

## Claire Swanson

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**From:** Morris Hervey [REDACTED]  
**Sent:** Sunday, April 20, 2025 12:55 PM  
**To:** BOS Public Comment  
**Subject:** Morris Hervey Comments on Paye Rezoning Project Hearing, April 22, 2025  
**Attachments:** Paye Project to BOS.docx

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Hello,

Please see, attached, my comments concerning the Paye Rezoning Project to be heard by the BOS on April 22, 2025

Sincerely,

Morris Hervey

## The Paye Rezoning Project

by Morris Hervey

Dear Board of Supervisors and OES,

Because of the extremely dangerous wildfire evacuation conditions that can, and should, be expected in the event of a required, rapid, fire evacuation scenario – **This project should NOT be approved**, nor should any future construction on Banner Mountain be approved, unless previously legally committed.

The Project is located in an area long known to be difficult for a RAPID EMERGENCY FIRE EVACUATION and will incrementally add to the difficulty of an evacuation!

To quote from the 2024 OES Nevada County Evacuation Study: **“If a wildfire that originated near Scotts Flat Reservoir during extreme fire weather conditions was to follow the drainages in a westerly progression into Nevada City, it is possible that vehicles queued up on Red Dog Road, Banner Quaker Hill Road, and the other roads leading to Highway 49 would be overrun by the firefront.” !**

Project Considerations:

### **Wildfire <sup>1</sup> -**

- The Project dedicates a parcel for a future Fire Station, or other uses. But, there is no commitment by Consolidated Fire to ever build it - the word SHAM comes to mind! Postulated possible uses for the dedicated parcel provide little, or no, fire evacuation mitigation!

It should be noted that in the early 2000's an existing Fire Station on QUAKER Hill X was closed and the property sold!

- The Project could plausibly generate 22 evacuating vehicles!
- OR when fully built-out 40 vehicles!
- **HOWEVER, with time, this evacuation Traffic will eventually be multiplied by recent decisions of the Planning Commission and the BOS's<sup>2</sup> to allow ADU's, JADU's and/or THOW's on every residential parcel on Banner Mountain – theoretically making every parcel a TRIPLEX! All of this feeds into the, already dire, emergency evacuation scenario of Banner Mountain and Cascade Shores!**

## **Traffic - The Project would send...**

- 104 VehicleTrips per day into quiet Deer Creek Park neighborhood OR windy, narrow roads of Banner Lava Cap neighborhood
- OR, Fully built-out, would send nearly 208 VT per day!

DCP in particular - is a quiet, 25MPH neighborhood where people often enjoy strolling along Red Dog Rd.

**This is an unacceptable safety risk to pedestrians, not to mention impact on quality of life!!**

## **If the project is required to be "In the Public Interest"**

### **- It is *seriously* in the RED!**

1) An updated "Evacuation Guidelines" is listed as a requirement in the Paye Rezoning Project description, but it is never mentioned in the "Mitigations" list (Condition of Approval E.1)!. In fact, how can evacuation guidelines ever mitigate fire evacuation traffic? Fire evacuation traffic is often intense, chaotic, uncontrolled and driven by the immediate need to escape flames. The Planning Commission should keep firmly in mind: The Oakland Hills Fire, the Paradise/Camp Fire, the recent LA fires (Eaton and Palisades) and several others. People were sometimes forced to abandon their stalled cars and set-out on foot, or were burned to death in their cars. A mere revamp of "Evacuation Guidelines" is woefully inadequate to mitigate this serious problem - now compounded by decisions to allow ADU's, JADU's, THOW's!

2) The California Government Code - GOV § 65852.2 - provides that local government entities can designate areas for ADU's that consider the impact on traffic flow and public safety - However, the BOS has chosen to ignore this specifically designated authority, and thus ignore fire evacuation safety.