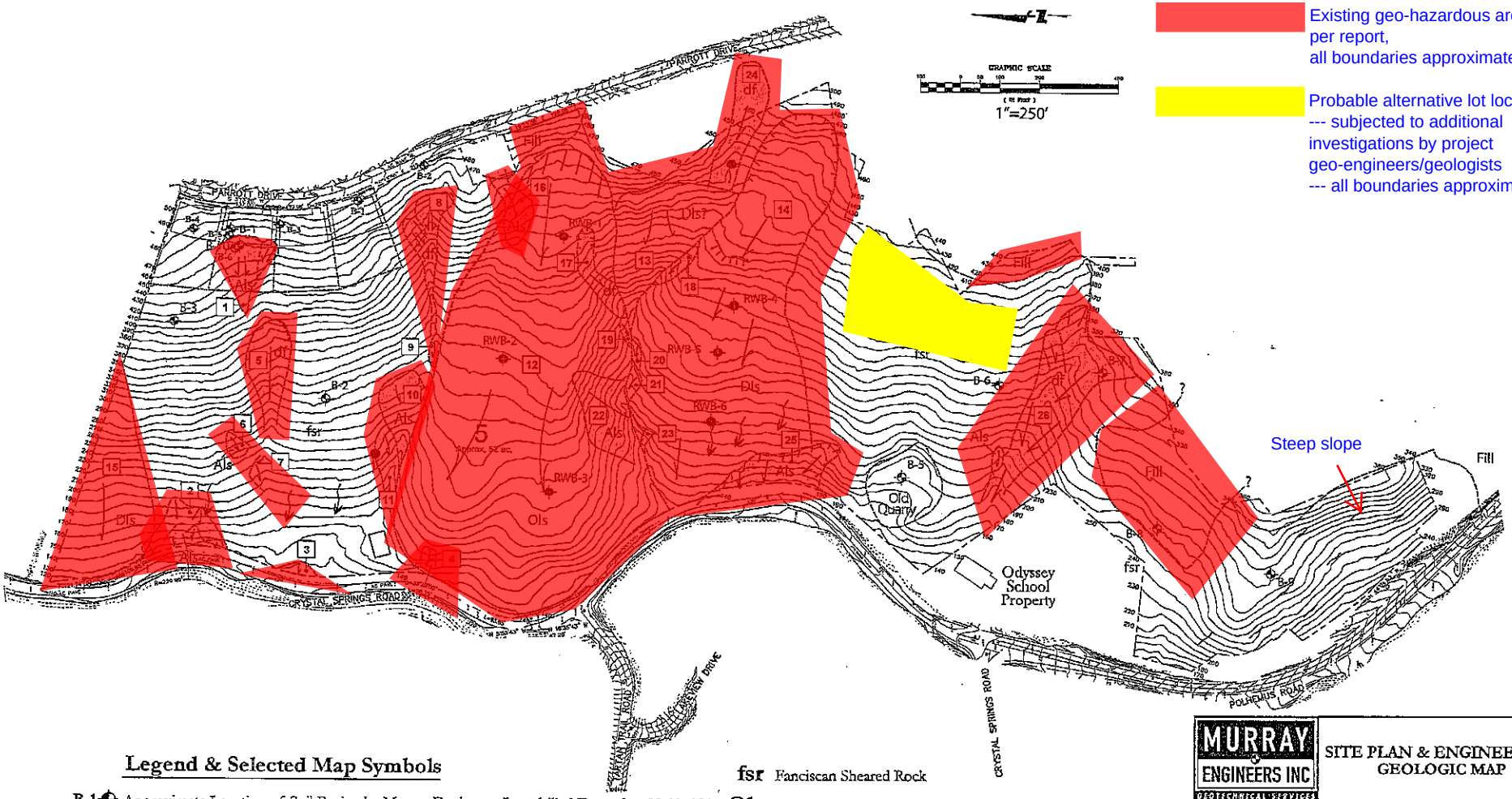
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT S



Legend & Selected Map Symbols

B-1 Approximate Location of Soil Boring by Murray Engineers, Inc., drilled December 20-23, 2013

RWB-1 / B-4 Approximate Location of Soil Borings by BAGG drilled July 18-19, 2007 & October 2, 2007

——— ? Geologic Contact, Dashed where Approximate, Queried Where Uncertain

Base: Topographic Survey by BKF Engineers, dated January 2, 2007

Approximate Scale: 1 inch = 100 feet

fsr Fanciscan Sheared Rock

Ols Older Landslide

Dls Dormant Landslide

Als Ancient Landslide

df Debris Flow

Landslide Limits

Proposed Building Site - Typical

MURRAY ENGINEERS INC
GEOTECHNICAL SERVICES

SITE PLAN & ENGINEERING GEOLOGIC MAP

ZMAY RESIDENTIAL SUBDIVISION
1551 CRYSTAL SPRINGS ROAD
SAN MATEO COUNTY, CALIFORNIA

PROJECT NO.	APRIL 2015	FIGURE 1
1847-1L2		

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT T

WHO, WHAT, WHY, WHEN, WHERE, HOW

1551 Crystal Springs Road – Parrot Drive 3 Lot Subdivision Design and Reasoning

Purpose

As the Developer, Builder and Owner we would like to provide this summary of our pending submittal to create three new lots along Parrot Drive. A recent meeting with San Mateo County ("County") Planners and neighbors has sparked the need to provide all the facts to get ahead of any misinformation. We have created this document with the intent to explain the proposal to subdivide 3 new lots at Parrot Drive for review by Community Members, County Counsel Members and Planning Staff.

Property Overview & Parcel Constraints

1551 Crystal Springs Road ("Property") is a 60.26-acre parcel located within the Unincorporated San Mateo County ("County") within the Resource Management Zoning ("RMZ"). The Parcel is bound by Crystal Springs Road to the West, and Parrot drive to the East. The Parcel is on a West facing-hillside, sloping downhill from Parrot Drive to Crystal Springs Road. There is currently a Single-Family Dwelling ("SFD") at 1551 Crystal Springs Road that was constructed by the current Property Owner Steve Zmay in 1983. The Parcel has remained largely unchanged since.

The 3-lot Subdivision at Parrott Drive ("Project") was submitted in early 2014 and has been revised per comments from Public Works, County Geotech, Cotton & Shires Geologist Consultants, County Roads Division, Planning, Building, Fire, and other reviewing agencies. The project documents and reports have been produced by Murray Engineers (Geologist), MacLeod & Associates (Civil Engineer), Morris Schaffer Engineering (Structural Engineer), Wood Biological Consulting, Kielty Arbor Services (Tree Protection), and California Historical Resources Information System (Cultural Resources).

Proposed Parrott Drive 3-Lot Site

Parrott Drive Lots (2.11 ACRES) – The three new lots will range in size from 0.67 - 0.73 acres, for a total of 2.11 acres of the entire 60.26-acre parcel. The home sites are down-sloping directly from Parrott Drive and range from 1.5:1 to 3:1 slope (horizontal to vertical)[1]. The infill development will conform with the surrounding community fabric by following the pattern and shape of existing lots along Parrot Drive. The Project lots will utilize all existing infrastructure including water, sewer, gas, power, and the Parrott Drive roadway. Only utility laterals and driveway connections will be required.

1551 Crystal Springs Road (9.27 + 48.88 = 58.15 ACRES) – The remaining 58.15 acres will have two land use designations, a *Conservation Easement* and *Homestead Area*. Both designations will remain under one property, to be owned and maintained in its entirety by the current owner.

- *Homestead Area (9.27 ACRES)* – This 9.27-acre area is designated land surrounding the existing SFD. This area is where the Owner of the property could make changes in compliance with the RMZ. As a result of the Project, density credits will be exhausted

[1] Murray Engineers Soil Report 2014

making any portion of the Property impossible to subdivide in the future.[2] An example of allowable modifications to the property would be a barn, granny unit, greenhouse, etc.[3]

- *Conservation Easement (48.88 ACRES)*[4] – This 48.88-acre area is to remain preserved in its natural state. The conservation easement legal document is provided by the County and has been used on other projects in the area. A hiking trail stipulation has been added to allow the current owner the ability to create hiking trails within the Conservation Easement.

Parrot Drive Considerations

- Infill Project conforms to existing community fabric.
- All utilities and infrastructure are readily available.
- Good sun exposure for Solar Panels which will be required in 2020 for new builds according to Title 24 Compliance regulations.
- No new roadway infrastructure means no tree removal for lot recording
- Homesites will have engineered drilled pier & grade beam foundations extending deep into bedrock.
- The Conservation Easement preserves 80% of the entire Property.
- The landslide repair, future home foundations, and drainage will reinforce* Parrot Drive
- A resolution for Billy Goat Hill is being worked out with Public Works on how to repair the existing sewer lateral currently serving 19 homes. Examples of possibilities:
    - Putting money into slush fund for future repairs
    - Fix the sewer lateral in leu of hook-up fees and infiltration mitigation fees.
    - Give County a 30’ x 30 ‘piece of land for possible lift (pumping) station
- Clustering of homes on Parrot Dr. reduces impact to the entire Property and in keeping with RM Zoning regulations.
- The Project preserves the scenic corridor along Crystal Springs Road
- No further development, as density credits will be exhausted after subdivision approval.

<u>Developer Alternative Site- Feasibility Study</u>

The Parcel has many constraints that were considered in determining the Parrot Drive project site. Those constraints included, steep topography, heavily oak laden areas, sensitive flora fauna sites, a scenic corridor through Crystal Springs Road, lack of infrastructure along Crystal Springs Road, desirability of home sites & financial feasibility.

An alternative project site was considered off Crystal Springs Road, just North of the existing Single-Family Dwelling. This is the only location on Crystal Springs Rd. that has relatively level access to the Property & the physical area needed to fit three additional home sites & a roadway cul-de-sac. The primary difficulties with this location were the heavily wooded areas, lack of infrastructure, & the scenic corridor.

WHO, WHAT, WHY, WHEN, WHERE, HOW

Crystal Springs Road *Scenic Corridor Constraints* –falls under the County mandated Scenic Corridor. This requires new development within the corridor to comply with the "Site Planning for Rural Scenic Corridors Section 4.56".

> *"4.57 Cluster Development In scenic corridors, discourage high density clustering or grouping of residential uses which are highly visible from the road."*

The scenic corridor clashes with the density bonus stipulation in the RMZ section that our Parrot Drive or any other project would have to comply with. By creating a conservation easement and clustering the lots in one area or group, we are allowed one additional density credit. In order to comply with the scenic corridor, we would have to remove a parcel making the project significantly unfeasible.

Lack of Utilities and Logistical Challenges:

- *Sewer* – Sewer not available so lot sizes would need to be increased roughly to 1-2 acres to accommodate septic systems. Septic systems require excavation for tank and 2 sets of leach fields with a back-up field ranging from 80 – 150 long per proposed lot.

- *Water and Natural Gas*– There is no water or gas at Crystal Springs Rd. The closest location to get water and gas would be at Parrot Dr. A 6" water main, a fire hydrant, & a 2" gas line would have to be trenched down from Parrot Drive to Crystal Springs Rd, a distance of 950 ft. each. A new easement would need to be established and recorded for serving these utilities. Note: gas is a key component to Title 24 Energy Compliance for new homes. In 2020, new homes will be required to install Solar panels. Heavy oak tree canopy and low point at Crystal Springs canyon make it a difficult location for a suitable Solar design.

- *Power* – The power pole at the existing home would be adequate for 3 additional homes, however, the new lines would require underground installation, costing 2x more than overhead lines. Electrical power would need 650' of 2- 5" underground conduit lines, and a transformer. Two 2" telecommunication lines would have to be installed from the power pole to the proposed lots. A telecommunication and power easement would need to be created to service these utilities.

- *Lack of Roadway Infrastructure* – The driveway for the existing Single-Family Dwelling at 1551 Crystal Springs Road is not adequate to provide access for 3 new home sites. A County Road and cul-de-sac would need to be created to provide Fire Truck access to the new home sites. This would require the removal of 35+ trees, excavation, and retaining walls to accommodate 500 'of new roadway for the 3 lots. Additional excavating, retaining walls and tree removal would be needed for driveways and house pads.

- This project is not financially feasible with all the infrastructure and constraints on clustering in the 'scenic corridor.

WHO, WHAT, WHY, WHEN, WHERE, HOW

Rainbow Dr. Site:

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

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

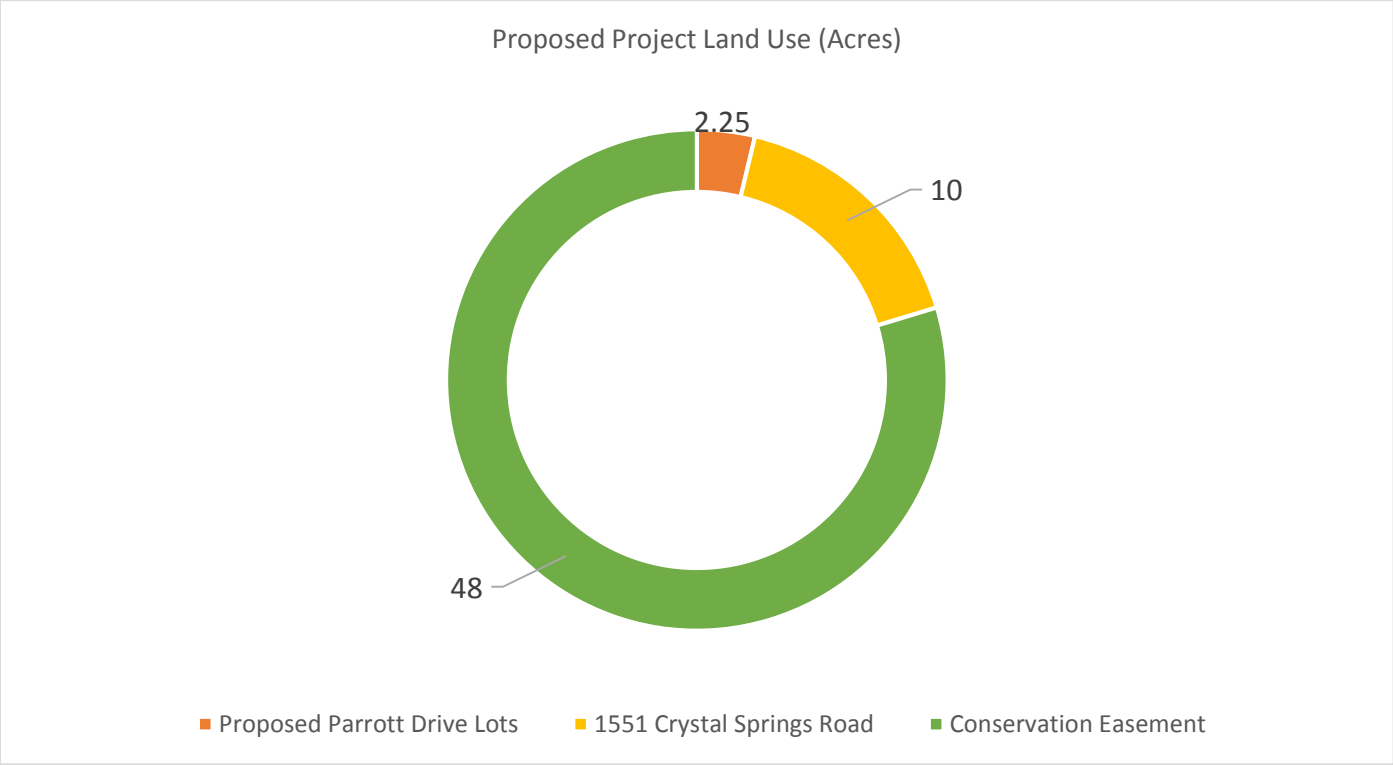
Challenges to the Rainbow Drive Entry point:

1. Property would be accessed via the 20' easement between 1306 and 1312 Rainbow Dr.
2. Need to determine if 20' is of legal width for a main access road to 3 new lots.
3. New proposed lots would be located 2 behind existing homes.
4. Added traffic at a minimum of 6 vehicles 2 x per day.
5. Project would require extensive tree removal, excavation and retaining walls to create an approximately 550 ft. of new roadway and cul-de-sac to accommodate 3 lots for future homes.
6. Utilities would require the following;
   a. 500' + 2" gas line
   b. 500' + New underground electric conduit and transformer
   c. 500' + of new 6" water main pipe and one fire hydrant
   d. 500'+ of new telecommunication conduit
   e. 750' + of new 6" sewer line and two manholes. A new sewer easement would be needed in order for sewer to be hooked up to 'Billy Goat Hill' sewer lateral.
7. Additional excavating and retaining walls for driveways and house pads. Trenching would be required for utilities from new road to homes.
8. Site does not fit in to existing community fabric
9. Topography at this site is similar to Parrot Dr.

Challenges to the Crystal Springs Rd Entry point: (where Crystal Springs merges with Polhemus)

1. Some 750' of new County approved road and cul-de-sac would have to follow the *Billy Goat Hill* sewer easement. (if possible)
2. Tree removal, excavating and retaining walls would be needed on some parts of the road and cul-de-sac. (not in keeping with RM zoning.)
3. House driveway, pads and utilities to the home would require additional disruption to the natural topography.
4. Utilities would be accessed through the 2-'easement at the end of Rainbow Dr. the same utilities would be required, as in #6 above, with the potential length increasing.
5. In my opinion, even though it's a beautiful site for development, the length of the new County road or using the sensitive entry point at the end of Rainbow Dr. is not doable. Not to mention the cost.

WHO, WHAT, WHY, WHEN, WHERE, HOW



WHO, WHAT, WHY, WHEN, WHERE, HOW

Summary of the Past 4 years:

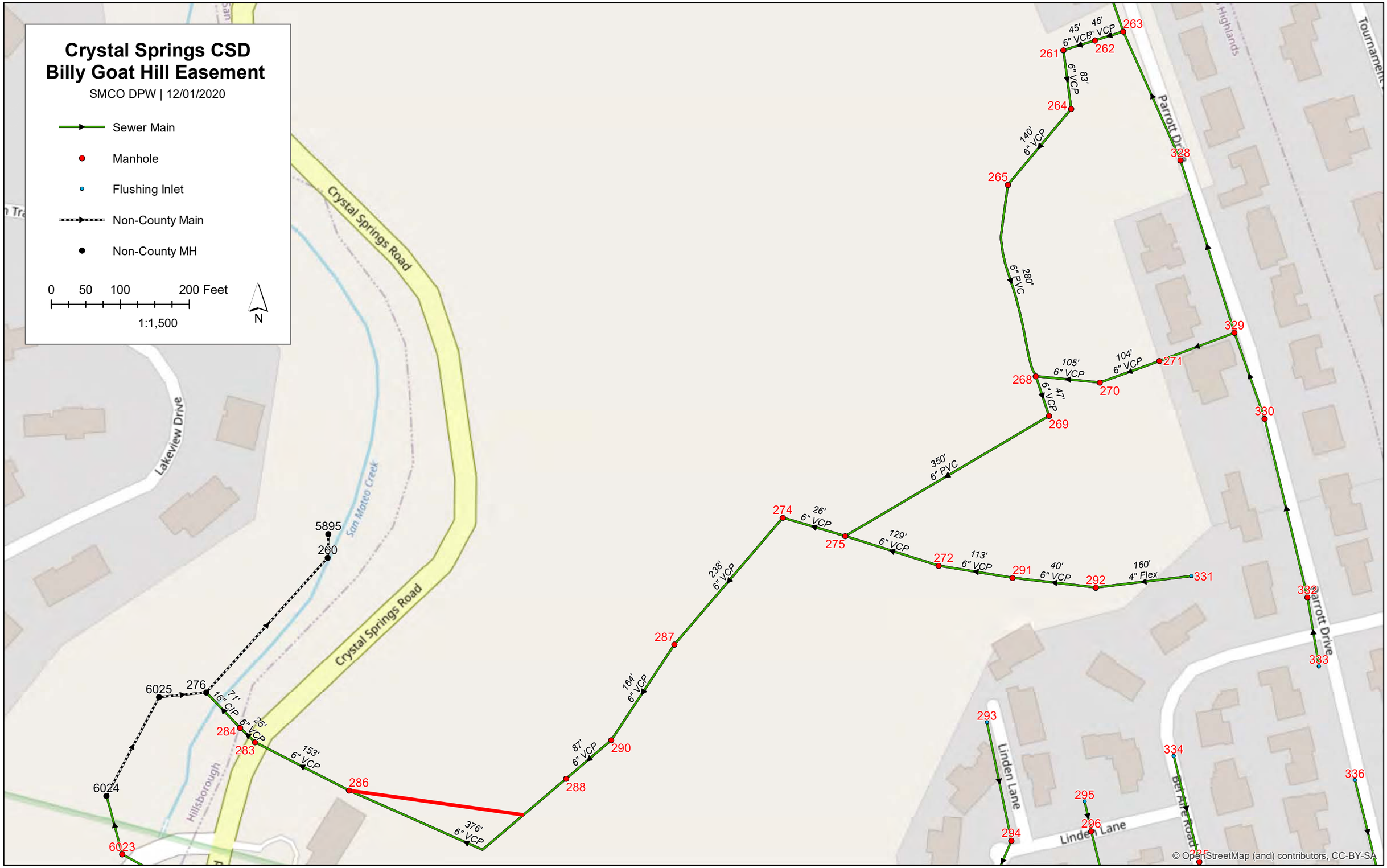
Throughout numerous past meetings, and over many conversations, with the County, public hearings with neighbors, geologists and engineers, other sites were never mentioned. We have had several geologists look at this and never did they recommend going in a different direction. After much time and expense of extensively pursuing what was agreed to be the best site to cluster the homes, it is absolutely an impossible financial hardship, with again, no guarantee that the new proposed sites/location would not be scrutinized in the same way. The County has in recent years permitted other projects in the area with similar geotechnical challenges.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT U

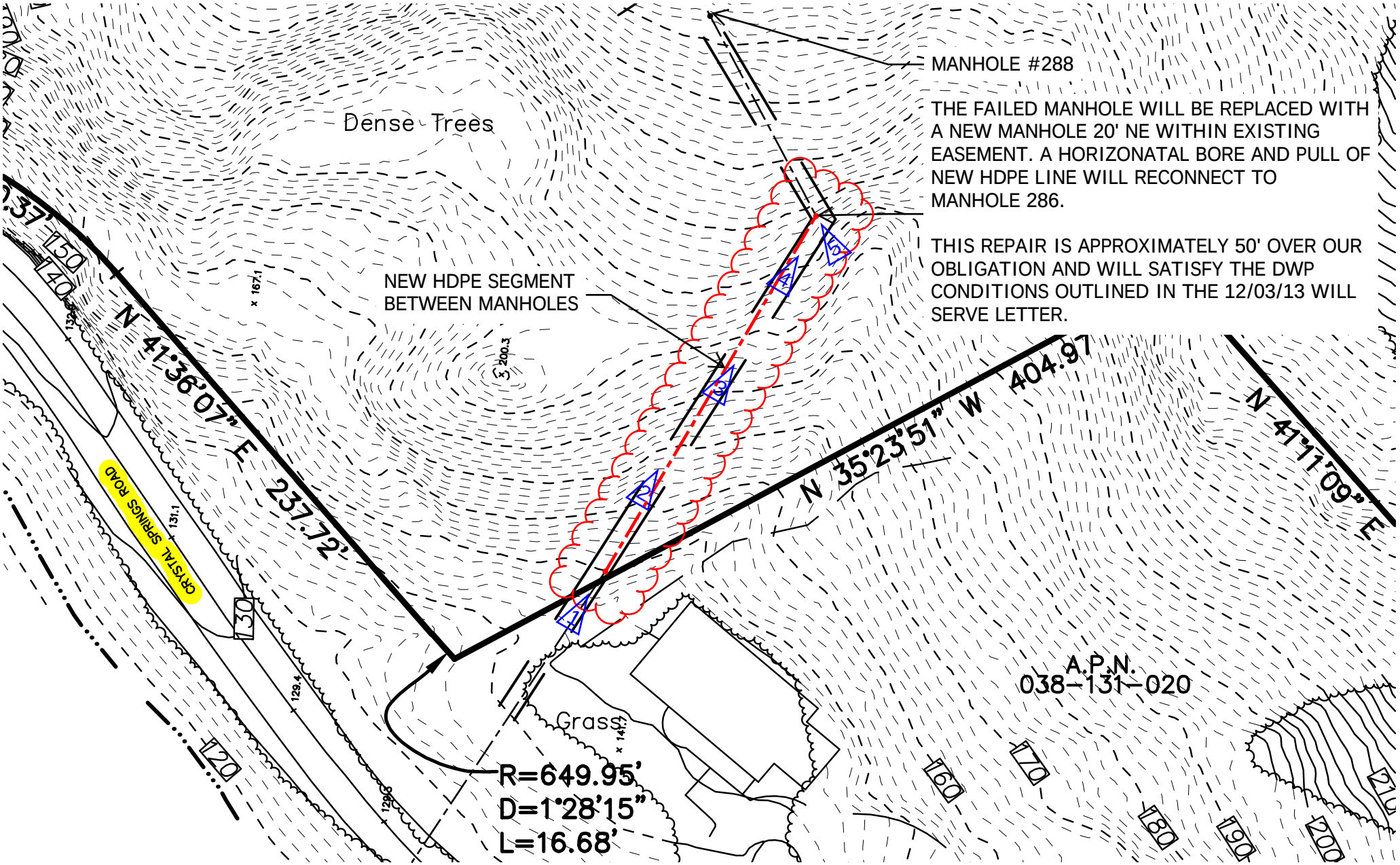
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT V



G:\Users\utility\sewers\GIS\Shop Sewer Maps\PM Cleaning Procedures\Billy Goat Hill

PARROT DRIVE SUBDIVISION MITIGATION PLAN



PARROT DRIVE MITIGATION PLAN SITE PHOTOS

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT W

Technical Memorandum

WOOD BIOLOGICAL CONSULTING
PO Box 1569
El Granada, CA 94018
(415) 254-4835
chris@wood-biological.com
www.wood-biological.com

DATE: June 29, 2021
TO: Erica Adams (San Mateo County Planning); Steve Zmay
FROM: Chris Rogers
SUBJECT: Assessment of Sewer Line Easement, Zmay Property, San Mateo County, California

On June 21 and June 24, 2021, I surveyed and flagged the section of the sewer easement access road above Crystal Springs Road, which parallels the sewer line segment that will be replaced, as shown on the attached excerpt of the Opportunities and Constraints Map. The lower-most straight section of pipe between the above ground elbow (shown in Photo 8, attached) and a manhole approximately 100 feet east of Crystal Springs Road (Photo 3) would be replaced using a trenchless pipe-bursting approach. Improvement or replacement of other portions of the sewer line above the elbow would be considered as part of a development proposal unrelated to the development proposed by Zmay.

I surveyed this section of the sewer line, easement access road, location of send and receive pits for pipe-bursting, and surrounding areas with suitable habitat to assess the potential for a special-status plant, Franciscan onion[1], to occur in the area that may be temporarily disturbed by construction-related activity during replacement of the sewer line segment. This survey was conducted at the appropriate time of year to observe and identify Franciscan onion, which typically flowers in May and June. I have observed the species within the past several weeks on the Zmay property near the sewer access road (Photo 7), and in the Town of Hillsborough's open space.

Franciscan onion was previously documented near this section of the sewer alignment during rare plant surveys conducted for the project in 2007; the results of those surveys are represented on the Opportunities and Constraints Map. Although no Franciscan onion or other special-status plants were mapped on the sewer alignment, it appeared, based on the mapping, that one population of Franciscan onion could be located within about 10 feet of the pipeline. Based on my site visits, it is now apparent that the sewer line mapping is approximate and schematic, and the map depicts it closer to the onion population than it actually is. The replacement of the sewer line would use pipe bursting, with no above-ground disturbance to plants or habitat.

More important is the location of the existing easement access road that would be used during the pipe-bursting operation, which also is not located within the previously-mapped Franciscan onion population. The road does pass close to the eastern-most cluster of Franciscan onion mapped in the vicinity, possibly within 15-20 feet. Photos 1-6 show an abrupt grade break (*i.e.,* a low cut-bank) that separates the road from oak woodland habitat immediately adjacent to it for most of this section of the sewer line. The grade break creates a natural physical barrier to vehicle entry into the Franciscan onion area.

I staked and flagged the north edge of the road for approximately 150 linear feet, as shown in Photos 1-6. Each wooden stake is marked with letters "ESA" denoting "Environmentally Sensitive Area". These markers may be used as a guide for installation of temporary construction fencing to form a

[1] *Allium peninsulare* ssp. *franciscanum*; California Rare Plant Rank 1B.2 (rare threatened or endangered in California and elsewhere).

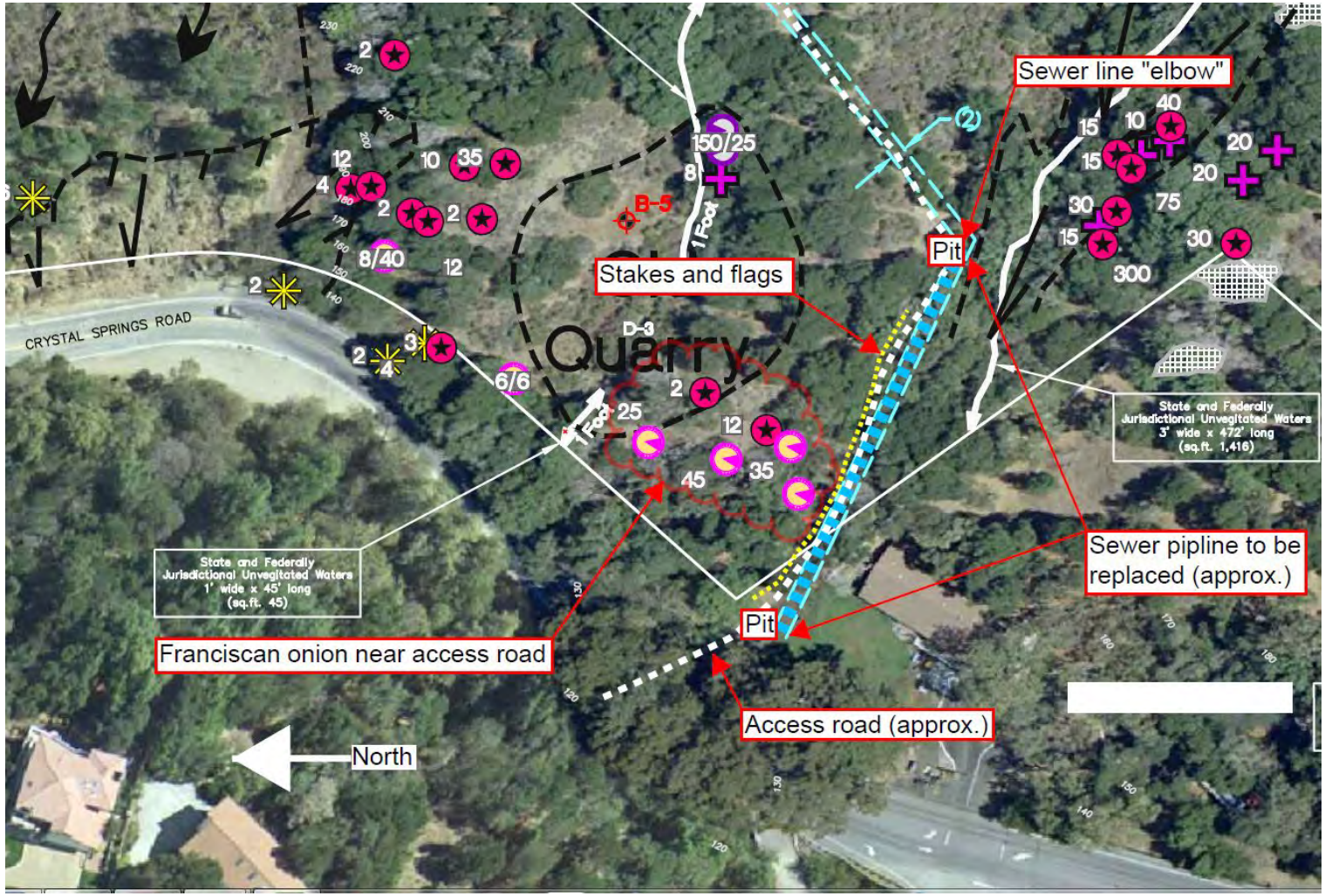
physical and visual barrier to prevent accidental entry into the Franciscan onion area. The approximate locations of the sewer line, access road and flagged boundary are shown in relation to the more precisely mapped nearby population of Franciscan onion.

This pre-construction survey and marking of the boundary of the Franciscan onion population is consistent with the intent of mitigation measure MM 13, which addresses special status-plant species other than western leatherwood (numbering may have changed in recent revisions to the IS/MND document).

Chris Rogers
Senior Ecologist
Wood Biological Consulting

Attachments: Excerpt from Opportunities and Constraints Map
Photographs

Excerpt from Opportunities and Constraints Map



Source: Wood Biological Consulting, 2014; 2021.

Photo 1. Flagged Environmentally Sensitive Area (ESA) near Crystal Springs Road.

Photo 2. Flagged ESA near mapped population of Franciscan onion.

Photo 3. Sewer manhole on right side of road; ESA flagging on left.

Photo 4. Abrubt grade break to left of sewer easement access road.

Photo 5. Flagged ESA along sewer easement access road.

Photo 6. Flagged ESA along grade break.

Photo 7. Franciscan onion (pink flowers) on Zmay property.

Photo 8. Sewer line elbow at upper limit of proposed replacement section.

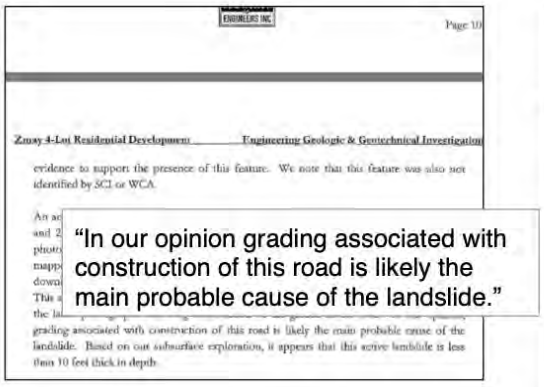
- **There are multiple active landslides on the proposed site**
  - RM zoning section **6324.6c. & 6324.6f(1-2,7) Do not build on geohazards or landslides.**

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

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

MURRAY ENGINEERS INC

Page 17



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

- **The site is the exact location of the greatest ever fire in the county.**
  - The MND is inconsistent with RM zoning section 6324.6c. & 6324.6f(1-2,7) Do not build on geohazards or landslides.
    - ***"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"***
  - The property is in the area designated by CalFire as a very High Fire Hazard Severity Zone.

HILLSBOROUGH

4TH QUARTER 2009

THE DAY OF FIRE

The treasured and strange of Hillsborough's backyards can both depend and dangerous. The fire, building and public works departments try to protect beauty and maintain safety, often conflicting goals. Thirty-nine years ago, flames erupted, and the story remains as a warning. Below is a shortened version of an article by publisher Gene E. Malott that was in the Hillsborough Boutique on July 25, 1972.

The heat had lingered for about a week. Around the Bay Area, thousands of acres of woodlands stood ready to burn. The statistics were stacked like kindling – 105 degrees, humidity in 22 percent.

Thursday, July 13, was a Day of Fire. At 3:45 p.m. it started, and before it was over, more than 200 men from eight county fire departments were on the lines, 31 acres of thick woodlands had been laid bare; and a Hillsborough fireman was hospitalized.

But it could have been worse, according to Hillsborough Fire Chief William Stremme. It could have moved north, racing into Hillsborough's residential areas and through the Tobin Clark Estate, uncontrollable, and threatening Polo Terrace. It could have wiped out the 20 or so homes along the 1100 block of Parrott Drive, instead of leaping over them.

The difference was organization....luck.... the right weather conditions....and gust.

The first call came to the State Division of Forestry reporting a small brush fire in the Quarry on Crystal Springs Road near Mariner Road. But the real fire was a mile south, on the other side of Crystal Springs Road, and by the time Hillsborough Captain Robert Sheehan and his first unit arrived at 3:49 p.m., "It was well beyond us," Sheehan said. The pillar of smoke was visible from the Bayshore Freeway and more than 170 calls poured into the fire department switchboard before dispatchers quit counting.

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

Hillsborough Fire Engineer Boyd Hase describes how he and Captain Joseph Quadt, clearing people from an area, spied two youngsters on a rooftop and were to get them down. Suddenly the fire across Parrott Drive exploded, leapt 22 feet over the roadway, across rooftops, gulping every atom of oxygen. Hase rolled into a ball on the ground; Quadt jumped a picket fence, then collapsed. Quadt had suffered second degree burns and smoke inhalation. All night at Mills Hospital, his condition was listed as "fair, but under intensive care."

Stremme in the command post had his forces marshaled and moved the units like chessmen. Temperatures rose to 190 degrees in places. Nine firefighters were treated for burns after their clothing caught fire.

Stremme worries that Hillsborough's first Day of Fire may not be its last.

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.

Hillsborough Boutique

News of Hillsborough Burlingame and the Peninsula

VOL. VIII, NO. 30 © Hillsborough Boutique 1972 JULY 25, 1972 10 CE

DAY OF F

Anatomy of Hillsborough's Biggest Fire

By GENE E. MALOTT

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

The statistics were stacked like kindling—105 degrees in San Mateo County, the humidity in 22 percent. Thursday, July 13, was a Day of Fire. At 3:45 p.m. it started, and before it was over, more than 200 men from eight county fire departments were on the lines, 31 acres of thick woodlands had been laid bare; and a Hillsborough fireman was hospitalized.

But it could have been worse, according to Hillsborough Fire Chief William Stremme. It could have moved north, racing into Hillsborough residential areas and through the Tobin Clark Estate, uncontrollable, and threatening Polo Terrace. It could have wiped out the 20 or so homes along the 1100 block of Parrott Dr., instead of leaping over them.

DAY OF FIRE

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

Eight on Parrott Dr. a resident trimmed his shrubbery and as he and his neighbors do frequently, dragged his trimmings across the roadway and there were down the steep face of the canyon that falls off to Crystal Springs Rd. Over the years, the canyon rim had become a dump for yard trimmings.

Suddenly, the neighborhood—maybe sensing no go to the cool indoors after running errands—had parked cars along both sides of the street. Nobody knows how the fire started, but it was that parcel Del Alto, anyway—it doesn't go anywhere. Bel Air ends at the Tobin Clark Estate.

STAGE WAS SET

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

At 3:45 p.m. it started, Hillsborough's Day of Fire, and before it was over more than 200 men from eight county fire departments were on the lines, 31 acres of thick woodlands had been laid bare; a Hillsborough fireman was hospitalized.

But it could have been worse, according to Hillsborough Fire Chief William Stremme, holding a post mortem session with his men July 20, a week after the blaze. It could have moved north, racing into Hillsborough residential areas and through the Tobin Clark Estate, uncontrollable, and threatening Polo Terrace. It could have wiped out the 20 or so homes along the 1100 block of Parrott Dr., instead of leaping over them.

WHAT MADE THE DIFFERENCE

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

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

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

Sheehan first saw the fire from high on Turon Trail Rd. "We couldn't tell which side of Crystal Springs Rd. it was on, but it looked like it was about halfway to nowhere," he said.

Sheehan called for more equipment. Approximately 5:30 p.m., a homer on the 1100 block of Parrott Dr. in Mann was watering his front lawn. "I looking the house," he told The Boutique later that evening. "It was a bit of the sun. I looked up and there was big tower of smoke three or four hundred feet high. I knew we had something toward the house on my roof."

PILLAR OF SMOKE

The pillar of smoke was also visible the Bayshore Freeway, and more than calls poured into fire departments in Hillsborough and surrounding communities.

By the time Stremme arrived on Parrott Dr. with two more Hillsborough units, the neighbors were out—some hoses, some with suggestions, some with questions, some with tears. Stremme grabbed him physically while he was setting up his command post in the 1100 block

(Cont. Pg. 8)

Day of Fire

Parrott Drive Angels

- **Other RM zoning sections being ignored include:**
  - **Sec. 6324.2** Blend into RM zoned site.
  - **Sec 6324.6c. & 6324.6f(1-2,7)** Do not build on geohazards or landslides
  - **Sec 6325.2** Save the Habitat
  - **Sec 6325.4** Protect surface and groundwater
  - **Sec 6326.4b,c** Slope instability. Build on geohazards, if and only if, no threat to the public and there are no alternate, safer sites.

- **Climate change means that the proposed site risks will increase in the future.**

  "The consequences of climate change pose risks to life, safety and critical infrastructure in San Mateo County."

  (*Supervisor Dave Pine***)**

  - *The MND is ignoring the direction* ***"The project will not create impacts which are individually limited, but cumulatively considerable."***

- The proposed site at the highest point of the lot, with unstable slopes of 78%-61%, extreme fire hazards and active landslides on and around the site is probably the location that creates the most negative effects on the environment, the RM zone and the community.
- We ask that the planning department will re-examine the MND for all the mentioned issues. Most of them should have a critical effect on the decision to move the project to a safer location.
- We are asking the developer to build at a safer location that will have less negative impact on the landslide and fire risks, the wetlands, plants and animals and the community enjoyment of the beauty of the valley and the scenic view from Parrott Drive.

Regards,
Raphael Holtzman

Shlomit Mimon
1103 Parrott Drive
San Mateo, California
94402

February 20, 2020

Erica Adams, Project Planner
San Mateo County Planning and Building
455 County Center, Second Floor
Redwood City, CA 94063

Re: Re-Circulated Initial Study and Mitigated Negative Declaration: Zmay 3-Lot Minor Subdivision, Grading Permit and Resource Management (RM) Permits, County File Number: PLN 2014-00410, Project Location: 1551 Crystal Springs Road, San Mateo unincorporated BaywoodPark Area, APN: 038-131-110.

Dear Erica,

This is a public response for the recently released Mitigated Negative Declaration (MND) for project PLN 2014-00410. The "Notice of Intent to Adopt Mitigated Negative Declaration" (MND) is inaccurate, incomplete and inadequate.
The MND must be returned to the planning staff in order to address these and to prevent the potentially critical failures of the project.

Below are few of the misleading, incorrect and missing facts concerning the proposed site:

Slopes on the suggested site are almost twice as steep as stated in the MND (78%-61% and not 37% as stated in the MND, (Initial Study, page 2)).

- **These differences have a critical impact on the amount of work to be done on the site, safety impact and indeed the validity of the whole project at this location.**
- **The scope of work, the size and volume of earth that will need to be filled is much larger than the current estimates.**
- **This project will potentially make the land more prone to future landslides and might have further impact on the whole area.**

We have asked the engineer, George Jemmott to measure the slopes at the proposed sites with the following results:.

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 Parrot 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.**
- In terms of degrees, **the MND says the property slopes vary between 18 and 27 degrees**, and we found slopes as high as **38 degrees** within 10 feet of Parrott Drive, continuing down the hill for 50 feet or more.

These measurements are a clear indication that the numbers given in the MND are inaccurate, incomplete and misleading.

In fact in Attachment K, page 12 it is clearly stated:
“We note that ***due to the dense vegetation and steep slope conditions, only portion of the site was accessed***”
And in Attachment F-J, page 5 there is a similar comment:
"*The recent survey **did not include a 100 percent visual inspection of the reduced study area due to the steepness of the slopes** and the dense vegetation.*"

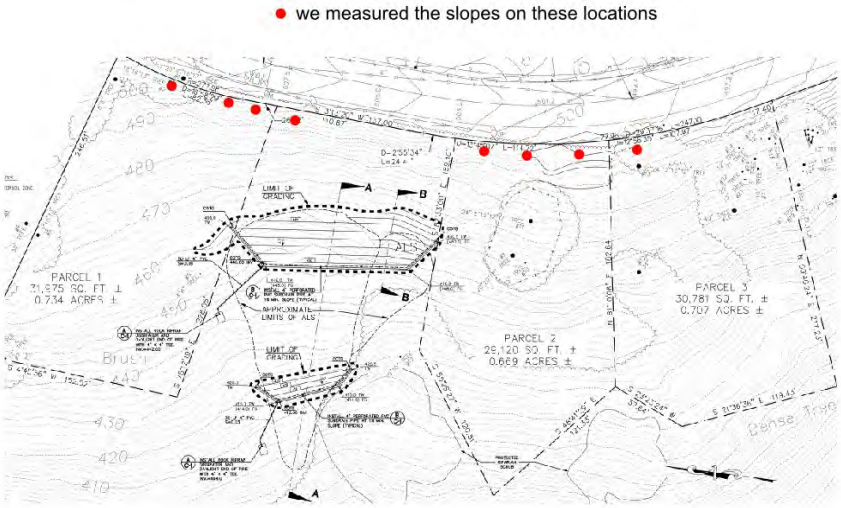


Figure 1 - Locations where we measured the slopes - approximated.

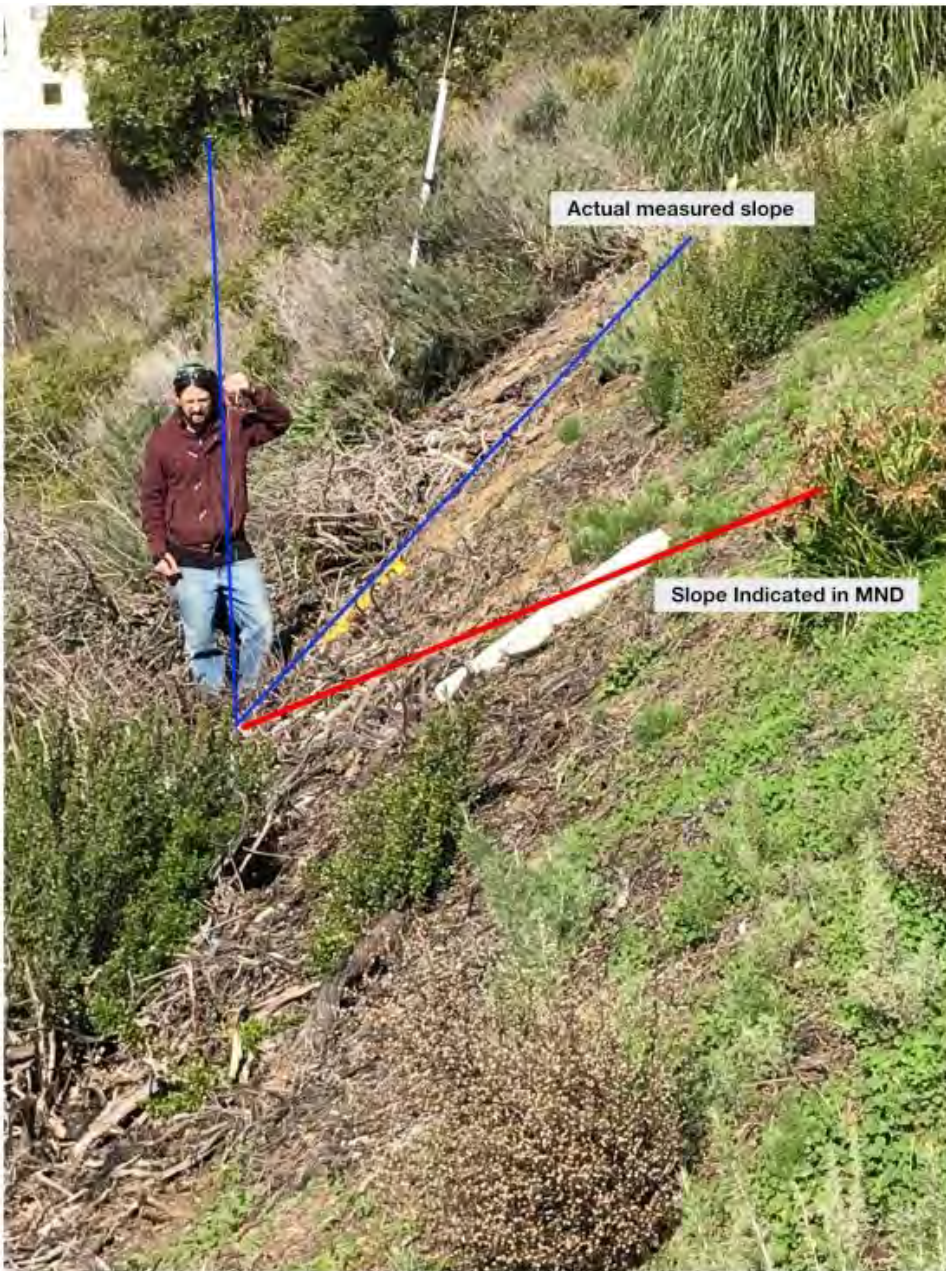


Figure 2 - Demonstrates in a simple way the difference between the mentioned 37% (the red line) to the actual slope (the blue diagonal line).

- **ALL 4 houses across the road from the development had significant landslides.**
- **Lot 1 and lot 2 have landslides.**
- **There are at least 6 landslides in the immediate area.**
- **The potential for more landslides on all lots, especially with the grading, construction and addition of tons of earth for the filling, is severe...**

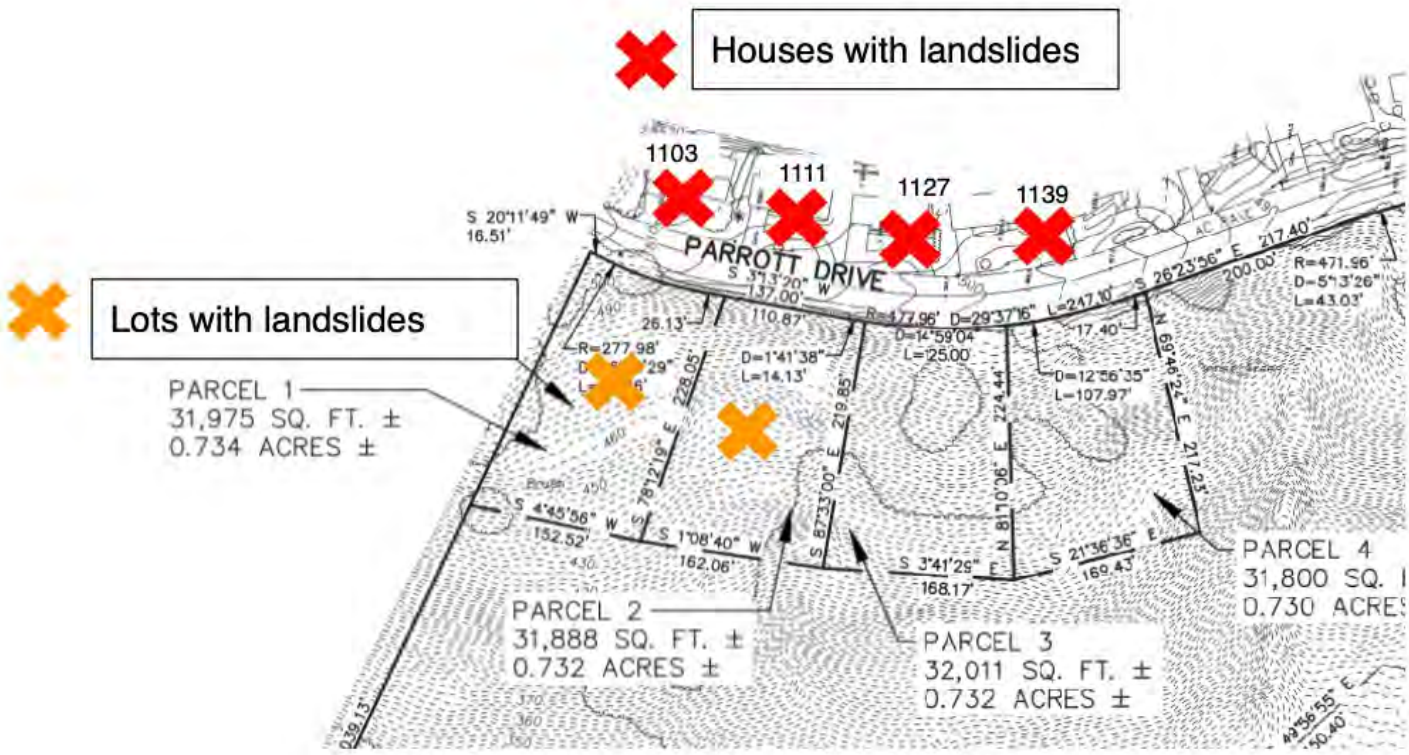


Figure 3 -Landslides on and next to proposed site

- **The landslide on lot 1, though mentioned on many pages of the MND (for example *"within the active landslide on lot 1" Attachment K, Page 18*), is not shown on the maps in the MND!**
- **See below a map from an older application of this project.**

Figure 4 - Showing Landslide on Lot 1

- **From Bay Area Geotechnical Group (BAGG) geotechnical and engineering geologic Investigation that was done in 2007, MND Attachment K page 12. BAGG claims that their slope stability analysis yielded factors of safety against sliding in excess of 1.01 under saturated conditions while factor of safety less than 1.0 indicate an unstable condition. The difference of .01 should be reconsidered taking into account the Global Climate Change.**

- **BAGG also recommended drilling piers of at least 25 feet. The mere act of drilling these deep piers can cause the hill to become unstable especially considering the crumbly rocks of the hill that extend all the way to and include the bedrock.**

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."

We, the community, are not willing to accept this risk that may cause havoc in our lives and may cost the community unnecessary pain and expenses.

The MND must be returned to the planning staff in order to obtain the missing and correct facts and review the project with information in hand.

Thank you for the opportunity to comment on the report. I hope you remember that your responsibility is to protect the public and choose a safer location on this big lot.

We will be happy to talk to you again about the better, safer location as we already suggested over a year ago in a recorded public meeting with the developers and representatives from the county.

Sincerely,

Shlomit Mimon

Raphael Holtzman
1103 Parrott Drive
San Mateo, California
94402

February 20, 2020

Erica Adams, Project Planner
San Mateo County Planning and Building
455 County Center, Second Floor
Redwood City, CA 94063

Re: Re-Circulated Initial Study and Mitigated Negative Declaration: Zmay 3-Lot Minor Subdivision, Grading Permit and Resource Management (RM) Permits, County File Number: PLN 2014-00410, Project Location: 1551 Crystal Springs Road, San Mateo unincorporated BaywoodPark Area, APN: 038-131-110.

Dear Erica,

This is a public response for the recently released Mitigated Negative Declaration (MND) for project PLN2014-00410. The "Notice of Intent to Adopt Mitigated Negative Declaration" (MND) is inaccurate, incomplete and inadequate. The MND must be returned to the planning staff in order to address these to prevent the potentially critical failures of the project.

- **The MND ignores RM zoning section 6319B**
  - **SECTION 6319B. MINIMUM YARDS**. In the absence of more restrictive provisions within this ordinance and with the exception of setbacks determined under the provisions of Section 6319C of this Ordinance Code, the minimum yards required in the RM District shall be as follows:

    Front: 50 feet
    Side: 20 feet
    Rear: 20 feet
  - House front setback is required to be 50 feet.
  - The project has a front setback of 10-20 feet and a side of 10 feet!
  - The project does not meet the requirements to reduce the 50 feet setback.
    - The project does NOT preserve an area of open space that significantly enhances the protection of visual, habitat, or open space resources.
    - The reduced setbacks are NOT appropriate to conform the proposed development to existing development, thereby helping to integrate the new development into the surrounding neighborhood.

- **The project will significantly degrade the aesthetic quality of the area and is violating one of the main purposes of the RM zoning which is to preserve open space, including views.**
    - Allowing the project to have such minimal set back is damaging to the aesthetics of the area.
    - The requirements are " The reduction of required setbacks does not adversely impact community character, public health, safety or welfare "
    - No other houses in the area have such a minimal setback and this minimal setback does not integrate well with the current neighborhood structure.
    - Locating the houses so close to Parrott drive will result in loss of public views of open space.
    - The minimal setback will further prevent the community from accessing the open areas view many enjoy on a daily basis.
    - Sec 6319C the setback can be reduced if ***all*** conditions are met b(1-8) See pg 394 San Mateo County zoning code 2019 (https://planning.smcgov.org/sites/planning.smcgov.org/files/SMC_Zoning_Regulations.pdf) Sec 9319C b(8)
        - *(8) The reduction of required setbacks does not adversely impact community character, public health, safety or welfare.*
        - That is not true and another code violation.

- **We strongly disagree with the MND statement that the project has less than significant impact.**
    - This is a obviously very significant impact and not “Less than Significant impact” as stated in the MND.

View from Parrott Drive - Before

View from Parrott Drive - After

- A very significant impact for anyone in the community walking the dog, jogging or driving on Parrott Drive.

Lot 1 - Before

Lot 1 - After

Lot 3 - Before

Lot 3 - After

Lot 4 - Before

Lot 4 - After

- This is a very significant impact from across the valley.

View from across the valley - Before

View from across the valley - After

  - Unlike the stated “Less than Significant impact” in the MND, the project will obviously, have a significant Impact on vista, views from existing residential areas, public lands,Parrot Drive and scenic routes all across the valley.

1.	**AESTHETICS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	

- **The area is a rare community resource and we collected over 400 signatures within a few days of residents who are worried about the project on this site.**
    - Hundreds of people pass by every day and many just stop and enjoy the view which is one of the main purposes of the RM zoning - to preserve open space, including views.

Current views from Parrott Drive

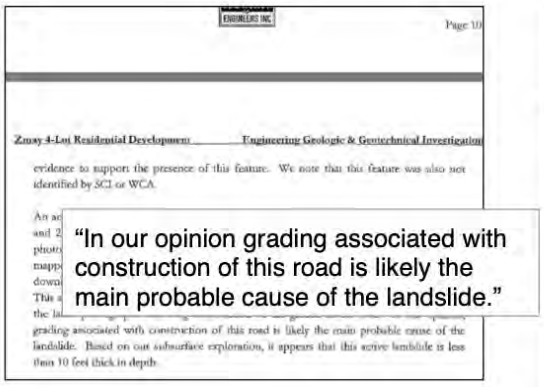
- **There are multiple active landslides on the proposed site**
  - RM zoning section **6324.6c. & 6324.6f(1-2,7) Do not build on geohazards or landslides.**

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

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

MURRAY ENGINEERS INC

Page 17



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

- **The site is the exact location of the greatest ever fire in the county.**
  - The MND is inconsistent with RM zoning section 6324.6c. & 6324.6f(1-2,7) Do not build on geohazards or landslides.
    - ***"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"***
  - The property is in the area designated by CalFire as a very High Fire Hazard Severity Zone.

HILLSBOROUGH

4TH QUARTER 2009

THE DAY OF FIRE

The treasured and strange of Hillsborough's backyards can both depend and dangerous. The fire, building and public works departments try to protect beauty and maintain safety, often conflicting goals. Thirty-nine years ago, flames erupted, and the story remains as a warning. Below is a shortened version of an article by publisher Gene E. Malott that was in the Hillsborough Boutique on July 25, 1972.

The heat had lingered for about a week. Around the Bay Area, thousands of acres of woodlands stood ready to burn. The statistics were stacked like kindling – 105 degrees, humidity in 22 percent.

Thursday, July 13, was a Day of Fire. At 3:45 p.m. it started, and before it was over, more than 200 men from eight county fire departments were on the lines, 31 acres of thick woodlands had been laid bare; and a Hillsborough fireman was hospitalized.

But it could have been worse, according to Hillsborough Fire Chief William Stremme. It could have moved north, racing into Hillsborough's residential areas and through the Tobin Clark Estate, uncontrollable, and threatening Polo Terrace. It could have wiped out the 20 or so homes along the 1100 block of Parrott Drive, instead of leaping over them.

The difference was organization....luck.... the right weather conditions....and gust.

The first call came to the State Division of Forestry reporting a small brush fire in the Quarry on Crystal Springs Road near Mariner Road. But the real fire was a mile south, on the other side of Crystal Springs Road, and by the time Hillsborough Captain Robert Sheehan and his first unit arrived at 3:49 p.m., "It was well beyond us," Sheehan said. The pillar of smoke was visible from the Bayshore Freeway and more than 170 calls poured into the fire department switchboard before dispatchers quit counting.

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

Hillsborough Fire Engineer Boyd Hase describes how he and Captain Joseph Quadt, clearing people from an area, spied two youngsters on a rooftop and were to get them down. Suddenly the fire across Parrott Drive exploded, leapt 22 feet over the roadway, across rooftops, gulping every atom of oxygen. Hase rolled into a ball on the ground; Quadt jumped a picket fence, then collapsed. Quadt had suffered second degree burns and smoke inhalation. All night at Mills Hospital, his condition was listed as "fair, but under intensive care."

Stremme in the command post had his forces marshaled and moved the units like chessmen. Temperatures rose to 190 degrees in places. Nine firefighters were treated for burns after their clothing caught fire.

Stremme worries that Hillsborough's first Day of Fire may not be its last.

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.

Hillsborough Boutique

News of Hillsborough Burlingame and the Peninsula

VOL. VIII, NO. 30 © Hillsborough Boutique 1972 JULY 25, 1972 10 CE

DAY OF F

Anatomy of Hillsborough's Biggest Fire

By GENE E. MALOTT

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

The statistics were stacked like kindling—105 degrees in San Mateo County, the humidity in 22 percent. Thursday, July 13, was a Day of Fire. At 3:45 p.m. it started, and before it was over, more than 200 men from eight county fire departments were on the lines, 31 acres of thick woodlands had been laid bare; and a Hillsborough fireman was hospitalized.

But it could have been worse, according to Hillsborough Fire Chief William Stremme. It could have moved north, racing into Hillsborough residential areas and through the Tobin Clark Estate, uncontrollable, and threatening Polo Terrace. It could have wiped out the 20 or so homes along the 1100 block of Parrott Dr., instead of leaping over them.

DAY OF FIRE

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

Eight on Parrott Dr. a resident trimmed his shrubbery and as he and his neighbors do frequently, dragged his trimmings across the roadway and there were down the steep face of the canyon that falls off to Crystal Springs Rd. Over the years, the canyon rim had become a dump for yard trimmings.

Suddenly, the neighborhood—maybe sensing no go to the cool indoors after running errands—had parked cars along both sides of the street. Nobody knows how the fire started, but it was that parcel Del Alto, anyway—it doesn't go anywhere. Bel Air ends at the Tobin Clark Estate.

STAGE WAS SET

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

At 3:45 p.m. it started, Hillsborough's Day of Fire, and before it was over more than 200 men from eight county fire departments were on the lines, 31 acres of thick woodlands had been laid bare; a Hillsborough fireman was hospitalized.

But it could have been worse, according to Hillsborough Fire Chief William Stremme, holding a post mortem session with his men July 20, a week after the blaze. It could have moved north, racing into Hillsborough residential areas and through the Tobin Clark Estate, uncontrollable, and threatening Polo Terrace. It could have wiped out the 20 or so homes along the 1100 block of Parrott Dr., instead of leaping over them.

WHAT MADE THE DIFFERENCE

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

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

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

Sheehan first saw the fire from high on Turon Trail Rd. "We couldn't tell which side of Crystal Springs Rd. it was on, but it looked like it was about halfway to nowhere," he said.

Sheehan called for more equipment. Approximately 5:30 p.m., a homer on the 1100 block of Parrott Dr. in Mann was watering his front lawn. "I looking the house," he told The Boutique later that evening. "It was a bit of the sun. I looked up and there was big tower of smoke three or four hundred feet high. I knew we had something toward the house on my roof."

PILLAR OF SMOKE

The pillar of smoke was also visible the Bayshore Freeway, and more than calls poured into fire departments in Hillsborough and surrounding communities.

By the time Stremme arrived on Parrott Dr. with two more Hillsborough units, the neighbors were out—some hoses, some with suggestions, some with questions, some with tears. Stremme grabbed him physically while he was setting up his command post in the 1100 block

(Cont. Pg. 8)

Day of Fire

Parrott Drive Angels

- **Other RM zoning sections being ignored include:**
  - **Sec. 6324.2** Blend into RM zoned site.
  - **Sec 6324.6c. & 6324.6f(1-2,7)** Do not build on geohazards or landslides
  - **Sec 6325.2** Save the Habitat
  - **Sec 6325.4** Protect surface and groundwater
  - **Sec 6326.4b,c** Slope instability. Build on geohazards, if and only if, no threat to the public and there are no alternate, safer sites.

- **Climate change means that the proposed site risks will increase in the future.**

  "The consequences of climate change pose risks to life, safety and critical infrastructure in San Mateo County."

  (*Supervisor Dave Pine***)**

  - *The MND is ignoring the direction* ***"The project will not create impacts which are individually limited, but cumulatively considerable."***

- The proposed site at the highest point of the lot, with unstable slopes of 78%-61%, extreme fire hazards and active landslides on and around the site is probably the location that creates the most negative effects on the environment, the RM zone and the community.
- We ask that the planning department will re-examine the MND for all the mentioned issues. Most of them should have a critical effect on the decision to move the project to a safer location.
- We are asking the developer to build at a safer location that will have less negative impact on the landslide and fire risks, the wetlands, plants and animals and the community enjoyment of the beauty of the valley and the scenic view from Parrott Drive.

Regards,
Raphael Holtzman