

**From:** [Helene Campagnet](#)  
**To:** [Planning Commission](#)  
**Subject:** Comment on 10/22/25 meeting, Agenda Item 3: Housing Element Rezoning Program  
**Date:** Wednesday, October 22, 2025 8:48:31 AM

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To the San Mateo County Planning Commission:

I am writing to express my strong objection to rezoning of parcels in El Granada, on the Midcoast. As a long-time resident of the area in question, I believe this project would cause irreparable harm for many reasons, including the following:

- 1) environmental degradation- the area is adjacent to Golden Gate National Recreation Area land and as such provides a transitional area between open space and single family residential neighborhoods for wildlife. There are frequent sightings of birds, great horned owls, coyotes, frogs, garter snakes, Monarch butterflies and numerous other species, many of which are threatened or endangered. There is water flowing to this area every rainy season.
- 2) neighborhood degradation: the character of the surrounding neighborhood would be completely destroyed by the addition of multi-family high density housing. Neighbors bought homes with the expectation of a quiet semi-rural area adjacent to open space and farmland. The addition of large multi-unit structures and many more residents would abolish that. The disruption of lengthy construction, and noise and light pollution following completion, would lead to huge degradation of quality of life the neighborhood currently enjoys.
- 3) Inadequate infrastructure: the surrounding infrastructure is inadequate to accommodate the addition of hundreds more residents. There are very few sidewalks, the streets are narrow and end in cul de sacs, and the county doesn't even maintain several adjacent streets, some of which are unpaved.

Please consider the negative impacts that the rezoning would have on our neighborhood and deny this permit.

Respectfully,  
Helene Campagnet  
915 San Carlos Ave  
El Granada

**From:** [a. bliss](#)  
**To:** [Planning Commission](#)  
**Subject:** Opposition to Rezoning area between Madrid, Sevilla and Sonora Avenues  
**Date:** Wednesday, October 22, 2025 8:43:30 AM

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Dear Planning Board,

I am writing to strongly oppose the proposed rezoning of the open green space owned by Cabrillo Union School District from its current designation to high-density residential zoning. This rezoning represents a dangerous disregard for public safety, environmental protection, and responsible land use planning.

This site is categorically unsuitable for high-density development due to multiple compounding hazards:

### **Severe Flooding and Drainage Crisis**

This land functions as critical flood control infrastructure, remaining swamp-like for four months annually. The surrounding homes already struggle with severe water intrusion, requiring French drains, sump pumps, and other costly mitigation systems. Adding high-density development will not only expose new residents to flooding risks but will eliminate natural drainage, worsening conditions for the entire neighborhood. The liability exposure for the municipality is substantial. And I have no idea what's happening with drainage and public sewer systems, but I read a lot of posts about Seal Beach on Nextdoor and it would seem as though the coast is not prepared for more burdens placed on the sewer lines.

### **Dual Fire and Tsunami Hazard Zone**

This property somehow sits within both a designated brush fire zone AND a tsunami evacuation zone. Many adjacent homeowners can only obtain insurance through high-risk pools or single carriers due to the fire danger. My own home is ONE POINT away from being un-insurable. Placing high-density housing in this dual-hazard zone is unconscionable - it creates an evacuation nightmare and puts lives at risk. Dense development here violates basic emergency management principles. Have you talked to the folks who run CERT about Coastal evacuation plans? Spoiler alert: The roads will be clogged and there is nowhere to go. Our plan is "Wait it out"

### **Active Wildlife Habitat and Natural Corridor**

This land serves as essential habitat for herons, hawks, owls, deer, coyotes, and numerous other species observed daily. It functions as an important wildlife corridors in our area. And I'm fairly certain that I've seen the endangered frog people talk about. Once destroyed, this ecosystem cannot be replaced. The environmental impact of development would be irreversible.

### **Infrastructure Impossibility**

The existing infrastructure cannot support the proposed density. Our roads, storm sewers, and utilities are already strained. The combination of flood-prone land, fire risk, and tsunami zone makes adequate infrastructure development either impossible or prohibitively expensive.

**The responsible alternatives are clear:**

Maintain current zoning to preserve critical flood control and fire break functions  
Facilitate purchase by conservation organizations or public agencies for permanent protection  
At minimum, require comprehensive hazard studies before any zoning changes

Approving this rezoning would be a dereliction of the municipality's duty to protect public safety and welfare. No housing crisis justifies placing families in harm's way on land this hazardous. The first lawsuit from flood damage, fire, or evacuation failure will cost far more than any development fees collected.

I urge you to deny this rezoning immediately and permanently.

And if you have to rezone it avoid builder's remedy then FOR THE LOVE OF GOD don't actually build anything on this land. It sounds like no one on the commission actually lives on the coast, but I will HAPPILY take you on a stroll through the land on a rainy day, show you transcripts of chats with my insurance company re: fire risk, or anything else you want. The entire community loves and cherishes this open space AND it's completely unsuitable for high density housing.

-America B  
El Granada, CA

**From:** [Sara Neale](#)  
**To:** [Planning Commission](#)  
**Subject:** Public Comment for Regular Agenda Item 3, Housing Element Rezoning Program  
**Date:** Wednesday, October 22, 2025 8:17:58 AM

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Dear Board of Supervisors,

I am writing today to express my concern regarding the rezoning of the land parcels labeled "Urban Midcoast" currently owned by the Cabrillo Unified School District.

This land has been largely left unaltered for decades and has thus become an important habitat for a multitude of animal & plant species. Over the course of the year our family observes a Monarch Butterfly migration with increasing numbers each year, deer, coyotes, barn owls, great horned owls, frogs, a large variety of birds and more. These parcels are also on a slope that feeds into seasonal wetlands (those wetlands are the 2 large parcels NOT highlighted for rezoning), noting that the water that fills these seasonal wetlands comes down the hill through these parcels being discussed today. A wetland will not remain wet if the waters can't fill it naturally.

This space is surrounded by single family homes and is in an area that is unable to provide sufficient infrastructure to it's current residents. Our community has no urgent care, no hospital or ER. The closest hospital is 30minutes away, when there is NO traffic on Hwy 92. Bringing medium or high density growth in the numbers proposed here, to an area that can't serve its current population with adequate services is irresponsible.

A final note urging this board to please engage this community directly. Most of us learned of this meeting last night when one informed neighbor shared to inform us. Posting in a newspaper not highly circulated in this area is not sufficient.

Thank you for your time and consideration.  
Sara Neale

**From:** [Kurt Mayrand](#)  
**To:** [Planning Commission](#)  
**Subject:** Comment on 10/22/25 meeting, Agenda Item 3: Housing Element Rezoning Program  
**Date:** Wednesday, October 22, 2025 8:55:51 AM

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> To the San Mateo County Planning Commission:

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> I am writing to express my strong objection to rezoning of parcels in El Granada, on the Midcoast. As a long-time resident of the area in question, I believe this project would cause irreparable harm for many reasons, including the following:

>

> 1) environmental degradation- the area is adjacent to Golden Gate National Recreation Area land and as such provides a transitional area between open space and single family residential neighborhoods for wildlife. There are frequent sightings of birds, great horned owls, coyotes, frogs, garter snakes, Monarch butterflies and numerous other species, many of which are threatened or endangered. There is water flowing to this area every rainy season.

>

> 2) neighborhood degradation: the character of the surrounding neighborhood would be completely destroyed by the addition of multi-family high density housing. Neighbors bought homes with the expectation of a quiet semi-rural area adjacent to open space and farmland. The addition of large multi-unit structures and many more residents would abolish that. The disruption of lengthy construction, and noise and light pollution following completion, would lead to huge degradation of quality of life the neighborhood currently enjoys.

>

> 3) Inadequate infrastructure: the surrounding infrastructure is inadequate to accommodate the addition of hundreds more residents. There are very few sidewalks, the streets are narrow and end in cul de sacs, and the county doesn't even maintain several adjacent streets, some of which are unpaved.

>

> Please consider the negative impacts that the rezoning would have on our neighborhood and deny this permit.

>

> Respectfully,

> Kurt Mayrand

**From:** [Renee Moldovan](#)  
**To:** [Planning Commission](#)  
**Subject:** Fwd: Item 3. Housing Element Rezoning Program  
**Date:** Tuesday, October 21, 2025 7:56:11 PM

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Please ignore the 1st email, sent by accident.

We have been residents of El of Granada for over 30 years. We came here because of the open space, wildlife, and of course the ocean. We strongly object to the rezoning of the 6 parcels of vacant land in El Granada with access points from Madrid, Sevilla, and Sonora Avenues.

The Monarch Butterfly is currently classified as "Near Threatened" by the ICUN. Habitat loss is a major threat. This parcel is one of the few haven habitats where these Monarch Butterflies reside in all of their splendor and majesty.

It is an important climatic buffer and wildlife corridor.

There is not enough infrastructure to handle the additional traffic and population. Highway 1 is already difficult to traverse during traffic times and summer.

We feel that this location would better serve the community as a conservation easement.

----- Forwarded message -----

**From:** Renee Moldovan <[rmoldovan29@gmail.com](mailto:rmoldovan29@gmail.com)>  
**Date:** Tue, Oct 21, 2025 at 7:32 PM  
**Subject:** Item 3. Housing Element Rezoning Program  
**To:** <[planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org)>

I

We have been residents of El of Granada for over 30 years. We came here because of the open space and wildlife.

We strongly object to the rezoning of the 6 parcels of vacant land in El Granada with access points from Madrid, Sevilla, and Sonora Avenues.

this is a habitat loss Not only is this a haven to the Monarch Butterfly an endangered species

San Mateo County Housing Element Rezoning Program

**From:** [Stephan](#)  
**To:** [Planning Commission](#)  
**Subject:** Item 3. Housing Element Rezoning Program  
**Date:** Tuesday, October 21, 2025 7:45:59 PM

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I am writing in to express my approval of the rezoning efforts that will include much-needed housing for the very low to moderate sectors who are largely and disproportionately unable to find stable housing. I hope you move forward with efforts in a thoughtful way and think this would be a great use of the space.

Stephan Henry Wahl, El Granada

**From:** [Kevin Sniecinski](#)  
**To:** [Planning Commission](#)  
**Subject:** Item 3. Housing Element Rezoning Program  
**Date:** Tuesday, October 21, 2025 7:41:19 PM

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I am writing IN FAVOR of the rezoning, especially if we can get an affordable housing option in our community. Something that is missing and in desperate need.

Kevin Sniecinski, El Granada

**From:** [Debra Amour](#)  
**To:** [Planning Commission](#)  
**Subject:** 6 parcels in el Granada  
**Date:** Tuesday, October 21, 2025 6:54:10 PM

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Sent from my iPhone

I am opposed to the development of those parcels because:

- 1) Monarch butterflies are in those parcels. I saw them yesterday. They are an endangered species.
- 2) There isn't any infrastructure.
- 3) There isn't any near by transportation for the residents.
- 4) Traffic is already bad. These homes will add to the issue.

This is a bad idea and the people who actually live here will fight you to block this project.

Sincerely,  
Debra Amour RN

October 22, 2025  
San Mateo Planning Commission  
Meeting No. 1785  
500 County Center,  
Redwood City, CA 94063  
[Planning\\_commission@smcgov.org](mailto:Planning_commission@smcgov.org)

RE: Public Comment for Regular Agenda Item 3, Housing Element Rezoning Program

Dear Planning Commission,

I am a resident of El Granada, San Mateo County (“County”), California and I am writing to express my concerns over the potential impacts of the proposed County Housing Element Rezoning Program, and more specifically the impacts of rezoning the Urban Midcoast parcels identified in Attachments B and C in the planning document provided for Item 3. These Urban Midcoast parcels are currently vacant and are proposed to be zoned for a maximum density of 70 units. While I support the County's efforts to identify sites to meet the housing needs in compliance with State law, the Urban Midcoast parcels should be removed from rezoning and development for the reasons provided herein:

- (i) The Urban Midcoast parcels are part of an important wildlife corridor between the developed area of El Granada and Rancho Corral del Tierra, Montara Mountain. This land provides important habitat for insect pollinators, birds, and mammals. Wildlife corridors are important for biodiversity and ecosystem resilience between the coastline, the mountain, and urban coastal communities. Overlapping the Urban Midcoast parcels, there are two populations of federally threatened species, the monarch butterfly (*Danaus plexippus ssp. plexippus*) and California red-legged frog (*Rana draytonii*). While there are no recent surveys for the monarch's overwintering population here, it is well documented that monarch butterflies will use non-native Eucalyptus trees as habitat (which occurs on these parcels). The California red-legged frog is also a California species of special concern (SSC), and keeping the parcels intact provides a buffer for its riparian habitat. This land also consists of two primary soil types (Tierra loam and Denison coarse sandy loam), which allows for slow percolation and retention of water. This land is a carbon sink where more carbon is stored belowground in the soil and vegetation than is released into the atmosphere, and is a climatic buffer (*e.g.*, cooling) which is important for fostering a more fire-resilient community.
- (ii) The traffic on the coast traveling to the community of El Granada via Highway 1 through either Pacifica or Half Moon Bay is already challenging for residents. On the weekends, especially during the fall pumpkin season or on a nice beach day, it is difficult to merely travel into town to get groceries. Although I am grateful for and appreciate the business this tourism brings to our local community, an increased density of housing in the location of the Urban Midcoast parcels would create even more traffic woes for residents.

- (iii) The Urban Midcoast parcels are in an area appreciated by the residents of El Granada for its connectivity to neighboring streets and to the Rancho Corral del Tierra trails of Montara Mountain. My husband and I bought our first home here in large part due to its proximity to the beautiful nature the coast offers. Importantly, for years families have settled in El Granada to have access to such openness and be removed from the densely populated areas on the surrounding San Francisco Peninsula. By rezoning the Urban Midcoast parcels, our community will be drastically changed.

In conclusion, because of the connectivity to both daily lifestyle, recreation, and wildlife, I strongly urge the Planning Commission to consider setting the land aside as a conservation easement to protect this habitat in perpetuity. For these reasons, I recommend to the Planning Commission to consider removing the Urban Midcoast parcels from the County Housing Element Rezoning Program. Thank you for your time.

Sincerely,

/Michelle Bradley/

Dr. Michelle Bradley, Ph.D., J.D.

**From:** [Robert Rathborne](#)  
**To:** [Planning Commission](#)  
**Subject:** Proposed land use change in El GRANADA. Where will the water come from to serve the residential development?  
**Date:** Tuesday, October 21, 2025 9:18:13 PM

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