

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

## CEO\_BoardFeedback

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**From:** Mercedes Segura  
**Sent:** Tuesday, April 23, 2024 7:51 AM  
**To:** CEO\_BoardFeedback  
**Subject:** FW: Agenda Item 10 - El Granada Rezoning

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 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
(650) 363-7825  
[www.smcgov.org/planning](http://www.smcgov.org/planning)

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**From:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
**Sent:** Tuesday, April 23, 2024 7:30 AM  
**To:** Mercedes Segura <[mbsegura@smcgov.org](mailto:mbsegura@smcgov.org)>  
**Subject:** FW: Agenda Item 10 - El Granada Rezoning

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](mailto:wgibson@smcgov.org)

---

**From:** Matthew Keith <[m32keith@gmail.com](mailto:m32keith@gmail.com)>  
**Sent:** Monday, April 22, 2024 10:13 PM  
**To:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
**Subject:** Agenda Item 10 - El Granada Rezoning

**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.

Good evening,

I am writing to you on behalf of my family, neighbors and community to not rezone the parcels of land in El Granada. I truly love and support our neighborhood, but our community cannot support high density housing, we barely have a strong enough infrastructure to consistently provide power and water/sewage. Our roads are single lane and damaged, as well as taking on endless traffic that only increases. There is so much concern about how our community will handle any type of disaster situation. Adding more housing will negatively impact this community. This will also have a damaging impact on that environment as it will significantly hurt the animals that live there. It is home to a seasonal wetland that is protected by federal and state regulations. Please do not rezone this land and find more suitable locations.

Thank you kindly,

Matthew Keith

## CEO\_BoardFeedback

---

**From:** Mercedes Segura  
**Sent:** Tuesday, April 23, 2024 7:51 AM  
**To:** CEO\_BoardFeedback  
**Subject:** FW: Stop the Rezone of 6 Sites for High-Density Residential in El Granada (rezoning of CUSD land holding)

Hello,

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

Thank you.



**Mercedes Segura**  
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**From:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
**Sent:** Tuesday, April 23, 2024 7:30 AM  
**To:** Mercedes Segura <[mbsegura@smcgov.org](mailto:mbsegura@smcgov.org)>  
**Subject:** FW: Stop the Rezone of 6 Sites for High-Density Residential in El Granada (rezoning of CUSD land holding)

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455 County Center, Redwood City CA 94063  
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[wgibson@smcgov.org](mailto:wgibson@smcgov.org)

---

**From:** Zlatko Unger <[zlatkounger@gmail.com](mailto:zlatkounger@gmail.com)>  
**Sent:** Monday, April 22, 2024 11:12 PM  
**To:** PLANNING\_LRP <[PLANNING\\_LRP@smcgov.org](mailto:PLANNING_LRP@smcgov.org)>; Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
**Cc:** SMC\_SupMueller <[SMC\\_SupMueller@smcgov.org](mailto:SMC_SupMueller@smcgov.org)>  
**Subject:** Stop the Rezone of 6 Sites for High-Density Residential in El Granada (rezoning of CUSD land holding)

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Dear Mr. Gibson,

I write to you as a local El Granada resident who is strongly opposed to the rezoning of the six sites in El Granada.

There are a plethora of issues with the rezoning plans.

1. Infrastructure -- traffic is bad enough, and it is going to get worse with more cars on the road
2. Emergency Evacuation -- more people will put a strain on our safety workers in case of a flood, fire, or earthquake
3. Environment -- the land is a wetland that many creatures inhabit, mainly the endangered California red-legged frogs
4. Drainage -- during heavy rains, this part of El Granada gets a lot of water, and building will lead to more erosion
5. Power -- PG&E has already put us on the back burner that every year we lose power for several days
6. Wells -- several houses in adjacent plots get their water from a well and construction might dry those wells
7. Character -- high-density residential does not bode well with the character of the neighborhood
8. Lawsuit(s) -- given the above, the impact of this rezoning and future projects will lead to litigation which will be costly for the county

At the end of the day, I hope you see the benefit of leaving the wetland as is. There are plenty of other sites around the coast--or even the entire San Mateo County--that could better accommodate high-density residential housing.

I respectfully request an opportunity to present these concerns before the resolution of this proposal.

Respectfully,

Zlatko Unger, El Granada Resident

(404) 425-9686 | [ZlatkoUnger@gmail.com](mailto:ZlatkoUnger@gmail.com)

[ [Website](#) | [Flickr](#) | [LinkedIn](#) | [Meet with me](#) ]

## CEO\_BoardFeedback

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**From:** Mercedes Segura  
**Sent:** Tuesday, April 23, 2024 7:51 AM  
**To:** CEO\_BoardFeedback  
**Subject:** FW: Comment on Request to Rezone of 6 Sites for High-Density Residential in El Granada (rezoning of CUSD land holding)

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**Mercedes Segura**  
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**From:** Will Gibson <wgibson@smcgov.org>  
**Sent:** Tuesday, April 23, 2024 7:30 AM  
**To:** Mercedes Segura <mbsegura@smcgov.org>  
**Subject:** FW: Comment on Request to Rezone of 6 Sites for High-Density Residential in El Granada (rezoning of CUSD land holding)

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:** Monica Spitzer <ms@monicaspitzerlaw.com>  
**Sent:** Monday, April 22, 2024 11:27 PM  
**To:** Will Gibson <wgibson@smcgov.org>; PLANNING\_LRP <PLANNING\_LRP@smcgov.org>; SMC\_SupMueller <SMC\_SupMueller@smcgov.org>  
**Subject:** Comment on Request to Rezone of 6 Sites for High-Density Residential in El Granada (rezoning of CUSD land holding)

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Dear Mr. Gibson and Supervisor Mueller,

I'm an El Granada resident writing to you to express my strong opposition to rezoning the El Granada site.

My home overlooks the wetlands for which this zoning change has been requested. When this swamp -- yes it is quite literally a swamp -- fills with water in the winter, we sit outside in the evening and listen to the California red legged frogs, a **vulnerable species**, croak to each other. Great horned owls nest in the trees on this land, and I've viewed numerous other species in this area, including skunks, deer, and even a bobcat. I'm writing to you today, Earth Day, to request the Supervisors vote against rezoning. This wetland should not be developed at all, and changing the zoning is completely unnecessary.

Residents are mostly unaware of this vote, which is also very concerning. When there was a proposed disc golf course on this property, there were multiple signs posted throughout the neighborhood and online and we knew about it weeks or even months in advance. I only learned about this situation two days ago. I'm very concerned these plans are being made in haste with little thought about all the effects of rezoning. This meeting also occurs on the first day of Passover, making it impossible for me (and surely for other people) to attend in person as I would have liked to do.

El Granada is difficult to exit because there are only a couple ways in and out, and the light near this area backs up quite a bit. It can be close to impossible to make the left turn to go south on Highway 1 because there is no dedicated turn light. More traffic will make this intersection even more of a nightmare. Then there's the fact that Highway 1 becomes gridlocked on weekends and during rush hours. Finally, the road at Surfer's Beach in El Granada is washing into the sea and no one is fixing it, so what will happen when traffic on it drastically increases? Add a serious emergency like a wildfire to the traffic situation, and it's frightening to think what could go wrong. High density housing without any sort of infrastructure planning for the area is appallingly irresponsible.

As an immigration lawyer and dedicated advocate for immigrants, I'm very concerned about housing for low income residents of this community, many of whom are immigrants themselves. As a local parent, I also deeply empathize with the plight of coastside teachers who need more affordable housing. None of this makes this rezoning acceptable. Everyone in this community deserves better, including those who need affordable housing, because the destruction of our natural environment and poorly planned infrastructure don't fix problems, they just create more problems. Please stop this madness and require comprehensive plans for high density housing that don't create more problems than they solve!

I respectfully request my comment about my concerns be considered before the resolution of this proposal.

Thank you,  
Monica Spitzer

--

Monica Spitzer  
Attorney at Law  
Spitzer Immigration Law  
[www.monicaspitzerlaw.com](http://www.monicaspitzerlaw.com)

650-517-3234

*Licensed by the State Bar of California*

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## CEO\_BoardFeedback

---

**From:** Mercedes Segura  
**Sent:** Tuesday, April 23, 2024 7:50 AM  
**To:** CEO\_BoardFeedback  
**Subject:** FW: Coastside Draft Housing Element Hearing and Vote 04/23/24 - El Granada Re-Zoning of Current CUSD Parcels

Good Morning,

We have received additional correspondence for Item No. 10 on today's agenda.

Thank you.



**Mercedes Segura**  
Administrative Assistant II

**County of San Mateo**  
Planning & Building Department  
455 County Center 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
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**From:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
**Sent:** Tuesday, April 23, 2024 7:30 AM  
**To:** Mercedes Segura <[mbsegura@smcgov.org](mailto:mbsegura@smcgov.org)>  
**Subject:** FW: Coastside Draft Housing Element Hearing and Vote 04/23/24 - El Granada Re-Zoning of Current CUSD Parcels

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San Mateo County Planning and Building Department  
455 County Center, Redwood City CA 94063  
1-628-222-3082  
[wgibson@smcgov.org](mailto:wgibson@smcgov.org)

---

**From:** Christopher Forrest <[chris@handsomesound.com](mailto:chris@handsomesound.com)>  
**Sent:** Monday, April 22, 2024 11:22 PM  
**To:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>; SMC\_SupMueller <[SMC\\_SupMueller@smcgov.org](mailto:SMC_SupMueller@smcgov.org)>  
**Subject:** Coastside Draft Housing Element Hearing and Vote 04/23/24 - El Granada Re-Zoning of Current CUSD Parcels

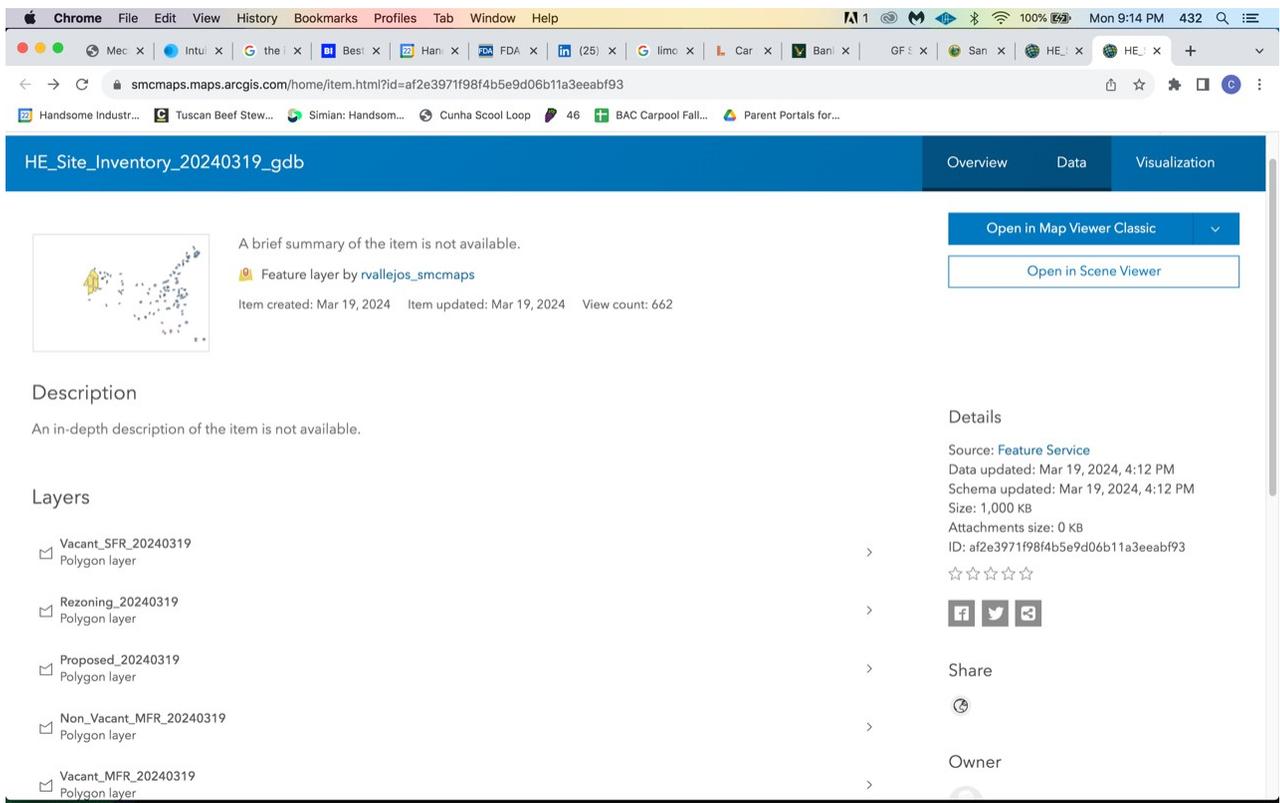
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Hello,

I'm a homeowner adjacent from the property in El Granada currently owned by the CUSD and proposed for re-zoning and development into high density housing.

I was informed of the 04/23/24 meeting by a neighbor today and was surprised to hear about the proposed plan. Mostly the fact that there had already been a meeting to discuss the proposal on 04/10/24 with NO apparent notice to the community. I have received no notice via mail or other forms of contact from the County to the neighborhood.

When I tried to locate more detailed information on the proposal on County of San Mateo website, all of the links contained very little to no detailed info about the proposal (see screenshots below):



Chrome File Edit View History Bookmarks Profiles Tab Window Help | 100% | Mon 9:36 PM 432

smcmaps.maps.arcgis.com/home/item.html?id=af2e3971f98f4b5e9d06b11a3eeabf93&sublayer=2

Home Gallery Map Scene Groups | Sign In

← HE\_Site\_Inventory\_20240319\_gdb / Proposed\_20240319 | Overview Data Visualization

Polygon layer | Open in Map Viewer

rvallejos\_smcmaps

Data Last Updated: Mar 19, 2024, 4:12 PM

Summary  
A summary of the layer is not available.

Description  
An in-depth description of the layer is not available.

Credits (Attribution)  
No acknowledgements.

Details  
Data updated: Mar 19, 2024, 4:12 PM  
Schema updated: Mar 19, 2024, 4:12 PM

URL <https://services.arcgis.com/yq3FgOI44I> View

Geometry options  
M-value: Disabled  
Z-value: Disabled

Chrome File Edit View History Bookmarks Profiles Tab Window Help | 100% | Mon 9:36 PM 432

smcmaps.maps.arcgis.com/home/item.html?id=af2e3971f98f4b5e9d06b11a3eeabf93&sublayer=2

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Details  
Data updated: Mar 19, 2024, 4:12 PM  
Schema updated: Mar 19, 2024, 4:12 PM

URL <https://services.arcgis.com/yq3FgOI44I> View

Geometry options  
M-value: Disabled  
Z-value: Disabled

The lack of information and community contact / input is disturbing for a project of this size and has the appearance of an effort to rush to an approval without the knowledge or input of the people who live here. There are many concerns about how the proposal will change both the character of the existing neighborhood, its housing values, and the environmental impact on the coastal wetlands contained in the proposed parcels.

While I'm well aware of the need for more affordable housing throughout California, I believe that there are MANY important factors to consider about a development of this size that should be thoroughly discussed by the community before voting to accept the Housing Element.

1). I am curious how the County of San Mateo plans to handle the water and sewage needs for a development of this size? Available potable water and sewer hookups have been a major issue for further development on the coast for decades. Is it now the County's position that available water and sewage is no longer a problem on the coast?

2). What about the educational needs of the resulting increased population of El Granada? The CUSD can barely pay their teachers a livable wage as is. What are the plans for increasing class sizes at El Granada Elementary and Farallone View Elementary—schools that already struggle for funding proper class sizes and updated physical plant needs. Similar issues will effect both Cunha Middle School and Half Moon Bay High School. Its ironic that the CUSD wishes to re-zone their property in a manner that will negatively effect its ability to meet the needs of the district students.

3). What considerations, if any, have been made about the effects of climate change and potential sea level rise on the coast. Many communities in California are being forced to consider a policy of Managed Retreat from existing coastal development. I would imagine that even if this proposal is approved, there will be a great deal of community push-back, including legal challenges to the proposal that will take many years to sort out and may never come to a resolution—time better spent planning how the already existing housing stock on the coast will be effected by climate change, without adding hundreds of units that could also be at risk.

For these reasons and others, I respectfully suggest that the vote on the current re-zoning proposal be either rejected completely or tabled to provide more input from the community.

Sincerely,

Christopher Forrest  
El Granada resident

117 Madrona Ave.  
El Granada, CA 94018

## CEO\_BoardFeedback

---

**From:** Mercedes Segura  
**Sent:** Tuesday, April 23, 2024 7:50 AM  
**To:** CEO\_BoardFeedback  
**Subject:** FW: Re-zoning of CUSD land holding in El Granada

Good Morning,

We have received additional correspondence for Item No. 10 on today's agenda.

Thank you.



**Mercedes Segura**  
Administrative Assistant II

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**From:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
**Sent:** Monday, April 22, 2024 9:46 PM  
**To:** Mercedes Segura <[mbsegura@smcgov.org](mailto: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](mailto:wgibson@smcgov.org)

---

**From:** Toni Gomes <[toto170@att.net](mailto:toto170@att.net)>  
**Sent:** Monday, April 22, 2024 9:35 PM  
**To:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
**Subject:** Re-zoning of CUSD land holding in El Granada

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Hi Mr.Gibson, we want to express our feelings about the high-density housing in El Granada, Ca, because we are residents living on Coral reef Ave. We want to show our reasonings to not build the high-density housing. Wild life will be disturbed that property has not been maintained for over 50 years. All the animals as in Deer, Frogs, Raccoons, Coyotes, Mountain Lions, Gardener snakes, and Owls/birds (all breeds) all of those animals will no longer be around. Another thing is when the yearly storm comes around in winter it usually floods and the high-density housing would just cause more of a drainage and flooding problems. Also they're are a lot of kids and children living on this street who like to go back there and play a lot and they enjoy the big space to play in. This concludes why the high-density housing should NOT be built behind our houses.

Thank you,  
Gene and Toni Gomes

## CEO\_BoardFeedback

---

**From:** Mercedes Segura  
**Sent:** Tuesday, April 23, 2024 7:50 AM  
**To:** CEO\_BoardFeedback  
**Subject:** FW: Concerns Regarding Proposed Rezoning in El Granada

Good Morning,

We have received additional correspondence for Item No. 10 on today's agenda.

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**Mercedes Segura**  
Administrative Assistant II

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**From:** Jeff MacGregor <[jeffrey.macgregor@gmail.com](mailto:jeffrey.macgregor@gmail.com)>  
**Sent:** Monday, April 22, 2024 9:19 PM  
**To:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
**Subject:** Concerns Regarding Proposed Rezoning in El Granada

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Dear Mr. Gibson,

I am writing to express my concerns about the proposed rezoning for high-density housing in our community. As a long-term resident of El Granada, I am deeply worried about the potential impacts on our local infrastructure, environment, and quality of life.

Firstly, the existing drainage issues in our neighborhood are well-documented, with frequent flooding affecting areas like Sonora Ave. and Presidio Ave. Introducing high-density housing will likely exacerbate these problems, posing further risks to property and public safety.

Additionally, the proposed development threatens the recreational paths and green spaces that are integral to our community's health and well-being. These areas are not only vital for community recreation but also serve as critical habitats for a variety of local wildlife. Specifically, this region is known to be a natural habitat for species such as mountain lions, bobcats, deer, great horned owls, and even monarch butterflies during their migration. The potential loss of such spaces would severely impact the biodiversity we cherish and could lead to a decline in these important species.

Many of us in the community are deeply concerned about this proposal. We respectfully request a public hearing to thoroughly discuss these issues. It is crucial that the voices of long-term residents and stewards of this land are heard and respected in these deliberations. Ensuring that the environmental assessments are comprehensive and that they genuinely reflect the ecological significance of this area is essential for a just and informed decision-making process.

Thank you for your time and consideration.

Sincerely,

Jeff MacGregor  
150 Coral Reef Ave  
Half Moon Bay / El Granada

## CEO\_BoardFeedback

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**From:** Mercedes Segura  
**Sent:** Tuesday, April 23, 2024 7:50 AM  
**To:** CEO\_BoardFeedback  
**Subject:** FW: Writing to oppose high density housing in El Granada

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

From: Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
Sent: Monday, April 22, 2024 7:23 PM  
To: Mercedes Segura <[mbsegura@smcgov.org](mailto:mbsegura@smcgov.org)>  
Subject: FW: Writing to oppose 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](mailto:wgibson@smcgov.org)

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

From: Jackie Bertoldo <[jackiebertoldo@gmail.com](mailto:jackiebertoldo@gmail.com)>  
Sent: Monday, April 22, 2024 6:27 PM  
To: Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
Subject: Writing to oppose high density housing in El Granada

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Hello,

I am a resident of El Granada living on Coral Reef Ave behind the plot of land that the county and Cabrillo Unified School District are proposing be re-zoned for high density housing. I am writing to express my strong opposition to this plan, and to express my concerns about the impact this decision would have on our small community. The Coastside already struggles with limited infrastructure to handle traffic congestion on highway one, which presents numerous safety issues. Anyone who drives through El Granada at 8am on a weekday or any weekend day would know that our streets are already packed with cars during peak hours, resulting in it taking at least 30 minutes or more to go 4 miles from our house to highway 92. What is the plan if there were a fire, earthquake, or tsunami evacuation? All are very real risks to our Coastside community and adding high density housing without adequate infrastructure to manage the influx of cars and people is incredibly dangerous. I am not opposed to housing in this area generally, so long as it is done thoughtfully and safely in a capacity that the community infrastructure can absorb, but zoning this area for high density housing just to meet a countywide quota is outright irresponsible.

Thank you for hearing my perspective.

Jackie Bertoldo

## CEO\_BoardFeedback

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**From:** Mercedes Segura  
**Sent:** Tuesday, April 23, 2024 7:50 AM  
**To:** CEO\_BoardFeedback  
**Subject:** FW: Rezoning CUSD Land in El Granada

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**Mercedes Segura**  
Administrative Assistant II

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**From:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
**Sent:** Monday, April 22, 2024 5:57 PM  
**To:** Mercedes Segura <[mbsegura@smcgov.org](mailto:mbsegura@smcgov.org)>  
**Subject:** FW: Rezoning CUSD 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](mailto:wgibson@smcgov.org)

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**From:** [shadow@coastside.net](mailto:shadow@coastside.net) <[shadow@coastside.net](mailto:shadow@coastside.net)>  
**Sent:** Monday, April 22, 2024 5:05 PM  
**To:** SMC\_SupMueller <[SMC\\_SupMueller@smcgov.org](mailto:SMC_SupMueller@smcgov.org)>  
**Cc:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
**Subject:** Rezoning CUSD Land in El Granada

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We have been Coastsider's for almost 40 years. It has grown measurably in the last 30 years, perhaps not as much as the County deems necessary, but that is why we still maintain a beautiful Coastside.

We do not need more housing developments on land currently owned by CUSD, which was originally scheduled to be an El Granada Middle School. These homes would add more congestion on Hwy 1 which has already increased exponentially over the years.

Our resources are currently in peril:

- Emergency execution pathways limited.
- Land and water deterioration, flooding
- Limited resources in an already serious fire zone area. Clipper Ridge is already seeing their home insurances raised or cancelled due the severity of the fire zone.

These are just a few of the areas that would be impacted with a new housing development. Our hope is that the county can come up with a better fit for coast.

Thank you

A concerned Clipper Ridge homeowner.

## CEO\_BoardFeedback

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**From:** Mercedes Segura  
**Sent:** Tuesday, April 23, 2024 7:49 AM  
**To:** CEO\_BoardFeedback  
**Subject:** FW: Re-zoning of CUSD land

Good Morning,

We have received additional correspondence for Item No. 10 on today's agenda.

Thank you.



**Mercedes Segura**  
Administrative Assistant II

**County of San Mateo**  
Planning & Building Department  
455 County Center 2<sup>nd</sup> Floor  
Redwood City, CA 94063  
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**Sent:** Monday, April 22, 2024 5:57 PM  
**To:** Mercedes Segura <mbsegura@smcgov.org>  
**Subject:** FW: Re-zoning of CUSD land

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:** Jan Mackintosh <janmackintosh7882@gmail.com>  
**Sent:** Monday, April 22, 2024 5:47 PM  
**To:** Will Gibson <wgibson@smcgov.org>  
**Cc:** SupMueller@smcgov.org  
**Subject:** Re-zoning of CUSD land

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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,  
Jan Mackintosh

## CEO\_BoardFeedback

---

**From:** Mercedes Segura  
**Sent:** Tuesday, April 23, 2024 7:49 AM  
**To:** CEO\_BoardFeedback  
**Subject:** FW: CUSD and El Granada re-zoning request

Good Morning,

We have received additional correspondence for Item No. 10 on today's agenda.

Thank you.



**Mercedes Segura**  
Administrative Assistant II

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**From:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>  
**Sent:** Monday, April 22, 2024 5:01 PM  
**To:** Mercedes Segura <[mbsegura@smcgov.org](mailto:mbsegura@smcgov.org)>  
**Subject:** FW: CUSD and El Granada re-zoning request

Will Gibson (he/him)  
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**From:** rgalant <[risa@coastside.net](mailto:risa@coastside.net)>  
**Sent:** Monday, April 22, 2024 4:48 PM  
**To:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>; SMC\_SupMueller <[SMC\\_SupMueller@smcgov.org](mailto:SMC_SupMueller@smcgov.org)>  
**Subject:** CUSD and El Granada re-zoning request

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Hello,

I'm a homeowner in El Granada. My concerns about the CUSD rezoning request are around what constitutes high density housing (what does "high density" mean? How many units/stories?), infrastructure to support that housing, and insurance consequences. I barely qualified for insurance when I bought my house in 2002 -- the only insurer who'd take me was Liberty Mutual because of high fire danger and flood risk. Please address what these plans would do to neighborhood insurance coverage and rates. Those 6 parcels are a marsh in winter, dangerously dry in summer. What are the plans for mitigation? How about the needed infrastructure for sewers, roads, handling runoff, streetlights, electricity, garbage collection, etc? What about access and traffic planning, law enforcement and emergency planning? There's only one road in: Coral Reef. Secondary streets are narrow and winding.

Thank you for listening. I hope you can address these concerns.

Risa Galant