

**Planning & Zoning
Committee of the
MidCoast
Community Council**
PO Box 64, Moss Beach
CA 94038

Serving 12,000 residents

December 8, 2005

To: Matt Seubert

San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1831 - FAX: 650.363.4849

Re: PLN2005-00075: Consideration of CDP and Grading Permit to extend and improve existing Highlands Avenue in El Granada. Will need a Neg Dec because grading is occurring on slopes exceeding 10% (CEQA Sec 15304) & must go to PC because portion of grading occurs in Co. Scenic Corridor.
APN: 000000000

Matt:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on October 19, 2005. We are submitting this letter as part of the public comment.

We have the following comments:

1. There is an extensive drainage issue with this project that must be adequately and appropriately addressed.
 - The drainage from all the houses above the proposed and existing roadway is directed onto the location of this existing and proposed road. If you stand on the hillside and look up, then you will see that each of these houses have drainage pipes sticking out of their property which just dump all their runoff on to the hillside where this road is planned.
 - The drainage from this road and the hillside does eventually run into Deer Creek.
 - This project must not increase or decrease the amount of runoff and drainage from this hillside into Deer Creek.
2. How will off-street parking be addressed considering the steepness of the hillside and the drop-off of the side of the street?
3. The on-line permit center mentions a fire turn-around, but we were unable to locate this on the plans we were given.
4. Have the biological impacts of this road extension and improvement been considered?

5. We request that more fully engineered plans which take into account the impact this road will have on the houses above it be required for this project.

6. We further request, that an EIR be required for this project considering the following:

- the location at the urban-rural boundary;
- the biological impacts;
- the drainage issue involving the entire hillside and Deer Creek; and
- the location in a coastal scenic corridor visible from highway 1.

Thank you for your help. We request that you keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MidCoast Community Council Planning & Zoning Committee,



Sara Bassler
Chair, MCC Planning & Zoning Committee

cc: ~~Karen Wilson, Coastside Design Review Committee~~

