

Re "Streets"
assessment strategy

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

June 17, 1996

Mr. Neil Cullen, Director of Public Works
County of San Mateo

re: Fixed Assessments for Property Owner Initiated Roadway/Drainage Improvement
Assessment Projects - Mid Coast Area

Dear Mr. Cullen,

The MidCoast Community Council (MCCC) appreciates the opportunity to work with you on this proposed method of distributing the cost of roadway and drainage improvements, particularly as it applies to the midcoast area, and the pending project in Montara. We agree that such a "table of costs" will be very helpful to those residents who are contemplating a road repair project, and it should also help county staff in their efforts to support such an evaluation by residents.

As a recap to our telephone conversation today, here are the main points the MCCC discussed at its public meeting on June 12th.

1. We strongly encourage all agencies, including the County, the relevant water district/company, and the relevant sanitary district, to coordinate their efforts, so as to be able to do all necessary work **at one time**. This should accomplish two things: make the work go quicker, and reduce the cost.
2. Two issues go hand-in-hand: the definition of "lot" and "parcel," and then how these definitions are used in terms of distributing costs. As you know, there are many undeveloped parcels in the midcoast, often in adjacency and in common ownership. The MCCC is concerned that distributing costs on the basis of "lots," when in fact a lot might contain multiple buildable parcels, may not be equitable. As I indicated on the telephone, we do not have a perfect solution, but perhaps there is a way to distribute costs on the basis of the number of buildable, or legally subdividable, parcels.
3. We want to be sure costs are kept current. Your June 6th staff report references the Construction Cost Index as the appropriate benchmark, and we have no reason to contest this Index.

Again, we support your efforts to make this process more understandable and accessible to residents, and appreciate the opportunity to participate in the development of this proposal.

Sincerely,
MidCoast Community Council

A handwritten signature in cursive script, appearing to read "Chris McComb".

Chris McComb, Chair

cc: Supervisor Ted Lempert
Supervisor Ruben Barrales, President