Midcoast Community Council
P.O. Box 64
Moss Beach, CA 94038

An elected Municipal Advisory Council of the San Mateo County Board of Supervisors
Serving 12,000 Coastal Residents

October 27, 2000

George Bergman, Project Planner
Planning and Building Division
Environmental Services Agency
Mail Drop PLN 122
455 County Center, 2nd Floor
Redwood City, CA 94063

Dear George,

At our October 25 meeting, the MidCoast Comunity Council reviewed the MidCoast LCP Update Project Proposed Scope of Study. Questions and comments appear below.

First, the Council greatly appreciates your efforts to condense the scope of the Study to the 14 points included. In general, these points represent those areas of most immediate concern. We discussed the possibility of phasing the review. In the event that the process is, in fact, phased would these first 14 points proceed all the way through Coastal Commission approval before Phase II of the project would begin? The Council favors this approach, rather than waiting until all phases are completed before submitting them for final Coastal Commission approval.

Concerning item number 3 on the Proposed Scope of Study list, the Council requests that a Circulaltion Element, including all modes of motorized transportation, pedestrian trails and bike and equestrian paths be developed. In addition, we seek to modify elements of the C/CAG Guidelines for the Implementation of the Land Use Component of the 1999 Congestion Management Program. These modifications will involve the calculation of net increases in peak trips and will be based on data produced from the proposed LCP review of residential build-out numbers and annual growth rate.

The Council urges the County to began sensitive habitat map updating as soon as possible and is committed to assisting in the investigation of sources for grant money to expand this effort.

The Council favors re-examination of the presently designated affordable housing sites and we feel that this subject could be considered as a part of item number 14, since the LCP specifically directs the County to evaluate proposed developments on these "or other appropriate sites" (Policy 3.15 d).

There was also a request to include suggestion number 6 from the Miscellaneous section of the Scoping Sessions summary: "Amend the LCP to add the following policy: 'The policies of the Coastal Act are hereby incorporated.'" The Council believes that the addtion of this one sentence would require far less time and resources than most of the other issues which will be under consideration. We are interested in your thoughts on this, of course.

Representatives from the Council will attend the Community Meeting on October 30 to present these items to the public and continue our participation in this ongoing process.

Please call me with any questions you may have. Thank you for your tireless efforts.

Sincerely,

April Vargas
Chair, MidCoast Community Council
650-728-5215

cc: Supervisor Richard Gordon