

MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*A Municipal Advisory Council to the San Mateo County Board of Supervisors
Serving 12,000 residents*

February 26, 2002

Via Fax & Email: 3 Pages

To: Ms. Lily Toy

San Mateo County Planning and Building Division
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Redwood City, CA 94063
650.363.1841 - FAX: 650.363.4849

cc: San Mateo County Planning Commission

re: Comments on Negative Declaration for PLN1999-00082: Construction of a new 3,324 sq. ft. single-family residence, legalization of a 0.83 acre parcel and the drilling of up to three test wells at the south side of Avenue Alhambra at Coronado St. in the COSC zoning district in El Granada. APN 047-251-100

Lily:

It was brought to my attention today that the MCC P&Z Committee's comment on the Negative Declaration for the above referenced project were not included in the staff report for the hearing before the Planning Commission this Wednesday (2/27/02). The Committee had reviewed the Neg Dec at its meeting of January 16, 2002, and I thought I had delivered these comments to you verbally within the time frame specified, but they may have gotten lost. I am including them here in written for consideration by the Planning Commission.

In regards to the overall findings on Pages 1 and 2, the Committee disagreed with the report, concluding that:

- in the case of findings number 1, 2, 4, 5a and 5b, there will significant cumulative impacts in regards to encouraging further development within the COSC zoning, and
- in the case of findings 3, 5c, and 5d, there would be significant degradation of the area's aesthetic quality, cause considerable cumulative impact, and create environmental effects which will cause substantial adverse effects on human beings.

The Committee based its conclusions on the following specific items from the Environmental Evaluation Checklist. Section II, Environmental Analysis:

1. Land Suitability and Geology

- 1.e. Historic aerial photographs show that the land of project parcel had once been actively farmed. Should be “Significant Unless Mitigated.”
- 1.g. See 1.e above.

2. Vegetation and Wildlife

- 2.d. Development of the COSC zoned land in El Granada would lead to a significant cumulative effect on wildlife and plant life in the area. Should be “Cumulative.”
- 2.g. Project does involve clearing of land of more than 1,000 sq. ft. in a scenic corridor. Should be “Significant Unless Mitigated” or “Significant.”

3. Physical Resources

- 3d. Refer to 1.e above regarding earlier agricultural use. Should be “Significant.”

4. Air Quality, Water Quality, Sonic

- 4c. The development of the parcel for residential will create a higher level of noise than those currently existing. Should be “Significant Unless Mitigated.”
- 4.g. Development of this parcel will generate increased surface runoff and the drilling of the wells will affect groundwater resources, possibly severely in his area where quality and flow of the aquifer (if any) has not been studied and the possibility of saltwater intrusion is high. Should be “Significant Unless Mitigated.”
- 4.h. Operating ordinances for the Granada Sanitary District do not take into consideration of serving residential development in the COSC Zoning District, creating the situation of requiring “hookup to a system that is at or over capacity.” Should be “Significant.”

5. Transportation

- 5.c. The construction of a residential development will result in change in vehicular traffic patterns and volume. Should be “Significant Unless Mitigated.”
- 5.e. Location of parcel egress near a busy intersection will increase traffic hazards. Should be “Significant Unless Mitigated.”

6. Land Use and General Plans

- 6.d. The development changes the land use from passive open space to residential, and sets a precedent for further residential development within this zoning district, which would require the expansion of service utilities in this district. Should be “Significant.”
- 6.e. See 6.d above
- 6.f. Residential development in the COSC district will adversely affect facilities and utilities in the area. Should be “Cumulative.”
- 6.g. See 4.h above. Should be “Significant.”
- 6.h. Primary Uses in this zoning district and designation of area in Community Plan

are for parks and public facilities, and the project is next to a daycare center.
Should be “Significant.”

- 6.k. Residential development in the COSC district is not in keeping with the designations and Primary Uses as specified in Community and General Plans. Should be “Significant.”

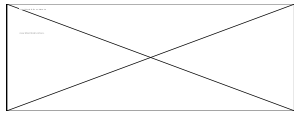
7. Aesthetic, Cultural and Historic

- 7.a. Affect on Scenic Corridor, by allowing residential development within the defined open space buffer zone between El Granada and Highway 1, would create a “Significant” impact.
- 7.b. See 7.a above. Should be “Significant.”
- 7.d. Allowing residential development on this buffer area would negatively affect the historic layout and intent of the El Granada Burnham Plan. Should be “Significant.”
- 7.e. See 7.a above. Should be “Significant.”

Because of the above items, we found that, under **Section V., Mandatory Findings of Significance**, that items 1, 3 and 4 should be checked “Yes” , and that the proposed project MAY have a significant effect on the environment and require an EIR.

Thank you for your due consideration of these comments.

Sincerely,



Chuck Kozak, MCC Chair

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