Springs Road rather than shorter sewer line connections at the top of the hill to Parrott). These are factors for the owner to overcome. They are not reasons to push the County to approve the dangerous location at the top of the hill.

Bottom line -- This is not where we should be building houses on this overall site. Look to the bottom of this site, closer to Crystal Springs Road, which has far fewer of the above issues.

Sincerely,

Laurel Nagle

From: [pete](#)
To: [Planning Commission](#)
Subject: Z enterprises File #PLN2014-131-110
Date: Tuesday, July 27, 2021 8:04:44 PM

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

Dear planning commissioners,

I am writing to express my extreme concern and displeasure at the proposed project. This is an extremely dangerous proposition subjecting the entire area to landslide problems and fire risk, as well as sewer complications. We in the neighborhood are already subjected to disruptions from the Ascension Heights development with heavy dirt trucks going by on Lakeshore Drive after having been assured that the BelAire road access would be improved EARLY to avoid this continuing danger. Not yet, however.

This property extends to the bottom of the canyon and has far safer alternatives for development. Yes, they will not be as lucrative for lacking the views, but they will be far better for the neighborhood. I strongly urge all the commissioners to vote against subjecting the existing residents to yet more construction and danger to our lives and health.

Sincerely,

Lois Aldwin, 179 Lakeshore Drive San Mateo CA 94402

From: avdoherty13@everyactioncustom.com on behalf of [Annette Doherty](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 8:20:23 AM

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 Chair Ketcham and Commissioners,

Please deny the proposed subdivision on the "Zmay" property. The risks to people and property are too great; there are other less hazardous areas for three new parcels on this property.

Sincerely,
Annette Doherty

Sincerely,
Annette Doherty
PO Box 117492 Burlingame, CA 94011-7492
avdoherty13@gmail.com

From: carolelfgrace@everyactioncustom.com on behalf of [Carole Grace](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 8:15:19 AM

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 Chair Ketcham and Commissioners,

Over the past 60 years I have watched the bay area build and sprawl out onto baylands and up into the hills all around the bay. We have built out the best areas for building and gone into zones that are higher risk for fire and landslide in areas like Emerald Hills and Palo Alto Hills.

Climate change is bringing higher temperatures, longer more severe droughts and higher risks of fire which make it even more unwise to build in steep fire and landslide prone areas. We need to stop building in those areas and focus on infill building.

For the past half century and more, we have focused all our development around cars and business. It's time to focus on homes and pedestrians instead, which means developing higher density housing in the flatlands and leaving the hills as watershed.

Please deny the proposed subdivision on the "Zmay" property. The risks to people and property are too great; there are other less hazardous areas for three new parcels on this property.

Sincerely,
Carole Grace
100 Garland Dr Menlo Park, CA 94025-5818
carolelfgrace@gmail.com

From: manu.hipkins@everyactioncustom.com on behalf of [manu hipkins](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 7:58:40 AM

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 Chair Ketcham and Commissioners,

Please deny the proposed subdivision on the "Zmay" property. The risks to people and property are too great; there are other less hazardous areas for three new parcels on this property.

The landslide-prone slopes would expose future residents to extraordinary hazards from catastrophic wildfire. Please prevent the creation of new parcels located in the most hazardous area of a property such as this one.

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

From: elinoat@everyactioncustom.com on behalf of [Elinoar Almagor](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 6:08:21 AM

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 Chair Ketcham and Commissioners,

I am writing to warn and stop a great mistake about to happen-

The Zmay property in the San Mateo Highlands area is extremely challenging to develop because of its steep, landslide-prone slopes. It is also designated as "Very High Fire Severity Zone" – the highest fire risk zone for county lands. We are seeing fires in California and know the dangers to land and people.

Please deny the proposed subdivision on the "Zmay" property. The risks to people and property are too great; there are other less hazardous areas for three new parcels on this

Sincerely,
Elinoar Almagor
10 Fairfield Ct San Mateo, CA 94402-3849
elinoat@comcast.net

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.

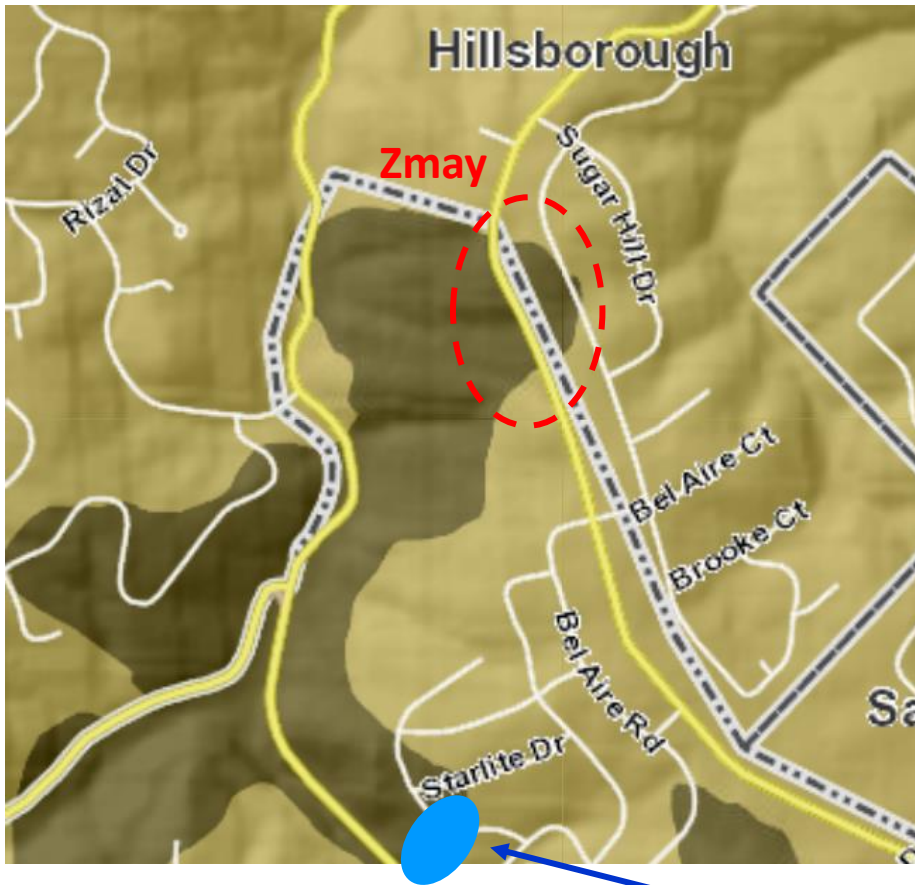
*** Z Enterprises LP ought to be allowed to create three buildable lots following RM zoning ordinances. But not at the expense of endangering nearby public persons, structures, or the environment

Landslides in SMCCounty: Geological next-door parcel

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

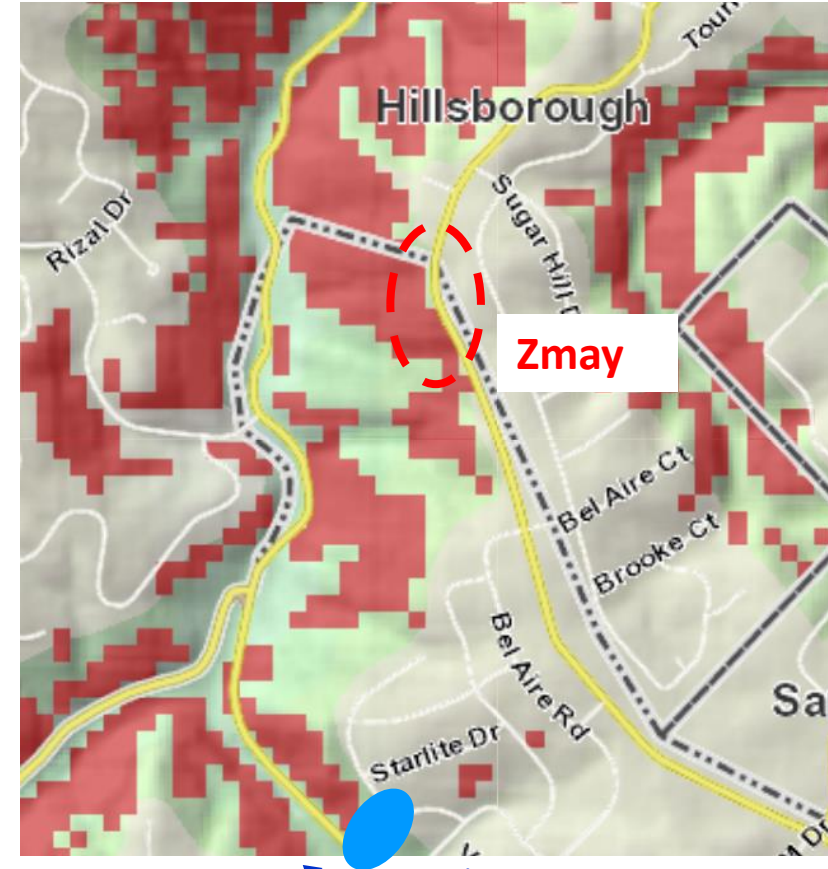
Past and Future Landslides do cross Parrott Dr.

➔ Hazard to Public Neighbors! !



Potential rainfall induced Land Slides

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



Polhemus Landslide winter 1997/98

3rd year of wet rainfall

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

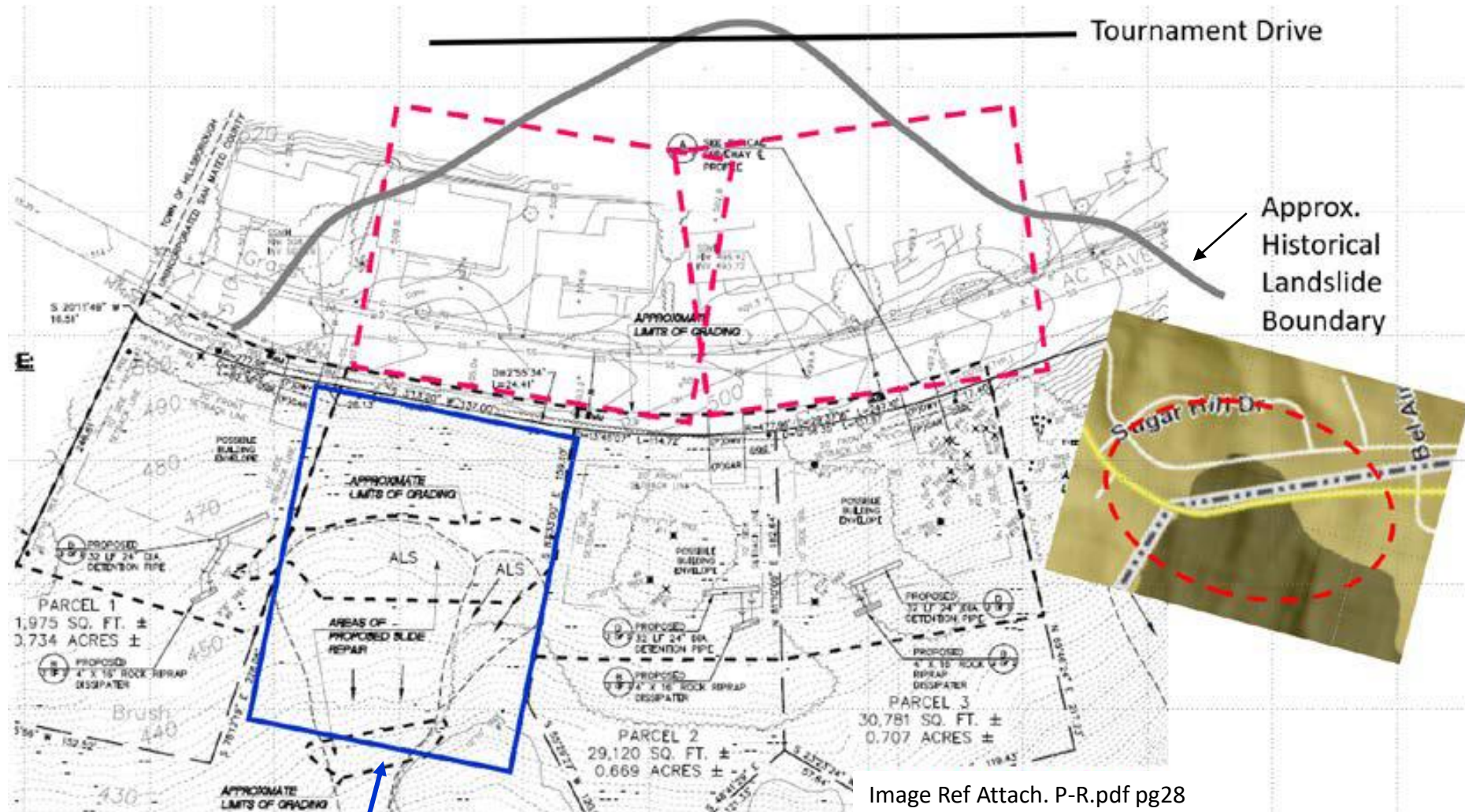
- Piers “CA Surfing” on mud See Geo. defn: Franciscan Complex next pages

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**



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

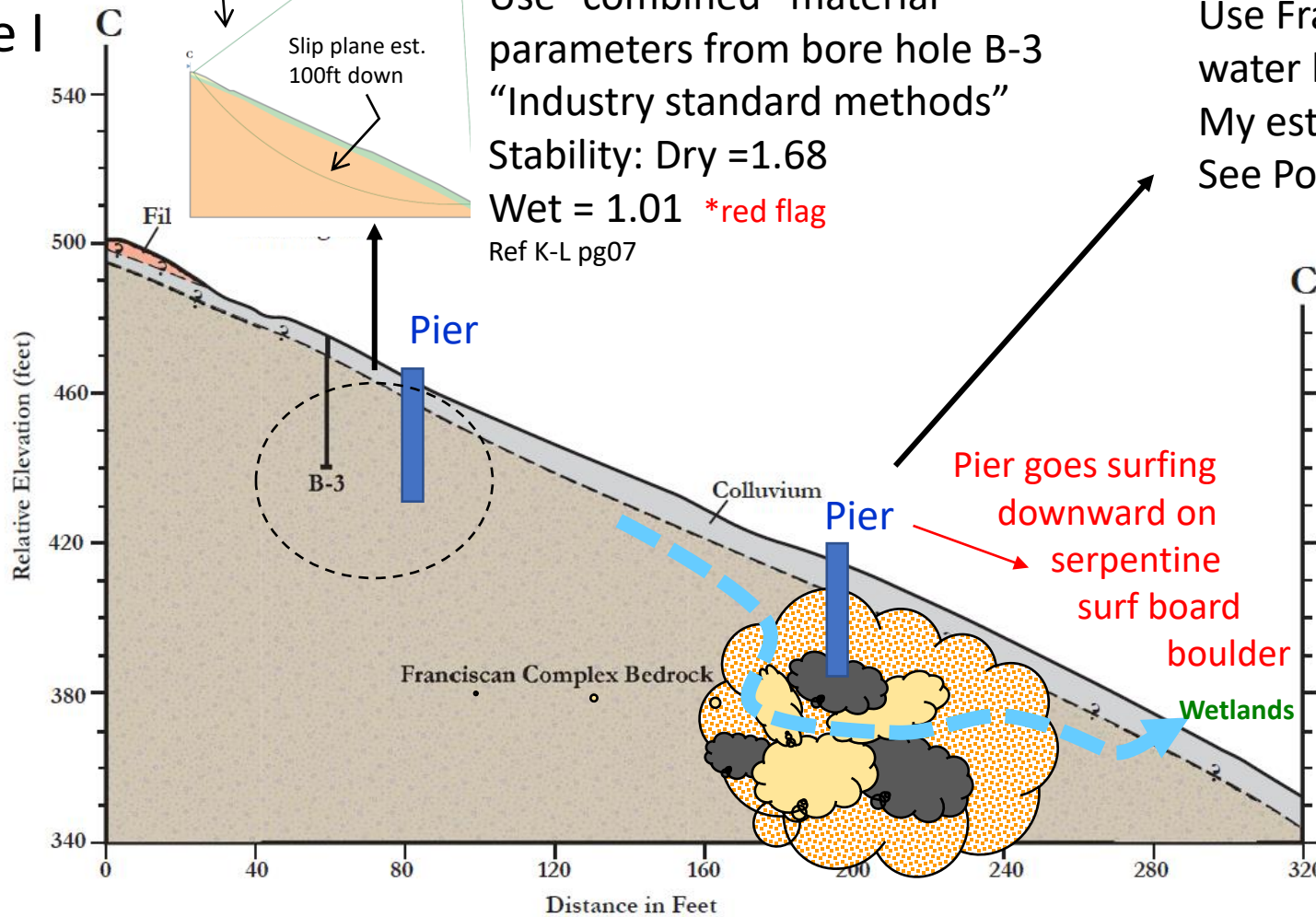
Ref [Murry Eng 9/28/2018 Supplemental Recommendations Stitched Pier Retaining Walls.]

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

Pier goes surfing downward on serpentine surf board boulder

- 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

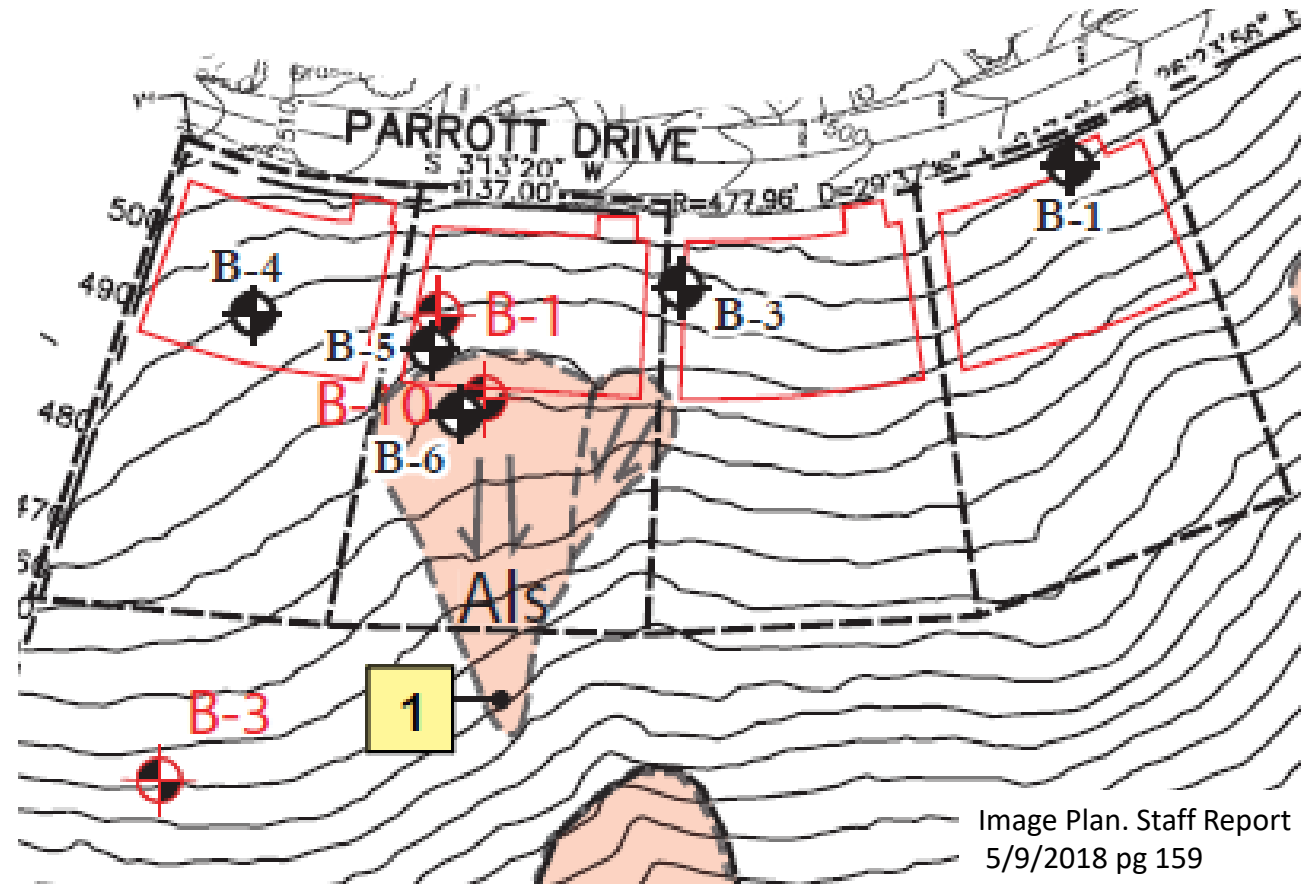


Image Plan. Staff Report
5/9/2018 pg 159

- ➔ 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

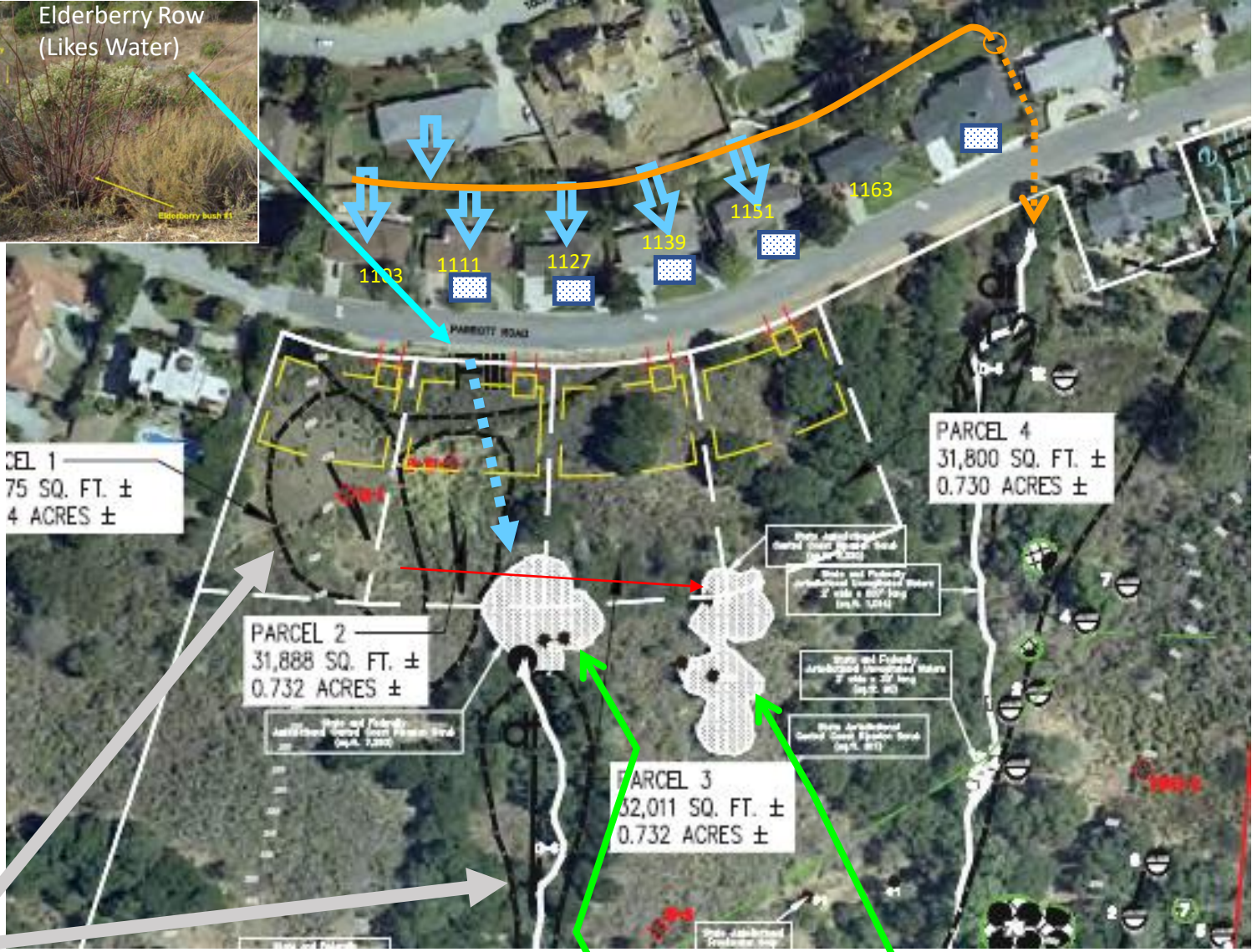
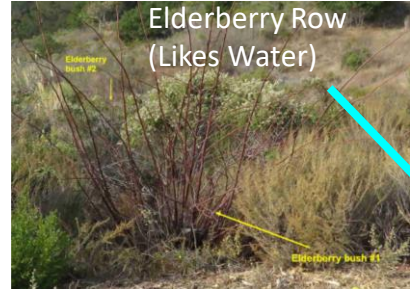
☐ = Dry Wells after landslide repair + permit

→ 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



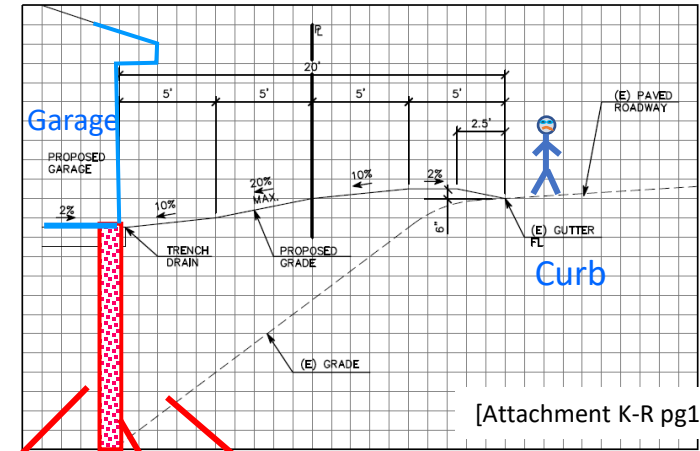
Black boundaries = Recent landslides

Wetlands, (white speckle area)

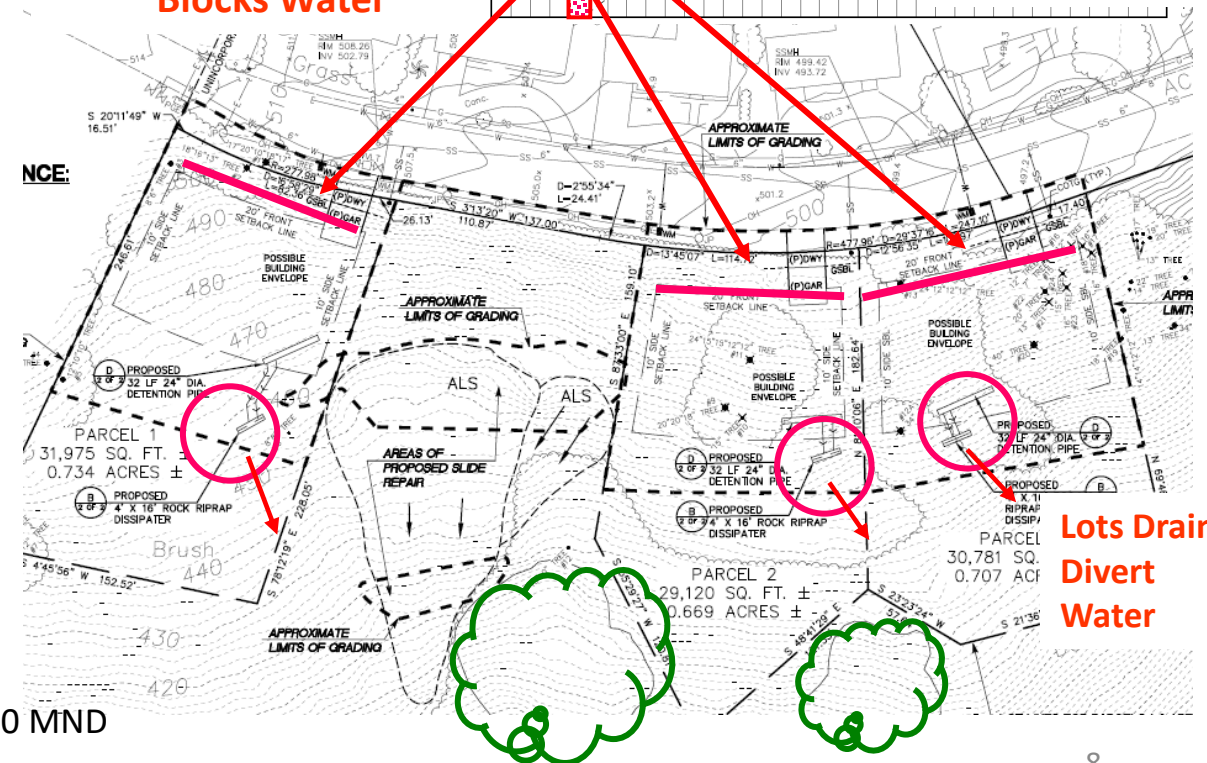
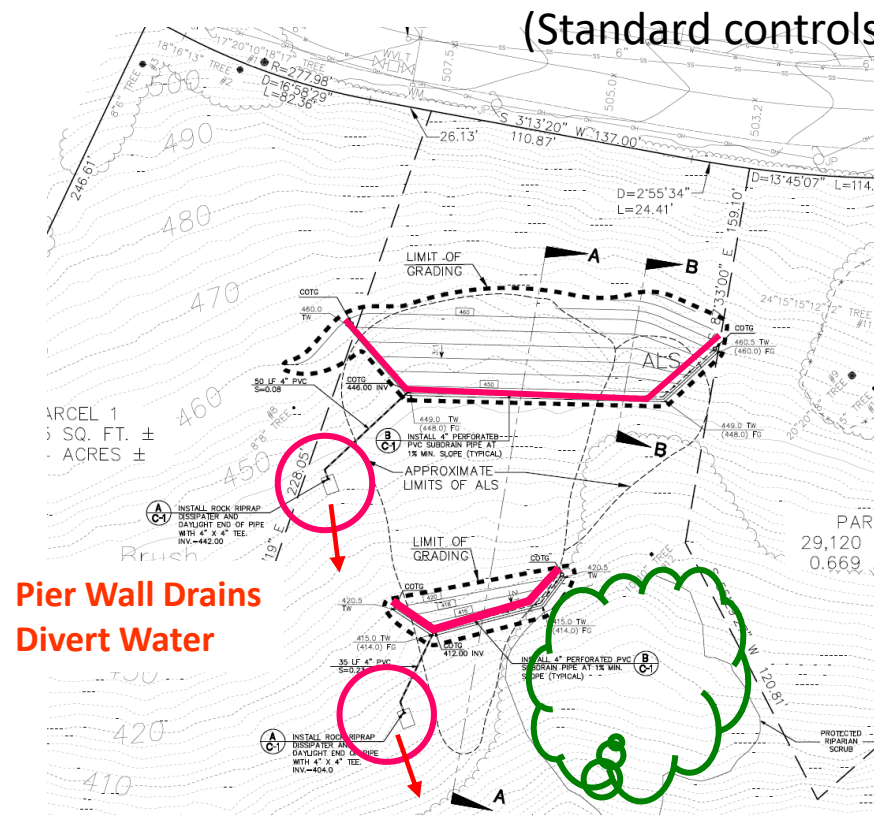
Consequences: Zone code 6324.4(h), 6325.4(b)(d) not addressed

- 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)

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



Houses Retaining Walls
Blocks 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 SMCCounty 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

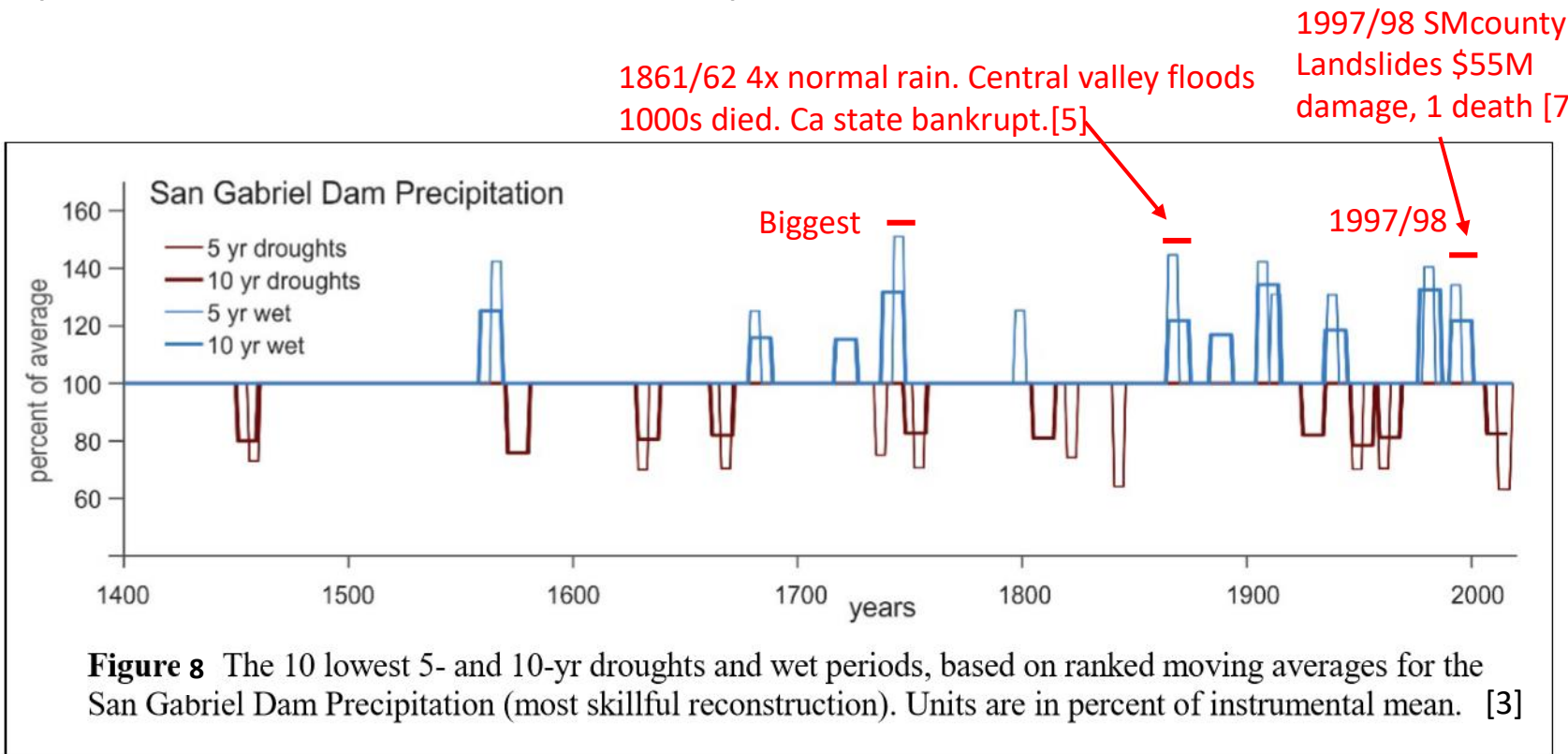
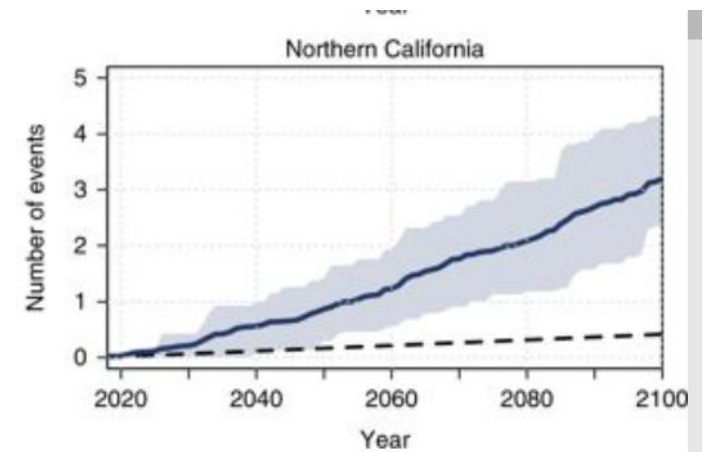


Fig. 2: Cumulative occurrence of extremely wet sub-seasonal storm sequences.



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? ? ?

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

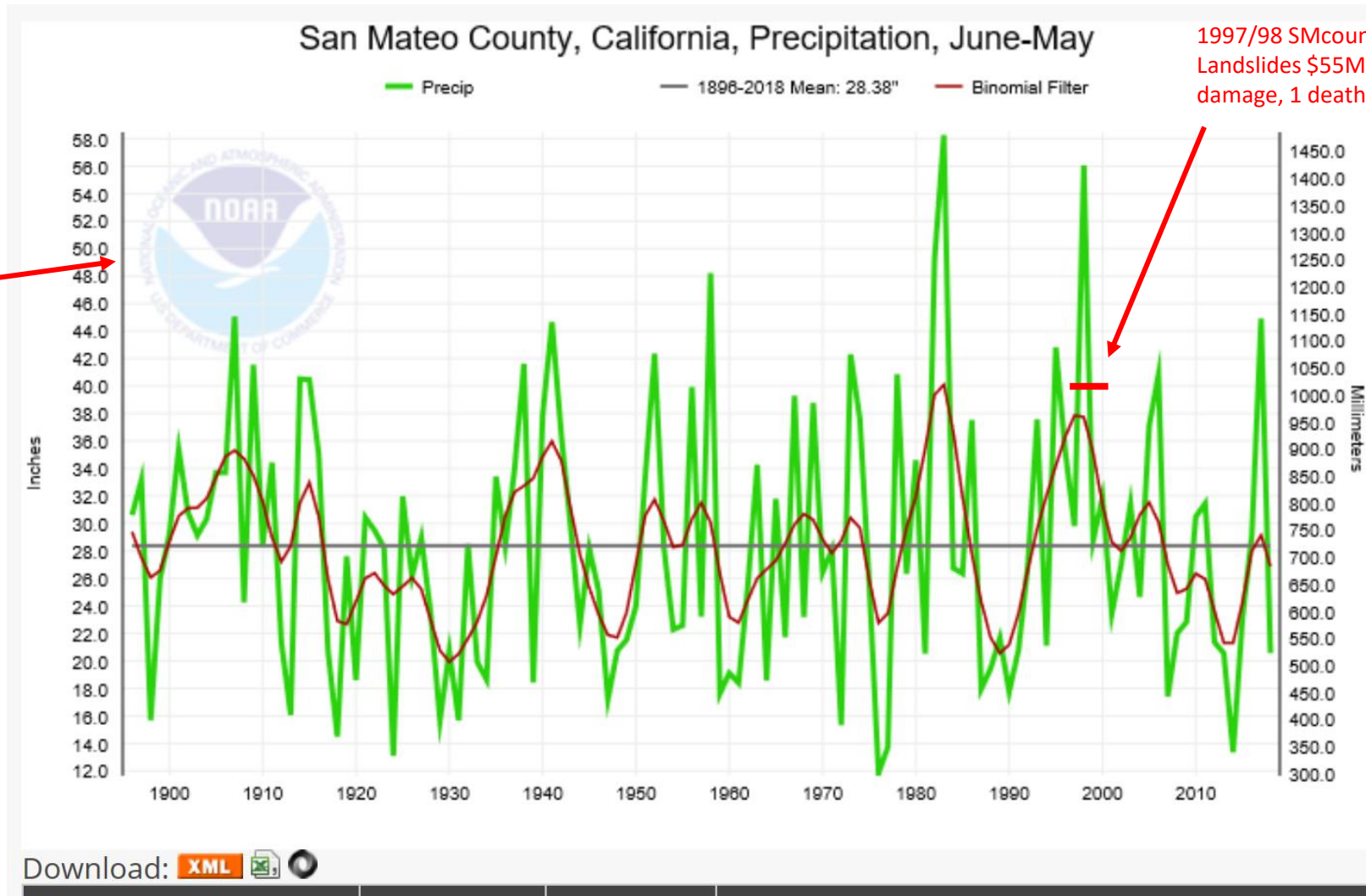
➔ Think about the scale of 500 yr events, to expand the scope and lifetime of the decisions you are implementing for the SMC Green Infrastructure Plan.

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

SF data

1861 49.27

1982 38.17"



From: maryrspangl@everyactioncustom.com on behalf of [Mary Spangler](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 8:29:19 PM

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 Chair Ketcham and Commissioners,

Please deny the proposed subdivision on the "Zmay" property. The risks to people and property are too great; there are other less hazardous areas for three new parcels on this property.

Mary R Spangler

Sincerely,
Mary Spangler
1115 Edgewood Rd Redwood City, CA 94062-2703
maryrspangl@gmail.com

From: julia.s.lam@everyactioncustom.com on behalf of [Julia Lam](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:46:23 PM

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Dear Chair Ketcham and Commissioners,

Please deny the proposed subdivision on the "Zmay" property. The risks to people and property are too great; there are other less hazardous areas for three new parcels on this property.

After the horrible wildfires of the past few years, we should learn to be proactive in prevention of loss of property, lives, and livelihood. Allowing development on land designated as "Very High Fire Severity Zone" should be banned.

Thank you for allowing the community to speak on this vital matter. I grew up in San Mateo and my parents are still living in our childhood home. We appreciate you taking the safety of future residents into consideration

Sincerely,
Julia Lam
793 Doncaster Dr Walnut Creek, CA 94598-4644
julia.s.lam@gmail.com

From: chipc1234@everyactioncustom.com on behalf of [Chip Chandler](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:24:32 PM

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Dear Chair Ketcham and Commissioners,

Please deny the proposed subdivision on the “Zmay” property. The risks to people and property are too great; there are other less hazardous areas for three new parcels on this property. Do the right thing and don't develop these 60 acres.

Sincerely,
Chip Chandler
PO Box 1334 El Granada, CA 94018-1334
chipc1234@gmail.com

From: avery.allen@everyactioncustom.com on behalf of [AVERY ALLEN](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 5:54:22 PM

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Dear Chair Ketcham and Commissioners,

Please deny the proposed subdivision on the "Zmay" property. The risks to people and property are too great; there are other less hazardous areas for three new parcels on this property. Every hill in the county does not need a house on top of it. Fire loves to race uphill faster than you can run or drive to safety. Every house on top of a hill is at risk. If the developer doesn't know better then that is why you have the power to stop them. Use your power for what is was intended for. Thank you Avery Allen

Sincerely,
AVERY ALLEN
163 Sevilla Ave El Granada, CA 94018
avery.allen@comcast.net

From: [Janet Cook](#)
To: [Planning Commission](#)
Subject: Planning commission new alternatives
Date: Monday, July 26, 2021 5:54:11 PM

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We would like to voice our support for LIMITED GROWTH as seen in Half Moon Bay. These frivolous building plans are ruining the atmosphere of our city. We have neither the space, water, energy or city services for this out of control building.

Janet and Dennis Cook
1806 Randall Rd.
San Mateo, CA

Sent from my iPhone