

Written Comments for
Regular Public Comment Section
- **Consent Agenda**
- **Non Agenda Items**

From: [Sukhmani Purewal](#)
To: [CEO_BoardFeedback](#)
Subject: FW: Loneliness
Date: Tuesday, April 16, 2024 12:18:02 PM

From: Chris Robell <chris_robell@yahoo.com>
Sent: Tuesday, April 16, 2024 11:39 AM
To: Sukhmani Purewal <spurewal@smcgov.org>
Subject: Loneliness

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Dear Board of Supervisors,

Please do NOT spend \$1 million of our taxpayer money to have county government study loneliness. We are lonely for our tax dollars that are wasted on such studies.

The causes of loneliness are obvious: social media, covid lockdowns, and an increasingly secular society absent from God and caring for others.

Today's Wall Street Journal touched on this very topic (see below).

Please do not waste our money on studies or consultants who espouse "reconnecting with our inner selves" as was stated by SMDJ article covering this effort.

Thank you,
Christopher Robell
Redwood City resident

PERSONAL JOURNAL

Some Mental-Health Benefits Are Linked to Going to Church

Places of worship can provide community and belonging, which are big drivers in a person's well-being



TURNING POINTS
CLARK ANSBERRY

Active religious practice, such as going to churches, synagogues and mosques, is linked to mental well-being, according to a growing body of research.

One possible explanation for the link, researchers and clergy say, is that places of worship can provide community and belonging, which are big drivers in mental well-being, and help counter isolation and loneliness.

The findings come at a time of declining regular attendance at services across nearly all faith denominations and rising rates of depression and anxiety. Young people in particular have low rates of church attendance and report often feeling lonely and anxious. "There is a mounting body of empirical evidence suggesting that people who are active in their faith tend to be the recipients of a number of important physical and mental-health benefits," says Byron Johnson, professor of social sciences at Baylor University.

Believing in a higher power can foster a sense of connection, research has shown. Helping others, which many religions facilitate through organized-outreach programs, builds compassion, which psychologists have found can improve mental health.

Eddie Olewinski, a 23-year-old in the Chicago area, attends Catholic Mass on Sundays, and during the week he joins interdenominational groups for supper or volunteer work. He also attends pancake breakfasts hosted by a Catholic fraternal organization.

"All those reinforce my sense of belonging and community," says Olewinski.

In recent years, many people have left churches, or never attended in the first place, because they don't feel accepted. Young people, in particular, have expressed feelings of alienation over some religions' stances on gender, abortion and sexual orientation, and of exclusion because they don't fit a religious community's mold.

A sense of belonging

Baylor's Johnson co-directs a study on what makes people flourish. He and researchers at Harvard University, in conjunction with Gallup, found that among 200,000 people surveyed worldwide, those attending religious services weekly had higher "flourishing" scores than those who never attended.

Scores were determined through 12 questions about happiness, close social relationships, financial stability, physical and mental health, and religious practices.

A study by Sapient Labs, which conducts a global online survey of 240,000 people in 65 countries, found that countries with the lowest mental well-being scores have

lower levels of active religious practice, such as attending services, practicing rituals or prayers, and reading scriptures. Sapient defines mental well-being as the ability to handle adversity and function productively.

Religion provides a framework for coming together regularly, but you can't just show up to benefit, says Tara Thiagarajan, founder of Sapient Labs. "You have to actively participate," she says. When people are more socially engaged, she says, they tend to feel more love for others, which enhances mental well-being.

Michael DeChaun Adams-Lee, an Atlanta-area engineer, teaches Sunday school at his United Methodist church, going

beyond scripture to talk about things that matter to teens such as jobs, college and relationships.

"I feel like I have a role in the church and can make a difference," says Adams-Lee, 33.

▲ Eddie Olewinski says his religious practices reinforce a sense of belonging and community.



▲ Michael DeChaun Adams-Lee says his role in a church deepens his sense of belonging but acknowledges that not everyone feels the same.

It also deepens his sense of belonging at his church, he says, adding that not everyone feels accepted because they have tattoos or bright red hair and some church members complain about their appearance. His church has two locations, including one with less traditional services so those in casual clothes and piercings feel comfortable.

Any given Sunday

Places of worship, with weekly services, Sunday schools and potluck dinners, have traditionally been places of community, says Abigail Visco Rusert, associate dean at Princeton Theological Seminary.

When she was growing up, she says everyone at her small church knew her name. When she went to college, a church member sent her cards at holidays and encouraging notes during finals week. "She nurtured me so tirelessly," she says.

Rusert believes a person can be actively religious without attending services weekly. "Are we going

to put roles around showing up in order to be a real Christian? I believe in active participation. I just think young people are doing church differently—with or without our permission."

Alexandria McCrory, 28, helps lead a teen group, attends Sunday services at a Baptist Christian church and volunteers at a church soup kitchen. Many of her peers, she says, are active in their churches, helping with food pantries or youth programs, but don't come to Sunday services.

"They love and serve each other, but opt out on Sunday because it feels more shallow," says McCrory, owner of a Chicago-area graphic design company.

Create a community

Some religious organizations are trying new ways to foster a sense of belonging, especially among younger people.

Rabbi Ben Spratt, senior rabbi at Congregation Rodeph Sholom in New York, and a fellow rabbi at a New Jersey synagogue decided to let young people cre-

▶ Alexandria McCrory has friends who 'walk their faith' Monday through Saturday, but opt out of Sunday services.



ate their own organization, giving them a budget to develop activities. The resulting Tribe, which organizes gatherings including trivia nights, Shabbat and schmoozing events, has attracted more than 6,000 young people.

Chloe Guillot is director of community life and local engagement at a church in Seattle. Guillot is also a member of Gen Z and identifies as queer and nonbinary. "Belonging has been up and down for me," says Guillot, who uses the pronoun they.

They grew up in Kansas, where they attended a conservative Pentecostal church and volunteered. Guillot left that church because they no longer felt accepted. "It reached a point when I realized those people who loved me my whole life didn't love every part of me," Guillot said.

After studying theology in school, they joined Quest Church in Seattle, a progressive church, working there in community development.

Guillot attends services regularly, organizes pickup basketball games and dinners for the unhoused.

"I'm working on finding belonging in church again," Guillot says. "I think I lost a little bit of that."

Runaway Hit

of the enduring pull of procedurals. The satisfying cadence of stories

▲ On CBS's 'Tracker,' Justin Hartley plays capable rambling

Written Public Comment(s)
for **Item No. 10**

K. Kenji Gjovig
PO Box 1916
El Granada, CA 94018
+1.479.903.4047
kenjigjovig@gmail.com

4/21/24

Supervisor Ray Mueller, San Mateo County Board of Supervisors, District 3
Commissioner Lisa Ketchum, San Mateo County Planning Commission, District 3
c/o William Gibson
wgibson@smcgov.org

re: CUSD Rezone Six Sites for High-Density Residential in El Granada, Housing Element

Dear Mr. Gibson,

I am writing to respectfully oppose the proposed rezoning of CUSD's six sites in El Granada to become a high-density housing development. I live at 948 Sonora Ave, a couple of blocks away from these sites and have many concerns. I understand the need for affordable housing in San Mateo County but my largest concern is the lack of infrastructure to support the increased housing.

To start, consider the need for roads to support the existing and growing traffic on the Coastside. The traffic is awful during peak commute times in the morning and only slightly more tolerable in the afternoon. It is absolutely a nightmare on weekends, especially when the weather is nice.

This is true even under the best of road conditions. However we have seen significant deterioration of the road conditions with the heavy use, weather, and erosion. The roads on the coastside have gotten much worse recently including the sinkhole on 92 that is still being repaired and the traffic flow still isn't restored to full strength. Consider the road separation on Highway 1 near Pescadero during the recent rains. We can't forget the sidewalk caving in along Highway 1 by the Jetty. When will the entire highway become impassable simply due to storm erosion? And even the dangerous curves on Highway 1 north of Montara including the recent death of the motorist who went over the cliff.

It also seems to take an extremely long time for construction projects to come to completion. The Mirada Footbridge was closed for more than 3 years. This outage created a significant inconvenience for people who want to enjoy the Coastside on an ongoing basis. The outbuildings at Pillar Point RV Park and Harbor Village RV Park seem to be taking an incredibly long time to complete and these seem like basic structures. I assume things are much more complicated than I am aware of but my point is that our ability to maintain the infrastructure on the Coastside under current headwinds is insufficient to keep up. If we increase the demand on that infrastructure, things could easily reach a breaking point.

Also consider how fragile the other necessary infrastructure elements beyond the roads are such as internet and electricity. We can't keep up with the existing demand given the resources and prioritization that we have much less when we have the headwinds we face from mother nature. If we increase the demand on our fragile infrastructure, it will reach a breaking point.

I am not the most knowledgeable person when it comes to this particular proposal. However, it is disappointing to have observed the existing infrastructure decay over time at an increasingly rapid pace and the lack of a published infrastructure plan to correspond with the housing plan. In a community like ours, this is absolutely critical.

Please fix our infrastructure first, then improve it, then build additional housing units in the area. We can't have increased housing with our decaying infrastructure. They need to go hand in hand.

Best regards,



Kenji Gjovig

Linda Davisson
David Linnell
123 Presidio Avenue, El Granada
Half Moon Bay, CA 94019

April 20, 2024

Supervisor Ray Mueller, San Mateo County Board of Supervisors, District 3
Commissioner Lisa Ketchum, San Mateo County Planning Commission, District 3
c/o William Gibson
wgibson@smcgov.org

re: CUSD Rezone Six Sites for High-Density Residential in El Granada, Housing Element

Dear Mr. Gibson,

We are writing to respectfully oppose the proposed rezoning of CUSD's six sites in El Granada to become a high-density housing development. We live at 123 Presidio Avenue, adjacent to these six sites and have many concerns. While we understand the growing need for housing in San Mateo County, developing this land exasperates existing stressors on the degraded / strained infrastructure (road, sewer, telecommunications, water supply), threatens fragile land and natural habitat, and amplifies apprehension around limited emergency services and paths of travel.

We are limited for emergency evacuation by a two-lane road in each of three directions of traffic, which makes this a particularly dangerous situation. The CZU Lightning Complex Fire just south of our community in 2021 awakened our community to the tenuous situation and raised anxieties. Traffic conditions are already intolerable for commuting to work or school within our community as it is, so additional population/housing would only make matters worse.

This area is subject to flooding, tsunamis, fire, and earthquakes - land deterioration and infrastructure strain will be heightened by providing high-density housing development here. Our home is down stream of flooding during storm events and the lack of storm water management and sewage conveyance is nearly nonexistent in this area of El Granada. Existing homeowners in El Granada have faced cancellation of home insurance and / or extreme hikes in premiums due to these various conditions – one must ask, how will these additional homes be insured? How will this population be protected?

Cabrillo Highway, as the main road of travel in either direction North/South for residents of El Granada is being threatened by the coastal cliff demise – in many areas – but specifically at the jetty between the Princeton Harbor and "Surfer's Beach." How can additional development be proposed in such a tenuous place when this main traffic artery is close to complete dysfunction? How will construction activity be supported if the highway falls into the ocean at this point?

From an environmental perspective, the area in question has old growth trees, wetlands, and native grasses / plant life, which once removed to be replaced with impervious surfaces and built environment,

will make the land subject to soil degradation and impact additional flooding concerns - but will also increase the displacement of species. The land houses wetlands which once unprotected, will increase the stress on infrastructure which is already under extreme pressure as demonstrated by recent storm events and future storm events are projected to increase with climate change / global warming. Various species living here will be threatened – frogs, birds, butterflies, bees, native plant life. According to [My Water Quality: Wetlands \(ca.gov\)](#) “California has lost more than 90% of its historical wetlands...because of their value and vulnerability, wetlands are protected by a series of special laws and permitting requirements.” Why are these wetlands not being protected?

As an absolute practical concern, ground water also needs to be preserved. Many properties in this neighborhood, including our own home have wells to provide water supply. Basic water supply and quality are of utmost worry for those of us adjacent to the proposed development.

We struggle with lack of consistent telecommunications and power in El Granada. Internet, cell, and cable services are intermittent, which makes both personal and business life communications a strain; but when there is an emergency and one cannot communicate, this of course may have dire consequences. An increased population of people with high-density housing will only aggravate this already delicate condition.

To summarize, we request that the SMC Board of Supervisors and Planning Commission reject this proposal for developing high-density housing in El Granada to avoid:

- stress on infrastructure
- limitation of emergency services
- increased and unsustainable traffic congestion
- degradation of soil, water, wetlands
- harm to and displacement of native species

We respectfully request an opportunity to present our concerns prior to resolution of this proposal. Thank you.

Sincerely,

Linda Davisson
Senior Sustainability Strategist, Jacobs Engineering
562-500-5010
Linda.davisson@jacobs.com

David Linnell
Chief Operations Officer, Meals on Wheels San Francisco
240-357-2771
dlinnell@mowsf.org

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:38 PM
To: CEO_BoardFeedback
Subject: FW: Re-zoning of CUSD land holding in El Granada

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
(650) 363-7825
www.smcgov.org/planning

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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:31 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: Re-zoning of CUSD land holding in El Granada

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: Sara Neale <sneale77@hotmail.com>
Sent: Saturday, April 20, 2024 4:15 PM
To: Will Gibson <wgibson@smcgov.org>
Cc: SMC_SupMueller <SMC_SupMueller@smcgov.org>
Subject: Re-zoning of CUSD land holding in El Granada

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Mr. Gibson,

I am writing to you today with regards to the request by Cabrillo Unified School District to re-zone their land holdings in El Granada (bordered by Coral Reef Ave, Sonora Ave. & Sevilla Ave).

This land has been largely unmaintained by the school district for decades (except for a very very minimal effort on a "fire break" for some residents), and as a result it is now an amazing green space with seasonal wetlands. It is home to coyotes, great horned owls, frogs, snakes, lizards, deer, rabbits, and so many birds. Even monarch butterflies, on their seasonal migration, can be found fluttering amongst the eucalyptus trees. It is a space that the community has enjoyed for hiking and bird watching, kids climb trees and explore here. It is a space that local residents have maintained when the property owners have not. It is a space that is surrounded by neighborhoods, on all sides - individual homes that have been here for 50+ years.

This land is located in the MIDDLE of an established neighborhood. One of the roads that it borders, Sevilla Ave, is not even maintained by the county - the residents of that road paid out of their own pockets to have it paved. Please respect the residents of El Granada, people who have lived here for many many years, people who have paid to pave roads, people who have maintained the land that CUSD has neglected. High density housing is not appropriate at this location. Re-zoning this land for CUSD would show a lack of respect for the current tax paying residents who call this area home.

I understand the critical need for low-income housing. IF this site were to pass environmental assessment and be deemed buildable, it could easily accommodate and respectfully blend new low-density housing into the existing neighborhoods.

Please consider the impact to the current residents, the infrastructure and the environment before approving this request. High-density housing does not belong in the middle of an established neighborhood.

Our community would love to learn more about the reasons behind this request and ensure that the folks voting on this huge change truly understand the area they would be negatively impacting. We welcome any and all decision makers to come out and talk to the residents here, to learn more about the land and our concerns.

I appreciate your time.

Most Sincerely,
Sara Neale

I am sharing a few photos of the land in question so you can see the space as it is now...









CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:38 PM
To: CEO_BoardFeedback
Subject: FW: Housing Element Comment

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
(650) 363-7825
www.smcgov.org/planning

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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:31 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: Housing Element Comment

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: Mark Eibert <markeibert@comcast.net>
Sent: Wednesday, April 10, 2024 4:32 PM
To: Will Gibson <wgibson@smcgov.org>
Subject: Housing Element Comment

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This is the State's woke attempt to make every community in California a slum, with decreasing quality of life, depressed property values (which necessarily translates to destroyed retirements and reduced savings for their children's college education), and "equity" which is a leftist term for "racism." Have the courage to FIGHT IT. In and out of court. Other counties and cities have done so, and your fiduciary duty is SOLELY to your constituents, you owe nothing whatsoever to the woke mob in Sacramento that is destroying our state.

Mark D. Eibert

Attorney at Law

P. O. Box 1126

Half Moon Bay, CA 94019-1126

Telephone (650) 712-8380

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CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:37 PM
To: CEO_BoardFeedback
Subject: FW: Feedback on San Mateo County Housing Policy re ADUs

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
(650) 363-7825
www.smcgov.org/planning

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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:31 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: Feedback on San Mateo County Housing Policy re ADUs

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: Nico Posner <nposner@gmail.com>
Sent: Wednesday, April 10, 2024 9:41 PM
To: Will Gibson <wgibson@smcgov.org>; Michelle Durand <mdurand@smcgov.org>
Subject: Feedback on San Mateo County Housing Policy re ADUs

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hello,

I have been reading your emails and website information regarding the San Mateo County housing development plans and discussions. (<https://www.smcgov.org/ceo/news/time-left-comment-housing-element>)

I would like to provide the following feedback regarding ADU housing policy and hope that you can forward this / include this in the feedback collected and considered when developing ADU policies and in the appropriate forums, and share / forward to the right policy makers who are considering this policy matter and crafting / influencing legislation on ADUs.

=== Feedback start ===

Summary of feedback and request: Please maintain homeowner flexibility to rent out ADUs on a short term or long term basis, as they choose and/or need.

Detailed feedback:

I have been a homeowner and resident of Redwood City since 2016. I am a single father of two.

My property is a single family home, with a modest ADU in the backyard, which was upgraded to a 1 BR housing unit by the previous owners.

I know that a number of communities in San Mateo County (and other counties and communities) have evaluated various ADU legislation and policies, including some locales banning ALL short term rentals of ADUs, with the intent of increasing the amount of housing available to longer term renters.

I believe this type of policy of prohibiting short term rentals of ADUs is misguided, will not drive up the amount of available housing, and should be avoided.

When I purchased my home in 2016, there were NO regulations in Redwood City prohibiting short term ADU rentals, and I included this anticipated short term rental income in my calculations on making financial ends meet.

Homeowners like myself depend on this short term ADU rental income to pay for OUR housing expenses, mortgages and taxes.

Allowing the rental of my ADU (and homeowners in a similar situation) to only rent ADUs on a LONG term basis would be financially painful, would be an unnecessary choice, and would cut my rental income by 50% or more, making it even more difficult for me to live in San Mateo County and support my family.

I was unemployed for 7 months during 2020 due to Coronavirus. During that time, my ADU rental income was not supplemental income, it was not "nice to have" income, it was **my entire income**.

If you were to implement any short term rental ban on all ADUs new and existing,

- San Mateo County cities and county would lose the short term rental tax income cities like Redwood City automatically receive through short term rental platforms like Airbnb, which collects and remits automatically on their behalf (tax income with no to low administrative costs!)
- San Mateo County and Redwood City would lose my income tax revenue from this rental income.
- I would not rent out my ADU long term as I need it for occasional family visitors and do not want / cannot have long term tenants.

Any ban on ALL short term rentals of ADUs in San Mateo County and cities like Redwood City will create a NEW housing crisis for homeowners like me who depend on this income. With demand for short and long term rental housing massively down since COVID, why punish your tax-paying homeowners further?

Please ensure that tax paying homeowners like myself have the choice to rent our our ADUs either short term or longer term however the market supports and however our personal and family situations require or direct us so that we make financial ends meet. The California State legislation on ADUs does not require counties and cities to prohibit short term ADU rentals.

My request to you is to keep the tools we have in our toolkit to live well and thrive growing our families (and continue to pay taxes) in San Mateo County. I read that you are establishing an ADU resource center to help encourage building of ADUs which is great! Just let us homeowners make the choice of who rents them. Some will choose short term, others will choose long term, others will mix it up over time. San Mateo County will gain more tax revenue overall, and it will be a better place to live, raise a family, and pay taxes. Overall everyone wins with increased flexibility.

Thank you

Sincerely,
N. Posner
Redwood City
=== Feedback end ===

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:37 PM
To: CEO_BoardFeedback
Subject: FW: Forced Housing

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
(650) 363-7825
www.smcgov.org/planning

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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:31 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: Forced Housing

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: Aaron Dodge <dodge_aaron@outlook.com>
Sent: Friday, April 12, 2024 7:53 AM
To: Will Gibson <wgibson@smcgov.org>
Subject: Forced Housing

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

I completely disagree with forcing housing on cities that are already overcrowded. It's gets sold to the public as affordable housing but there's no such thing in the bay area. If housing is built in an already crowded area, who moves in? Someone who didn't already live in the area thus further crowding happens that only degrades the quality of life for those that already live there. We should be forcing businesses and housing to be developed in undeveloped areas which would create a more comfortable living environment for those moving in and not destroy the living space for people who have been living somewhere their whole lives. It's disheartening growing up in the bay area and watching it get destroyed by corporations and overdevelopment. What was once a great place to live is no longer. I wish the politicians cared more for the people they serve so they would stop this from happening. So much can be learned from other cities and countries around the world who have destroyed their communities. Let's take the first step to making our communities better for the people that already live in them. It's not our responsibility to house the world.

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:37 PM
To: CEO_BoardFeedback
Subject: FW: CUSD high density housing re-zoning El Granada Parcels

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.

Mercedes Segura
Administrative Assistant II

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-----Original Message-----

From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:31 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: CUSD high density housing re-zoning El Granada Parcels

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

-----Original Message-----

From: Haley Peterson <haleylynnpeterson@gmail.com>
Sent: Saturday, April 20, 2024 11:14 AM
To: Will Gibson <wgibson@smcgov.org>
Subject: CUSD high density housing re-zoning El Granada Parcels

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Hello Mr. Gibson,

I am an El Granada resident and live directly across from the open space that the school district is trying to rezone for high density housing. Our family purchased this property because of our proximity to the outdoors, hiking trails and the beautiful open space across the street. We fall asleep to the sounds of the pacific tree frogs, red legged frogs and great horned owls. We hike through this space and admire all of the native plants that grow there. We do yearly garbage clean ups in this area to keep it beautiful for our community and for future generations. We are invested in this land and for caring for it. I am extremely concerned that any type of development in this area would put native plants and animals at risk and change the entire dynamic of our quiet neighborhood. It would dramatically decrease our property value and increase traffic on our street where our children play. Our view of the forest would be removed as well. In turn, this can affect the mental health of all who live in this immediate area. Our family and neighbors take joy in watching the American Kestrels and Red-tail Hawks hunt in this open space on a daily basis. This area is also a seasonal wetland which is critical habitat for so many of our important plants and animals.

As far as the Cabrillo Unified School District is concerned, I have no faith that if such a project were to be built that they have the capability of managing something of this magnitude effectively. When you look at the state of our schools and how they are in such disrepair (physically rusting and crumbling), how can anyone expect this to not happen to any other facility under their management. This would even further decrease our property value and change our safe and quiet community where our children currently can play outside freely and safely. If you look into the financial state of our school district you will discover how mismanaged it is, how much money has been wasted and the lack of trust our community has in their motives and ability to be financially responsible.

Please keep the Coastsides, the Coastsides. High density housing does not belong in our family neighborhoods, especially at the risk of our beautiful open spaces which are rapidly disappearing.

Haley Peterson
739 Sonora Ave

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:37 PM
To: CEO_BoardFeedback
Subject: FW: Opposition to Proposed Rezoning for High-Density Housing in El Granada, CA

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
(650) 363-7825
www.smcgov.org/planning

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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:31 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: Opposition to Proposed Rezoning for High-Density Housing in El Granada, CA

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: elatona88@gmail.com <elatona88@gmail.com>
Sent: Saturday, April 20, 2024 12:54 PM
To: Will Gibson <wgibson@smcgov.org>
Subject: Opposition to Proposed Rezoning for High-Density Housing in El Granada, CA

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Dear Mr. Gibson,

I am writing to express my strong opposition to the proposed rezoning of land for high-density housing in El Granada, CA. As a resident living near the proposed development area, I have several concerns about the project's impact on the community and environment.

1. Inadequate Drainage Infrastructure:

El Granada experiences significant drainage issues during winter storms, leading to flooding on Sonora Ave., Presidio Ave., Madrid Ave., the north end of Avenue Alhambra, and Sevilla Ave. This flooding creates hazardous conditions for drivers and pedestrians, damages property, and contaminates the well water used by many residents. The increased impervious surfaces associated with high-density housing will exacerbate these existing drainage problems.

2. Loss of Recreational Opportunities:

The proposed development area includes established walking paths that are enjoyed by residents and visitors alike. High-density development would likely lead to the destruction of these paths, negatively impacting the health and well-being of the community.

3. Environmental Damage:

The proposed area is known to be a wildlife corridor and habitat for sensitive species such as owls, frogs, salamanders, and native plants. The development project would likely eliminate these species and disrupt the delicate ecological balance of the area.

4. Community Opposition:

Many tax-paying homeowners in El Granada strongly oppose this development proposal. We urge the Planning Commission to carefully consider the negative consequences of this project on the existing residents and the environment before taking any action.

Request for Hearing at the proposed site

I respectfully request the opportunity to present my concerns in more detail at a public hearing on this matter at the proposed site. I believe that a thorough examination of the potential negative impacts of this project is essential before any decisions are made.

Thank you for your time and consideration.

Sincerely,

Eric Latona

131 presidio ave

El Granada CA 94018

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:37 PM
To: CEO_BoardFeedback
Subject: FW: SMC - Objection to CUSD Rezoning Six Sites El Granada - High Density Housing
Attachments: SMC - Opposition to CUSD Rezoning El Granada.docx

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
(650) 363-7825
www.smcgov.org/planning

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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:30 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: SMC - Objection to CUSD Rezoning Six Sites El Granada - High Density Housing

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: Linda Davisson <davissonlinda@gmail.com>
Sent: Saturday, April 20, 2024 5:33 PM
To: Will Gibson <wgibson@smcgov.org>; SMC_SupMueller <SMC_SupMueller@smcgov.org>; Planning_Commission <Planning_Commission@smcgov.org>
Cc: Linda Davisson <linda.davisson@jacobs.com>; David Linnell <dlinnell@mowsf.org>; elatona88@gmail.com; Kenjigjovig@gmail.com
Subject: SMC - Objection to CUSD Rezoning Six Sites El Granada - High Density Housing

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Mr. Gibson,

Please see attached letter of opposition to CUSD Rezoning Six Sites El Granada - High Density Housing.

Thank you,

Linda Davisson

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:37 PM
To: CEO_BoardFeedback
Subject: FW: Public comment on CUSD Housing Element (El Granada)

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
(650) 363-7825
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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:30 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: Public comment on CUSD Housing Element (El Granada)

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: america <blissfork@gmail.com>
Sent: Saturday, April 20, 2024 8:21 PM
To: Will Gibson <wgibson@smcgov.org>; SMC_SupMueller <SMC_SupMueller@smcgov.org>
Subject: Public comment on CUSD Housing Element (El Granada)

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Hey there.

I am a resident of El Granada, I live adjacent to the property owned by CSUD and I am absolutely **not** in favor of rezoning this wetland area in El Granada to build 156 units of dense housing. My thoughts:

- **Impact on traffic congestion:** High-density housing means an increase in the number of residents in a concentrated area, which will strain the existing transportation infrastructure. Our roads in this area are in TERRIBLE condition. Have you driven up Sevilla or Madrona lately? There are potholes, jagged patches, big dips, etc. The traffic during the morning when parents drive their kids to school is gridlocked on Highway 1 from about 7:15AM to 8:15AM and it slows to a crawl again from about 4PM-6PM 5 days a week. The traffic is also insurmountable during long weekends, on summer weekends, pumpkin season, Christmas tree season, etc. And we have yet to experience what the traffic looks like once the people move into Keet's new RV park. I got CERT trained a few years ago and learned that the roads and traffic are already putting us all in a position where there is no way out in an emergency. This is not a location that can handle additional high density housing.
- **Strain on public services:** An influx of new residents will place a strain on public services like schools and fire departments. We have three fire trucks and an increasing number of annual fires due to climate change. I would mention the strain on our medical facilities, but we don't have any of those.
- **Character of the neighborhood:** High-density housing developments in this area are completely out of character with the neighborhood surrounding the land, which are almost all single-family homes with sizable yards. If you rezone and develop the area it won't look compatible with the surrounding area whatsoever.
- **Environmental impact:** The construction of new housing will have a noticeable environmental impact. My house looks over this land and on a daily basis I can see deer, bunnies, great blue herons, hawks, the occasional eagle, and more. This year there have been monarch butterflies too and I saw one of the infamous red legged frogs as well. I'm actually surprised you can rezone this parcel at all because it's FULL of wildlife and my hunch is that at least one or two are protected, threatened or endangered. When the land is a soggy wetland (which has been quite a few months in the last 2 years) it's incredible to just go to sleep to the frogs croaking.
- **Fire:** I guess if you cut down all of the trees then the area is no longer a brush fire zone, but at the moment the area is considered a brush fire zone. I know this because I live adjacent to it and our insurance company told us our house is one point away from being un-insurable. Why would we build high density housing in a brush fire zone?
- **Drainage and Flood:** Talk to people in these surrounding neighborhoods to understand what happens when the heavy rains come. Sand bags are necessary, sump pumps run most of the day, water runs down the streets... And that land you propose to re-zone for development is even lower lying than the houses that have problems with water right now. There will be extensive drainage issues and the last thing we need is permeable green space converted to pavement.

This honestly just feels like a crazy plan that disregards the neighborhood and all of the people who live here as well as everyone around the Bay who comes here by road.

I absolutely believe that if you gave people maps of fire threat, flood threat, drainage, wildlife corridors, ecosystem diversity, traffic, infrastructure, jobs, and zoning and told them to pick the absolute most INSANE place to create a 156 unit apartment complex they would circle this exact spot on the map. My hunch is that it was selected because we are a blue collar fishing and agriculture town without the political clout or wealth to fight it. Basic economic discrimination.

We don't have reliable internet, we don't have telecom redundancy, we don't have the ability to put in landline phones and in case you're unaware, when the power goes out the internet also goes out. You would assume we all still have data, but with the whole coast trying to get online at the same time the data service grinds to an ABSOLUTE halt. And most landline phones go out too because they aren't true landlines like in the 80s. Best case scenario if you need to contact someone in an emergency you can sometimes get a text through at 3am when most people are asleep. But essentially we have no way out if there is a disaster and we have no way to call for help. We have water/flooding issues, somehow the wetlands you want to develop are also a fire zone (a BOGO I guess), and I'm not sure if parcels are in the tsunami zone but that would be a concern as well.

Did I mention postal delivery? Yup. We don't have that either. And there is no room at the post office for another few hundred patrons. The nearest Amazon lockers are in downtown Half Moon Bay, but because people rarely get around to taking their stuff they are often not an option. It's not unusual for there to be accidents on Highway 92 or the stretch of Highway 1 between Frenchman's Creek and Pacifica. Or both at the same time. Do you remember the time the tunnel shut down for maintenance and there was tree trimming on 92 (or an accident? I can't remember) at the same time a few years ago and PEOPLE SAT IN THEIR CARS FOR SIX HOURS TRYING TO GET HOME!?!?!?

We don't need high density housing here. What we need is glorious green space to attract wildlife and bring in tourist revenue. The open green space is what makes the Coastside such a gorgeous place to live. If you need high density housing built then put it in cities where it already exists and where the resources and infrastructure exist to support it.

America B.
El Granada

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:36 PM
To: CEO_BoardFeedback
Subject: FW: opposition to CSD rezoning 6 sites in EG for housing
Attachments: SMC Opposition to CUST Rezoning in El Granada_kkg.pdf

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
(650) 363-7825
www.smcgov.org/planning

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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:30 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: opposition to CSD rezoning 6 sites in EG for housing

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

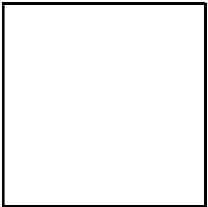
From: Kenji Gjovig <kenjigjovig@gmail.com>
Sent: Sunday, April 21, 2024 3:06 PM
To: Will Gibson <wgibson@smcgov.org>
Cc: SMC_SupMueller <SMC_SupMueller@smcgov.org>; Planning_Commission <Planning_Commission@smcgov.org>
Subject: opposition to CSD rezoning 6 sites in EG for housing

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Hi Mr. Gibson and Team- please see my attached letter of opposition to the rezoning plan without a corresponding infrastructure plan to support. Thank you in advance for your consideration.

--

Best regards,
Kenji Gjovig
948 Sonora Ave, Half Moon Bay, CA 94019
479-903-4047



CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:36 PM
To: CEO_BoardFeedback
Subject: FW: SUBJECT: Opposition to Proposed Rezoning and High-Density Housing Development in El Granada

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:30 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: SUBJECT: Opposition to Proposed Rezoning and High-Density Housing Development in El Granada

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: pudsey <pudsey@me.com>
Sent: Sunday, April 21, 2024 5:32 PM
To: Will Gibson <wgibson@smcgov.org>
Subject: SUBJECT: Opposition to Proposed Rezoning and High-Density Housing Development in El Granada

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Dear William Gibson

I am writing to formally express my vehement opposition to the proposed rezoning of the wetland area in El Granada for the development of a high-density residential complex. As a resident living adjacent to the CSUD-owned property in question, I am deeply concerned about the ramifications such a development would have on our community, infrastructure, environment, and local ecosystem.

- The introduction of high-density housing will significantly exacerbate the already critical conditions of local traffic congestion. Our roads are plagued with poor maintenance, creating hazardous driving conditions. Furthermore, the current traffic flow on Highway 1 during peak hours is frequently gridlocked, severely impeding emergency evacuation capabilities—it's an unacceptable risk to add hundreds of additional cars.
- Given what Airport Road looks like, I can only imagine what will happen to the local neighborhood streets surrounding the apartments. I am not only referring to people parking extra cars everywhere, but also to them living inside of those cars.
- An influx of residents will unduly burden our limited public services. Our local fire department is under-resourced and the additional strain could compromise community safety. Moreover, the absence of local medical facilities exacerbates the potential for a public service crisis.
- The unique character of our neighborhood, predominantly comprising single-family homes with considerable green spaces, stands in stark contrast to the proposed high-density housing. Such development would not only disrupt the aesthetic harmony but also diminish the quality of life for current residents.
- The proposed site is a vital habitat for diverse wildlife, including several potentially protected species. The area's ecological role as a wetland is crucial for local biodiversity and environmental health. The development risks significant harm to these species and their habitats, potentially violating environmental protections.
- The target area for rezoning is a known brush fire zone, with additional risks of flooding and drainage complications. Developing high-density housing in such a location not only contradicts sound land management principles but also endangers future residents and burdens existing infrastructure.
- I am concerned that this rezoning proposal targets our community due to perceived economic and political vulnerabilities. Such a strategy not only undermines the principles of equitable land use but also ignores the broader socio-economic consequences for El Granada and its residents.
- Our community already faces significant challenges with inconsistent internet, lack of telecommunications redundancy, and inadequate emergency communications. Introducing a high-density population center under these conditions is impractical and irresponsible.
- The existing infrastructure, from road capacity to postal services, is already insufficient to meet the needs of current residents. Adding several hundred more people to this equation without substantial upgrades will only degrade the living conditions and functionality of our community.

In conclusion, the proposed rezoning for high-density housing is profoundly incompatible with the needs, safety, and character of El Granada. It disregards the natural environment, the well-being of its residents, and the very essence of what makes our community a desirable place to live.

I urge you to reconsider this proposal and instead focus on preserving the invaluable green spaces that define our coastal area. Such preservation aligns with sustainable development principles and supports the long-term interests of our community.

Thank you for considering these concerns.

Sincerely,
Nick B.
El Granada

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:36 PM
To: CEO_BoardFeedback
Subject: FW: Concerns regarding CUSD Rezone for High Density Residential in El Granada

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
(650) 363-7825
www.smcgov.org/planning

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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:30 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: Concerns regarding CUSD Rezone for High Density Residential in El Granada

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: Serena Serikov <serena.serikov@gmail.com>
Sent: Monday, April 22, 2024 2:21 AM
To: Will Gibson <wgibson@smcgov.org>
Cc: iserikov@gmail.com
Subject: Concerns regarding CUSD Rezone for High Density Residential in El Granada

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Hi Mr. Gibson,

We are writing to oppose the proposed rezoning of CUSD's six sites in El Granada to a high density housing development. Our house is on Sevilla Avenue and it's right next to the proposed sites. Roads are narrow and bumpy in this area. Electricity and internet outages are frequent. The proposed sites are on a steep hill, it has serious drainage issues every time it rains. Not to mention it's almost on the border of the Very High Fire Risk Zone per county map. We are very concerned the high density housing development will add an unbearable load to the already fragile infrastructure and environment. And eventually lead to a catastrophic event that's preventable.

There are several concerns we would like to explain in detail:

1. Local population density: The surrounding area is built with single family houses. Adding a high density residential project will make the place much more crowded. It will put a strain on all the resources.
2. Traffic: As mentioned earlier, roads are narrow and bumpy in this area. There are numerous ditches on the road to drain water. Driving here is like going through STOP signs one after another. A drastic increase of the population (High Density Housing) will make the situation much worse. In the event of evacuation, for example fire, the traffic jam could put people's life at risk.
3. Ground Stability: Currently, there are full of mature trees and plants in the proposed sites. It's many acres of lush forest on a steep hill. Once the development starts and trees are being cut, the stability of the ground will be in question. Our house is right above the sites. It will put us and all the neighbors in danger.
4. Water Quality: Like many others in the area, we have a well. We called the water district and there are no water permits available. Well water is all we have. Removing the giant forest for construction will impact the ground water quality.

As a family of immigrants, we have worked very hard for more than 20 years to finally have a roof in El Granada. We understand the importance of providing housing opportunities to those lacking them. But while doing so it is also very important not to put the other citizens at risk and serious disadvantages. In the proposed CUSD's sites, neither infrastructure nor environment has the capacity for any high density housing development. Please reject this proposal.

Thank you very much!

Sincerely,

Igor & Serena Serikov

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:36 PM
To: CEO_BoardFeedback
Subject: FW: Cabrillo school housingplan

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
(650) 363-7825
www.smcgov.org/planning

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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:30 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: Cabrillo school housingplan

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: Jennifer Harden <82soiljen@gmail.com>
Sent: Monday, April 22, 2024 10:39 AM
To: Will Gibson <wgibson@smcgov.org>
Cc: Ray Mueller <rmueller@smcgov.org>
Subject: Cabrillo school housingplan

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Grettings.

I live in Clipper Ridge next to the planned dense housing. I do not support dense housing - our roads alone can't handle more traffic with all of the new harbor improvements- but I do support a mixture of family and single units of various incomes.

Also GGNRA of the National Park Service have moved in above this planned housing and could probably co-sponsor the cost if you concede some parking and upkeep of garbage and bathrooms for visitors and some housing for rangers to patrol the federal land.

Right now, our county sherriff cannot patrol the federal land which poses problems when folks motorbike and camp up there. We are worried about fires and crime on that parcel.

Thank you

Jen Harden

El Granada

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:36 PM
To: CEO_BoardFeedback
Subject: FW: Do Not Rezone Cabrillo Land in El Granada

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:30 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: Do Not Rezone Cabrillo Land in El Granada

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: Matt Allen <capturetheflag@hotmail.com>
Sent: Monday, April 22, 2024 11:16 AM
To: Will Gibson <wgibson@smcgov.org>
Subject: Do Not Rezone Cabrillo Land in El Granada

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear William Gibson,

Please count my letter as a voice against the proposed request by the Cabrillo Unified School District to rezone the property they own in El Granada. It is a small neighborhood with limited street access. If high density housing is added in this location, traffic will be negatively impacted. Home owners will lose value on their properties. Current residents will lose access to open space. The district will be liable for neglecting their fiduciary responsibility to the district members. They could get more money by selling the land as zoned than after it is rezoned. That means our teachers and students get less money and less support for salaries and learning.

This will impact the community negatively in many ways.

Don't allow the rezoning to go forward.

Sincerely,

Mr. Matt Allen
50-year El Granada resident

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:35 PM
To: CEO_BoardFeedback
Subject: FW: Proposed high density housing in El Granada
Attachments: CalFire map.docx

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:29 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: Proposed high density housing in El Granada

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: Lisa Forward <lisaforwardmk@gmail.com>
Sent: Monday, April 22, 2024 12:18 PM
To: Will Gibson <wgibson@smcgov.org>; SMC_SupMueller <SMC_SupMueller@smcgov.org>
Subject: Proposed high density housing in El Granada

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Hi Mr. Gibson and Mr. Mueller- My name is Lisa Forward and I live at 320 Bridgeport Dr., just down the hill from the Cabrillo Unified School District parcels of which there is a request for a change of zoning to high density. I would like to express my concern for such a project.

It is understood that some housing may be able to go in those areas regardless of the below concerns, but high density is not a good idea no matter what.

Here's why:

1. There are serious environmental concerns such as wintering Monarch butterflies, owl families, and a wide variety of wildlife that frequent that area.
2. It is also a wetland as anyone who lives in the area can tell you that this area floods regularly.
3. There is not nearly enough infrastructure to support high density housing and the traffic through residential neighborhoods will become unsustainable. One of the main access roads to this area (Coral Reef Ave) has had multiple problems with speeding down the hill and this will only make those issues worse.
There is also only one way out of the neighborhood that accesses Coral Reef (Princeton-by-the-sea) so in an emergency this will only contribute to traffic concerns.
4. On that note, this is a High Wildland Fire zone according to CalFire so putting more homes here only jeopardizes more lives and property. See attached CalFire map. This areas is one of the most hazardous on the coast.
5. It is not at all consistent with the character and other zoning of the neighborhood. While it is understood that some housing is needed along

the coast, the requirements for such will be easily reached with a more sustainable project, instead of high-density.

Thank you for your consideration in this urgent matter.

Lisa Forward
320 Bridgeport Dr.
Half Moon Bay, CA 94019
650-281-4745

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:35 PM
To: CEO_BoardFeedback
Subject: FW: CUSD parcel development plan

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
(650) 363-7825
www.smcgov.org/planning

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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:29 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: CUSD parcel development plan

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: michael sims <michaelksims@yahoo.com>
Sent: Monday, April 22, 2024 1:00 PM
To: Will Gibson <wgibson@smcgov.org>
Subject: CUSD parcel development plan

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Mr. Gibson,

CUSD's plan to enable San Mateo County to develop its northern El Granada Parcel requires considerable deliberation and public discussion. All feasible options should be thoroughly considered.

Some may remember the parcel's role in the attempted land swap between CUSD and Wave Crest Developers during the early '90s, which gained notoriety. This was based on the false claim that the parcel couldn't be used for its intended purpose as a middle school site due to its proximity to the airport. A call to the FAA at the time refuted this claim, confirming that the parcel was grandfathered for a school. However, the current status is uncertain.

The land is surrounded by single-family homes and is bordered by one of the most popular neighborhoods on the coast, Clipper Ridge. This neighborhood houses families who grew up there and have subsequently bought homes to raise their own children there, giving it a unique family character.

The lower southern portion is a wetland that feeds water to the Harbor and provides a habitat for related life. The northern portion is heavily forested with lots of owls, deer, coyotes, raptors, and occasional Monarch swarms.

Considering the infrastructure issues with sewage overflows, commuting, and tourist traffic jams, it is unlikely that the quest for more growth/money will result in the desired high-density development. Such development can only come at the sacrifice of the beauty, neighborhood character, and wildlife habitat that currently exist.

Sincerely,

Mike Sims
El Granada

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:35 PM
To: CEO_BoardFeedback
Subject: FW: CUSD El Granada Rezone Issues.

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:29 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: CUSD El Granada Rezone Issues.

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: Joey DeMartini <joeydemar64@gmail.com>
Sent: Monday, April 22, 2024 1:05 PM
To: Will Gibson <wgibson@smcgov.org>
Subject: CUSD El Granada Rezone Issues.

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Dear William Gibson,

Please count my letter as a voice against the proposed request by the Cabrillo Unified School District to rezone the property they own in El Granada, CA. It is a small neighborhood with limited street access. If high density housing is added in this location, traffic will be negatively impacted. Traffic is already terribly congested! Home owners will lose value on their properties due to the new construction being of less value than what the current lots are zoned for; single family homes vs. high density, low income housing). Current residents will lose access to the open space. The district will be liable for neglecting their fiduciary responsibility to the district members. They could get more money by selling the land as zoned than after it is rezoned. That means our teachers and students will get less money and less support for salaries and learning materials.

This will impact the community negatively in many ways.

Don't allow the rezoning to go forward.

Note the wording of my email will look familiar in other emails you receive. There are a lot of us coming together with how to express our concerns.

Thank you for your time.

Sincerely,

Joey DeMartini.

Life time resident of over 46 years.

Home owner.

650-207-3525

271 Shelter Cove Dr.

El Granada

Sent from my iPhone

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:35 PM
To: CEO_BoardFeedback
Subject: FW: CUSD land for high density housing

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.

Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
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-----Original Message-----

From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:29 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: CUSD land for high density housing

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

-----Original Message-----

From: Tony Quiros <tonyq2@msn.com>
Sent: Monday, April 22, 2024 1:44 PM
To: Will Gibson <wgibson@smcgov.org>
Subject: CUSD land for high density housing

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Hi there, I am a long time resident on Sevilla Ave in El Granada. I know they are planning to re-zone CUSD land for high density housing. This is absolutely ridiculous in an area with such a tenuous infrastructure. The coast cannot support so much additional housing in this area with all the additional traffic on the roads. This space would be much better suited to be sold to open space. Please consider denying the re-zoning. I have lived here since 1977 and feel the coast infrastructure is at its limit. Everyone I know on the coast feels the same way.

Sincerely,

Charles Quiros

Sent from my iPhone

CEO_BoardFeedback

From: Mercedes Segura
Sent: Monday, April 22, 2024 4:34 PM
To: CEO_BoardFeedback
Subject: FW: Puente de la Costa Sur Public Comment Letter of SMC Housing Element
Attachments: Puente_Comment_SMC_HE.4.22.2024.pdf

Hello,

We have received correspondence for Item No. 10 on the April 23, 2024, agenda.

Thank you.



Mercedes Segura
Administrative Assistant II

County of San Mateo
Planning & Building Department
455 County Center 2nd Floor
Redwood City, CA 94063
(650) 363-7825
www.smcgov.org/planning

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From: Will Gibson <wgibson@smcgov.org>
Sent: Monday, April 22, 2024 4:29 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Subject: FW: Puente de la Costa Sur Public Comment Letter of SMC Housing Element

Will Gibson (he/him)
San Mateo County Planning and Building Department
455 County Center, Redwood City CA 94063
1-628-222-3082
wgibson@smcgov.org

From: Hyun-mi Kim <HKim@mypuente.org>
Sent: Monday, April 22, 2024 3:59 PM
To: Will Gibson <wgibson@smcgov.org>
Cc: Rita Mancera <rmancera@mypuente.org>
Subject: Puente de la Costa Sur Public Comment Letter of SMC Housing Element

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Greetings Will,

Attached is Puente de la Costa Sur's public comment letter on the latest draft of SMC Housing Element. We really appreciate your work on this.

Please let me know if you have any questions. Thank you for your time.

Best,

Hyun-mi Kim

Director | Community Engagement and Public Policy

NOTE: OFF ON FRIDAY

hkim@mypuente.org | (650) 394-2191

620 North Street, PO Box 554

Pescadero, CA 94060

www.mypuente.org



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