

Draft for MCC discussion at 8/27/97 meeting

MIDCOAST COMMUNITY COUNCIL  
P.O. Box 64  
Moss Beach, CA 94038

Board of Supervisors

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Re: MidCoast Land Use Planning

The MidCoast Council provides a public forum twice monthly and most recently heard, openly debated and voted upon a number of specific MidCoast development issues. One issue at time. Our neighbor, and one could say "partner", the City of Half Moon Bay - lead by their City Council, has during the same time period, created a Vision, a Concept, a Development Plan for their City. The Vision and results of their Land Use Planning / Public Advisory Committee will be presented and discussed at the next City Planning Commission meeting.

Both the MidCoast and the City have the same basic characteristics, all-be-it the City is just what the name implies: the commercial hub/ the center for the Coast. The improved/ enlarged sewer plant will soon be on line (approximately double in size) adding enormously to the load on other areas of the infrastructure and to the public discourse. While at the same time, the recent decision by the Coastal Commission affirms the direction and the representation of the MidCoast Community Council.

Proper Land Use Planning must occur now, and the Council, by a unanimous vote, requests that the Board of Supervisors commit to a Vision statement of, for, and by the MidCoast. For this planning vision process to occur, the County must dedicate sufficient resources. The project must include the City, the MidCoast in its broadest sense, and must be publicly audited and facilitated. The above-mentioned Vision process cost the City approximately \$50,000 out of pocket plus staff time. The Council recommends that the Peninsula Conflict Resolution Center, the County's Mediation Program, Half Moon Bay High School, County Planning and other staff time could be utilized to reduce the eventual costs.

The Council strongly recommends that the Board of Supervisors study this proposal, publicly debate the issue, and publicly decide this MidCoast Visioning request this fall, 1997. The Council looks forward to working with the Board of Supervisors and their staff during this decision making process and during its implementation.

Sincerely yours,

Ric Lohman, Chair

James Marsh, Member

cc Paul Koenig, Planning