

PLANNING AND ZONING COMMITTEE
of the
SAN MATEO COUNTY MIDCOAST COMMUNITY COUNCIL

PO Box 69, Moss Beach, CA 94038

Serving 12,000 Coastside Residents

Chairperson Rusty Areias & Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, California 94105
FAX: (415) 904-5400

December 7, 1998

re: Coastal Commission Agenda Item # 10 on Wednesday, December 9, 1998 -Periodic Review of Certified LCPs: Consideration of San Mateo County LCP for Regional Cumulative Assessment Project

Dear Chairperson Areias & Commissioners:

The MidCoast Community Council Planning & Zoning Committee respectfully requests that the Coastal Commission include San Mateo County as the top priority in the review of Certified Local Coastal Programs. As stated in the guidelines for the Regional Cumulative Assessment Project (ReCAP), "

... to improve the management of the cumulative impacts of coastal development and to help keep programs and policies effective and up to date."

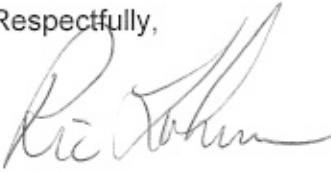
We are presented with a unique combination of urgency and opportunity for this sort of review. The San Mateo County LCP is the oldest certified LCP in the state, and as we pass the mid-point of our projected buildout, there are serious concerns as to whether our existing and planned infrastructure can handle current development trends without significant negative cumulative impact on coastal resources.

We are seeing traffic congestion at gridlock conditions at our current population. There are more parcels eligible for residential housing than reflected in the LCP buildout numbers. There is increased pressure for residential building in the rural and agricultural areas of the MidCoast.

The City of Half Moon Bay, which is surrounded by the Coastal Zone of San Mateo County, has begun the process to update its LCP, with a projected completion by April of the year 2000. The Association of Bay Area Governments (ABAG) recently completed its initial report on the Coastside Sub regional Planning Project, examining Mobility, Economic Vitality and Natural Resource Protection & Management issues for the Pacifica - MidCoast - Half Moon Bay coastal area. The planning policies of these individual communities have enormous impacts on each other - the need for a cooperative and comprehensive regional planning review is clear. The opportunity is there for the Commission to assist in a review of planning policies and issues that affect the entire coastal area of San Mateo County.

By initiating an immediate review of the San Mateo County LCP under the ReCAP program, the Commission can assist San Mateo County to take advantage and augment the review work of other jurisdictions within its Coastal Zone. I urge you to make the San Mateo County LCP review the top priority. Thank you for time and attention to this request.

Respectfully,

A handwritten signature in cursive script, appearing to read "Ric Lohman".

Ric Lohman

Chair

(650) 726-9607 or (510) 475-3598 (work)

cc: Jack Liebster, Coastal Commission Staff FAX: (415) 904-5400
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