

From: gnielsen@everyactioncustom.com on behalf of [Gary and Liz Nielsen](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 10:31:55 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,
Gary and Liz Nielsen
148 Pinon Dr Portola Valley, CA 94028-7324
gnielsen@pacbell.net

From: oscarmace@everyactioncustom.com on behalf of [Oscar Mace](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 12:19:57 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,

Is it a moral principle to protect human life? Is it an act of prudence not to put human lives in harms way? Then as a case for being ethical and rational humans, it is a moral imperative for this commission to protect human lives from dangerous projects that increase death and destruction from pending disasters such as wildfires or flooding.

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,
Oscar Mace
1054 Galley Ln Foster City, CA 94404-3817
oscarmace@gmail.com

From: tomercher@comcast.net
To: [Janneth Lujan](#)
Subject: Public Comment - application for subdivision of 1551 Crystal Springs Road
Date: Monday, July 26, 2021 9:59:04 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 San Mateo County Planning Commissioners
RE: application for subdivision of 1551 Crystal Springs Road,

I urge the Commission to deny subdivision of this parcel. The owner of this property is not *entitled* to subdivision; they are entitled to develop one residence. Beyond that they must demonstrate that development is not susceptible to landslides, fire and other features harmful to the health, safety and welfare of the community at large. This application fails to demonstrate this.

This entire parcel is highly unstable geologically. The hillside west of this parcel required extraordinary engineering measures and considerable public resources to remediate instability. Similar parcels throughout the hills from Redwood City to San Mateo, have similar histories. In the 1960's bay area cities unwisely allowed development on such hillsides. Now we recognize the impacts from increased runoff, soil instability, loss of trees, and stormdrain burden. 20 years ago the City of Belmont mapped potential unstable and debris flow areas of its entire San Juan and Western Hills canyons. This led to the adoption of slope density zoning which limits subdivision and building on such slopes; this parcel would not qualify for development under Belmont's current zoning code.

California is now engaged in its worst fire season in history, and climate change patterns confirm this will be the new normal. This heavily wooded and steep canyon has the perfect features for a fire storm; high winds, thermal layers and heavy vegetation. Policies now being drafted statewide ban development in high wildfire severity zones such as this, especially when abutting heavily forested areas on slopes inaccessible to firefighters.

Further, the lower portion of the parcel is a potential flood zone. Climate change has recently shown us catastrophic floods from previously unimaginable rain events – entire towns washing away. As the only outflow of Crystal Springs Dam this valley cannot be considered safe for housing. Even a less than catastrophic flood would destroy vital city infrastructure, destabilize this hillside, and endanger properties above. Thus *no portion of this parcel* is safe for development.

Humans are now capable of engineering just about anything – but that does not make it smart. Your role as planners is to ensure smart long-range planning to protect public health and safety as well as public resources. Development of this land has potential to endanger all. Please deny subdivision of this parcel.

Kristin Mercer
Former Planning Commissioner, Belmont

"It actually doesn't take much to be considered a difficult woman. That's why there are so many of us." – Jane Goodall



Virus-free. www.avast.com

From: [Janet Davis](#)
To: [Janneth Lujan](#)
Subject: PLANNING COMMISSION HEARING JULY 27 2011
Date: Monday, July 26, 2021 9:34:19 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.

**PLANNING COMMISSION HEARING JULY 27 2021
RESPONSE TO PLN 2014-00410**

It is argued that this should be reviewed under the old 2017 subdivision rules since the original application was filed in 2014. However, the project has been significantly revised since then and the revised subdivision standards should be used.

This proposed project runs counter to everything that this county has been trying to do to keep residents safe from fire, earthquake, floods and landslides. The Fire Districts have been conducting seminars and instituting procedures such as Zonehaven to alert residents to dangers. High hazard areas have been pinpointed and evacuation routes planned. Now the Planning Dept. wants to create a highly dangerous situation by approving a subdivision in a well known, frequent slide zone located in an extremely flammable area. Planning even approved a 20% bonus development in a scenic corridor, condones cutting willows and altering the flow of a stream. It strains credulity to imagine that stitch pier walls will prevent future slides. To allow 290 cu. yds of cut and 165 cu.yds of fill is just adding to the hazards. All of this is to take place where there are several protected species.

The Staff Report notes that Policy 1520 only allows such development in **EXTRAORDINARY CIRCUMSTANCES**. Nothing noted in the report rises to this level. Even the sewer authority notes that it is experiencing capacity problems. Once a subdivision is approved, plans will undoubtedly be submitted for a mansion that will further destroy the environment and contribute to danger for everyone currently living in the area. Anyone who has driven along the roads in that area can appreciate the inherent public safety issues and the lack of viable evacuation routes should a disaster strike.

This is a thoroughly irresponsible and foolhardy proposal that could put lives and property of others at risk in addition to the environmental damage that it would cause.

From: caphayes@everyactioncustom.com on behalf of [Captain Hayes](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 12:13:00 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. Given the climate change we are currently living through, it seems illogical to build more homes in a high slide, high fire danger plot.

Sincerely,

Captain Hayes

Sincerely,
Captain Hayes
1312 Parrott Dr San Mateo, CA 94402-3631
caphayes@gmail.com

From: [wendy woodard](#)
To: [Planning Commission](#); [Janneth Lujan](#); [Erica Adams](#)
Subject: Parrott Dr. Construction
Date: Saturday, July 24, 2021 3:51:57 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.

I am writing to you as a neighbor who lives on this street to ask that you DO NOT allow the proposed construction of homes on the 1100 block.

High fire danger

High landslide area and steep slopes

The loss of sensitive ecosystem

Increase of traffic and very dangerous ingress/egress

Thank you for listening to the people who live here.

Wendy Woodard
1367 Parrott Drive

From: gil-b@everyactioncustom.com on behalf of [Gil Borgardt](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 11:46:29 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,
Gil Borgardt
17 Clarendon Rd Burlingame, CA 94010-2912
gil-b@pobox.com

From: [Sue Barnes](#)
To: [Planning Commission](#); [Janneth Lujan](#); [Erica Adams](#)
Subject: Opposition to proposed plan to build 3 houses on the canyon side of Parrott in the 1100 block
Date: Monday, July 26, 2021 8:06:00 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.

Planners,

I want to ensure that my opposition to the proposed plan to build 3 houses on the canyon side of Parrott Drive (1100 block) in San Mateo, is on record. This area is in a very high fire zone, and fire season is expected to get worse moving forward in the future. This property is also prone to landslides and the slopes are very steep. Any building on this site would disrupt the water flow in this ecologically sensitive area, affecting surrounding areas as well. The proposed setbacks will be significantly less than other houses in the area and will not blend. Our community is unified in supporting the movement of development elsewhere. Best regards, Sue Barnes

Sue Barnes
1367 Parrott Drive
San Mateo, CA 94402
sueabarnes@gmail.com

From: [Chichi Chen](#)
To: [Planning Commission](#)
Cc: [Erica Adams](#); [Janneth Lujan](#); parrottdrivecommunity@gmail.com; [Dave Pine](#)
Subject: 7/28/21 agenda - Concerns and Objection of Parrott Drive steep slope development
Date: Monday, July 26, 2021 10:33:48 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.

To whom it may concern,

I want to express my concern about the development on Parrott Drive in the 7/28/21 agenda.

My major concern is big landslide potential plus Parrott drive usability concern itself.

The road on the site of Parrott already has significant sinking and uneven levels. This development could make the Parrott drive condition worse. The construction site slope is too steep. Given the Parrott drive's sinking condition on that spot, I strongly oppose the development of this slot because it is obvious the slope is already sinking toward the valley. A construction will significantly increase the risk of landslides.

A better alternative should be found.

The development will raise a major risk of landslide and even damage the Parrott drive useability.

--

CC

From: [Sue Barnes](#)
To: [Planning Commission](#); [Janneth Lujan](#); [Erica Adams](#)
Subject: Opposition to proposed plan to build 3 houses on the canyon side of Parrott in the 1100 block
Date: Monday, July 26, 2021 8:06:00 AM

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Planners,

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Sue Barnes
1367 Parrott Drive
San Mateo, CA 94402
sueabarnes@gmail.com

From: jlien@everyactioncustom.com on behalf of [Jennifer Lien](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 11:42:52 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.

Please use the less hazardous areas for your development. Safety including climate change effects that are terrorizing us in many different ways everyday need to be considered in any new developments.

Sincerely,
Jennifer Lien
2 Paddington Ct Belmont, CA 94002-2919
jlien@aol.com

From: [Janet Cook](#)
To: [Planning Commission](#)
Cc: [Janneth Lujan](#); [Erica Adams](#)
Subject: New construction below 1200 Parrot Dr.
Date: Sunday, July 25, 2021 2:34:49 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 would like to voice our objection to the this construction. These three homes are going to result in landslide issues as well as taxing our utilities such as water, energy and sewers.

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

eadams@smcgov.org Sent from my iPhone

From: gadieguez@everyactioncustom.com on behalf of [Gregg Dieguez](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 11:34:39 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. Until we have a handle on the cost and availability of water, you are putting all other residents at risk by allowing any further development, and this case is especially egregious in it's potential harms.

Sincerely,
Gregg Dieguez
PO Box 370404 Montara, CA 94037-0404
gadieguez@live.com

From: maggiemah@everyactioncustom.com on behalf of [Margaret Mah](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 11:33:09 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,

Have we learned nothing from the disastrous fires in areas of similar topography such as the Berkeley hills and Santa Cruz Mountains?

Building in those areas is extremely hazardous and increases the risk to the surrounding areas. 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,
Margaret Mah
4271 Jefferson Ave Woodside, CA 94062-4148
maggiemah@me.com

From: [Medea Isphording Bern](#)
To: [Planning Commission](#)
Cc: [Erica Adams](#); [Janneth Lujan](#); parrottdrivecommunity@gmail.com; [Dave Pine](#)
Subject: Parrott Drive proposed subdivision
Date: Saturday, July 24, 2021 2:39:57 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.

Ladies and Gentlemen,

It is beyond belief that any serious consideration is being given to permitting this subdivision to proceed in its current location. This sensitive area provides habitat for scores of species of birds, including the California quail. The risk of fire danger cannot be overstated—in the 1970s, a fire originating in this canyon spread toward CSM and destroyed quite a lot of property. We live in earthquake country, and this property is so close to the fault line. Finally, it's on a hillside that's subject to sliding. Just ask the folks who live above Polhemus Road whose homes cascaded down the hill back in the 1990s.

Parrott Drive is already very heavily traveled-witness the (impotent) speed limit alert signs that went up over the past couple of years. The Watertower hill townhomes already threaten to impose an unsustainable level of additional traffic on this two-lane road and on adjacent roads.

Developing such an environmentally-sensitive and potentially dangerous piece of property for the benefit of a few people is ill-advised. You would hate for a fire to start because of heavy equipment use over a protracted period of excavation, grading and building that takes out three or eight or twenty homes. You would cringe if, post-quake, the three homes went sliding down onto Polhemus Road below. You would feel awful if people and animals lost their lives and habitat because you approved this project.

Wouldn't you?

Sincerely,
Medea Isphording Bern
10 Anguido Ct
Hillsborough
650.345.3475

And the fox said to the little prince: men have forgotten this truth, but you must not forget it. **You become responsible, forever, for what you have tamed.** -Antoine de Saint-Exupery, author and aviator (1900-1945)

From: nycmikewills@everyactioncustom.com on behalf of [Mike Williams](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 11:34:26 AM

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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.

I've lived in the area for 10 years now and I'm in constant amazement of the idiotic location/placement of buildings and homes in incredibly hazardous places.

Don't be idiotic. This is obviously an unsafe location for homes to be built. If you proceed, lives will be lost and that blood will be on anyone and everyone who approved this development.

Don't be an idiot.

Sincerely,
Mike Williams
RAINBOW Dr San Mateo, CA 94402
nycmikewills@opayq.com

From: paul3126@everyactioncustom.com on behalf of [Jean Flanagan](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 11:18:32 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. It does not make sense to me to build in an area known to be fire prone when there is safer land available.

Sincerely,
Jean Flanagan
1715 Sequoia Ave Burlingame, CA 94010-5436
paul3126@comcast.net

From: lindaliebes@everyactioncustom.com on behalf of [Linda Liebes](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 10:45:07 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 steepness of this property puts it in a designated "Very High Fire Severity Zone," and the Resource Management zoning of this property doesn't allow development that is susceptible to landslides as well as fire and other features that are harmful to future residents.

There are alternative sites for the three parcels along the bottom of the Zmay property that are less hazardous than the developer's proposed location at the top. We can't always prevent new or replacement homes on existing undeveloped legal parcels that are located in harm's way, but we can prevent creation of new parcels located in the most hazardous area of a property such as this one.

The safer sites along the bottom of the property do not have the more lucrative sweeping views, but safety of residents and property should be the most important consideration.

Linda Liebes, Portola Valley CA

Sincerely,
Linda Liebes
501 Portola Rd Apt 8048 Portola Valley, CA 94028-7603
lindaliebes@comcast.net

From: bawsum@everyactioncustom.com on behalf of [Lori McBride](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 10:43:45 AM

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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.

There are alternative sites for the three parcels along the bottom of the Zmay property that are less hazardous than the developer's proposed location at the top.

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

From: certifiedhypnotist@everyactioncustom.com on behalf of [Gail Sredanovic](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 10:42:05 AM

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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. Developing in a high risk area exposes the residents to risk but also exposes county emergency responders to unnecessary risk. This is a seriously bad idea and the only benefits are monetary which cannot balance the risk to human life. You can do better than this.

Gail Sredanovic

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

From: holtzone@everyactioncustom.com on behalf of [Raphael Holtzman](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 10:35:17 AM

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Dear Chair Ketcham and Commissioners,

Please deny the proposed subdivision on the "Zmay" property.

Everyone I talked to thinks it is a really bad idea and would like the developer to move to a safer location.

This location is too steep, too unstable and a severe fire hazard. It will endanger houses in the area and traffic on Parrott drive. Remember the Polhemos road landslide closed Crystal Spring for a year!

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

Respectfully,

Rafi

Sincerely,
Raphael Holtzman
1103 Parrott Dr San Mateo, CA 94402-3626
holtzone@gmail.com

From: [Chichi Chen](#)
To: [Planning Commission](#)
Cc: [Erica Adams](#); [Janneth Lujan](#); parrottdrivecommunity@gmail.com; [Dave Pine](#)
Subject: 7/28/21 agenda - Concerns and Objection of Parrott Drive steep slope development
Date: Monday, July 26, 2021 10:33:48 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.

To whom it may concern,

I want to express my concern about the development on Parrott Drive in the 7/28/21 agenda.

My major concern is big landslide potential plus Parrott drive usability concern itself.

The road on the site of Parrott already has significant sinking and uneven levels. This development could make the Parrott drive condition worse. The construction site slope is too steep. Given the Parrott drive's sinking condition on that spot, I strongly oppose the development of this slot because it is obvious the slope is already sinking toward the valley. A construction will significantly increase the risk of landslides.

A better alternative should be found.

The development will raise a major risk of landslide and even damage the Parrott drive useability.

--

CC

From: tucson103@everyactioncustom.com on behalf of [Susan Bryan](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 10:30:13 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 do not let developers put houses on top of the sloping land high up on the Z-may property. I realize the stunning views of there would bring in bigger final sales prices but that land is in the highest zone of fire risk in the county: Very High Fire Severity Zone. No one would be building there because it will eventually put fire-fighters at risk when the inevitable wildfires come through.

Also the slope is so steep, it would risk landslides.

There is room at the bottom of the property for safer development. Please ask developers to limit their project to area well below the high fire risk area.

We paid to have our county mapped into fire risk zones for just this purpose. To keep homes from being built where they are at high risk of fire.

Please pay attention to the zoning you have already approved. THANKS

Sincerely,
Susan Bryan
222 Blackburn Ave Menlo Park, CA 94025-2706
tucson103@att.net

From: quetzal555@everyactioncustom.com on behalf of [Joan Armer](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 10:27:04 AM

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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. We don't

We don't need this high-risk development when many other areas are easily available. WAKE UP!

Sincerely,
Joan Armer
1700 De Anza Blvd San Mateo, CA 94403-3966
quetzal555@aol.com

From: tomercer@everyactioncustom.com on behalf of [Kristin Mercer](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 9:55:55 AM

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Dear Chair Ketcham and Commissioners,

RE: application for subdivision of 1551 Crystal Springs Road,

I urge the Commission to deny subdivision of this parcel. The owner of this property is not entitled to subdivision; they are entitled to develop one residence. Beyond that they must demonstrate that development is not susceptible to landslides, fire and other features harmful to the health, safety and welfare of the community at large. This application fails to demonstrate this.

This entire parcel is highly unstable geologically. The hillside west of this parcel required extraordinary engineering measures and considerable public resources to remediate instability. Similar parcels throughout the hills from Redwood City to San Mateo, have similar histories. In the 1960's bay area cities unwisely allowed development on such hillsides. Now we recognize the impacts from increased runoff, soil instability, loss of trees, and stormdrain burden. 20 years ago the City of Belmont mapped potential unstable and debris flow areas of its entire San Juan and Western Hills canyons. This led to the adoption of slope density zoning which limits subdivision and building on such slopes; this parcel would not qualify for development under Belmont's current zoning code.

California is now engaged in its worst fire season in history, and climate change patterns confirm this will be the new normal. This heavily wooded and steep canyon has the perfect features for a fire storm; high winds, thermal layers and heavy vegetation. Policies now being drafted statewide ban development in high wildfire severity zones such as this, especially when abutting heavily forested areas on slopes inaccessible to firefighters.

Further, the lower portion of the parcel is a potential flood zone. Climate change has recently shown us catastrophic floods from previously unimaginable rain events – entire towns washing away. As the only outflow of Crystal Springs Dam this valley cannot be considered safe for housing. Even a less than catastrophic flood would destroy vital city infrastructure, destabilize this hillside, and endanger properties above. Thus no portion of this parcel is safe for development.

Humans are now capable of engineering just about anything – but that does not make it smart. Your role as planners is to ensure smart long-range planning to protect public health and safety as well as public resources. Development of this land has potential to endanger all. Please deny subdivision of this parcel.

Kristin Mercer
Former Planning Commissioner, Belmont

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

From: juan@everyactioncustom.com on behalf of [Juan Estrada](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 9:54:44 AM

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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. Climate change will continue to bring more severe droughts, increased intensity of storm events, flooding, and uncontrollable, devastating wildfires. Last year's CZU Lightning Complex Wildfire burned 86,000 acres and destroyed 911 homes in San Mateo and Santa Cruz Counties. Please prevent creation of new homes in the most hazardous area of a property such as this one.

Sincerely,
Juan Estrada
3921 E Bayshore Rd Palo Alto, CA 94303-4326
juan@greenfoothills.org

From: samnaifeh@everyactioncustom.com on behalf of [Sam Naifeh](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 9:47:47 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,

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

The proposed subdivision before you asks approval to build houses in this very high fire severity zone on steep unstable slopes of the very same parcel where the Polhemus landslide is located and which requires ongoing stabilizing maintenance of the repair by the County of San Mateo. The Polhemus Road landslide occurred three months after a County-approved retaining wall failed to stabilize this Zmay parcel hillside.

The taxpayers of the County of San Mateo, the County of San Francisco, and the City of San Francisco have to pay for the ongoing governmental burden to keep this "Zmay" parcel stable.

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,
Sam Naifeh
2059 New Brunswick Dr San Mateo, CA 94402-4043
samnaifeh@sbcglobal.net

From: bill@everyactioncustom.com on behalf of [Bill Korbholz](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 9:38:25 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.

One of the major causes of loss of life and property due to wildfires is human encroachment into wildlands. We must stop building infrastructure in high fire-prone areas.

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

From: Janschachter@everyactioncustom.com on behalf of [Jan Schachter](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 9:36:59 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,
Jan Schachter
190 Golden Hills Dr Portola Valley, CA 94028-7655
Janschachter@gmail.com

From: schmidtb98@everyactioncustom.com on behalf of [Brian Schmidt](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 9:36:31 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. We need to learn from the massive problems with wildfire in California, very much including San Mateo County's experience as well last year.

Sincerely,
Brian Schmidt

Sincerely,
Brian Schmidt
935 Old County Rd Unit 23 Belmont, CA 94002-2762
schmidtb98@gmail.com

From: dolcesue10@everyactioncustom.com on behalf of [Susan Uccelli](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 9:28:32 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. Why approval would be given to such a site is beyond me. The slope is terrible. But the main reason is why build in a very high fire hazardous area? The risks to people and property are too great.

On another note also related to future development in our area... What is the formulary regarding the water that is/will be available, the amount consumed/used/needed by a new development/residents, and where that sewage goes later and the size of the facility needed for it?

Please deny the proposed Zmay subdivision.

Sincerely,
Susan Uccelli

Sincerely,
Susan Uccelli
201 Oxford Way Belmont, CA 94002-2565
dolcesue10@gmail.com

From: smallittlet@everyactioncustom.com on behalf of [Tania Leung](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 9:05:29 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,
Tania Leung
1127 Parrott Dr San Mateo, CA 94402-3626
smallittlet@yahoo.com

From: glw2@everyactioncustom.com on behalf of [george wilkinson](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 8:55:34 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.

We tax payers will be stuck with the bill for protecting and rebuilding infrastructure when a disaster occurs and it will.

Sincerely,
george wilkinson
128 Nevada St Redwood City, CA 94062-2134
glw2@aol.com

From: cprenglish@everyactioncustom.com on behalf of [Rhoda Moore](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 8:51:03 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,
Rhoda Moore
1054 Eagle Ln Foster City, CA 94404-1441
cprenglish@yahoo.com

From: nwouk@everyactioncustom.com on behalf of [Nina Wouk](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 8:45:07 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,

Building houses in a landslide zone benefits nobody. One disaster and the insurance companies will pull out. Then there will be a bunch of uninhabitable ruins on their way to becoming a scenic landscape where there is now already a scenic landscape. Save us the trouble of going through that circle.

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,
Nina Wouk
1259 El Camino Real # 215 Menlo Park, CA 94025-4208
nwouk@ix.netcom.com

From: l.drouin@everyactioncustom.com on behalf of [Lisane Drouin](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 8:40:21 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,

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

From: judithamurphy@everyactioncustom.com on behalf of [Judith Murphy](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 8:35:58 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.

It sets a terrible example as we try to find ways to safely increase housing in our county.

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

From: greylag64@everyactioncustom.com on behalf of [Laurie Graham](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 8:25:10 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,
Laurie Graham
724 Stonegate Dr South San Francisco, CA 94080-1561
greylag64@gmail.com

From: sgkritzik@everyactioncustom.com on behalf of [Susan Kritzik](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 8:19:43 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,
Susan Kritzik
15 Possum Ln Portola Valley, CA 94028-7325
sgkritzik@gmail.com

From: tara01@everyactioncustom.com on behalf of [Tara Pratt](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 8:16:59 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 exercise common sense and deny the proposed subdivision on the "Zmay" property. The risks to people and property are too great. It would be folly when there are other less hazardous areas for three new parcels on this property.

Thank you.

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

From: kornfeldcarol@everyactioncustom.com on behalf of [Carol Kornfeld](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 8:03:32 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,
Carol Kornfeld
23150 Cristo Rey Loop Cupertino, CA 95014-6586
kornfeldcarol@gmail.com

From: kornfeldcarol@everyactioncustom.com on behalf of [Carol Kornfeld](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 8:01:10 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,
Carol Kornfeld
23150 Cristo Rey Loop Cupertino, CA 95014-6586
kornfeldcarol@gmail.com

From: kkidguy@everyactioncustom.com on behalf of [James Feichtl](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:58:36 AM

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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 Zmay property in the San Mateo Highlands area is extremely challenging to develop because of its steep, landslide-prone slopes. This 60-acre parcel is also designated as “Very High Fire Severity Zone” – the highest fire risk zone for county lands. The Resource Management zoning of this property 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.

Sincerely,
James Feichtl
2036 Lyon Ave Belmont, CA 94002-1637
kkidguy@gmail.com

From: jmbrinck@everyactioncustom.com on behalf of [Julia Brinckloe](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:53:37 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,

The proposed subdivision on the Zmay property is ill-conceived and self-defeating. This area is highly vulnerable to landslides and fires, putting at risk everything beneath it.

Please use your best judgment to find other, less hazardous areas to develop. This is a catastrophe waiting to happen--and it surely will.

Thank you for accepting my comment.

V/R,
J. Brinckloe

Sincerely,
Julia Brinckloe
PO Box 370317 Montara, CA 94037-0317
jmbrinck@comcast.net

From: ellenkoland35@everyactioncustom.com on behalf of [Ellen Koland](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:51:54 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 proposed site is highly vulnerable to landslides and fire. Fire danger is real. Our local decision makers need to make decisions based on the new normal. The risks to people and property are too great; there are other less hazardous areas for three new parcels on this property.

Sincerely,
Ellen Koland
696 Francisco St El Granada, CA 94018
ellenkoland35@gmail.com

From: kmadsen728@everyactioncustom.com on behalf of [Karen Madsen](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:49:03 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,
Karen Madsen
1015 Tamarind St Montara, CA 94037
kmadsen728@gmail.com

From: jeans_mp@everyactioncustom.com on behalf of [Jean M Covell](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:44:58 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.

No more homes in the urban-wildland interface!

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

From: deniz_b@everyactioncustom.com on behalf of [Deniz Bolbol](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:20:47 AM

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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 Zmay property in the San Mateo Highlands area is extremely challenging to develop because of its steep, landslide-prone slopes. This 60-acre parcel is also designated as “Very High Fire Severity Zone” – the highest fire risk zone for county lands. The Resource Management zoning of this property 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.

Sincerely,
Deniz Bolbol
205 De Anza Blvd # 125 San Mateo, CA 94402-3989
deniz_b@yahoo.com

From: jjsofer@everyactioncustom.com on behalf of [Jules Sofer](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:42:10 AM

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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. Unless foundation piles are driven into bedrock the homes should not be located at the top of the parcels. Jules Sofer

Sincerely,
Jules Sofer
536 Poplar St Half Moon Bay, CA 94019-2032
jjsofer@gmail.com

From: margaret@everyactioncustom.com on behalf of [Margaret MacNiven](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:37:18 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.

Thank you.

Sincerely,
Margaret MacNiven
22400 Skyline Blvd La Honda, CA 94020-9731
margaret@buckswoodside.com

From: jchetterly@everyactioncustom.com on behalf of [Jennifer Hetterly](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:36:53 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,
Jennifer Hetterly
813 Colorado Ave Palo Alto, CA 94303-3917
jchetterly@gmail.com

From: bizmanage@everyactioncustom.com on behalf of [Carolina Bagnarol](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:35:24 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,
Carolina Bagnarol
PO Box 1120 Redwood City, CA 94064-1120
bizmanage@sbcglobal.net

From: danfrancesconi@everyactioncustom.com on behalf of [Lisa Bettendorf](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:32:34 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,
Lisa Bettendorf
2119 Hillcrest Rd Redwood City, CA 94062-3054
danfrancesconi@sbcglobal.net

From: chipbgoldstein@everyactioncustom.com on behalf of [Chip Goldstein](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:22:48 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,
Chip Goldstein
181 Creekside Dr Half Moon Bay, CA 94019-2348
chipbgoldstein@gmail.com

From: alice@everyactioncustom.com on behalf of [ALICE SCHENK](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:22:23 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.

Stop putting selfish financial gain before the safety of citizens. We all pay the price.

Alice Schenk

Sincerely,

ALICE SCHENK

955 Westridge Dr Portola Valley, CA 94028-7336

alice@docc.com

From: annestorm77@everyactioncustom.com on behalf of [Anne Storm](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 7:22:19 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,

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,
Anne Storm
2222 S El Camino Real San Mateo, CA 94403-1809
annestorm77@gmail.com

From: noahhaydon@everyactioncustom.com on behalf of [Noah Haydon](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 12:54:53 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,
Noah Haydon
405 91st St Daly City, CA 94015-1963
noahhaydon@gmail.com

From: sherriesfriedman@everyactioncustom.com on behalf of [Sherrie Friedman](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 1:09:55 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. We have lived in the San mateo Highlands for 31 years and seen landslides and we understand the fire risk. I hope you deny the request to build on this land.

Sincerely,
Sherrie Friedman
25 Burgoyne Ct San Mateo, CA 94402-4005
sherriesfriedman@gmail.com

From: chenyben61@everyactioncustom.com on behalf of [Ben Xu](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 1:12:47 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.

That section of Parrott drive already cracked and the land sinking is obvious. The development can only bring more danger to the landslides, giving three more properties to use the concrete pillar stuck into the parrot drive side, which are too heavy for the steep slope.

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

Sincerely,
Ben Xu
1263 Parrott Dr San Mateo, CA 94402-3628
chenyben61@gmail.com

From: [Marti Tedesco](#)
To: [Planning Commission](#)
Subject: Vote No on the Zmay property subdivision plan
Date: Monday, July 26, 2021 1:58:12 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 Commission,

As a long time resident of San Mateo County I am surprised to hear that the Planning Commission is considering allowing a subdivision on the Zmay property in this day and age. It is clear that there are other options that are less prone to costly and dangerous landslide and fire.

Please vote against this proposal as it will only cost county residents in the long run. And while we are in desperate need of housing here, this subdivision will not solve that issue as it's likely to result in expensive new build homes that few can afford.

Time for San Mateo County to plan for the future, not the past.

Best,
Marti Tedesco
350 La Mesa Dr.
Portola Valley

"I wish I was a messenger and all the news was good." - Wishlist by Pearl Jam, 1998

From: tt23138773@everyactioncustom.com on behalf of [Tiffany Ta](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 2:08:02 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,
Tiffany Ta
1127 Parrott Dr San Mateo, CA 94402-3626
tt23138773@smfcsd.me

From: sencheta@everyactioncustom.com on behalf of [Sen Ta](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 2:08:42 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,
Sen Ta
55 Castleton Ave Daly City, CA 94015-3530
sencheta@yahoo.com

From: btafalcon@everyactioncustom.com on behalf of [Barry Ta](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 2:11:42 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,
Barry Ta
1127 Parrott Dr San Mateo, CA 94402-3626
btafalcon@yahoo.com

From: ianta3311@everyactioncustom.com on behalf of [Ian T](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 2:22:38 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,
Ian T
1127 Parrott Dr San Mateo, CA 94402-3626
ianta3311@gmail.com

From: latiarobina@everyactioncustom.com on behalf of [Robin Toews](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 2:33:22 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,
Robin Toews
15 Menlo Park, CA 94025
latiarobina@sbcglobal.net

From: nancy.barnby@everyactioncustom.com on behalf of [nancy barnby](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 3:01:04 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.

It is madness to consider housing on this site, especially in light of recent (and current) wildfires and other climate aberrations. The property is best left undeveloped -- and, -- as a bonus, a bit more open space to save for future generations to enjoy, even if it's merely a feast for the eyes.

Pease vote wisely, vote no.

Thank you,

Nancy Barnby, proud San Mateo County resident since 1966

Sincerely,
nancy barnby
169 Spruce Ave Menlo Park, CA 94025-3039
nancy.barnby@gmail.com

From: janetcoberly@everyactioncustom.com on behalf of [Neal Coberly](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 4:02:40 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,
Neal Coberly
53 Mandarin Way Atherton, CA 94027-6416
janetcoberly@yahoo.com

From: maryanne@everyactioncustom.com on behalf of [Mary Anne Payne](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 4:07:34 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,

I am very concerned about the fire hazard the new development creates at the Parrott Drive projects. We live just down the street, and the fires from last year were terrifying. When we couldn't breathe from the wildfire smoke, when a fire was actively burning up the road on 280, we packed our kids, our pictures, and our cat and left our home. We didn't know if we would be back.

The idea of placing new families at significant risk by building in a fire prone area, at the top of the hill where the fire risk is highest, is unthinkable. It is immoral and dangerous. You place all of the neighbors on Parrott at higher risk as well. **DO NOT ALLOW THIS.**

There is a solution - the land owner does not have to lose his rights to build on his own property. There is a safer alternative - at the bottom of the hill. This provides a safer solution for all residents, both current and future.

The owner of the property knows this platte of land had both landslides and fire hazards. We, as the county and people of San Mateo, have no obligation to allow building everyone on the property. We have the moral obligation to say NO.

Sincerely,
Mary Anne Payne
1720 Parrott Dr San Mateo, CA 94402-3609
maryanne@pfconsulting.net

From: donald.r.nagle@everyactioncustom.com on behalf of [Donald Nagle](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Monday, July 26, 2021 4:24:12 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.

Among other details (prior landslide and fire history on this exact site), the lots are steeper than the county declares in its report. The slope is more than the legal maximum 50% slope straight back from Parrott. The County's report refers to 2:1 horizontal to vertical slope in a somewhat general manner, without acknowledging it is steeper in specific locations. Planning Dept should have rejected based simply on this data (that the parcels are steeper than legally allowed). And the slope is under 50% maximum further down the site closer to Crystal Springs Road.

Thank you in advance for your consideration

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

From: [Rosemarie Thomas](#)
To: planning_ommission@smcgov.org; [Janneth Lujan](#); [Erica Adams](#)
Cc: [Rosemarie Thomas](#)
Subject: Zmay Subdivision:Parrott Drive Hearing July 28, 2021
Date: Monday, July 26, 2021 8:30:21 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.

Regarding upcoming Planning Commission hearing scheduled for July 28,2021

I am unable to attend this meeting but I must again express concern over the irresponsible development in our neighborhood. You have already allowed the Ascension Heights -Bel Aire project to go through without concern for the neighborhood and especially the homeowners on Parrott Drive and now you are considering another risky development. Is this for more tax revenue???

The Zmay subdivision project is not only endangering the neighborhood but is totally irresponsible. This area according to information received is considered a high fire severity zone and so far we have been very lucky in that fires have not impacted this area. This will also impact the sewer systems, the use of water (which if you have not heard we have been asked to reduce our consumption due the drought), possible slides and additional traffic on Parrott, Bel Aire Road, Ascension etc. As a tax payer and home owner I cannot understand how you can even consider another development in this area. I am sure that if you lived here and either drove by or walked Parrott Drive where this proposed development is being considered you would be upset and would say to yourself are these people insane.

I hope that you will be responsible and vote this project down. I still cannot believe that you allowed the development on the extremely steep hillside located off of Bel Aire Road, Ascension, Laurie and most importantly Parrott Drive. What has been done here is extremely sad and devastating to people who purchased homes in the area thinking that or being told that the hill would never be developed due to the stability, the extreme erosion on the Ascension side of the development (which they are trying to address and all I can say is good luck) and the steepness of the hill. **PLEASE DO NOT MAKE ANOTHER MISTAKE -- BE RESPONSIBLE -**

Thank you for your time.

Rosemarie Thomas
1480 Bel Aire Road
San Mateo

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

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](#)

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.

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

RM Zoning District Section 6324.6(f):

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

280

VHFHSZ = Very High Fire Hazard Severity Zones

92






36

31

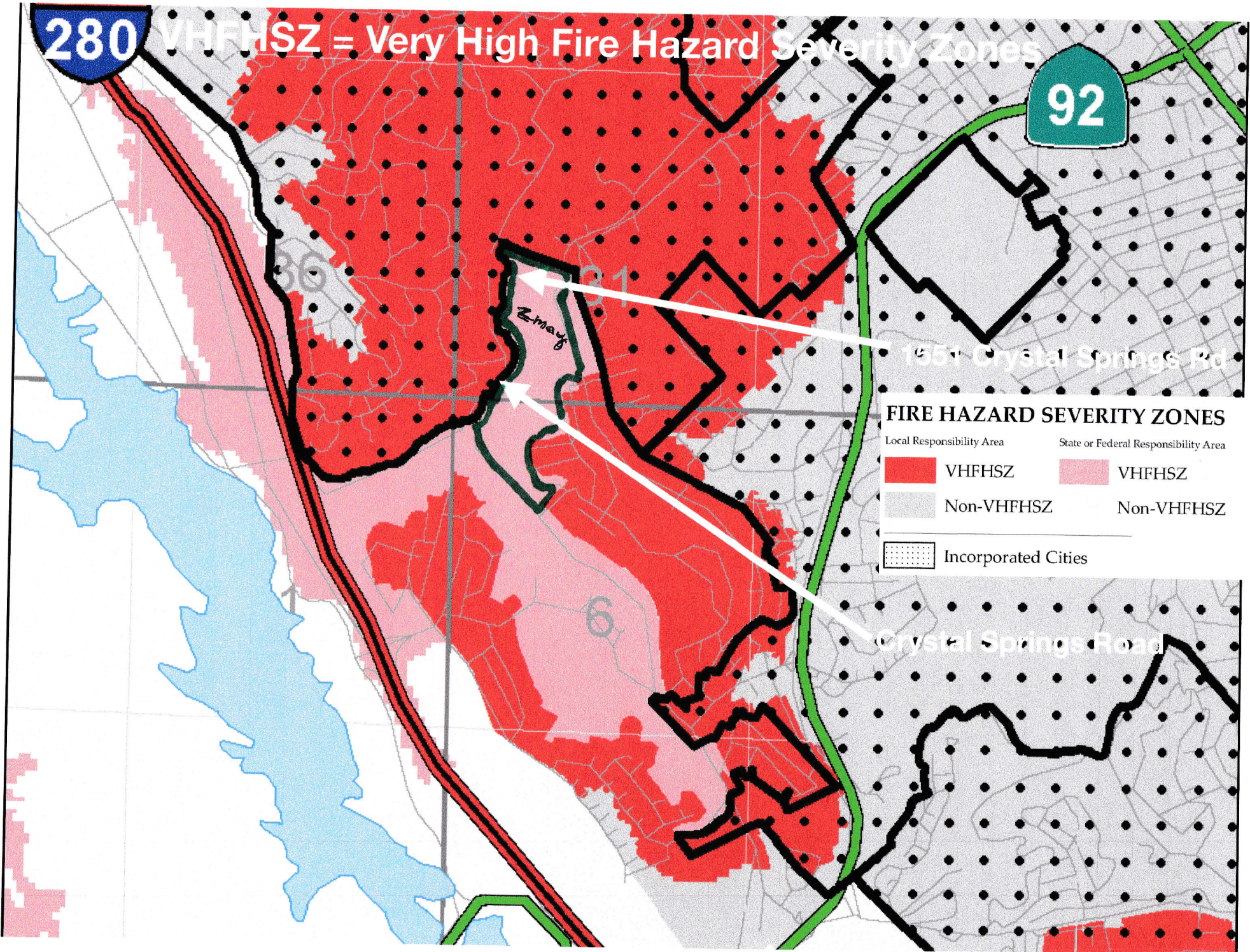
Zmay

1551 Crystal Springs Rd

FIRE HAZARD SEVERITY ZONES

Local Responsibility Area		State or Federal Responsibility Area	
	VHFHSZ		VHFHSZ
	Non-VHFHSZ		Non-VHFHSZ
 Incorporated Cities			

Crystal Springs Road



Vegetation Fire Science

Topography Influences Fire

Slope - Fire burns more rapidly uphill than downhill. The steeper the slope, the faster the fire burns. The reason is that the fuels above are brought into closer contact with upward moving flames, and conduction/radiant heat helps the fuel catch fire more easily and quickly.

Danger - Fire burns 10-16 times faster up-hill due to pre-heating and radiant heat. The worst place to be covering a fire is from above, looking down, and not to have a safe zone/exit plan.

Source: Santa Barbara County Fire Department

How Fire Behaves

Terrain (topography)

A fire will burn faster uphill. This is because the flames can easily reach more unburnt fuel in front of the fire. Radiant heat pre-heats the fuel in front of the fire, making the fuel even more flammable.

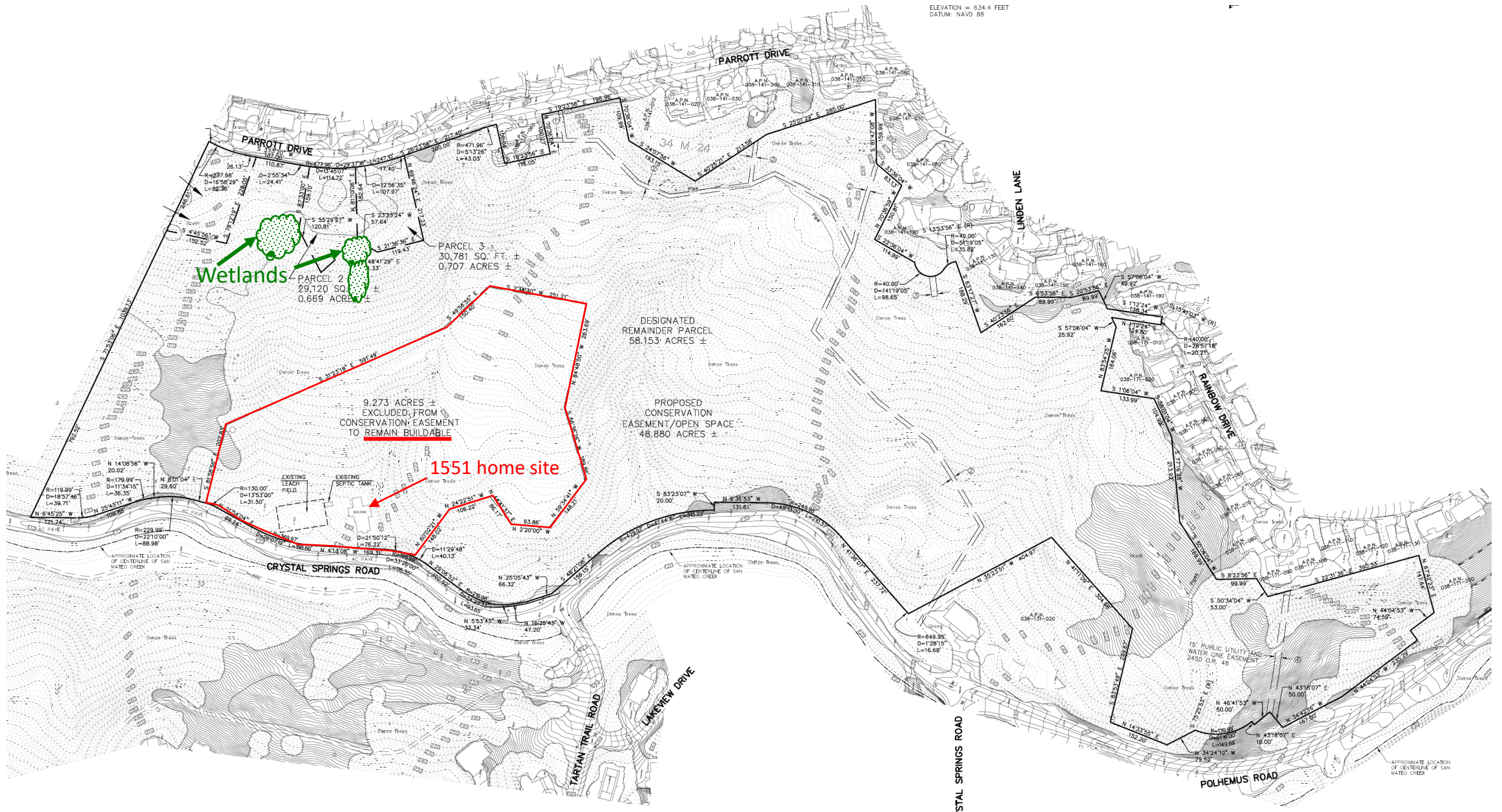
For every 10° slope, the fire will double its speed. For example, if a fire is travelling at 5 km per hour along flat ground and it hits a 10° slope it will double in speed to 10 km per hour up the hill.

By increasing in speed, the fire also increases in intensity, becoming even hotter.

The opposite applies to a fire travelling downhill. The flames reach less fuel, and less radiant heat pre-heats the fuel in front of the fire. For every 10° of downhill slope, the fire will halve its speed.

Source: Country Fire Authority, State of Victoria, Australia

9.3 acres to remain buildable



PLN2014-00410: Suggested Findings for Denial:

General Plan Natural Resources Policy 15.1 Minimizing Risks from Natural Hazards: “Minimize the potential risks resulting from natural hazards, including but not limited to, loss of life, injury, damage to property, litigation, high service and maintenance costs, and other social and economic dislocations.”

RM Zoning District Section 6314: Maximum Permitted Development: “The following provisions relating to use, density, and intensity of development ensure that development is consistent with levels of services which reasonably can be provided, will conserve natural features and scenic values, and that areas hazardous to development or life are left in open or limited use.”

RM Zoning District Section 6324.6 Hazards to Public Safety Criteria: “(c) Notwithstanding the permitted development density under this Ordinance, areas shall not be used for placement of structures: 1) which are severely hazardous to life and property due to soils, geological, seismic, hydrological, or fire factors, 2) whose development would pose a severe hazard to persons or property outside the proposed development, or 3) for which elimination of such hazards would require major modification of existing land forms, significant removal or potential damage to established trees or exposure of slopes which cannot be suitably revegetated.”

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

From: dhzimmers@everyactioncustom.com on behalf of [Diem Ha](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 5:52:45 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.

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,
Diem Ha
969 G Edgewater Blvd # 244 Foster City, CA 94404-3775
dhzimmers@gmail.com

From: etiennevick@everyactioncustom.com on behalf of [Etienne Vick](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 5:37:34 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. Truly dangerous and misguided building practices.

Sincerely,
Etienne Vick

Sincerely,
Etienne Vick
1790 Monticello Rd San Mateo, CA 94402-4032
etiennevick@yahoo.com

From: [Laurel Nagle](#)
To: [Janneth Lujan](#); [Planning Commission](#); [Dave Pine](#); [Planning Commission](#); [Erica Adams](#); [Frederick Arn Hansson](#); [Kumkum Gupta](#)
Subject: please vote NO on the Zmay proposal; too dangerous
Date: Tuesday, July 27, 2021 5:01:27 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.

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: [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: Thursday, July 21, 2021 3:22:09 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 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

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

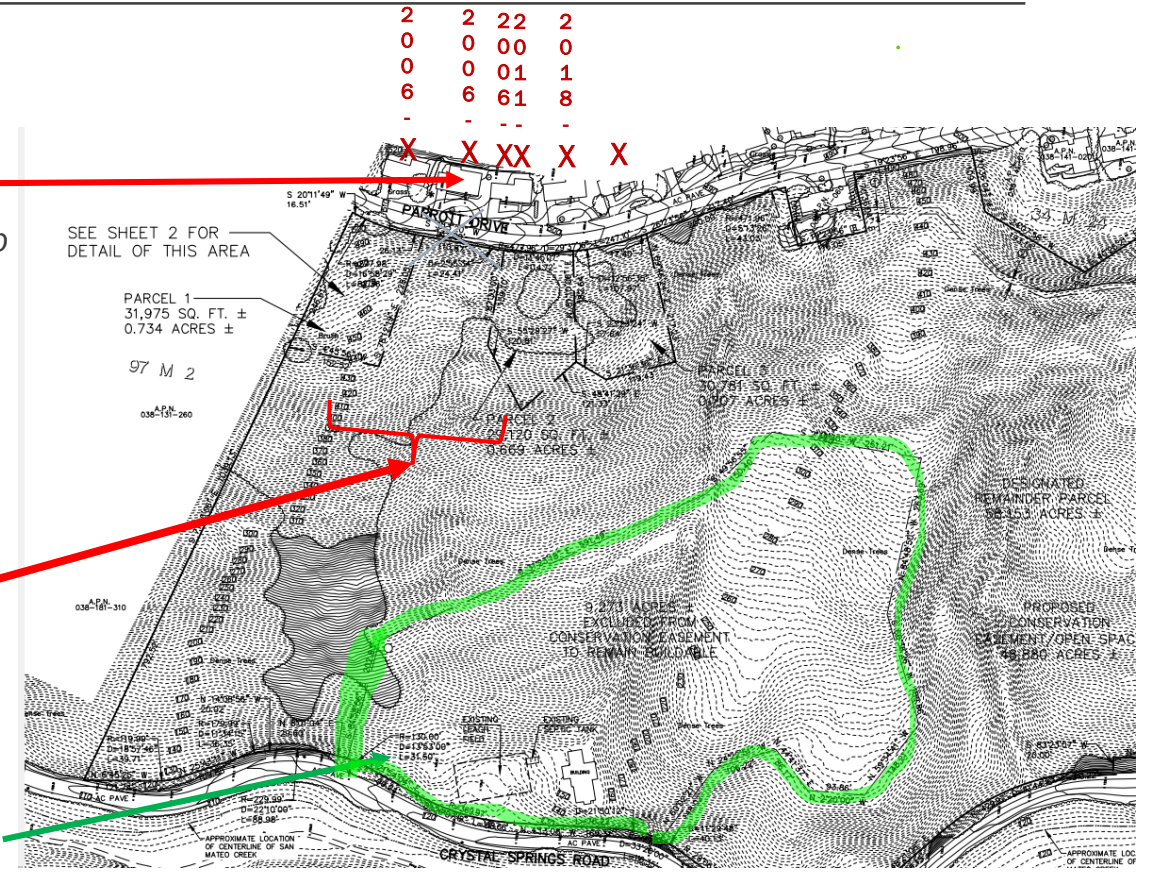
Poses severe hazards to public health or safety from risk of failure

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!!!**

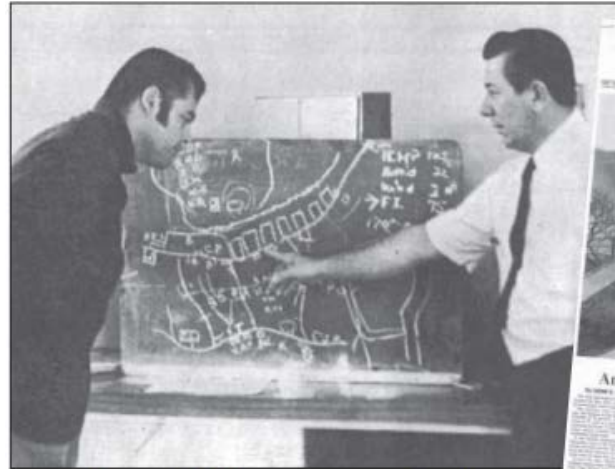


“How come they put a house there that they know is gonna slide ...”

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: mas@everyactioncustom.com on behalf of [Mary Anne Sayler](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 4:45:09 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 development of the Zmay property. We do not need to add to our long list of hazardous areas.

Sincerely,
Mary Anne Sayler
long time San Mateo County resident
650-348-0100
mas@saylerdesign.com

Sincerely,
Mary Anne Sayler
611 S B St Ste 2 San Mateo, CA 94401-4120
mas@saylerdesign.com

From: mas@everyactioncustom.com on behalf of [Mary Anne Sayler](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 4:45:09 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 development of the Zmay property. We do not need to add to our long list of hazardous areas.

Sincerely,
Mary Anne Sayler
long time San Mateo County resident
650-348-0100
mas@saylerdesign.com

Sincerely,
Mary Anne Sayler
611 S B St Ste 2 San Mateo, CA 94401-4120
mas@saylerdesign.com

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 4:41:24 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

From: irenewaldman@everyactioncustom.com on behalf of [Irené Waldman](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 3:57:33 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,

I am a current resident of San Mateo, and feel that it is appropriate to 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. I would appreciate if you could look at other lots.

Sincerely,
Irené Waldman
1911 Los Altos Dr San Mateo, CA 94402-3940
irenewaldman@yahoo.com

From: 1recyclequeen@everyactioncustom.com on behalf of [Merrily Robinson](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 3:48:30 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,
Merrily Robinson
952 Ruby St Redwood City, CA 94061-1430
1recyclequeen@gmail.com

From: 1recyclequeen@everyactioncustom.com on behalf of [Merrily Robinson](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 3:48:30 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,
Merrily Robinson
952 Ruby St Redwood City, CA 94061-1430
1recyclequeen@gmail.com

From: 1recyclequeen@everyactioncustom.com on behalf of [Merrily Robinson](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 3:48:30 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.

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

From: minneyrain@everyactioncustom.com on behalf of [Mary McMurdo](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 3:46:39 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 don't allow this beautiful land to be developed. This is not a good idea for safety, fire reasons and danger to animals. The area is already being affected by the development already going on here - not to mention all the dirt, noise in the area and traffic. I can't believe we have to develop every little bit of open space there is left. The area is crowded enough. Parrott Drive is busy enough without adding more traffic. Is the money that important to the county? Please stop destroying the beautiful area we live in. Enough is enough! Please reconsider.

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

From: minneyrain@everyactioncustom.com on behalf of [Mary McMurdo](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 3:46:39 PM

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Dear Chair Ketcham and Commissioners,

Please don't allow this beautiful land to be developed. This is not a good idea for safety, fire reasons and danger to animals. The area is already being affected by the development already going on here - not to mention all the dirt, noise in the area and traffic. I can't believe we have to develop every little bit of open space there is left. The area is crowded enough. Parrott Drive is busy enough without adding more traffic. Is the money that important to the county? Please stop destroying the beautiful area we live in. Enough is enough! Please reconsider.

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

From: [Rafi Holtzman](#)
To: [Planning Commission: Janneth Lujan](#)
Subject: Response to Z Enterprises Development PLN2014-00410 Meeting No 1707
Date: Tuesday, July 27, 2021 3:42:41 PM
Attachments: [Parrott Drive - Shlomit - July 28 2021 - Final.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.

Dear Janneth,

Attached please find a PDF document I would like to include in the comments concerning the Zmay Project on Parrott Drive.

I would also like to speak at the hearing and would appreciate it if these slides can be shown with my presentation.

Please let me know if these are in the right format and can be shown at the meeting.

Please confirm receiving this email and the attached.

Regards,

Shlomit Mimon
(650)888.3544

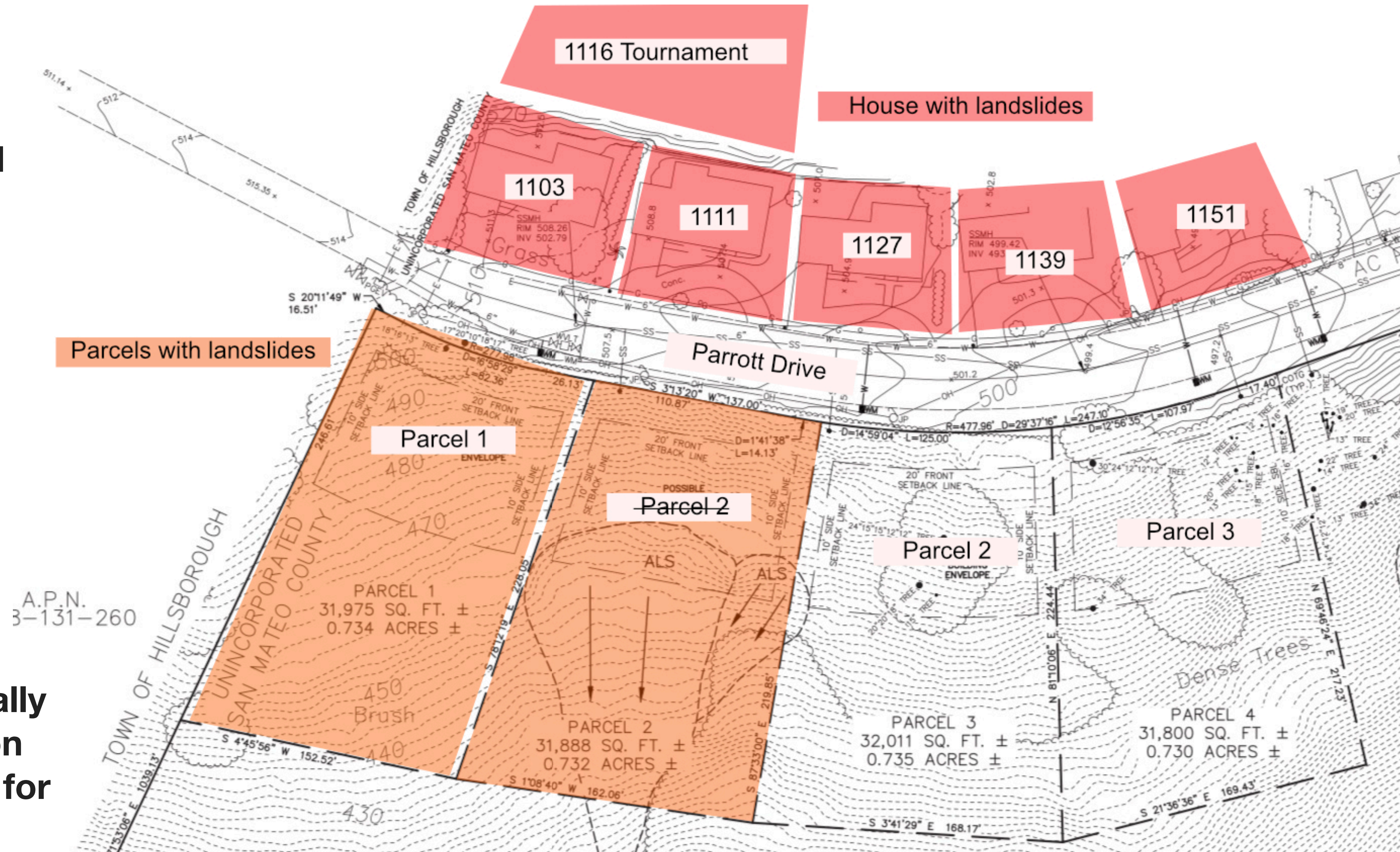
Please Deny the Development at this location

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



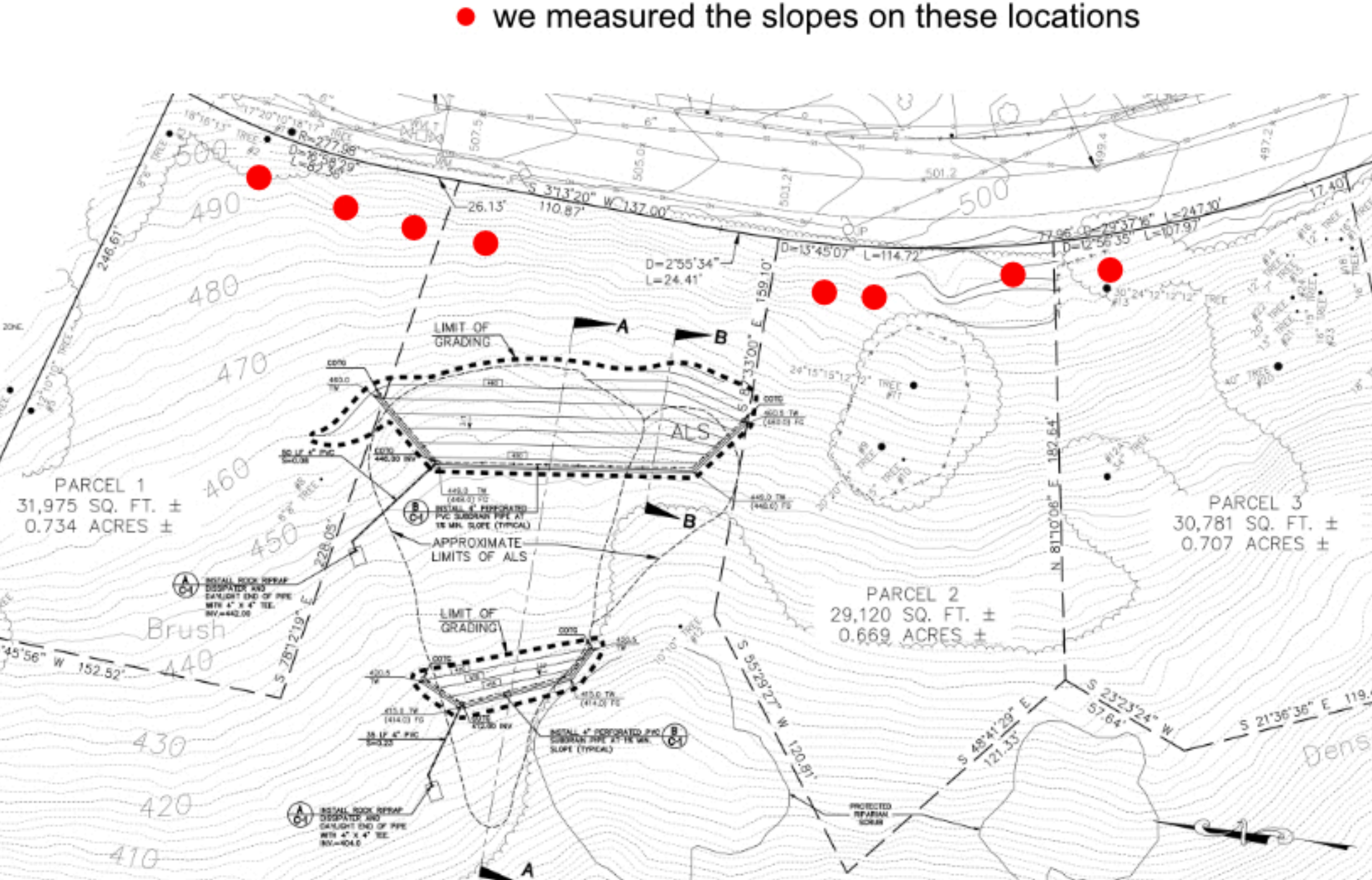
What happened a year after 125 ft of retaining wall and more than \$200,000...

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: Thomas.J.Buckholtz@everyactioncustom.com on behalf of [Thomas J. Buckholtz](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 3:41:28 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.

I also have similar concerns regarding at least one other proposed development in our County. That development would be within a municipality. I think that people need to be cautious throughout the entire County. Please set an appropriate precedent.

Sincerely,
Thomas J. Buckholtz
157 Westridge Dr Portola Valley, CA 94028-7712
Thomas.J.Buckholtz@gmail.com

From: AGerard@everyactioncustom.com on behalf of [Alexis Gerard](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 3:27:03 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,
Alexis Gerard
1020 Parrott Dr Hillsborough, CA 94010-7401
AGerard@futureimage.com

From: Linda.cooney@everyactioncustom.com on behalf of [Linda Cooney](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 3:08:25 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.

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.

We live on Parrott Drive and strongly oppose the proposed subdivision. The area is steep, prone to landslides, and in this severe drought prone to fires. Keeping the brush down has been a problem. Fires and landslides are a constant worry for those of us who reside in this area of Parrott Drive.

PLEASE DO NOT ALLOW THIS SUBDIVISION TO GO AHEAD!!

Sincerely,
Linda Cooney
1375 Parrott Dr San Mateo, CA 94402-3630
Linda.cooney@gmail.com

From: csarmiento22@everyactioncustom.com on behalf of [Christopher Sarmiento](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 2:56:53 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. We had a landslide in our backyard (1139 Parrott Dr.) a few years ago and had to build a retaining wall to prevent damage to our home. The risk and turbulence of climate change plays into factor here, and reconsidering where on that hill the Zmay's develop their new house should be a point of contention given the recent climate changes.

Sincerely,
Christopher Sarmiento
1139 Parrott Dr San Mateo, CA 94402-3626
csarmiento22@yahoo.com

From: karenzamel@everyactioncustom.com on behalf of [karen zamel](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 2:46:36 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,
karen zamel
2690 Goodwin Ave Redwood City, CA 94061-2520
karenzamel@gmail.com

From: teacherbarbara132@everyactioncustom.com on behalf of [Barbara and Steve Mikulic](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 2:34:43 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.

Quoting from letter:

The Zmay property in the San Mateo Highlands area is extremely challenging to develop because of its steep, landslide-prone slopes. This 60-acre parcel is also designated as "Very High Fire Severity Zone" – the highest fire risk zone for county lands. The Resource Management zoning of this property 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.

Community members are loosing their homeowners insurance due to high fire risk. By allowing this project you are jeopardizing everyone else to loosing theirs. Please do the right thing!

Sincerely,

Dr. And Mrs. Stephen Mikulic

Sincerely,

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

From: ohyuuwho@everyactioncustom.com on behalf of [Linda Ottoboni](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 2:33:49 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.

Please do not permit this development to go through- it seems high risk that is not necessary.

Sincerely,
Linda Ottoboni
1435 Enchanted Way San Mateo, CA 94402-3621
ohyuuwho@yahoo.com

From: rlhanby@everyactioncustom.com on behalf of [Rachael Webster](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 12:06:05 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,
Rachael Webster
1216 Laurel Hill Dr San Mateo, CA 94402-3810
rlhanby@gmail.com

From: LPFP@everyactioncustom.com on behalf of [Fran Pollard](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 11:50:02 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.

This is not the time to approve a new development on a steep hill site which is prone to fire danger and mudslides. This is time for the County to concentrate on preventing fires not adding to the problem.

I agree with the comments of The Committee for Green Foothills. Deny this particular development.

Thank you,
Sincerely,
Fran Pollard
PO Box 832, El Granada, CA 94018
LPFP@comcast.net

Sincerely,
Fran Pollard
PO Box 832 El Granada, CA 94018-0832
LPFP@comcast.net

From: goingtogethurt@everyactioncustom.com on behalf of [marvin gin](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 10:21:26 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,
marvin gin
1459 Parrott Dr San Mateo, CA 94402-3632
goingtogethurt@yahoo.com

From: cohevann@everyactioncustom.com on behalf of [Marsha Cohen](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 9:57:04 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.

This Commission is under no obligation to approve this subdivision. There are no mitigations that the Developer can propose to bring the high fire risk to zero.

In addition, approval of new water hookups during this period of extreme drought is unwise. Do not insult existing water customers with having to endure further cutbacks while allowing new users access to scarce resources.

Sincerely,
Marsha Cohen
746 7th Ave Redwood City, CA 94063-3921
cohevann@gmail.com

From: [L.SCHATTNER](#)
To: [Planning Commission](#)
Subject: SAY NO to Development on Landslide Prone, High Fire Risk Area; Item #1 on July 28, 2021 Agenda
Date: Tuesday, July 27, 2021 11:08:32 AM
Attachments: [Zmay development Parrott Drive Deny.docx](#)

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,
Attached is my email supporting the letter and position of the Committee of Green Foothills regarding Item #1 on the July 28, 2021 SMC Planning Commission meeting (File No. PLN2014-00410 Z Enterprises LP, Owner, Steve and Nicholas Zmay, Applicants).
SAY NO to development on landslide prone, high fire risk area.
Thank you,
Susan Lessin, concerned resident of Foster City

From: [Janet Cook](#)
To: [Planning Commission](#)
Cc: [Janneth Lujan](#); [Erica Adams](#)
Subject: New construction below 1200 Parrot Dr.
Date: Sunday, July 25, 2021 2:34:49 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 would like to voice our objection to the this construction. These three homes are going to result in landslide issues as well as taxing our utilities such as water, energy and sewers.

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

eadams@smcgov.org Sent from my iPhone

From: [wendy woodard](#)
To: [Planning Commission](#); [Janneth Lujan](#); [Erica Adams](#)
Subject: Parrott Dr. Construction
Date: Saturday, July 24, 2021 3:51:57 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.

I am writing to you as a neighbor who lives on this street to ask that you DO NOT allow the proposed construction of homes on the 1100 block.

High fire danger

High landslide area and steep slopes

The loss of sensitive ecosystem

Increase of traffic and very dangerous ingress/egress

Thank you for listening to the people who live here.

Wendy Woodard
1367 Parrott Drive

From: [Bruce H. Bern](#)
To: [Planning Commission](#)
Cc: [Erica Adams](#)
Subject: Parrott Drive Subdivision
Date: Saturday, July 24, 2021 5:45:15 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.

As a concerned and downwind neighbor of the proposed new Parrott Drive Subdivision, I strongly oppose this project. The proposed building site is in an extremely hazardous fire zone. About 50 years ago, when this area had not been fully developed, a wildfire, swept by the prevailing winds from the west, devastated this hillside and the surrounding community. The idea of developing over 50 acres for the construction of 3 multi-million dollar homes for perhaps 6-8 individuals, meanwhile displacing native wildlife, using fire-sparking heavy equipment on a fire-prone upslope, and disturbing hundreds of neighbors for the sake of one developer's profit is shortsighted, and potentially disastrous.

Respectfully,

Bruce Bern, MD

From: dhzimmers@everyactioncustom.com on behalf of [Diem Ha](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 5:52:45 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.

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,
Diem Ha
969 G Edgewater Blvd # 244 Foster City, CA 94404-3775
dhzimmers@gmail.com

From: lisawong7@everyactioncustom.com on behalf of [Lisa Wong](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Tuesday, July 27, 2021 2:28:41 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.

Please protect what little open space we have left in the Bay Area. We need San Mateo county's help to REDUCE our carbon footprint, STOP over development in densely populated areas, prevent construction in areas that are proven unsafe and will only cost taxpayers more money in the long run.

Sincerely,
Lisa Wong
1111 DAVIT Ln Redwood City, CA 94065
lisawong7@gmail.com

From: moises@everyactioncustom.com on behalf of [Moises Mena](#)
To: [Planning Commission](#)
Subject: Say No to Development on Landslide-Prone, High Fire Risk Area
Date: Sunday, July 25, 2021 3:33:54 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 lots on this property.

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