

# Midcoast Community Council

*An elected Municipal Advisory Council to the San Mateo County Board of Supervisors  
Serving 12,000 coastal residents*

**Len Erickson**  
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**Bill Kehoe**  
Vice-Chair

**Neil Merrilees**  
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**Bob Kline**

**Deborah Lardie**

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April 26, 2011

President Carole Groom and Members,  
San Mateo County Board of Supervisors  
400 County Center  
Redwood City, CA 94063

Re: The Midcoast Local Coastal Program (LCP) Update

Dear President Groom and Members of the Board,

The Midcoast Community Council (MCC) thanks the Board of Supervisors for the opportunity to comment on the final amendment process for the current LCP update. We acknowledge the considerable effort over several years by current and past members of your board, current and past members of our council and the staffs of both the county and the California Coastal Commission. We acknowledge members of the public and countless other interested groups, private and public, who have given their time to this effort.

The LCP update package provides strong support to maintaining the quality and character of our area. We recommend the adoption of the amendments proposed in the staff report. This position is aligned with the purposes the MCC stated in its bylaws:

**3. ... to preserve the rural small-town character of the Area** by protecting the existence of agricultural lands, commercial fishing activities and the natural marine environment; **... to manage growth in a manner which is consistent with the present character of the Area;** (emphasis added)

We hope that the relationships between commission and county staff developed in this process will lead to continuing positive progress in managing our coastal environment.

Moving forward from an adopted LCP update, the MCC believes that several issues of critical importance face the Area:

1. We agree that the proposed lot retirement proposal was problematic. As the Midcoast is currently only 50% developed, we feel there is sufficient opportunity for growth with the undeveloped parcels that already exist. We would like the Board of Supervisors to consider a policy in the future that delays the subdivision

of larger parcels into smaller lots until there is a need on the Coast for more parcels.

2. In addition, non-priority commercial development is important and beneficial to the communities both in providing needed services and in lowering traffic impact. The delineation of 5 commercial areas on or near Highway 1 on the Midcoast is a good first step toward a more comprehensive planning process. There must be a clear roadmap to the Transportation Management Plan as required by the LCP update to provide a solid model of roadway capacity that can be used to assess the specific needed improvements and the impact of development.
3. While the recent announcement regarding the possible availability of water connections in the MWSD district may change the need for private wells on the coast, we ask that the County be the lead agency to complete the Midcoast Groundwater Management Plan by a specific date, as soon as possible.
4. We believe there is an urgent need for effective planning west of Highway 1. A clear roadmap is needed to address planning with appropriate public participation for Coastside Zone M-1 (west of Airport Street), Princeton Zone W and the airport overlay/use plan.

The MCC looks forward to following with details in regard to these areas of concern.

Thank you for your consideration.

Sincerely,

s/Len Erickson  
Chair, Midcoast Community Council