

MIDCOAST COMMUNITY COUNCIL

Serving the Communities of
Princeton, El Granada, Moss Beach, Montara and Miramar

March 2, 1993

San Mateo County Planning Commission
County Government Center
401 Marshall Street
Redwood City, CA 94063

Re: **Montecito Riparian Corridor**

Members of the Commission:

At its meeting of February 24, 1993, the MidCoast Community Council discussed the status of undeveloped lots within the riparian corridor near Montecito Avenue in El Granada. We agree with Planning staff and the Planning Commission that some resolution to the development potential of these subdivided parcels is necessary. However, we believe that there are important unanswered questions, and suggest additional staff analysis.

The Council feels strongly that the intent of the LCP to preserve riparian habitat must be maintained. The LCP seeks to preclude repetition of past mistakes where streams were culverted and critical habitats eliminated. We concur with this sentiment. Alternative solutions other than developing parcels within the habitat area must be pursued.

In preparing a thorough evaluation of such alternatives, we raise the following points and questions:

1. The extent of the problem of undevelopable lots within the urban boundary on the coastside due to environmental constraints must be assessed. How applicable are proposed solutions to the Montecito parcels to other similar situations?
2. How have other jurisdictions regulated transfer of development potential? Examples mentioned during our meeting included Monterey County, Santa Cruz County, Santa Monica Mountains (apparently Los Angeles County), and the town of Cambria.

3. How do federal wetlands regulations apply to these parcels?
4. An option not mentioned in the staff analysis which should be addressed is the potential for land swaps between the owners of the Montecito parcels and other County-owned property which is developable. Clearly the County has some responsibility to facilitate a solution for the Montecito property owners due to the lack of identification of affected properties at the time of adoption of the LCP and the alleged lack of notification of development restrictions to recent purchasers of certain lots.

It has also come to our attention that at least one property within this riparian corridor has obtained a transferred sewer permit, which is certainly inconsistent with the County's development restrictions. We believe that the County should work with the Granada Sanitary District to facilitate the retransfer of this permit and assure that similar sewer permits are not transferred to undevelopable parcels.

We look forward to future involvement in this issue and hope that a reasonable solution can be found for these and other undevelopable parcels in the urban area.

Sincerely,



Nadia Bledsoe
Chairman