From: MELINDA MacNaughton
To: Planning_Commission; Angela Montes
Subject: Fwd: Housing Element Rezoning Program Phase 2 - El Granada
Date: Monday, November 16, 2026 5:28:04 PM

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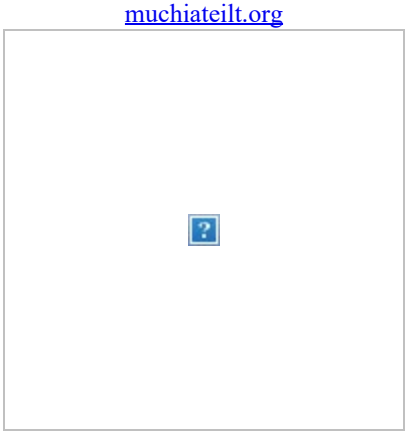
For your records in case you did not receive. Catalina said the message to you bounced back. She is ill right now and was able to get this letter done as comment for the Nov 18th meeting. Please read aloud if possible.
Thank you,
Melinda MacNaughton

---------- Original Message ----------
From: Muchia Te <muchiate.ilt@gmail.com>
To: MELINDA MacNaughton <nutrimel@comcast.net>
Date: 11/16/2026 4:46 PM PST
Subject: Fwd: Housing Element Rezoning Program Phase 2 - El Granada

~Catalina Gomes

Founder
Executive Director
Muchia Te' Indigenous Land Trust

muchiateilt.org



---------- Forwarded message ---------
From: **Muchia Te** <muchiate.ilt@gmail.com>
Date: Mon, Nov 16, 2026, 4:45 PM
Subject: Housing Element Rezoning Program Phase 2 - El Granada
To: <wgibson@smcgov.org>, <planningcommission@smcgov.org>

Will Gibson , & Angela Montes ,
As a Rammaytush descendant of our unceded Ancestral homeland . We have never relinquished nor forgotten our responsibilities as stewards of Ann'a Warep , (Mother Earth) .
Traditional Indigenous Knowledge teaches us that we need to reevaluate our

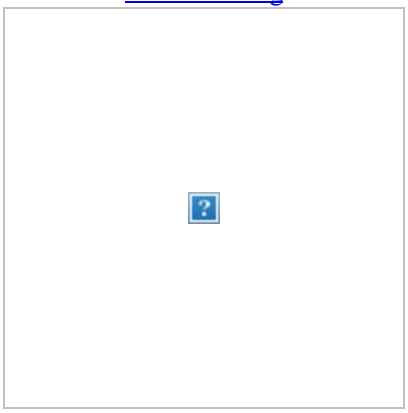
relationship with the natural world . To take a closer look at the unfortunate & destructive lessons of the past three hundred years of extraction & greed . When considering new development . Especially , when the proposed construction threatens the destruction of an existing Wildlife Corridor & Coastal Wetland .
Here on the Coast we are already dealing with the short sighted development . That hadn't considered the current Climate Crisis / Sea Level Rise . Where Science tells us that the best way for dealing with Sea Level Rise is by restoration of Wetlands , Dunes & Marshes .
Any future construction in a Wetland . Will continually be under threat of flooding .
Please , don't consider rezoning for High Density Housing in this area .

~ Catalina Gomes

~Catalina Gomes

Founder
Executive Director
Muchia Te' Indigenous Land Trust

muchiateilt.org



From: Sara Neale
To: Planning_Commission; Will Gibson
Subject: Agenda item #3 - Scoping Session for an Environmental Impact Report for the San Mateo County Housing Element Rezoning Program Phase II – El Granada
Date: Monday, November 16, 2026 9:46:49 PM

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Dear Mr. Gibson, Planning Commissioners, and County Supervisors,

I am writing to you today to voice my concerns regarding the proposed up-zoning of the El Granada parcels identified in the SMC Housing Element and the topic of the November 18th Phase 2 Rezoning Environmental Impact Report (EIR) scoping session.

Please ensure that the following items are addressed within the EIR for these El Granada parcels:

- **Request 1 (CEQA Alternatives):**
  - I request that the Draft EIR fully evaluate a **"Bayside-Only 150 Units-Per-Acre Alternative"** utilizing existing Phase I Bayside focus areas (Broadmoor, Unincorporated Colma, Harbor Industrial Area) and County-declared exempt surplus parcels (including APN 053-122-160 at 1818 El Camino Real, APN 045-320-100 at F Street/El Camino Real, and APNs 050-131-060–080 on Walnut Street). During the March 11th, 2026 HCD meeting county staff confirmed during their Housing Element Update that this option meets 100% of the unincorporated RHNA shortfall. They explicitly named the El Granada parcels as “buffer”. This would have the smallest impact to the environment, infrastructure and community.
- **Request 2 (Evacuation & Traffic Safety):**
  - I request a quantitative **Emergency Evacuation Egress Analysis** under California Government Code Section 65302 (SB 99 and AB 747) modeling worst-case evacuation times on Highway 1 and Highway 92 when adding high-density multifamily housing to the six El Granada parcels. Please ensure that this analysis takes into consideration future development and reasonable population growth of the entire coastal area.
- **Request 3 (AFFH Compliance Without Coastal Risk):**
  - I think that it is important to note that Affirmatively Furthering Fair Housing (AFFH) goals are better served by placing this amount of lower-income families near high-frequency regional rail (BART/Caltrain), major employers, and acute care hospitals on the Bayside rather than isolating 840+ low-income households in a car-dependent, single-exit coastal hazard zone, with limited resources and

inadequate infrastructure. I know there is a goal to have equity across the county regarding where low-income housing is built, but that equity can't put the existing population AND the future population at risk.

- **Request 4 (Watershed Assessment & future flood risk analysis)**
    - Finally, please complete a full and multi-seasonal assessment of the watershed and seasonal wetlands within these parcels and the surrounding area. While the lower seasonal wetlands are not included in the upzoning, the water that fills this seasonal wetland travels through the parcels named for up-zoning. This area also contains multiple natural springs. The assessment of the watershed area needs to account for what will happen to the seasonal wetlands (and the surrounding community) once the forest and grasslands on the upper parcels are removed and replaced with buildings & concrete. The enormous amount of water that is currently absorbed by the earth, vegetation, grasses and eucalyptus trees will be added to the wetlands. As a result, I request that you evaluate the flooding risk that could be placed on the homes along Sonora Ave, Presidio Ave, Madrid Ave, Sevilla Ave and lower Coral Reef Ave if the wetlands are inundated with many times the amount of water they are capable of holding.

Please include my email in any forthcoming communications, planning &/or community input meetings regarding these El Granada parcels owned by CUSD.

Sincerely,

Sara Neale

Sneale77@hotmail.com

150 Coral Reef Ave

From: pete overfelt
To: Will Gibson
Subject: El Granada reasoning
Date: Monday, November 16, 2026 11:10:39 PM

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.

Mr. Gibson and Members of the Planning Department,

As a 52 year resident of the coastside I am writing to express my strong opposition to the proposed Housing Element Rezoning Program. The proposed high-density housing plan is not appropriate for this location, and I urge the County to carefully reconsider its approach.

Traffic Concerns

One of the greatest concerns for us Coastsiders traffic. We voted back in the early 80s to a minimal yearly building growth because of our very limited roadway infrastructure. Every morning we must fight through 35 minutes of traffic to drive 4.1 miles. Without a solution to the traffic issue, high density housing is not an option north of Hwy 92. Somewhere south of 92, where there are no neighborhoods or congestion and the ability to build some traffic flow options.

Parking concerns

This proposal would allow a maximum of only one parking space per residential unit. This is absolutely ridiculous. We have no real public transit. Everyone has a car, and a family usually has multiple cars. Look to Moon Ridge as a great example of lack of parking, or any of the apartments in El Granada, all are street parking. Without sufficient, on-site parking, the surrounding residential streets will likely bear the burden. Additional vehicles parked along neighborhood streets could create congestion, reduce visibility for drivers and pedestrians, and make access more difficult for emergency vehicles. I ask that the Environmental Impact Report thoroughly evaluate realistic vehicle ownership, parking demand, spillover parking, traffic circulation, and emergency access before any rezoning decisions are made.

Compatibility With Existing Neighborhoods

This rezoning, or any building, should be put to a Coastside vote. We've taken great care to protect the Coastside, and our future will not be determined by outsiders. The proposed density of 30 to 70 residential units per acre, along with potential building heights of 60 to 70 feet, and only a 10' setback represents a substantial departure from the predominantly one- and two-story single-family homes that currently surround these properties.

Placing buildings of this scale in the middle of established residential neighborhoods risks fundamentally changing the appearance and character of the area. The visual impact of tall, dense buildings, along with potential loss of privacy, increased shadows, and the loss of the existing natural landscape is unacceptable.

We need athletic fields. CUSD should not sell this land and at the most, build athletic fields that will take pressure off over used and crowded fields in Half Moon Bay

Environmental and Infrastructure Impacts

The County's own notice identifies potential wetlands and sensitive biological resources on the project parcels. It also acknowledges that the project may have environmental impacts involving transportation, aesthetics, hydrology and water quality, utilities, and other areas.

These concerns are particularly important in our coastal community. Before advancing a rezoning plan of this magnitude, the County should fully evaluate the capacity of existing water and sewer infrastructure, stormwater management, potential impacts on wetlands and wildlife habitat, and the cumulative effects of increased development. These issues should be addressed through meaningful environmental analysis and enforceable mitigation measures, not deferred until individual development proposals come forward.

Consideration for the Existing Community

After 52 years on the Coast, I believe that thoughtful planning must take into account more than the number of housing units that can fit on a parcel. It must also consider whether the location can support the resulting density, whether the infrastructure is adequate, and whether the development can coexist responsibly with the established neighborhood.

I recognize the importance of addressing housing needs. However, housing goals should not come at the expense of sound planning, environmental protection, public safety, and the livability of existing residential communities. The location and scale of development matter.

I respectfully request that San Mateo County:

- Thoroughly assess parking demand, street congestion, traffic safety, and emergency access. (Look to Moonside Housing in Half Moon Bay as an example of a need for more parking)
- Evaluate the actual availability and reliability of public transportation as an alternative to private vehicles.
- Analyze the visual, privacy, and neighborhood compatibility impacts of buildings up to 60–70 feet tall.
- Fully investigate wetlands, wildlife habitat, stormwater management, and water and sewer capacity.
- Consider lower-density alternatives and other locations that may be more appropriate for high-density housing.
- Avoid advancing zoning changes until the environmental impacts and feasible mitigation measures have been fully evaluated and disclosed to the public.

As a longtime resident who has watched El Granada evolve over the past 52 years, I am deeply concerned about the lasting consequences of this proposal. I urge the County to listen to the residents who live here and to pursue a plan that respects the community's existing character, environmental setting, and infrastructure limitations.

For these reasons, I strongly oppose the proposed rezoning as currently described and ask that the County reconsider whether this is an appropriate location for development of this scale.

Thank you for your consideration of my comments.

Sincerely,

Pete Overfelt

52 Year Resident the Coastside

From: Jon Talbert
To: Will Gibson
Subject: Public Comment
Date: Monday, November 16, 2026 7:01:03 PM

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Public Comment on Agenda Item 3: Scoping Session for the Environmental Impact Report for the San Mateo County Housing Element Rezoning Program Phase II – El Granada

Dear Planning Commissioners,

I am an El Granada resident and am writing to express serious concerns regarding the proposed rezoning of additional properties for housing under the Housing Element Rezoning Program Phase II.

My concerns are not about opposing housing or new residents. Rather, they center on the County's responsibility to ensure that critical infrastructure, emergency access, utility reliability, and public safety needs are adequately addressed before planning for significant population growth in a geographically constrained coastal community.

The Coastside faces unique challenges that distinguish it from many other areas of San Mateo County. El Granada relies primarily on Highway 1 and Highway 92 as the only routes connecting our community to the rest of the county. Both corridors are regularly impacted by traffic congestion, accidents, fallen trees, severe weather, utility work, landslides, and road closures. During peak tourism periods, weekends, and special coastal events, these routes can become severely congested, significantly limiting mobility and emergency access.

In addition, Coastside residents regularly experience power outages and disruptions to internet and communication services. These are not merely inconveniences. They present real public safety concerns in emergencies when access to information, communication, and emergency services is critical.

Just this past weekend, large surf conditions attracted hundreds of additional visitors to the Coastside. Traffic and parking were overwhelmed throughout the area, and demand on public safety and emergency resources increased significantly. Events like this are common and illustrate the existing strains on local infrastructure. Adding significant housing capacity without corresponding infrastructure improvements would only compound these challenges.

I recognize that the current proposal is for rezoning and not for immediate construction of

housing. However, rezoning is the foundational step that establishes where and how future growth will occur. Once additional residential capacity is created, development pressure inevitably follows. For that reason, I believe it is essential that the County fully address known infrastructure and safety concerns before advancing rezoning in El Granada.

The Environmental Impact Report should thoroughly evaluate:

- Emergency response capacity and response times under future population growth scenarios.
- Evacuation capabilities during wildfire, tsunami, severe storm, and other emergency events.
- Traffic impacts to Highway 1 and Highway 92, including the effects of accidents, closures, and seasonal tourism.
- Reliability and resiliency of electrical, telecommunications, and internet infrastructure.
- Water, wastewater, and stormwater capacity.
- Cumulative impacts resulting from the combination of increased residential growth and existing visitor-related demands on local infrastructure.

Most importantly, the EIR should identify the infrastructure improvements necessary to safely support additional housing and evaluate whether those improvements are funded, feasible, and available before development occurs. Infrastructure improvements should not be assumed to happen later. They should be planned, committed to, and implemented in conjunction with growth.

I respectfully urge the Commission to ensure that life-safety, emergency access, evacuation capacity, utility reliability, and infrastructure readiness are fully evaluated before any rezoning moves forward. Housing and infrastructure should be planned together. On the Coastside, where access is limited and service disruptions are common, infrastructure cannot be treated as an afterthought. Doing so would place both current and future residents at unnecessary risk.

And don't forget about the monarch migration resting spot!

Thank you for your consideration.

Sincerely,

Jonathon Talbert
El Granada Resident

From: Megan Gannaway
To: Will Gibson
Subject: public comments
Date: Monday, November 16, 2026 6:56:34 PM

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 Planning Commissioners,

I am an El Granada resident and am writing to express serious concerns regarding the proposed rezoning of additional properties for housing under the Housing Element Rezoning Program Phase II.

My concerns are not about opposing housing or new residents. Rather, they center on the County's responsibility to ensure that critical infrastructure, emergency access, utility reliability, and public safety needs are adequately addressed before planning for significant population growth in a geographically constrained coastal community.

The Coastside faces unique challenges that distinguish it from many other areas of San Mateo County. El Granada relies primarily on Highway 1 and Highway 92 as the only routes connecting our community to the rest of the county. Both corridors are regularly impacted by traffic congestion, accidents, fallen trees, severe weather, utility work, landslides, and road closures. During peak tourism periods, weekends, and special coastal events, these routes can become severely congested, significantly limiting mobility and emergency access.

In addition, Coastside residents regularly experience power outages and disruptions to internet and communication services. These are not merely inconveniences. They present real public safety concerns in emergencies when access to information, communication, and emergency services is critical.

Just this past weekend, large surf conditions attracted hundreds of additional visitors to the Coastside. Traffic and parking were overwhelmed throughout the area, and demand on public safety and emergency resources increased significantly. Events like this are common and illustrate the existing strains on local infrastructure. Adding significant housing capacity without corresponding infrastructure improvements would only compound these challenges.

I recognize that the current proposal is for rezoning and not for immediate construction of housing. However, rezoning is the foundational step that establishes where and how future growth will occur. Once additional residential capacity is created, development pressure inevitably follows. For that reason, I believe it is essential that the County fully address known infrastructure and safety concerns before advancing rezoning in El Granada.

The Environmental Impact Report should thoroughly evaluate:

- Emergency response capacity and response times under future population growth scenarios.
- Evacuation capabilities during wildfire, tsunami, severe storm, and other emergency events.
- Traffic impacts to Highway 1 and Highway 92, including the effects of accidents, closures, and seasonal tourism.
- Reliability and resiliency of electrical, telecommunications, and internet infrastructure.
- Water, wastewater, and stormwater capacity.
- Cumulative impacts resulting from the combination of increased residential growth and existing visitor-related demands on local infrastructure.

Most importantly, the EIR should identify the infrastructure improvements necessary to safely support additional housing and evaluate whether those improvements are funded, feasible, and available before development occurs. Infrastructure improvements should not be assumed to happen later. They should be planned, committed to, and implemented in conjunction with growth.

I respectfully urge the Commission to ensure that life-safety, emergency access, evacuation capacity, utility reliability, and infrastructure readiness are fully evaluated before any rezoning moves forward. Housing and infrastructure should be planned together. On the Coastside, where access is limited and service disruptions are common, infrastructure cannot be treated as an afterthought. Doing so would place both current and future residents at unnecessary risk.

Thank you for your consideration.

Sincerely,

Megan Gannaway
El Granada Resident

From: Liz Camarena-West
To: Will Gibson
Subject: EIR Scoping Comments – CUSD-Owned Parcels in El Granada
Date: Monday, November 16, 2026 6:12:51 PM

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Dear Mr. Gibson,

My name is Liz Camarena-West, and I am an El Granada resident and parent raising my children in this community. I am writing to submit comments regarding the Environmental Impact Report scoping process for the proposed rezoning of the CUSD-owned parcels along Sonora Avenue in El Granada.

I respectfully request that the EIR fully evaluate the potential environmental impacts of the maximum development reasonably allowed under the proposed zoning, including impacts to biological resources, traffic and evacuation capacity, wetlands and drainage, noise, lighting, public services, and surrounding neighborhoods.

I am particularly concerned about the monarch butterfly overwintering habitat associated with this area. Please evaluate the full ecological function of the habitat, including canopy structure, wind protection, sunlight, temperature, humidity, nectar resources, surrounding vegetation, and wildlife connectivity. The analysis should also consider whether tree removal, construction activity, increased lighting, building height and mass, changes in wind patterns, and long-term human activity could alter the conditions necessary to support monarch overwintering and other wildlife.

I also request that the EIR analyze seasonal wetlands, drainage patterns, flooding potential, and the cumulative effects of development on nearby habitat and the broader Coastside environment.

Transportation and emergency evacuation should receive careful study as well. Highway 1 and local roads already experience significant congestion and have limited alternative routes. Please evaluate how the maximum potential buildout could affect daily traffic, emergency response, evacuation capacity, and access during wildfire, severe weather, road closures, or other emergencies.

Finally, I strongly request that the EIR evaluate reasonable alternatives that would reduce these impacts, including a No Project Alternative and an alternative that preserves the monarch habitat, wetlands, wildlife corridor, and environmentally sensitive portions of the property as permanent open space.

Because the rezoning would determine what may legally be developed on this land in the future, I believe the environmental analysis should be based on the full development potential created by the proposed zoning rather than an assumed smaller future project.

Thank you for considering these comments and including them in the environmental review record.

Sincerely,

Liz Camarena-West
El Granada, California

Warmly,

Liz Camarena West

From: Jeremiah Armstrong
To: Will Gibson; Planning_Commission
Subject: Public Comment on EIR Scope: Housing Element Rezoning Program Phase II - El Granada (SCH #2026100845)
Date: Tuesday, November 17, 2026 1:49:49 PM

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 Project Planner Gibson and San Mateo County Planning Commissioners:

As an El Granada resident, I am writing to strongly oppose the proposed high-density rezoning of the Cabrillo Unified School District parcels in El Granada (Housing Element Rezoning Program Phase II) and ask that the Program Environmental Impact Report (EIR) thoroughly analyze the severe safety, infrastructure, transportation, and biological impacts of this proposal.

Because a Program EIR will be used to streamline future development without project-level environmental review, the County must rigorously evaluate the following critical issues before moving forward:

1. Corridor Vulnerability, Bottlenecks & Emergency Evacuation Safety

Highway 1 through El Granada is a narrow, constrained two-lane coastal corridor with severely limited ingress and egress routes. Unlike larger coastal cities such as Santa Cruz or Pacifica -- which possess multi-lane highway/major road networks and multiple inland connectors -- El Granada relies entirely on two vulnerable corridors: Highway 1 north/south (where cliffside roadway sections adjacent to the Tom Lantos Tunnels remain susceptible to rockfalls, erosion, and storm damage) and Highway 92 east (which has suffered repeated, extended closures over the past several years due to washouts and landslides). Adding 373 to 871 new households into a community where both primary escape routes are prone to simultaneous weather or seismic disruption creates a severe life-safety hazard. The EIR must include dynamic evacuation time modeling under worst-case emergency scenarios -- including single-corridor closures, wildfires, tsunamis, or earthquakes -- while accounting for existing single-lane bottlenecks and parking spillover onto narrow neighborhood streets.

2. Commuter Traffic, Vehicle Miles Traveled (VMT), and Lack of Local Jobs/Transit

The Midcoast has very limited local employment opportunities and minimal public transit service. Consequently, the vast majority of residents living in 373 to 871 new units will inevitably commute long distances over the hill to the Bayside or San Francisco by private vehicle. The EIR must accurately model daily peak-hour gridlock on Highway 1 and Highway 92, as well as the substantial increase in Vehicle Miles Traveled (VMT) and greenhouse gas emissions generated by placing high-density commuter housing in a transit-poor, job-scarce coastal community.

3. Inadequate Coastal Infrastructure

The existing water supply, wastewater/sewer capacity, stormwater drainage, and emergency response infrastructure on this section of the Coastside are already strained and were never designed to support an urban-scale density increase from 8-17 units per acre to 30-70 units per acre. The EIR must provide concrete, verifiable

capacity assessments from local utility and fire districts rather than relying on generalized assumptions.

4. Irreversible Impact on Community Character & Coastal Visual Resources
Allowing 60- to 70-foot-tall buildings with minimal setbacks on 12.45 acres in the heart of El Granada will permanently alter the low-scale, semi-rural character of our coastal town and obstruct protected public coastal views. The EIR must evaluate aesthetic and land-use incompatibility with surrounding one- and two-story neighborhoods and compliance with the Local Coastal Program.

5. Endangered Butterfly Habitat & Sensitive Biological Resources
The project area includes known habitat for endangered and special-status butterfly species (such as the Mission blue butterfly and/or San Bruno elfin butterfly, as well as coastal scrub and grassland host plants). The EIR must require comprehensive, protocol-level seasonal biological surveys across all six parcels -- not just desktop reviews -- to assess impacts on endangered butterflies, host plants, wildlife corridors, and adjacent riparian and drainage areas.

6. Required Analysis of Lower-Density Alternatives
Given these severe physical, safety, and ecological constraints, the EIR must analyze a reduced-density, lower-height alternative (such as 2- to 3-story height limits and unit counts aligned with existing infrastructure and evacuation capacity) as well as alternative sites outside high-constraint coastal bottlenecks.

Please enter these comments into the official administrative record for this scoping session.

Thank you,
Jeremiah A. Armstrong
El Granada, California

To: San Mateo County Planning Commission NOVEMBER 17th, 2026

REGARDING THE PROPOSED UP-ZONING OF THE CUSD 6 PARCELS IN El GRANADA

I am writing to express my strong **OPPOSITION TO THE PROPOSED UP-ZONING** from Single Family to High Density Multiple Family Parcels in El Granada that are six parcels which have been SURPLUS LAND OWNED BY THE CABRILLO UNIFIED SCHOOL DISTRICT for many years. ***Ironically***, much of our weekday gridlock on the coast was created years ago, when the district voted to eliminate school buses to get MidCoast children to school, so parents now drive their kids twice daily from their homes to drop-off at schools, coinciding with commuter hours when folks who work "over the hill" are trying to get down Highway One to Half Moon Bay and over Hwy. 92 to work.

The proposed increase from a density OF 8-17 units per acre TO 30 TO 70 Units PER acre ***SEEMS TO ME TO BE TOTALLY IRRESPONSIBLE.***

THE UNINCORPORATED MIDCOAST HAS NO EMERGENCY EVACUATION CENTER, AND ROUTES OUT WILL BE CONGESTED OR TOTALLY GRIDLOCKED!

In light of the fact that most projects get approved in a vacuum, please bear in mind that we share a single joint sewer treatment plant located in Half Moon Bay, and AT THE PROPOSED 830 UNITS this Up-Zoning can max-out the treatment plant capacity in a wet-weather month, ***ESPECIALLY*** if a separate storm water system is not built to divert any downslope run-off from infiltrating into the public sewer, which, if not kept out of the sanitary sewer system, could cause excessive EPA fines, were it to create a sanitary sewer overflow.

CURRENTLY There are **459 SB 330 UNITS PROPOSED JUST IN Half Moon Bay** (54 ON Metzgar Street; 360 AT THE Podesta Parcel below the High School; 125 AT 2281 Cabrillo Hwy (north of Frenchmen's Creek & ninety-nine at Rocket Farms - formerly Nurserymen's Exchange. Then, add in the **71 units** now under construction in Moss Beach on the MidCoast that caused the SMC Planning Department to have to create a work-around when they went over the LCP 40 PER YEAR permit allocations when, in late 2025, Mid Pen Housing gobbled up nearly 2 years' worth of allocations so that "little Mom & Pops" couldn't get permits to build, and I **PREDICT THAT WE WILL HAVE THE SAME ISSUE AGAIN**, if The County VOTES to Up-Zone this parcel.

PLEASE DO THE RESPONSIBLE THING – POSTPONE UP-ZONING THESE PARCELS!!

The SMC Planning Commission commitment is to protect public health & safety! **THERE IS NO Need to "Stack & PACK 'EM" ON THE Coastside UNTIL WE HAVE an Adequate Evacuation Plan.** **-Carlysle Ann Young 180 San Lucas Avenue Moss Beach, CA 94038**

From: Danielle McGee
To: Will Gibson
Subject: Opposition of CUSD"s El Granada parcel re-zoning & EIR Requests
Date: Tuesday, November 17, 2026 3:05:01 PM

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,

I am writing to you to voice my opposition on the rezoning for high-density, low-income housing for the parcels in El Granada. I live in Clipper Ridge in El Granada, and I cannot imagine the additional traffic on our coastal roadways which are already dangerously congested, especially in an emergency. Currently, I have one child attending elementary school in Montara and one middle scholl in Half Moon Bay; with the current, typical day to day traffic, it takes us 40 minutes to drive those 8 miles every morning. We have seen what has happened to our roadways in recent Tsunami events; adding upwards of 800+ additional units of residents to our small community would be catastrophic in an emergency (wildfire, tsunami, etc.). Our small community simply cannot handle this additional housing; it just does not make sense for the coast.

This space is also home to wetlands and a monarch butterfly habitat, as well as many other amazing species.

I would like to ask the following requests be investigated in the EIR:
1. Comprehensive traffic modeling: cumulative traffic - summer weekend traffic; fall weekend traffic (pumpkins); morning commute traffic; afternoon commute traffic; Highway 1 intersections along the coastside, neighborhood streets and emergency vehicle access.

2. A comprehensive wetland delineation: a mapping of all wetlands, associated buffers, and environmentally sensitive habitat areas before determining realistic development capacity.

3. A realistic maximum-density analysis: Demonstrate how 30-70 units per acre could actually be accommodated after accounting for wetlands, habitat, setbacks, parking and utilities.

4. Analyze building heights and neighborhood capability: visual simulations showing 60-70 foot buildings from surrounding residential properties, including potential privacy, shading and view impacts.

5. The EIR should also explain how the project will address sewer capacity, water availability, stormwater drainage, power and wildfire evacuation.

Sincerely,

Danielle McGee

From: 415bradley@comcast.net
To: Planning_Commission
Subject: Sevilla Avenue project
Date: Tuesday, November 17, 2026 3:58:39 PM

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 can't believe you would think of putting such a huge housing project here. The roads getting to the area can't handle all that traffic. This would be such a burden on our already overloaded highway. When we had that tsunami evacuation, the roads were plugged. If there was an actual tsunami, lives would have been lost.

Thank you,

Michelle Bradley

From:	Birgitta Bower
To:	Planning_Commission; Will Gibson
Subject:	November 18 Item 3: San Mateo County Housing Rezoning Program Phase II - El Granada
Date:	Tuesday, November 17, 2026 4:06:19 PM

Dear Commissioners and Mr Gibson,

We have read our neighbors' comprehensive input regarding the negative effects the suggested rezoning would have on El Granada if the 6 school district lots were built with the suggested rezoning parameters. It would be bad for monarchs, wildlife and ecosystems, open space, sewer infrastructure, water, stormwater, traffic, parking, emergency evacuation, neighborhood character, house value, etc.

We agree with our neighbors. For a visual of what this rezoning could do: imagine squeezing in a City (7 stories?!) in the middle of a village. It would be as life changing to the community as dropping a bomb on us.

We would ask the Commissioners to please take a field trip and imagine putting a City on this location.

Sincerely,

Birgitta and Ben Bower in El Granada

From: Jane Praysilver
To: Planning Commission
Subject: Item 3 - Environmental impact on Clipper Ridge parcels
Date: Tuesday, November 17, 2026 4:47:54 PM

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 Planning Commissioners
I am in favor of preserving the parcels in Clipper Ridge as environmentally sensitive areas, & wetlands.

They are also prone to flooding and rezoning will also cause evacuation gridlock.

Thank you,
-jane Praysilver
El Granada