

# San Mateo County Midcoast local government and special districts

## Introduction:

- district boundaries
- services provided
- governing regulations
- decision-making bodies

Study session to raise community awareness and  
promote informed public participation.



Midcoast Community Council  
6/13/2018 presentation  
by Lisa Ketcham

## Unincorporated Midcoast

Population: 13,440 (2016)

Local government:

County Board of Supervisors

Land Use & Development Regulations:

County Local Coastal Program (LCP)

County zoning regulations

## City of Half Moon Bay (HMB)

Incorporated 1959

Population: 12,600 (2017)

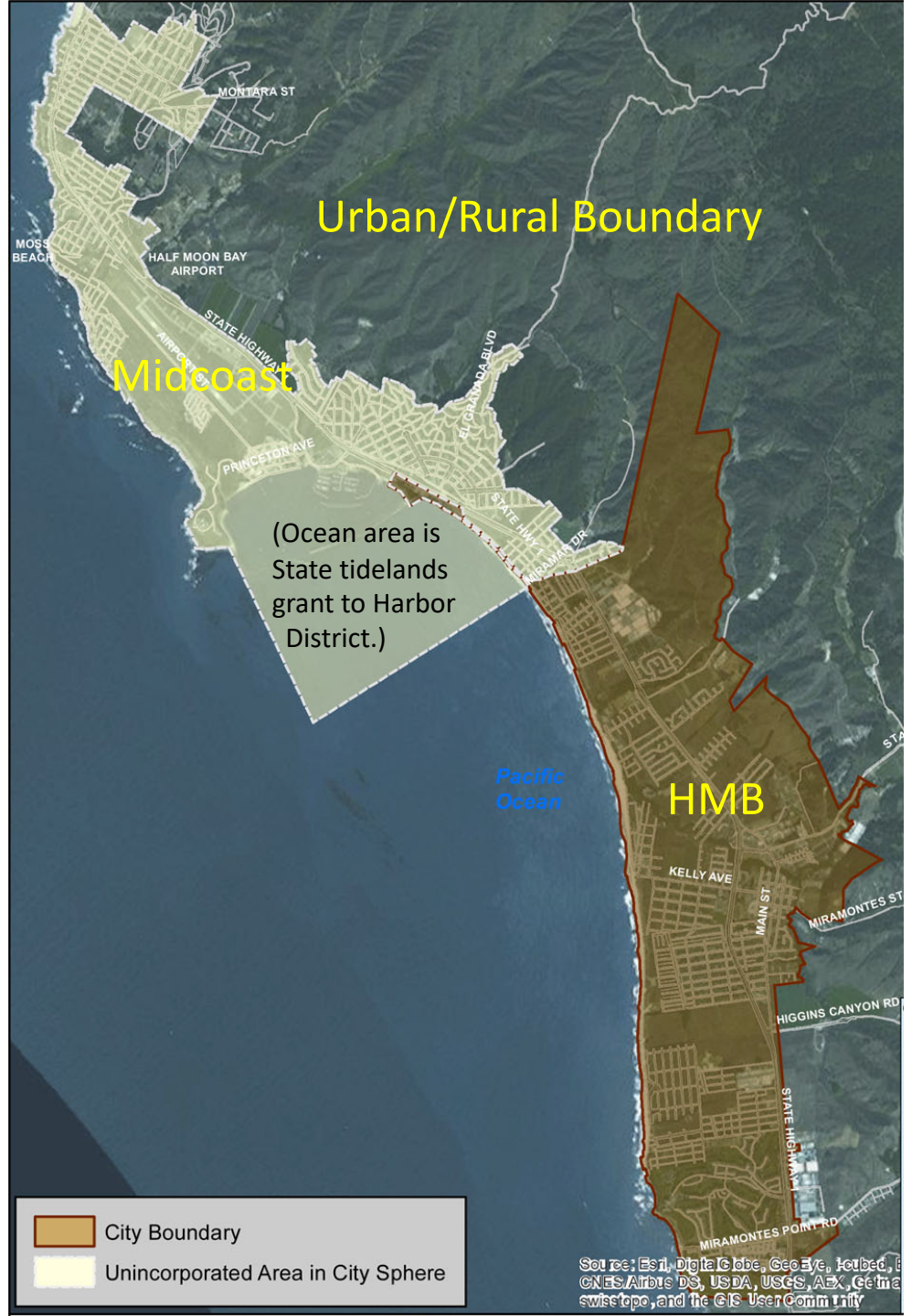
Local government:

HMB City Council

Land Use & Development Regulations:

HMB Local Coastal Program (LCP)

HMB zoning regulations



California Coastal Commission (CCC) administers the Coastal Act and has jurisdiction over land use & development regulations in the Coastal Zone. Local governments administer their Local Coastal Program (LCP) which has been certified by the CCC to be in compliance with the Coastal Act.

Caltrans is owner/operator of Hwy 1 and 92. Utility poles in the right-of-way give a clue to the width, which is much wider than the pavement.

Hwy 1 and 92 north and east of HMB are County-designated scenic corridors – no off-site advertising within view of highway without Caltrans permit.

San Mateo Co. is in Caltrans District 4.  
Customer service request:

<https://csr.dot.ca.gov>



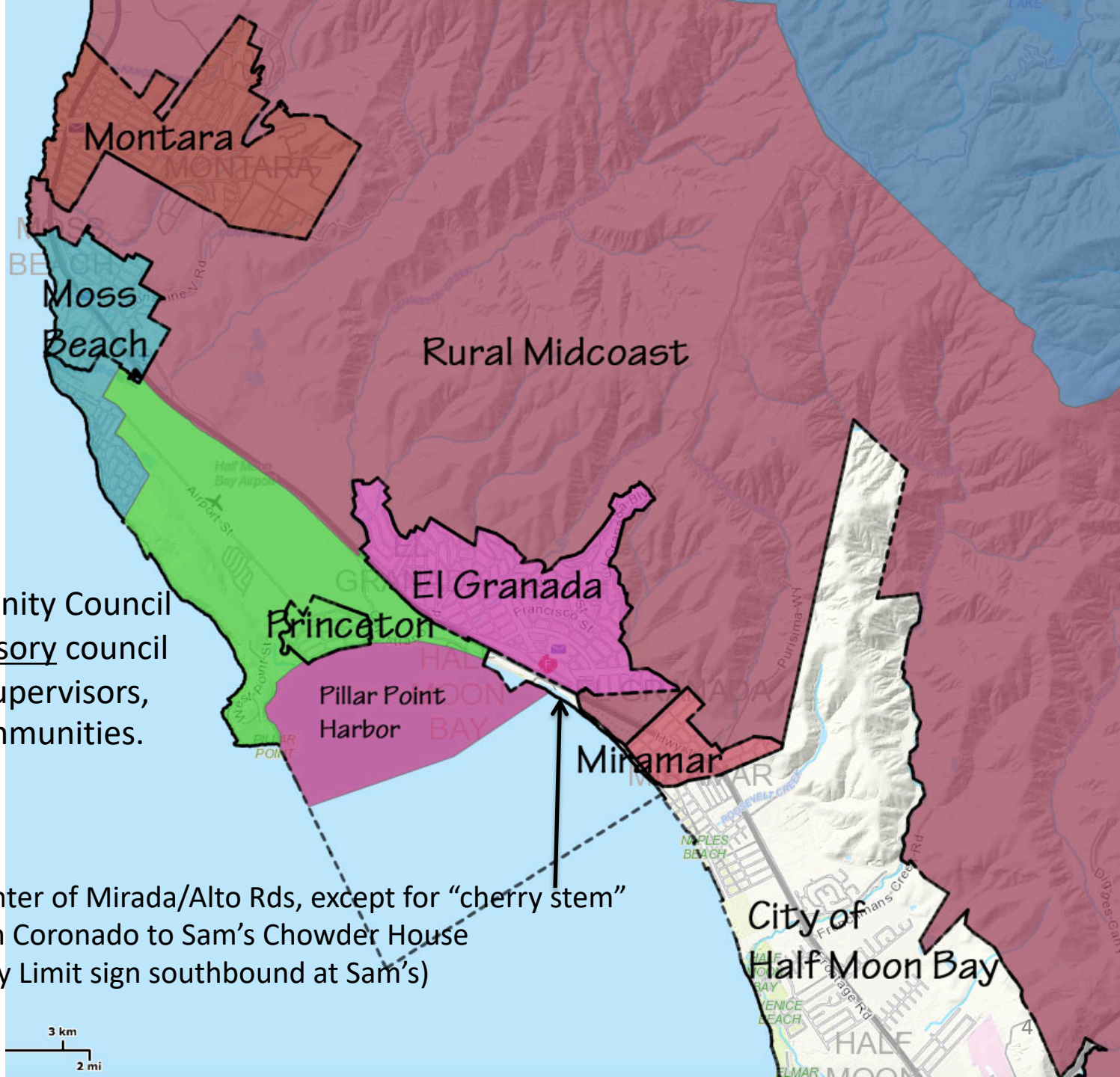
5 unincorporated  
Midcoast  
communities:

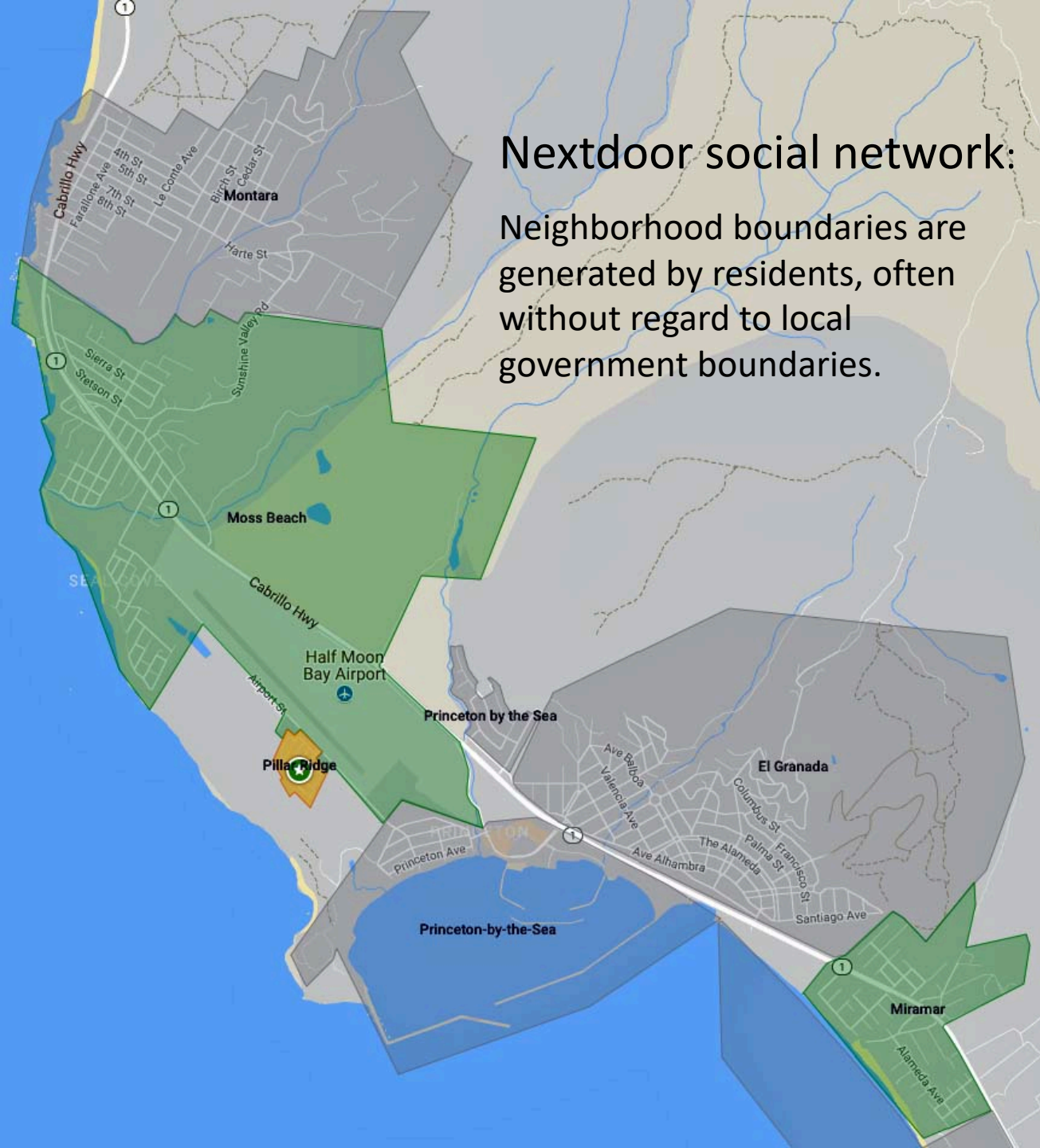
- Montara
- Moss Beach
- El Granada
- Princeton
- Miramar

MCC

Midcoast Community Council  
is an elected advisory council  
to the Board of Supervisors,  
serving these communities.

HMB city limit is center of Mirada/Alto Rds, except for “cherry stem”  
west of Hwy 1, from Coronado to Sam’s Chowder House  
(hence the HMB City Limit sign southbound at Sam’s)



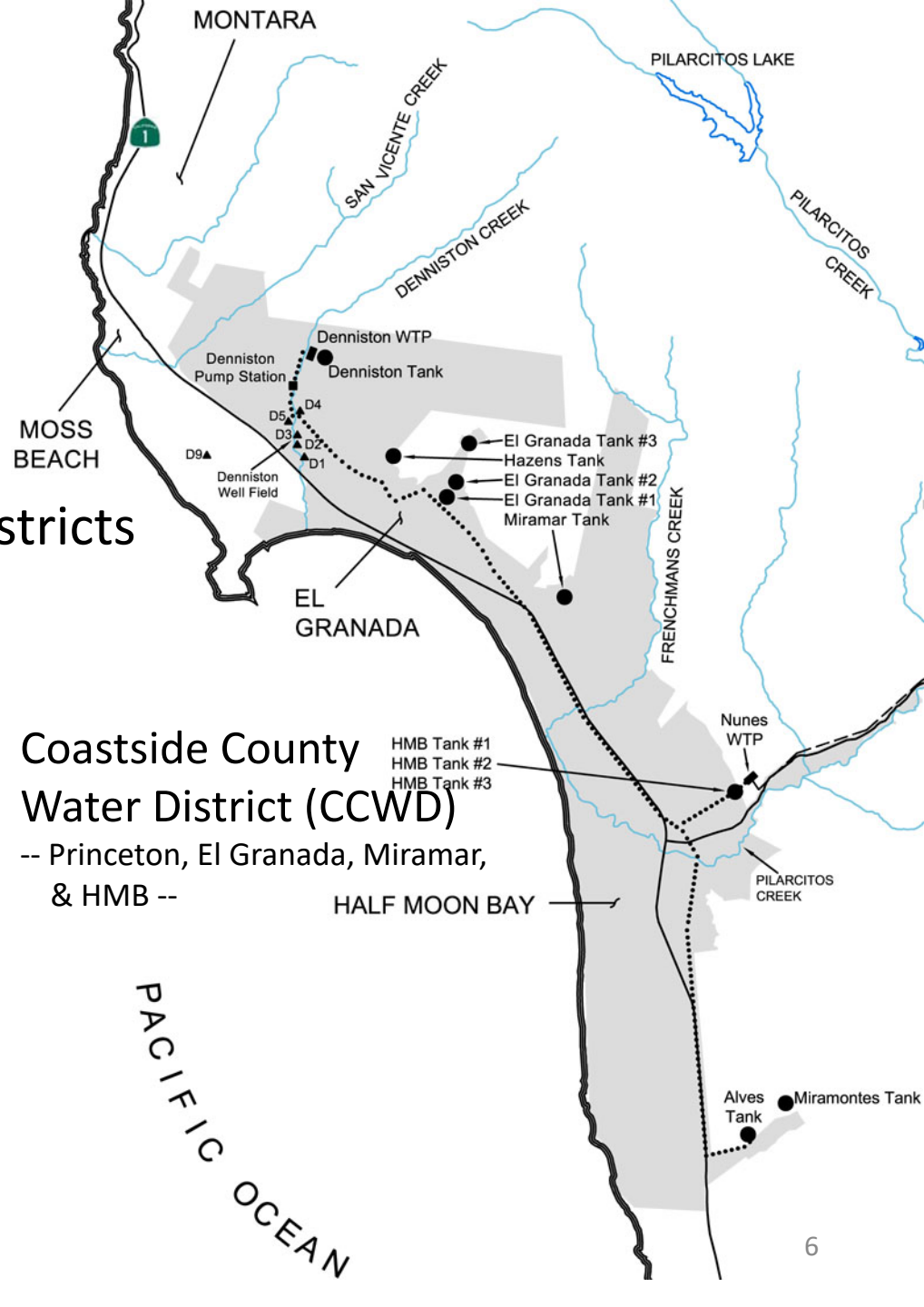
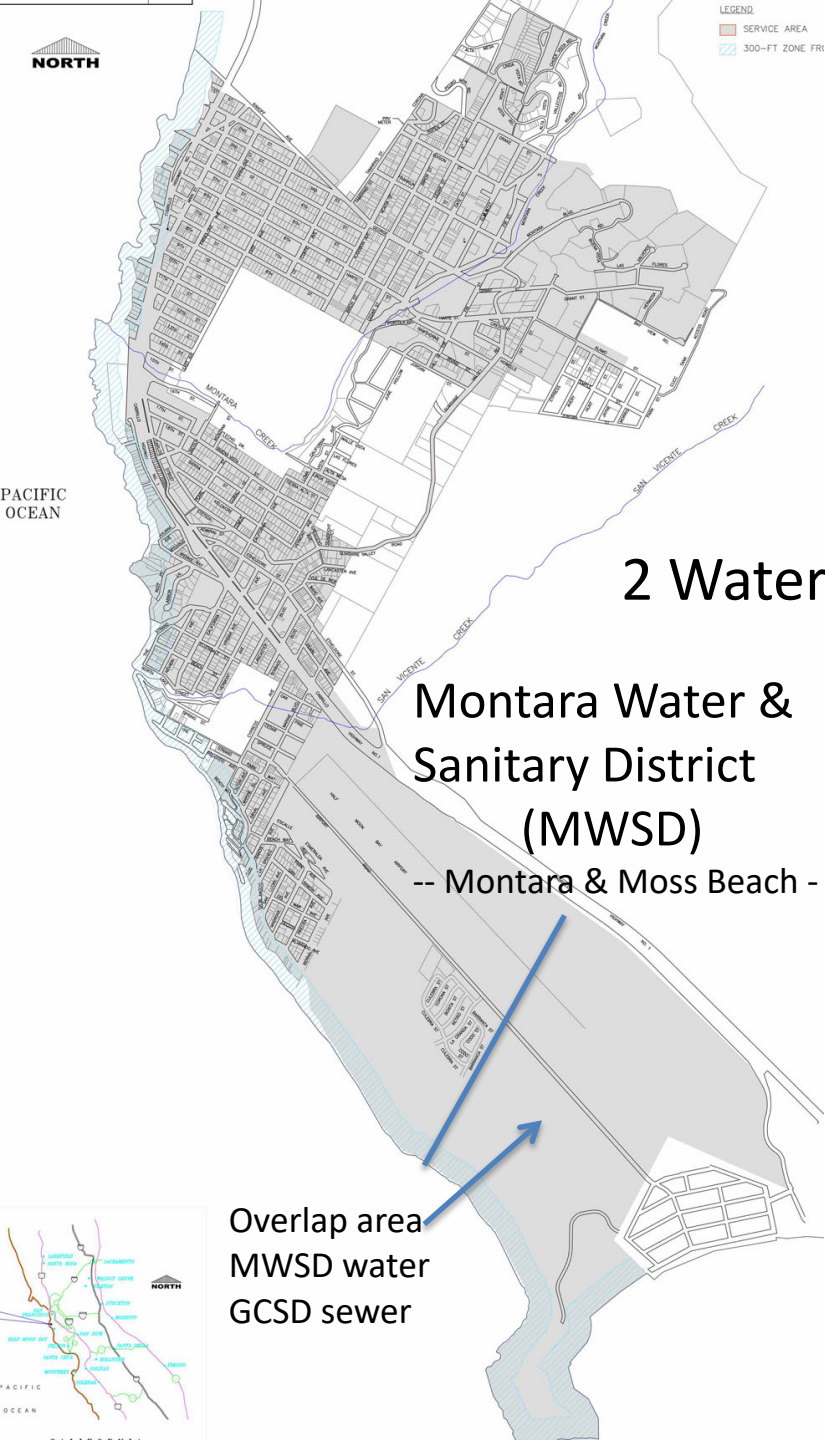


## Nextdoor social network:

Neighborhood boundaries are generated by residents, often without regard to local government boundaries.

Nextdoor has 2 neighborhoods called Princeton by the Sea: the original dated 1908, which is actually by the sea, and the '70's subdivision across the highway, better known as Clipper Ridge, which the County considers part of El Granada for most purposes.

Nextdoor Miramar boundary crosses over into city limits of Half Moon Bay, adding to resident confusion about who their local government is.





### 3 Sanitary Districts & 1 Joint Powers Authority:

Sewer Authority Midcoastside (SAM): JPA for sewage collection & treatment. Sewer emergency: call SAM 650-726-0124.

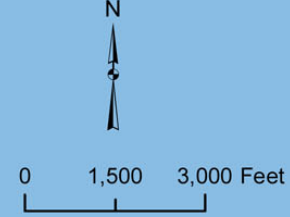
Granada Community Services District (GCSD)

Montara Water & Sanitary District (MWSD)

Half Moon Bay (south of Frenchman's Creek)

Each agency has its own management, staff, attorney, and Board of Directors (or City Council).

Granada Community Services District  
 Red dashed line:  
 -- sewer & franchise garbage  
 Green line (unincorporated area only):  
 -- parks



- Legend**
- City of Half Moon Bay
  - District Boundary
  - Parks & Rec Boundary

Granada Community Services District Boundaries

## Midcoast Special Districts

### **Montara Water & Sanitary District (MWSD)**

Water, sewer, franchise garbage

Board of 5 Directors

### **Granada Community Services District (GCSD)**

Sewer, franchise garbage, parks

Board of 5 Directors

### **Coastside County Water District (CCWD)**

Water -- Board of 5 Directors

### **Coastside Fire Protection District (CFPD)**

Contracts CalFire to protect Midcoast/HMB.

Board of 5 Directors

### **Cabrillo Unified School District (CUSD)**

K-12, Midcoast & HMB

Governing Board of 5 Members

## Countywide Special District

### **San Mateo County Harbor District**

2 harbors: Pillar Point & Oyster Point in SSF

Board of 5 Commissioners

## San Mateo County

### **Board of Supervisors (BoS)**

5 members with district elections.

District 3 includes the Coastsides.

Fills role of city government for the unincorporated

Midcoast: Planning & building, parks, sheriff,  
public works (roads, drainage, streetlights, airport)

### **Planning Commission**

5 members appointed by BoS

### **Midcoast Community Council (MCC)**

Elected advisory council to BoS

7 members elected by Midcoast residents

### **Coastside Design Review Committee (CDRC)**

1 community rep for each Midcoast community,  
appointed by BoS

## City of Half Moon Bay (HMB)

Planning & building, public works, parks.

Sewer, franchise garbage (south of Frenchman's Creek)

City Council with 5 members



## Links

Elected officials and special district websites:

<http://www.midcoastcommunitycouncil.org/elected-officials/>

Agendas of County, City, & special district meetings on MCC Calendar page:

<http://www.midcoastcommunitycouncil.org/calendar/>

Other government links:

<http://www.midcoastcommunitycouncil.org/county-links/>

## Midcoast Parks

The Midcoast has County, State, and National Parks. We are surrounded by protected open space land, beaches, and waters.

Previously slated for development, most of this land was purchased for conservation in the last 20 years with the help of Peninsula Open Space Trust (POST).

<https://openspacetrust.org/protect/>

Parks info & links:

<http://www.midcoastcommunitycouncil.org/parks-recreation/>



## Other MCC Study Sessions on Local Government:

[Land Use Policies & Development Approval Process](#)

[Transportation Planning & Projects](#)

[MCC website](#)