

5/8/96

Environmental Services Agency



Planning and Building Division

County of San Mateo

Mail Drop PLN122 · 590 Hamilton Street · 2nd Floor · Redwood City
California 94063 · Telephone 415/363-4161 · Fax 415/363-4849

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May 3, 1996

Chris McComb, Chairman
Mid-Coast Community Council
P.O. Box 64
Moss Beach, CA 94038

**Response to Comments from the Mid-Coast Community Council
from the meeting of February 14, 1996.**

Thank you for your letter dated February 25, 1996, concerning the proposed subdivision for condominium ownership of the units in the Pillar Point Fishing Village located at Capistrano Road at Cabrillo Highway.

1. Traffic

One year ago, during the applicant's request for a Development Agreement, Planning staff requested that an Addendum to the EIR be prepared to address traffic impacts that may have changed since the approval of the original report in 1989.

Staff then reviewed this new proposal from the applicant for the Harbor Fishing Village subdivision request. Under provisions of Section 15162 of the California Environmental Quality Act, staff determined that an Addendum to the EIR was required as set forth in provisions of Section 15164, and should address any traffic changes that would result from this new type of condominium ownership. That Addendum is included as Attachment A of this letter. Based on this Addendum, there would be no significant impacts to traffic with this current project.

2. Water

A letter was received from the Coastside County Water District dated April 9, 1996, (Attachment B). This letter states that the District has assigned this project water connections from the Crystal Springs Project Phase I, which are immediately available. Additionally, there are 1,000 priority water service connections immediately available for purchase for priority and uses of which this project is one. The County does not anticipate any additional usage of water with a condominium ownership of this property. However, additional priority water connections are available.

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May 3, 1996
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3. Sewer

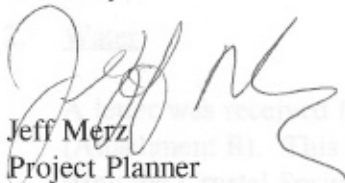
Demand for sewer and water will not change with condominium-type sale of these units. The physical impacts from use of these units will not change with condominium ownership. As proposed by the applicant and as conditioned by staff, occupancy by the owners of these units will be limited to 29 consecutive days and no more than 90 days in one calendar year. This will ensure that the facility is "visitor serving" and is not to be construed as a residence.

4. There will be no physical changes to this project. Therefore the study of visual impacts addressed in the original EIR is valid. Based on California Environmental Quality Act Section 15162, "No additional EIR need be prepared unless subsequent changes are proposed in the project which will require important revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental impacts...".
5. The County Assessor's Office has stated that condominium-type ownership will possibly generate increased tax revenue for the County over a standard hotel under single ownership. This is based on the assumption that these units would be assessed at a higher level individually than if the entire development was assessed singularly.
6. Air quality and noise are tied to traffic counts in the Mid-Coast area. Both the Addendum to the EIR performed last year and the proposed Addendum to the EIR with this project have summarized that there is no significant increase in traffic impacts since the original EIR was completed in 1989. This project would not significantly impact air quality or noise.

In addition, Barbara Mass inquired as to the possible nullification of approvals of this project and the Development Agreement, through annexation of the Mid-Coast area to the City of Half Moon Bay. The Local Agency Formation Commission (LAFCo) responded that annexation would not nullify any pre-existing, legally binding governmental actions.

This project is scheduled for a public hearing in the Board of Supervisors Chambers on May 22, 1996. You will be receiving an agenda and a staff report of this item prior to the hearing. Please call me at 415/363-1831 if you have any questions. Thank you.

Sincerely,



Jeff Merz
Project Planner

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