



COMMITTEE FOR
GREEN FOOTHILLS

August 5, 1005

By FAX 415-904-5400

Meg Caldwell, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Agenda Item #W 9.5a
Lennie Roberts
Support Staff

Re: Appeal Number A-2-SMC-05-009
Applicant: Peninsula Open Space Trust
Appellant: Ron Sturgeon

Dear Chair Caldwell and Commissioners,

On behalf of the over 1300 family members of the Committee for Green Foothills, I am writing in strong support of the staff recommendation that the above-referenced appeal raises **No Substantial Issue.**

Mel's Lane Coastal Access Project is a wonderful and fitting outcome for this jewel of land adjacent to the Pigeon Point Lighthouse and Hostel. Its rich history has included whaling, rumrunning, an aquaculture facility, an informal trail access to the beach used extensively by the public, especially fishermen and schoolchildren, and a bitterly fought nine unit motel whose owner fenced off the public access to the beach some ten years ago. CGF vigorously fought the proposed motel, and its associated infrastructure; a 750 foot deep well, a reverse osmosis water treatment facility, a recirculating sand filter for the project's wastewater, leachfields for the septic system and brine wastewater, and extensive curtain drains all at the edge of the bluffs on this small parcel. Most egregious was the applicant's privatization of the publicly owned beach and tidepools through her blocking of historic public access through this property.

This owner was in the process of building the motel and appurtenant infrastructure on this small parcel in 2000, when she sold the 2.79 acre parcel to Peninsula Open Space Trust (POST).

Subsequently, POST removed the half built structures, recycled the building materials, restored the natural contours and revegetated the site. After an extensive planning process, which included coordination with State Parks, San Mateo County Parks, and the farmer on the adjacent property, POST obtained the unanimous approval of the San Mateo County Planning Commission and the Board of Supervisors for this project.

CGF agrees with the Staff Recommendation that your Commission find that the project, as conditioned by San Mateo County, does not raise any substantial issue as to conformity with the certified Local Coastal Program.

We are especially delighted that Mel's Lane trail and overlook will honor coastal champion and first Chairman of the Coastal Commission, Melvin B. Lane. This is a most appropriate tribute to a true leader for coastal protection. Committee for Green Foothills urges your unanimous approval so Mel's Lane Coastal Access can be built and the public can have the opportunity to truly appreciate this marvelous place.

Thank you for consideration of our comments.

Sincerely,

<signed>

Lennie Roberts, Legislative Advocate
Committee for Green Foothills