

August 24, 2021

Nick Zmay
Project Applicant

Re: PLN 2014-00410 Parrott Drive Subdivision

Dear Chair Ketcham & Commissioners

Again, thank you for hearing our project. In our proposal we did a thorough job of mitigating potential project impacts. The denial of our project is both frustrating and disappointing, particularly because Planning Staff recommended approval. The County Staff Report specifically calls out mitigation measures that address the Commission's findings surrounding fire and soils.

The Fire Marshal reviewed our project at our pre-application meeting and provided input throughout the resubmittal process. The Staff Report includes mitigation measures provided from the Fire Marshall and the County Building Department. Denial Finding (3) can be addressed with a fire maintenance easement adjacent to parcel three, where property lines may prevent future homeowners from maintaining defensible space. Please note that "defensible space" in San Mateo County does not equate to clear cutting. "Defensible space" means ground clear from debris, where distance is maintained between groups of shrubs, and lower branches on trees are pruned. The forestry report provided by Urban Forestry Associates does not conclude that this project will increase fire danger; it simply speaks to the existing conditions. Their recommendations are for the Fire Marshall to review this project. This has already occurred!

The County Geology Department reviewed our project and provided comments throughout the process. Multiple mitigation measures in the Staff Report were derived directly from the County Geology Department. The County also hired Cotton Shires & Associates as an independent third party Geotechnical Reviewer. Their comments ultimately helped shape this project. Finally, Murray Engineers, the Geotech of record for the Project, performed subsurface analysis and assembled our soils report. All of these Licensed Engineers have come to the same determination after much analysis, redesign, and coordination with other engineering disciplines: **this is a safe and suitable location for homes to be built.**

We believe that the denial of this Project was not based on County rules and regulations, but instead based on the emotional accusations of some private citizens claiming that this project would "bury [them] in landslides". This exaggeration and hyperbole serves no one. It should not have the power to sway the Commission in meritless directions and it certainly should not be allowed to take precedence over the voices of actual licensed engineers, who have signed off repeatedly on the viability of this project.

The approval of this project would, in fact, benefit both the County and the Community. Eighty percent of the property will be dedicated to a conservation easement, preserving the scenic corridor forever. The Project will also begin the partial repair of the long defunct Billy Goat Hill Sewer line that has long been a thorn in Public Works' foot. The Project will stabilize the slide below Parrot Drive and the new home foundations will further bolster Parrott Drive and the hillside. Finally, the new homes will continue the fabric of the existing community, introducing three new residences and families to this neighborhood. We hope you will strongly reconsider your decision and approve the Parrot Drive Subdivision.

Sincerely,

Nick Zmay

Nick Zmay

THE SAN MATEO HIGHLANDS COMMUNITY ASSOCIATION
1851 Lexington Avenue, San Mateo, CA 94402
Est. 1956

Re: Agenda Item #2, August 25th, 2021, File No. PLN2014-00410
August 24, 2021

Dear Honorable Planning Commissioners,

My name is Liesje Nicolas, President of the San Mateo Highlands Community Association. My address is 1896 Lexington Avenue, San Mateo, CA.

Thank you to the Planning Commissioners for listening to the community comments at the July 28th meeting and today. We support the Commissioners' unanimous decision of July 28th to deny the subdivision project.

We support adoption of the Findings for Denial and the Staff Report which states, "The Commission's consensus was that due to the public safety concerns, the project did **NOT** comply with County policies in **the General Plan and Resource Management Zoning District** due to hazards on the property."

As this subdivision proposal also includes a request for Resource Management Permit, it is important to reinforce to the commission that the project does not comply with **RM zoning 6324.6 (F)**, which does not allow development on land that is susceptible to landslides, fire, inadequate sewage disposal capabilities and other features harmful to health, safety or welfare of future residents, other property owners or the community at large.

At the July 28th hearing, The Honorable Commissioner Santacruz cited as reasons for denial, this very **RM zoning 6324.6(F)** as quoted by Lennie Roberts and **6326 criteria 3** as quoted by Planner Erica Adams. Those reasons and comments should be included in the record. Let's not forget this is RM zoned land, which is much more restrictive zoning.

As well, we'd like to remind the County that it is inaccurate and a great dis-service to exclude from the record the county-wide outpouring of comments against the project. Of note, the comments of Lennie Roberts of Green Foothills, the comments of Ray Mortiz an expert in fire safety, as well as over 100 letters and verbal comments from concerned San Mateo County residents. These expert comments and larger county-wide concerns should not be excluded from the record. The report only states "members of the Highlands community spoke against the project". So the report that is before you, omits mention that objections are from Highlands, Baywood Park, County Service Area #1 and San Mateo County wide residents. We ask that you correct and affirm on the record.

We appreciate and echo the Planning Commissioners' comments and concerns of July 28th regarding the fire and landslide hazards, steep slopes, and inadequate sewage disposal capabilities. There is not a reason to endanger residents by subdividing this extremely steep slope with its' fire and landslide hazards. When asked by a commissioner if it is correct that the whole area is subject to landslides, the County Planner responded, "Yes, there will be things sliding down". There is no softening the danger in the fact, that this proposed subdivision parcel is within the same USGS mapped landslide as the Polhemus Road landslide of 1998. Neighbors remember the Polhemus Road landslide and the \$25 million dollar taxpayer repair, which is a reminder of the gravity and importance of decisions such as denying this application. We applaud the Planning Commission for addressing the fire risk and landslide dangers to residents.

Thank you again for listening to the concerns of residents of San Mateo County and we urge you to accept the Findings of Denial today.

Thank you,
Liesje Nicolas

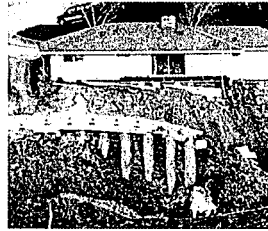
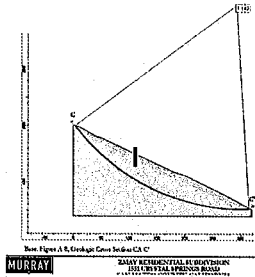
Public Comments

By Dr. Gary Trott, Ph.D.

Summary of Concerns & Support for Denial:

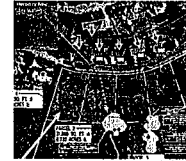
The subdivision geotechnical design is deficient in protecting people, property and environmental surroundings because it fails to incorporate critical outside the parcel, geological and hydrology elements into the design. Three points are shown below:

- 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. Plus the Polhemus landslide cost taxpayers ~\$20M. The neighbors decline to accept that level of risk.



25-Aug-2021

Under ground water
Flows down hill to feed wetlands in white for more than 30 yrs.



Subdivision Code

Prohibits Subdivision Approval and Supports Denial.

III. In addition to the SMcounty staff report, the SMCounty, **Subdivision Regulations** building codes 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 constantly shown the subdivision proposal does not comply with the follow RM zoning codes:

SMCounty Resource Management Zone 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)

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.

Public Comments

By Dr. Gary Trott, Ph.D.

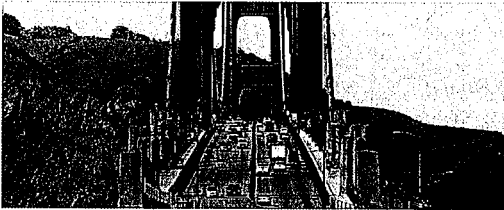
25-Aug-2021

II. The associated risk is in the range of 10's of millions of dollars. The Parrott Dr neighbors refuse to accept consequences associated with the subdivision development.

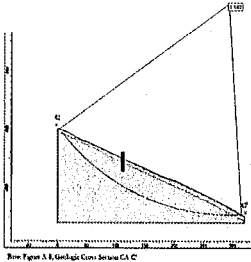
Polhemus landslide cost tax payers \$25 million to settle.
 See SFGate: Digital home of San Francisco Chronicle.

SFGATE

S.F., San Mateo Counties Settle Suit Over Mudslide (sfgate.com)



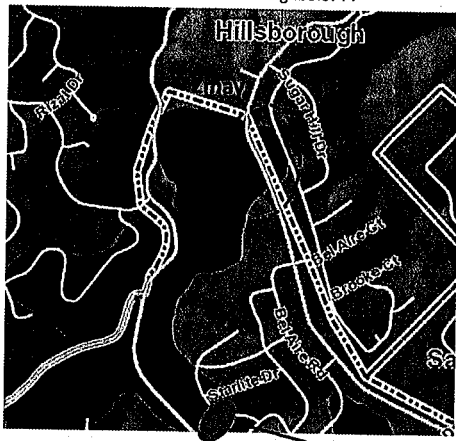
SFGATE is your portal to the Bay Area and California's most important news and fascinating features.



Landslides in SMCOUNTY: Geological next-door parcel

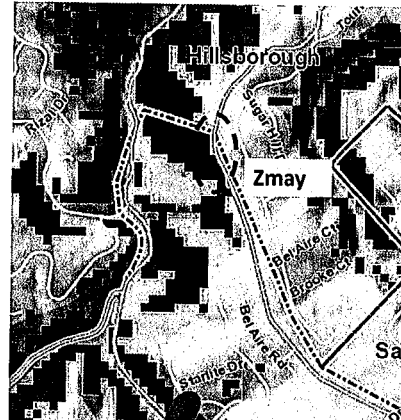
Landslides do not respect or stop at parcel boundaries: What can we learn from history?

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.



Polhemus Landslide winter 1997/98

3rd year of wet rainfall

Maps by Assoc. of Bay Area Governments Resilience hazards. <http://ejis.abag.ca.gov/website/Hazards/7hlyr=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

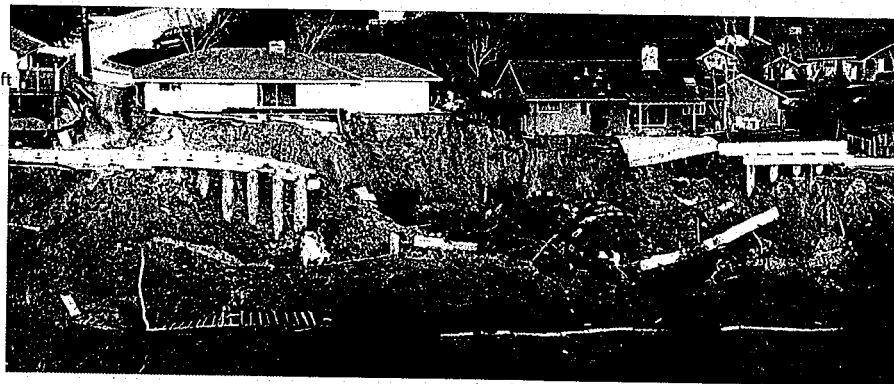
➤ Failures are not due to lack of good engineering, but lack proper engineering for *risk analysis and mitigation*.

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.sfaate.com/bavareq/article/S-F-San-Mateo-Counties-Settle-Suit-Over-Mudslide-3003517.php>
 or Civil Engineering—ASCE, 1999, Vol. 69, Issue 11, Pg. 52-55

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

Bore hole Moisture depth

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

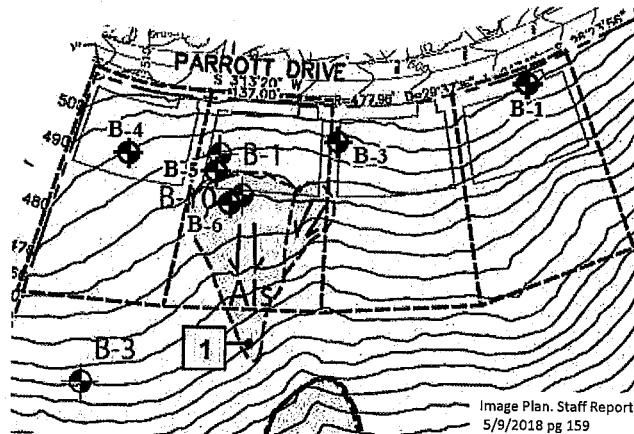


Image Plan. Staff Report
5/9/2018 pg 159

- 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

** Ref: Zmay IS Attachment K-L.pdf 28-July-2021, Landslide Repair drawing S1.0 and S1.0A 2-Oct-2018

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

↓ = 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

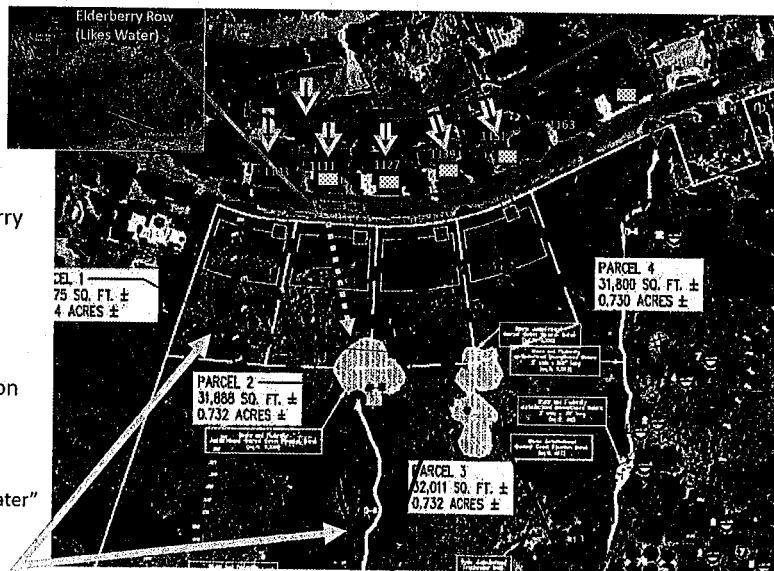
→ And flow is increasing. The old 1950's Hillsborough subdivision drainage P.U.E. ditch is plugged (Orange)

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

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

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



Black boundaries = Recent landslides

Wetlands, (white speckle area)

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

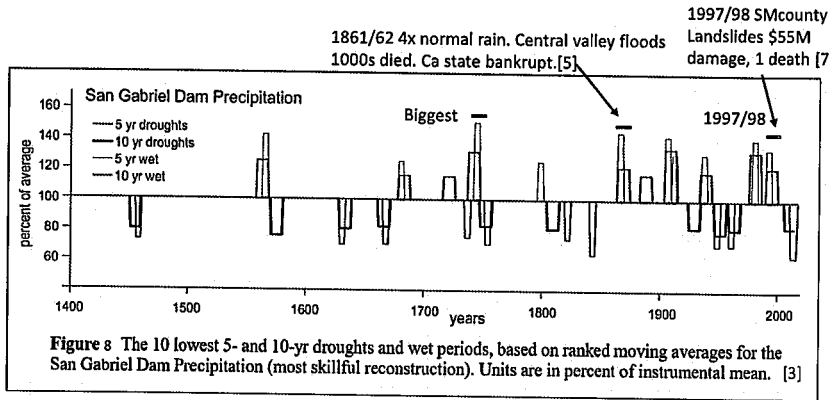
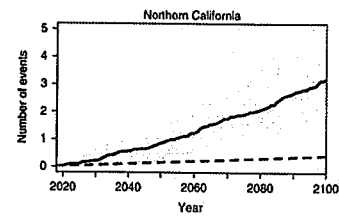


Fig. 2: Cumulative occurrence of extremely wet sub-seasonal storm sequences.



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 . . .)

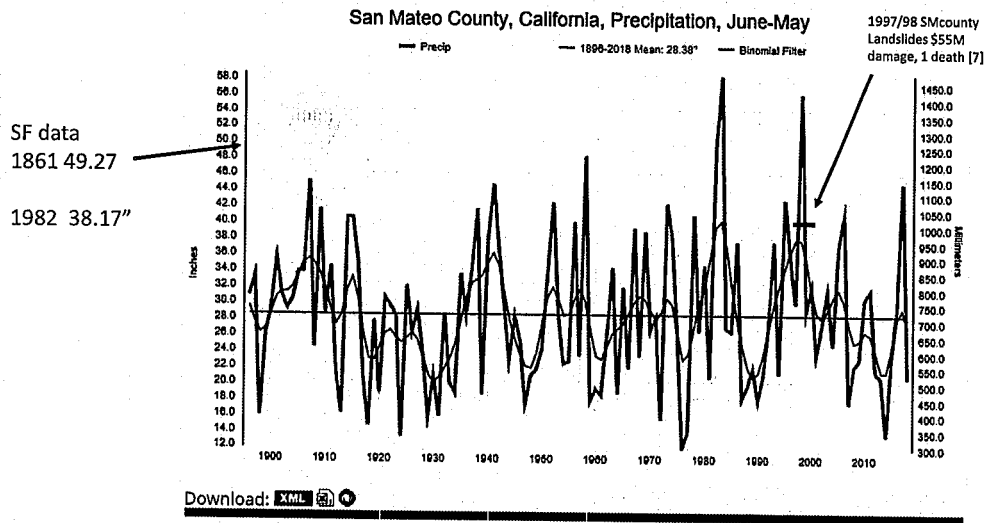
SMC Storm Drainage policy of 2006 [1] incorporates only the last 100 yr single down pour intensity, maximum rain event for 10 minutes. Is that sufficient? ??

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.

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

https://www.ncdc.noaa.gov/cag/county/time-series/CA-081/pcp/12/5/1895-2019?base_prd=true&firstbaseyear=1895&lastbaseyear=2019&filter=true&filterType=binomial

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



<http://ggweather.com/sf/monthly.html>

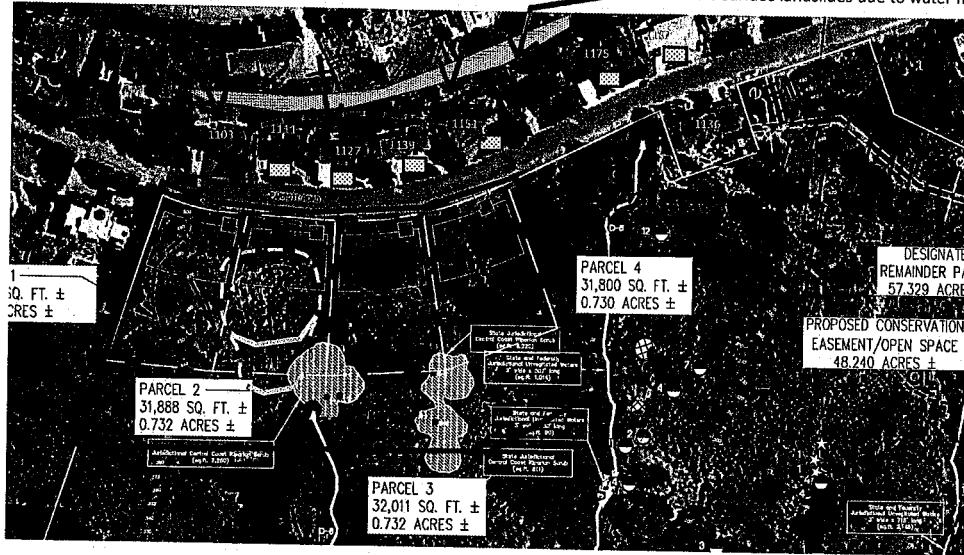
NOAA Rainfall intensity for storm water Design
https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ca

Hydrology induced slides

Actually ground water injection shown in blue and old landslide extent.

☒ = Dry Wells for all landslide repair

Seven new surface landslides due to water flow



Hydrology induced slides

Storm water no longer goes around. Injection by dry wells shown in blue

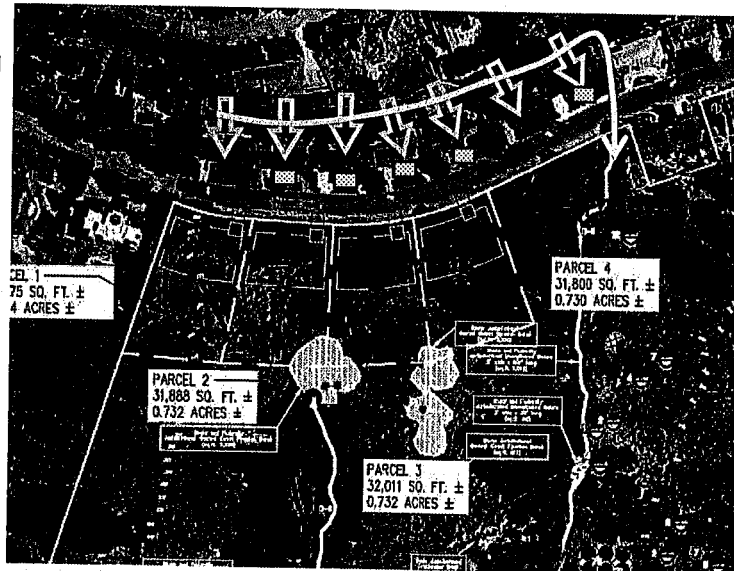
➔ P.U.E. open drain trench in Hillsbough back yards plugged with leaves etc. after 8 decades

↓ = Houses with backyard surface landslides

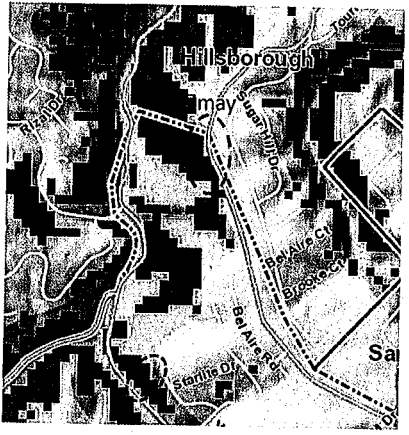
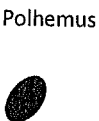
☒ = Dry Wells after landslide repair + permit

Wetlands, (white speckle) have existed over many decades & through droughts.

➔ Fed from ground water pool And flow is increasing



Landslides in San Mateo county: Unsafe at any speed



Past Landslides do cross Parrott Dr. → Hazard to Public Neighbors !!
<http://gis.abag.ca.gov/website/Hazards/?hl=debrisFlowSource>
 Assoc. of Bay Area Governments.

Potential rainfall induced Land Slides
<http://gis.abag.ca.gov/website/Hazards/?hl=debrisFlowSource>

Future web at end of Feb resilience.abag.ca.gov/open-data/ Note some areas are safer. But not the chosen sites.
<https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=4a6f3f1259df42eab29b35dfcd086fc8>

AttachK-L bore hole ground water pg18z
 2007 dry winter 39% normal EB1 20' down 2,3,10 water. Pg 8-6 Dec H2O was 28' down
 Critical fracture surface 80-100ft below the surface [12] plers are ~30ft. ??
 Parrott fill is 2:1 [9]
 [14] potential for ground water = low. Slope stability 1.01 and 1.00 is failure Margin ??
 Dirt road landslide '68-74' = water for wetlands

A-E pg 122

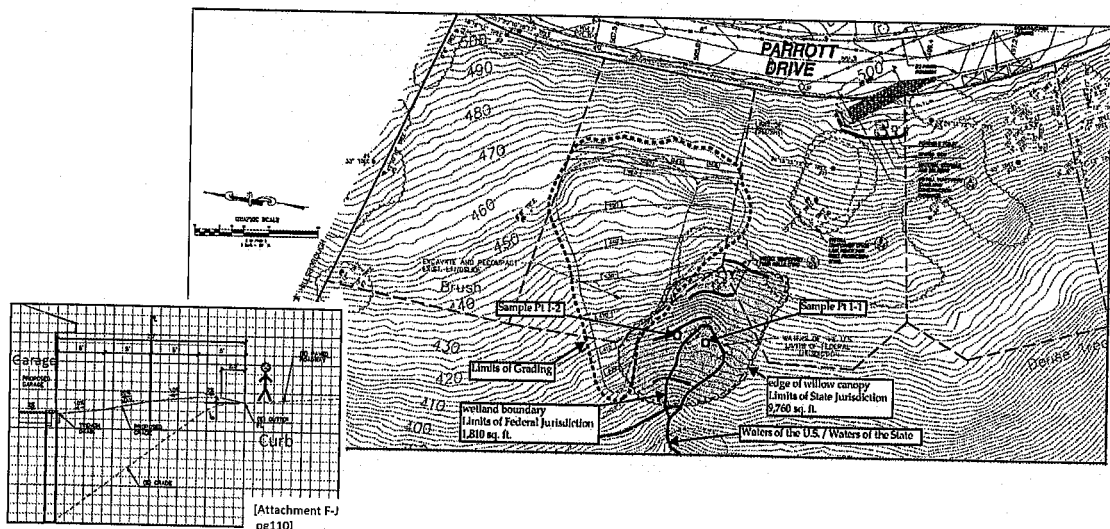
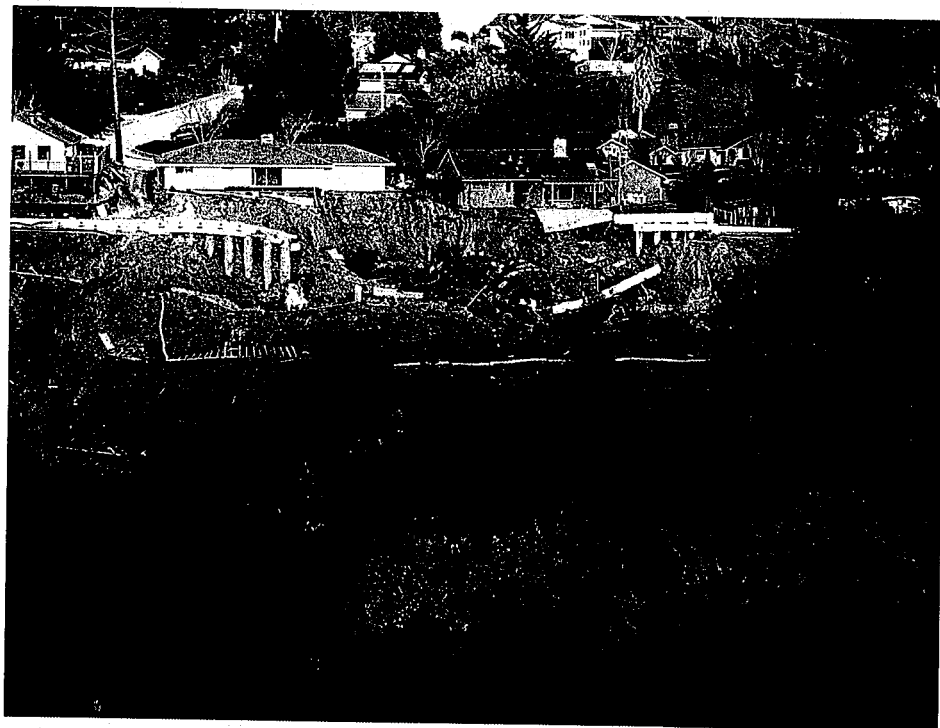
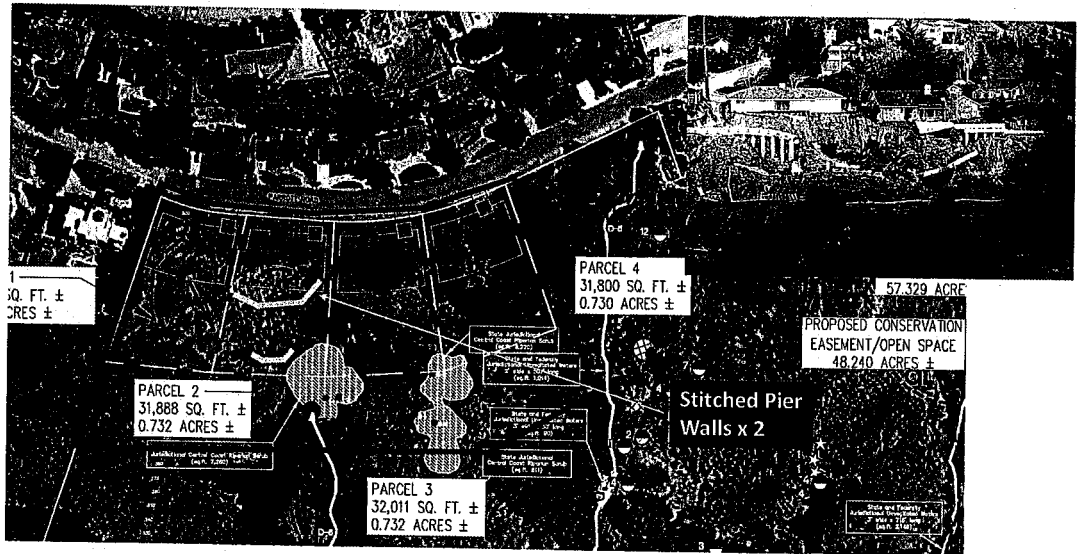


Figure 3. Preliminary Limits of Jurisdiction

Hydrology induced slides

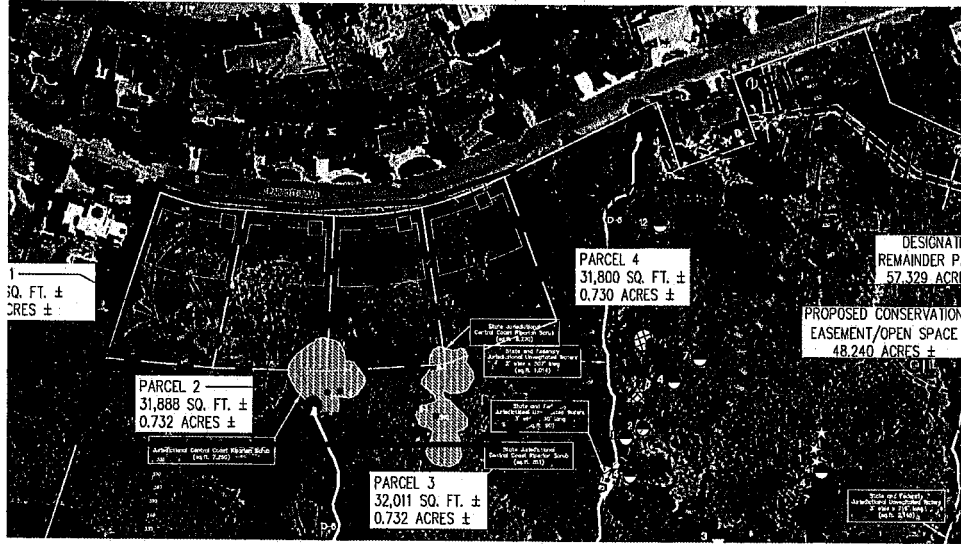
Slide Repair Civil 3/10/2018 Two stitched pier walls

Murry Eng 9.28.2018 Supplemental stitched pier walls. "Please note minimum recommendations . . . No warranty"



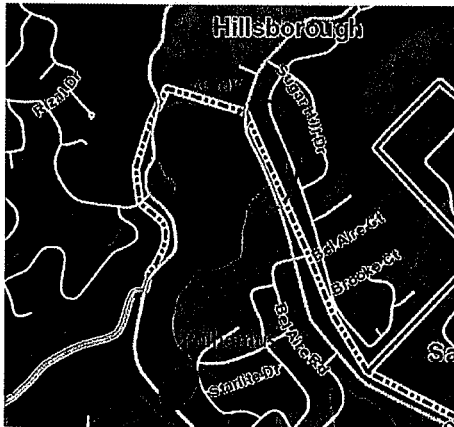
Hydrology induced slides

Ref 1A pg 137 SMcounty area view with biological constraints



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

Landslides in San Mateo county: Unsafe at any speed



Past Landslides do cross Parrott Dr. → Hazard to Public Neighbors!!!

<http://gis.abag.ca.gov/website/Hazards/7hlyr=debrisFlowSource>

Assoc. of Bay Area Governments.

Potential rainfall induced Land Slides

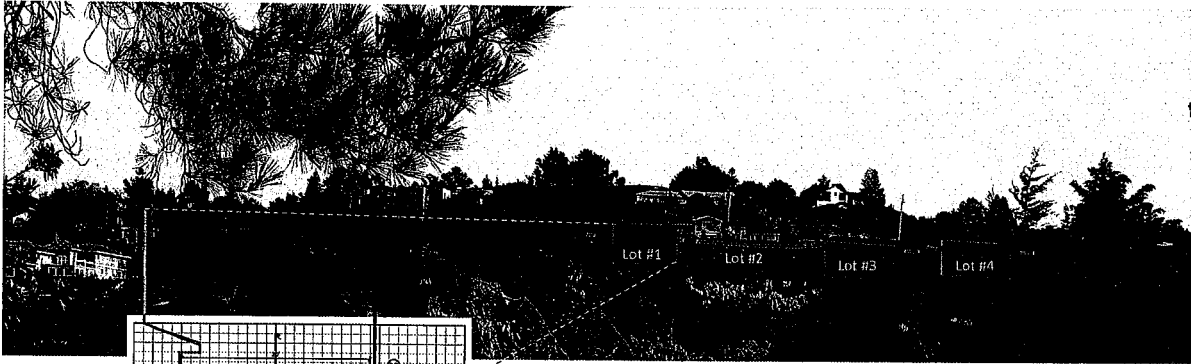
<http://gis.abag.ca.gov/website/Hazards/7hlyr=debrisFlowSource>

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

Future web at end of Feb resilience.abag.ca.gov/open-data/

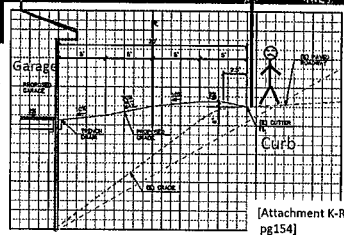
Eastward view of proposed site

Allowed building envelop outlined in blue is **3 Stories tall**. Rear façade will be *Highly* visible



Garage is near curb height.

Sec. 6319A
Max height RM
zone is 36' ft,
(3 stories)
(Ref 2 pg 393)



SMcounty General Plan for RM Zones: "These development review criteria primarily seek to reduce the disruptive impact of development upon the natural features of the landscape present at the building site...and require the development to be subordinate to the pre-existing character of the site." [Ref 4 pg 288]

Given SM real estate prices, no one builds small houses !!!
See LHS neighbors in Hillsborough city

37

End

March 18, 2015. Supplemental Evaluation & Response to review comments. Zmay Property

Limitations

Our supplemental evaluation has been performed and the preceding conclusions have been developed in accordance with engineering geologic and geotechnical engineering principles and practices generally accepted at this time and location. A more detailed investigation that might include detailed site mapping, subsurface exploration and testing, slope stability analyses, and laboratory testing could result in modifications to our limited evaluation. We make no warranty, either expressed or implied.

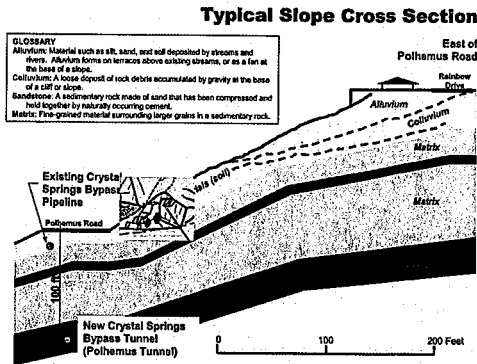
38

Cutting the toe
decreases slope stability

No risk assessment of slope stability

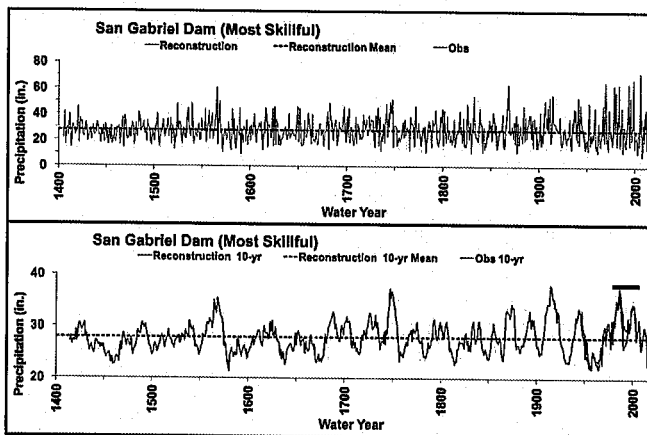
Check this out. You don't need a weatherman to know which way water flows!

A Nobel laureate sang, "You don't need a weatherman to know which way the wind blows."



41

Rain Rain Go Away



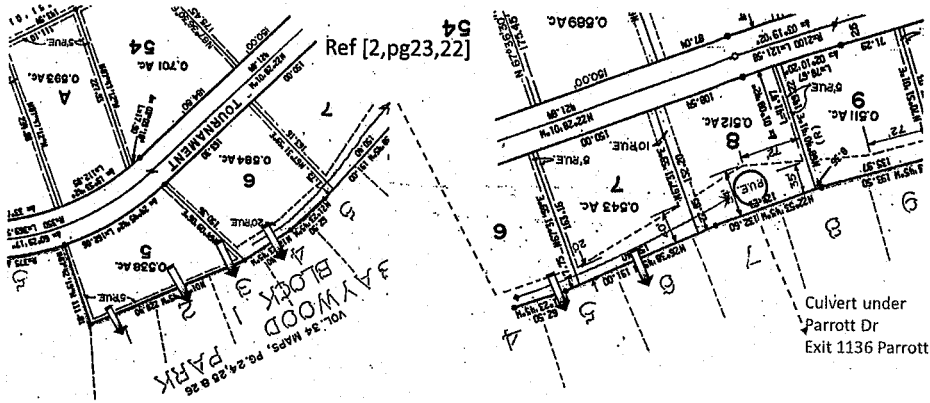
1989-1997
Multiple year rainfall greater than anything since 1920

Figure 22. Time series graphs of the full San Gabriel precipitation reconstruction (blue line), with the observed record (gray line). The top graph shows the annual values and in the bottom graph, the reconstruction is smoothed using a 10-year moving average.

Ref: Using Tree Ring Records for Understand Drought C. Woodhouse et al. Univ Arizona
<https://water.ca.gov/-/media/DWR-Website/Web-Pages/Water-Basics/Drought/Files/Publications-And-Reports/UofAZ-tree-ring-Guidebook-dec-2017.pdf>

42

P.U.E ditch runs at top of Parrott Dr.=plugged



Tobin Clark Estate Unit No4 Vol 91, pg 23

Tobin Clark Estate Unit No4 Vol 91, pg 22

Baywood Park Community Meeting

On Parrott Drive Subdivision Proposal by Z Enterprises LP

December 4, 2018. 7pm-9pm

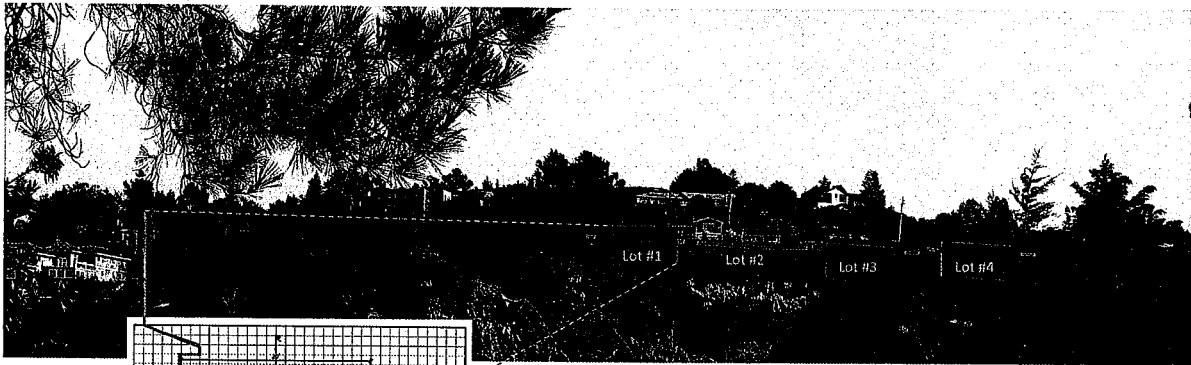
Location: 2nd floor Boardroom SMCCSD, 3401 CSM Dr. San Mateo, CA 94402

Agenda

- 1) Introductions
- 2) Project Description: Planning
- 3) Community Presentation
- 4) Community Comments and Discussion
- 5) Concluding Remarks

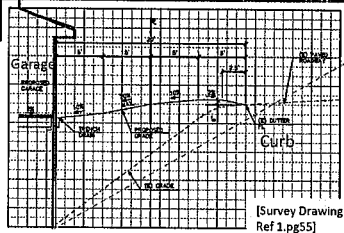
Eastward view of proposed site

Allowed building envelop outlined in blue is 3 Stories tall. Rear façade will be *Highly* visible



Garage is near curb height.

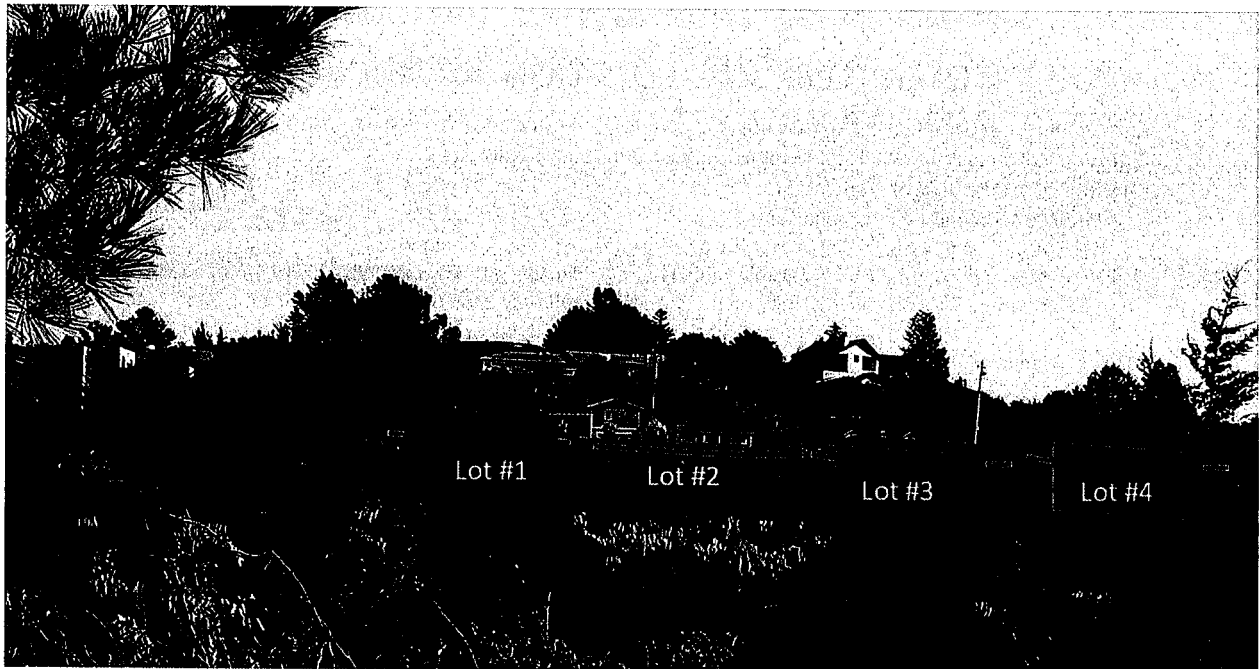
Sec. 6319A
Max height RM
zone is 36' ft,
(3 stories)
[Ref 2 pg 393]



SMcounty General Plan for RM Zones: "These development review criteria primarily seek to reduce the disruptive impact of development upon the natural features of the landscape present at the building site...and require the development to be subordinate to the pre-existing character of the site." [Ref 4 pg 288]

Given SM real estate prices, no one builds small houses !!!
See LHS neighbors in Hillsborough city

49



Alternate Site Locations Exist

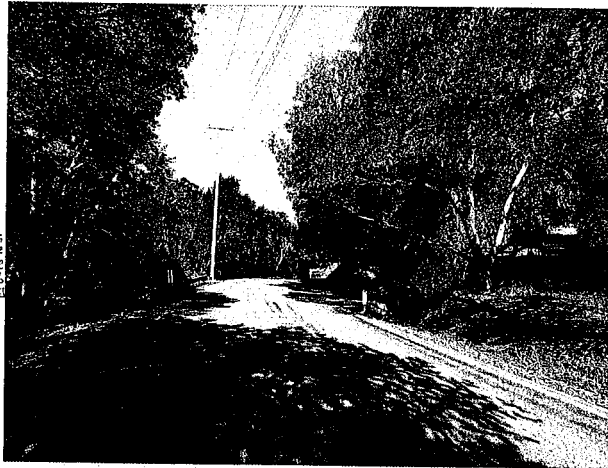
The alternative access road is
Polhemus Dr / Crystal Springs road

There exists

- Proof that structures can be built
- And they blend into the surrounding area
- Plus, flatter house pads on knolls exist elsewhere
See SMC topo map colored for slope steepness.
Orange and yellow areas have less slope



So public views in scenic corridors *are* and *can* be protected as demonstrated to comply with **Sec 6325.1** [Ref 2, pg 403]



Polhemus Dr / Crystal Springs road view
Note "Blended" car/house structure right hand side

53

Concern: GeoTechnical Reports

The risk analysis in the GeoTechnical report is incomplete in 3 areas.

Ref 1 pg149 18-Mar-2015 Murry Supplemental and Attachment K: Full report Murray Eng, Inc 2014

➤ When there is a chance of hazard to people, property, or environment, a **risk assessment** needs to be done.

Concern #2A: To evaluate the level of risk, standard engineering practice is to incorporate **Reliability Engineering** concepts or learnings from specific **Failure Analysis(FA)** results. That analysis is missing in all the geotechnical reports.

- ◆ Failure Analysis: Learn from the past. Apply to the present.
 - ◆ 1997 Polhemus landslide/lawsuit. Given all the engineering documents created before and after the lawsuit, what specific new engineering information was learned from the failed "standard" engineering approach to the retaining wall?
Ans: ~36" diameter piers failed and the geohazard SMcounty mitigation measures are only going to require 12" piers [Ref1 pg 38 #48]
 - ◆ Consider a house on 12" pier stilts across a 25 ft house pad slope and maximum cut wall recommended height is only 5ft. See next page
 - ◆ Where was the engineering FA learnings by the Planning Commission or Murry engineering team incorporated into the Parrott Dr Subdivision proposal? Or updated in county geotechnical requirements? May 9 version [Ref 1B Mitigated Negative Declaration] geohazard mitigation measures werenot good enough. A better version proposed. [Ref 1&190 Zmay Landslide final] But Is it good enough?
- ◆ Reliability analysis: Equivalent soil structure.
 - ◆ The geology analysis are complete for the local parcel under consideration and peer reviewed.
 - ◆ Where is the incorporation of other regional, West Coast Cascades, or Pacific rim examples of equivalent soil structure where failures occurred, or similar construction was demonstrated to survive a landslide? What are the success and failure statistics.
- ◆ Buyer beware: No warranty on geotechnical mitigations. They are only a **minimum** safe design recommendations. [Ref 1A pg 158] Hence taxpayers via SMCounty paid all the costs >\$20M for the Polhemus landslide/lawsuit plus a new Hetch Hetchy water main (6' diam).

54

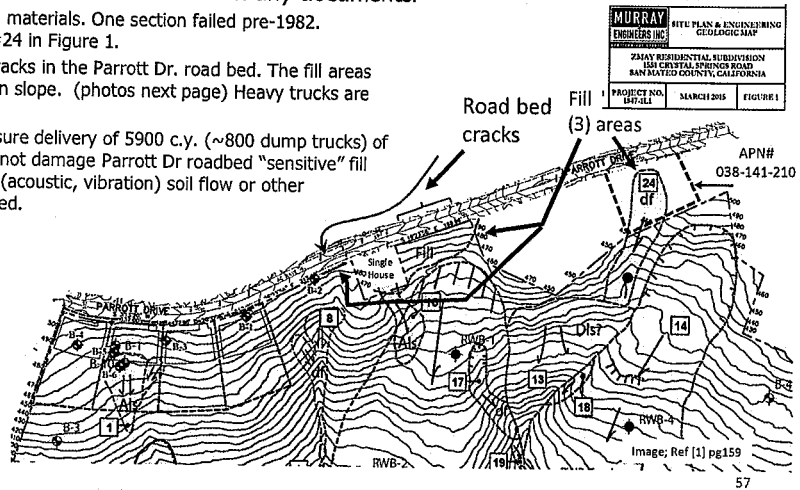
Concern: GeoTechnical Reports (continued)

The risk analysis in the GeoTechnical report is incomplete in 3 areas.

3) Concern#3: Parrott Drive road failure due to parcel construction:

◆ The hazards to Parrott Drive have NOT been addressed in any documents.

- ◆ Sections of Parrott Drive are built on fill materials. One section failed pre-1982. (Local private discussion). Likely #24 in Figure 1.
- ◆ Currently there exists lateral surface cracks in the Parrott Dr. road bed. The fill areas are slowly slumping over decades down slope. (photos next page) Heavy trucks are known to cause roadbed failures.
- What hazard analysis was done to ensure delivery of 5900 c.y. (~800 dump trucks) of proposed project fill [ref TM 10-03-18] will not damage Parrott Dr roadbed "sensitive" fill areas? Both deadweight and dynamic (acoustic, vibration) soil flow or other failure mechanics need to be considered.
- Have neighbors within 500ft radius of Parrott Drive fill areas been notified?
- Have geo-drilling core results on APN#038-141-210 been reviewed for relevance to Parrott drive stability by SMcounty geotechnical experts?

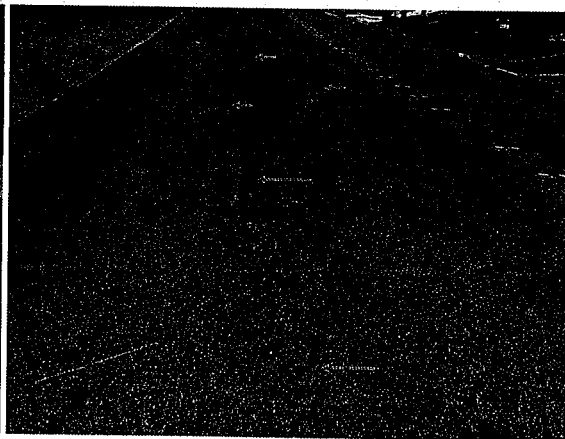


Parrott Drive: Lateral Road Bed Cracks

On downslope lane the road is slowly falling away left.
 Concern #3: Will it survive weight and # of dump trucks for grading fill 5600 c.y.?



North of single house



South of single house

End



August 23, 2021

Lisa Ketcham, Chair and Members of the
San Mateo County Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Item #2 on the August 15, 2021 Agenda: File No. PLN 2014-00410; Z Enterprises LP, Owner, Steve and Nicholas Zmay, Applicants

Dear Chair Ketcham and Commissioners

On behalf of Green Foothills, thank you all for listening to the many voices of the public, which not only included the "members of the Highlands community", noted in the Staff Report, but also Green Foothills which represents over 1,000 families in San Mateo and Santa Clara Counties, and over 100 letters and emails from concerned citizens, most of whom were not from the Highlands community. You also received a Letter from Urban Forester and Fire Ecologist Ray Moritz, submitted by Green Foothills. I am attaching a slightly corrected version of his letter for the record.

Green Foothills supports the proposed Findings for Denial of the above-referenced project. However, the Findings only address the project's lack of consistency with the Subdivision Regulations. Our letter of July 26, 2021 and the discussion among Commissioners also included the project's lack of consistency with the General Plan and RM Zoning Regulations. We recommend that the Findings include Inconsistency with applicable General Plan and Zoning Regulations.

Thank you again for listening to the public

Sincerely,

Lennie Roberts, Legislative Advocate, Green Foothills

Local. Vocal. Effective.

(650) 968-7243 • info@greenfoothills.org • greenfoothills.org • 3921 E Bayshore Road, Palo Alto, CA 94303



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

fax 650-968-8431

email Info@greenfoothills.org

Prepared by:

Ray Moritz, Urban Forester., Fire Ecologist

URBAN FORESTRY ASSOCIATES

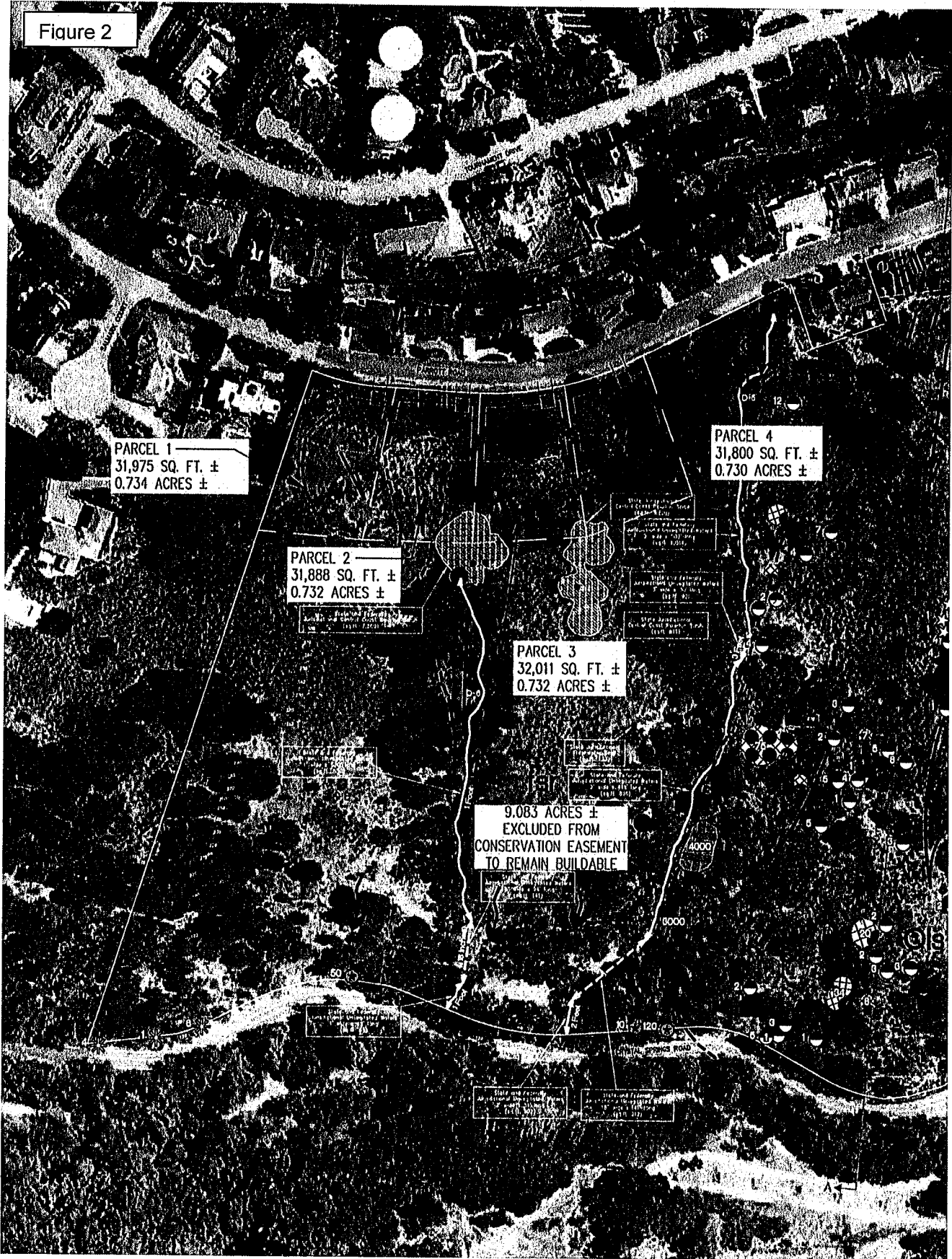
209 San Anselmo Avenue

San Anselmo, CA 94960

415.454.4212

ray@urbanforestryassociates.com

Figure 2



Parcel # 1

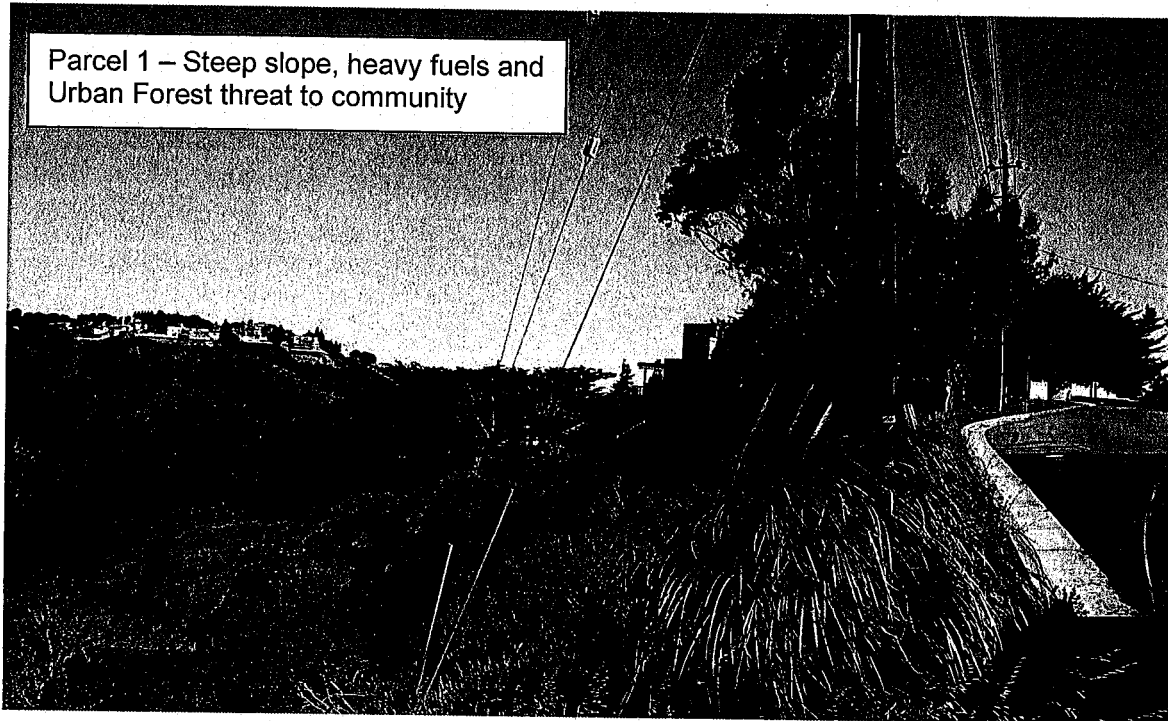
Vegetation Fuel Types: CS—Coastal Scrub (High Hazard), FPO—Fire-Prone Oak Woodland/Maritime Chaparral (Highest Hazard) and Fire-prone Urban Forest

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.

Approximate Parcels 1, 2, 3 & 4



The proposed development puts people, property, and coastal habitat at extreme risk of loss.

A handwritten signature in cursive script, appearing to read "Ray Moritz".

Ray Moritz, Urban Forester, Fire Ecologist

Janneth Lujan

From: Rosemarie Thomas <rosemariethomas43@gmail.com>
Sent: Tuesday, August 24, 2021 1:03 PM
To: Planning_Commission
Subject: Zmay subdivision project

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 do not approve this project. Many neighbors and concerned citizens have already expressed their concerns i.e. **extreme fire dangers; slides/erosion issues; water usages; environmental issues; steepness of the property and danger to neighbors on either side of this proposed project.** There are many more issues that have already been sent to you and/or addressed at the prior meeting.

Please finally can we have **responsible developments and not all of these risky developments** in our area.

I myself feel that you must start to think responsibly.

Thank you,
Rosemarie Thomas