

## McClenagan, Laura

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**From:** Nancy Ihara <nancyihara@gmail.com>  
**Sent:** Monday, January 03, 2022 5:49 PM  
**To:** Planning Clerk  
**Subject:** North McKay Ranch, Record Number PLN-9902-GPA

Commissioners,

There is much that I am distressed about regarding the McKay tract development. I would like, however, to focus on one element.

It is my understanding that wood burning stoves will be allowed as long as they have catalytic converters. The following is from an EPA site, "Frequent Questions about Wood-Burning Appliances" that addresses catalytic converter wood burning stoves:

"Note that a catalyst stove burns more cleanly at lower burn rates. At high burn rates the particulate matter passes through the catalyst more quickly, with less retention time, resulting in *higher emissions*." (Italics added.)

Particulate matter, health professionals inform us, is very unhealthy. There is no way to control how hot residents might choose to have their fires in their stoves.

The site continues:

"Catalytic stoves are typically more expensive long term than non-catalytic models because the catalyst honeycomb eventually breaks down and needs to be replaced. Modern catalysts can last up to 10 years with proper maintenance and use."

Again, there is no way to insure that residents will maintain the catalysts in their stoves. In 10 years time any environmental benefit from these stoves could be lost.

I would like to suggest that at the very least that the Commission select to recommend that the applicant make amendments to the project not currently considered in the EIR. I would suggest that wood burning stoves not be allowed.

Nancy Ihara