

MIDCOAST COMMUNITY COUNCIL

Serving the Communities of
Princeton, El Granada, Moss Beach, Montara and Miramar

March 12, 1992

Donald Brown
936 Dewing Avenue Suite I
Lafayette, CA 94549

Dear Mr. Brown:

During our past three meetings, the MidCoast Community Council has discussed means of providing input to you regarding the preparation of alternatives to the Mirada Beach Park concept plan. While we have strong objections to the proposal as submitted, we agree that any alternative developed should benefit from early community input.

At our meeting of March 11, 1992, the Council adopted the following strategy to assist your design team in preparation of project alternatives:

1. We suggest that your design team prepare a series of alternative development schemes at a very conceptual level of detail which incorporate the following ranges of potential public benefits and site planning parameters:
 - dedication of land adjacent to the El Granada Elementary School for future school expansion/park development. Alternative dedications of 2, 4, or 6 acres should be examined.
 - provision of permanent open space on the western parcel. Alternatives leaving all, three quarters or one half of the western parcel undeveloped should be examined.
 - incorporation of buffers on the eastern parcel to protect residences on Santiago from development impacts and from the southern boundary to establish a visual break between El Granada and future Miramar development.
2. These alternative concepts should be presented at a community workshop to solicit public comments.
3. In addition to Item 1, consideration should be given to development of a nine hole golf course as one alternative. Additional thoughts regarding a golf alternative are attached.

The Council hopes that these parameters will be of assistance in our joint search for more acceptable development of your property. Please contact Bob Brown of the Land Use

Subcommittee at 377-3372 if you have any questions about our recommendations.

Sincerely,

Kit Dove RM3

Kit Dove
Chairman

cc: Board of Supervisors
Planning Commission
Diane Regonini
Half Moon Bay Review
Bob Reitherman
Mike Kelly
Barbara VanderWerf