

MidCoast Community Council
P.O. Box 64
Moss Beach, CA 94038

February 25, 1996

County of San Mateo
Planning Department, Attn: Mr. Jeff Merz
590 Hamilton St., mail drop 55RCC1-00
Redwood City, CA 94063

re: the Environmental Impact Report (EIR) for Harbor Fishing Village

Dear Mr. Merz,

Thank you for attending our Council meeting on February 14th, and working with us regarding a new EIR for the Harbor Fishing Village project in Princeton-by-the-Sea.

The MidCoast Community Council believes the following areas, among others, should be addressed by a new EIR.

1. **Traffic.** Since the original EIR was developed and approved for this project, traffic has increased along Highway 1 in the Princeton and El Granada areas. The scope of the Fishing Village project has been changed, by conversion from a hotel to a condominium / time share; the developer has acknowledged this will have an impact on traffic. It is clear that traffic patterns today are not what they were ten years ago, and that the project is materially different from that envisioned when the original EIR was developed.
2. **Water.** Conversion of the project from hotel to condo / time share has unknown water usage impacts; these impacts should be thoroughly studied, particularly in light of the water limitations in the midcoast area.
3. **Sewer.** Conversion of the project from hotel to condo / time share has unknown sewer usage impacts; these impacts should be thoroughly studied, particularly in light of the severe sewer problems in the midcoast area.

Please note: on both water and sewer issues, we believe there is an overriding issue raised as a result of the conversion of the project to a condo / time share. Specifically, we believe an individual purchasing one of these condos should have to comply with the same water / sewer capacity and hook-up restrictions that face any other individual wishing to build in the midcoast. It seems, at the very least, unfair that people can circumvent the waiting list for water and sewer services; it may be more than unfair. Please investigate and advise.

4. **Impact on views.** The Local Coastal Plan specifically addresses the issue of views, and any restrictions to views. Since the original EIR, the Marchant hotel project has been approved, and is under construction. The new EIR for the Fishing Village should address this change in the environment.

5. **Economic impact.** One of the primary justifications that has been used for approving this Fishing Village, and for approving the ten year development agreement for the project, has been the positive economic impact the project will have on the immediate area, and the county in general. The conversion from a hotel to a condo / time share will have an unknown effect on the economics, and should be thoroughly studied.

6. **Air quality and noise levels.** Air quality and noise levels have changed since the original EIR, and should be reviewed.

Finally, as discussed at our February 14th meeting, you agreed to study the various conditions to the 1989 subdivision agreement, and advise the ramifications surrounding the various conditions that have not been fulfilled.

Again, thank you for your help on this matter. Please contact me and let me know when we can expect a response to the issues raised herein.

Sincerely,
MidCoast Community Council



Chris McComb
Chair