

**From:** [BOS](#)  
**To:** [Kutter, Rhonda](#); [Cordova, Lorenzo](#)  
**Cc:** [Cardoza, Sabrina](#)  
**Subject:** FW: For Supervisor Rodoni re Dipsea Ranch Proposed Development  
**Date:** Monday, September 21, 2020 12:05:10 PM

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The message below was received through the email addressed to all Supervisors. Please forward as you deem appropriate.

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**From:** Susan Hopp <[hlpearth@fastmail.fm](mailto:hlpearth@fastmail.fm)>  
**Sent:** Monday, September 21, 2020 11:41 AM  
**To:** BOS <[BOS@marincounty.org](mailto:BOS@marincounty.org)>  
**Subject:** For Supervisor Rodoni re Dipsea Ranch Proposed Development

Dear Supervisor Rodoni,

As I've learned more about the proposed "Dipsea Ranch" development off of Panoramic Highway, I feel dismay and discouragement. I'm not sure where to start because this development and the process that has gotten it to the threshold of approval just feels so wrong but I'll point out some of the glaring issues:

- Owner is responsible for an illegal road - because the proper approval process was not followed; yet it has been grandfathered in as 'approved' as part of this development. Huh? What message does this send?
- The sensitivity of the watershed and Redwood Creek, especially after the significant investment of time and money in the restoration of the Redwood Creek as key salmon habitat, certainly would call for a full EIR vs. granting a "Negative Mitigation Report" which really is quite non-committal in its' assessment. Why would an EIR not be called for here?
- At this time of lengthening and excruciating fire seasons and the mounting threat from our climate crisis, why would we shortcut an approval process, ie, no EIR, for a significant development in what without question is part of the wildlife-urban-interface. We know that this kind of development puts the entire community at risk when human activity is a key culprit in starting fires.

Like so many in our community I revere our Mt. Tam watershed and protecting it is one of my responsibilities as a local citizen. I know you revere our amazing natural environment, too, and I am asking you to please interject here and call for a proper EIR analysis.

Respectfully yours,  
Susan Hopp  
15 Castle Rock Dr  
Mill Valley, CA 94941

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Susan Hopp  
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“Humankind is challenged, as it has never been challenged before, to prove its maturity and its mastery—not of nature but of itself.” Rachel Carson