

MIDCOAST COMMUNITY COUNCIL
P.O. BOX 64
MOSS BEACH, CA 94038

September 18, 1995

Honorable Ted Lempert, President
Board of Supervisors
County of San Mateo
County Government Center
Redwood City, CA 94063

Re: Monterey Marine Sanctuary San Mateo County Half Moon Bay Visitor's Center
at Surfer's Beach, El Granada

Dear President Lempert:

Mr. Bob Marchant presented the most up-to-date plans for the San Mateo County Half Moon Bay Monterey Bay Sanctuary Visitor's Center at the July 26, 1995 MidCoast Community Council meeting. At that time the Council made no written recommendations regarding the fruitful and detailed discussions. Recent events have clearly shown that the Council, through the County Board of Supervisors, should be involved in the planning process with the San Mateo County Harbor District, the City of Half Moon Bay, the Chamber of Commerce and the developer.

Mr. Marchant patiently answered many questions asked by the Council and the public: however, there were issues which require further discussion, specifically (although not exclusively):

- How does this development relate to the City's recent rezoning?
- Are the City's zoning and the MidCoast zoning compatible in the Miramar, Surfer's Beach El Granada areas?
- Is the oceanside development tied to landside development, if so how and why?
- Is the County of San Mateo a player in the development of this proposal on this or any other MidCoast parcel?
- Traffic impacts on the MidCoast, particularly in light of Princeton Harbor Village?
- Relocation of the existing RV park within the Harbor or within the MidCoast?
- Does the existing RV park make money for the Harbor District, how much of a criteria is this - Mr Marchant indicated ~ \$30,000/ yr?
- Does a facility that is over 60% commercial fit the criteria of a visitor serving site?
- Effects of high tides and general bluff erosion?
- Effect of the 100 yr flood plain (elevation 28.00 ?)?
- Effect on adjacent parcels oceanside of Hwy 1?
- Effect on adjacent parcels landside of Hwy 1?
- Control of parking: just for purchasers, surfers, picnickers, etc - who and how?

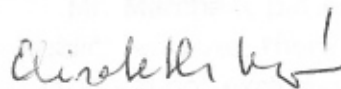
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Is it allowable to have parking on an offsite lot?
Undercrossing Hwy 1 - CalTrans response?
Impacts on El Granada - visual, traffic, economic, residential?
Open Space and View Corridor, Scenic Highway?
Non Profit Visitor Center - who, what, when, powers, and authority/responsibility?
Alternative sites in the MidCoast - ie the State Park is closing buildings at the end
of Kelly Ave, Granada Sanitary land near the Pillar Point Marsh, County land at
the Airport, etc?

Because of the prominent location of this parcel at the southern entry to El Granada and to the MidCoast, regardless that a portion of the project appears to be with the City of Half Moon Bay, the residents of the MidCoast are involved. Working cooperatively with the San Mateo County Harbor District, the City of Half Moon Bay, the Chamber of Commerce and the developer, we can produce a final product of which we can all be proud.

The MidCoast Community Council affirms the need to produce quality services and destinations for visitors and residents alike. A first class visitor's center for the Monterey Marine Sanctuary will be a definite positive addition to the Coastside.

Sincerely yours,



Elisabeth Vespremi
Planning Committee



James Marsh
MidCoast Community Council, chair

cc Mr. Bob Marchant
City of Half Moon Bay
HMB-Coastside Chamber of Commerce
Mr. Paul Koenig

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