



## COUNTY OF SAN MATEO

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DIRECTOR

July 18, 2003

Ms. Karen Wilson, Chair  
Public Works Committee of the MidCoast Community Council  
P.O. Box 371273  
Montara, CA 94037

Dear Ms. Wilson:

**Re: Road Improvements for the MidCoast**

I would appreciate meeting with you to discuss proposed road projects and to ask for your support in beginning to proceed with road reconstruction projects while an overall plan for establishing a priority list of projects for the entire MidCoast area is developed.

Members of the MidCoast Council's Public Works Subcommittee and the Department have been investigating ways to improve the roads and drainage in the MidCoast since the changes in the State Constitution and associated State statutes have essentially precluded the use of assessment districts to finance road and drainage improvements that may be desired by some property owners. However, we believe that projects can go forward without using an assessment district to finance a portion of improvements, if mitigation fees are used to finance what is considered the property owners' responsibility for paying for drainage related improvements, and if construction conform work associated with private property is done by the property owner. Section 2.54.070 of the County Ordinance Code allows mitigation fees to be used to pay for drainage improvements associated with road reconstruction; and driveway conforms are essentially encroachments into the public right-of-way and are the responsibility of the property owner.

The Department had previously identified roads that it believed should be at least resurfaced in order to improve access to the MidCoast for the benefit of the residents and businesses in the area. However, we are also concerned that if these roads are resurfaced, that the cost of the resurfacing would be lost if the roads were then improved shortly thereafter to the Community Plan Standard(s).

I recently reviewed both the Amendment to the Community Plan and Ordinance that were adopted in 1994 that governs the installation of road improvements in the MidCoast area. The Community Plan requires a survey of the property owners in a subarea of the MidCoast in order to change the standards for the subarea; and the ordinance implementing standards in the

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MidCoast does provide that owner initiated projects be done on a "first-come first-serve" basis. However, the Community Plan policies also allows County initiated projects to move forward if they meet the standards or to a standard as may be modified in keeping with the policies of the Community Plan. I have confirmed this with County Counsel.

The following are the list of streets that we previously recommended to be resurfaced but which, based on my understanding of the Community Plan as confirmed by County Counsel, can be reconstructed and still meet the intent of the Community Plan:

Street Name	Project Limits	Use	Designated in Community Plan	Proposed Standard *
2nd Street	Main Street to Highway 1	access to Montara	Major Thoroughfare	Montara Standard - 22' road width
4th Street	Main Street to Audubon Avenue	access to Montara	Not Designated	Montara Standard - 22' road width
Main Street	2nd to 9th Streets	access to businesses and Montara	Major Thoroughfare	Montara Standard - 22' road width
Cypress Avenue	Highway 1 to Airport Street	access to Seal Cove	Major Thoroughfare	Montara Standard - 22' road width
Etheldore Street	Carlos to Marine	access to Moss Beach	Major Thoroughfare	Montara Standard - 22' road width
California Avenue access to Moss Beach	Highway 1 to Etheldore Street	access to Moss Beach	Minor Thoroughfare	Montara Standard - 22' road width
Mirada Road	Magellan Avenue to Medio Avenue	access to visitor serving facilities	Not Designated	Montara Standard - 22' road width
Vermont Avenue	Highway 1 to Etheldore Street	access to Moss Beach	Not Designated	Montara Standard - 22' road width
Note- *	Policies of the Community Plan allows for some variation in standards if necessary to preserve environment. Some variations may be necessary on Mirada Road as portion of the road is within Half Moon Bay; and on Cypress Avenue due to topography and drainage.			

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There are also other roads that were improved when the original subdivisions were created and which could and should be resurfaced to their current widths. However, there is a question as to whether resurfacing these roads would be considered contrary to the MidCoast Community Plan amendment if the roads are currently wider than the widths allowed by the Community Plan (i.e., roads wider than 22 feet in areas other than El Granada).

As stated previously, I would appreciate meeting with you to discuss the proposed road projects as I believe we may be able to have a project out by next year if there is support from the MidCoast Council and the residents on the specific street(s).

Please contact me at 650-599-1421 to set up a meeting.

Very truly yours,



Neil R. Cullen  
Director of Public Works  
Department of Public Works

NRC:sdd

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Enclosures: Excerpts from the Community Plan and Enabling Ordinance

cc: Supervisor Richard Gordon  
Sandy Emerson, Chair, MidCoast Community Council  
Ms. April Vargas, P.O. Box 64, Moss Beach, CA 94038  
Chuck Kozak, MidCoast Community Council  
Marcia Raines, Director of Environmental Services  
Deborah Hirst, Legislative Aid to Supervisor Richard Gordon