

## **Planning & Zoning Committee of the MidCoast Community Council**

PO Box 64, Moss Beach CA 94038

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August 26, 2002

Fax/Email – 2 pages

Dave Holbrook/Lily Toy or Future Planner

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### **Meeting Attendance: KW/PP/SE/CK/RL/AV/KSC/public comment**

**RE: PLN 2002-00288:** Grading Permit for (approx.) 44,000 cy of fill, Biological Impact Report/Wetlands Delineation and Preliminary Geotechnical Investigation for a proposed 10 acre development (unspecified storage, boat yard and commercial bldgs) on a 14 acre parcel.

**Location:** West side of Airport Street, immediately south of El Granada Manufactured Home Park

**APN:** 047-311-060

**Lot Size:** 14.235 acres (mol)

**Applicant:** Big Wave LLC

**Owner(s):** Steve Barber & Jeff Peck, HMB

**Planner:** Mike Schaller

**Zoning:** M-1/DR, M-1/AO/DR, RM/CZ/DR

The above item was reviewed by the MCC Planning and Zoning Committee on August 7, 2002. The committee received both committee and public comment on this item, the comments are as follows:

The applicant stated during the meeting that this proposed plan was for a major Commercial Development in the M-1 zoning, however, they were unable to obtain water for that project which has since been canceled. Currently, the applicant is undecided on a final proposal for the site and is only going to use it for storage.

- a) Any development on site should be in keeping with the proposed use.
- b) To avoid “piecemeal” development any proposals should include 5-10-20 year development plans of this site.
- c) The proposed project raises the entire site 3’, any future or planed development should follow all zoning regulations and follow the natural topography of the site.
- d) Review of the effects on the Sea Cove fault line and county review of any archeological resources on this site to include a formal response or report from the Sonoma State University.
- e) Any future development is placed within areas of the site that will have minimal impacts on the current site and surrounding wetlands.
- f) What types of fill will be used, where will it come from, how many truck loads will be required?
- g) Who are the current and correct owners or ownership of the site? We request that ownership records be verified by the county.
- h) Concerns of a potential easement for the Granada Sanitary district or Water service companies in the area and that both are referred any development projects for this site.

- i) What impacts will development have on ground water currently serving the residents of Montara/Moss Beach? How will this be researched? EIR, Ground Water Study, or other necessary reporting to minimize any unforeseen problems for both the developer and the community.
- j) Currently, there is a Paint Ball field operating on site, it appears to have been recently graded. Was there a permit for this grading and could you please forward that information to MCC for our records.
- k) The proposed route of transportation for this project would create damage to the current roads, traffic conditions and public safety for the residents of the El Granada Manufactured Home Park. We do not believe the current fee's for this permit are adequate for restoration of the Public roads and should not become the burden of the public at large.
- l) Current infrastructure is inadequate for the size of this project.
- m) This proposal does not take into account the proposed changes in drainage and run-off including rate-flow-volume changes to the current topography
- n) Any future fencing of the site have minimal impact on visual resources perhaps of a natural green color or something to blend with rather than distract from the natural features of the site, minimize the visual impacts of future storage facilities etc.
- o) Any proposed project for this area should be in keeping with proposed development and include siltation fencing and wetlands mitigations.

The committee feels this application should be withdrawn or denied as there is no proposed use for this project, the impacts of this size and quantity of fill and grading will have significant impacts on the community, infrastructure, traffic noise, dust fumes, ground stability, vegetation restoration, EGMHP including residents in surrounding communities and HWY 1 and/or HWY 92.

If any future plans are submitted we respectfully request as many of the above concerns are addressed so that we can provide timely input for the applicant and county.

As, I don't know which planner will be handling this project, given the size and scale of the proposal we suggest that a senior planner supervisor this application. If you have any questions, please contact me.

Sincerely,



Karen Wilson  
Chair, MCC Planning and Zoning Committee  
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