



January 23, 2012

Adrienne Tissier, President and  
Members of the Board of Supervisors  
400 County Center  
Redwood City, CA 94063

**Re: Item #27 on the January 24, 2012 Agenda: Resolution in support of the application for Priority Development Area (PDA) status for the Midcoast Urban Area**

Dear President Tissier and Members of the Board,

Committee for Green Foothills (CGF) would like to request postponement of this item in order for us to meet with Planning Staff and better understand the implications of designating the Midcoast as a Priority Development Area (PDA).

CGF is also aware that some of the residents of the Midcoast have similar questions. It would be helpful for public understanding if the MCC and County Planning had sufficient time to schedule a public workshop on this topic.

Postponement would not impact the timing of review of the application by ABAG. The Application Guidelines state that applications are reviewed on a quarterly basis and the review process for an application received in January, February, or March will begin in April. Therefore there is no urgency for your Board to adopt the proposed Resolution at your January 24 meeting.

The Application Guidelines and the proposed Resolution state that a PDA must meet all of the following criteria: (a) the area is within an existing community, (b) the area is near existing or planned fixed transit (or is served by comparable bus service), and (c) the area is planned or is planning for more housing.

The Midcoast Area is not served by fixed transit, and has marginal SAMTRANS bus service, and may not meet (b) which for other place types must have at least one route that has minimum 20-minute headways. The SAMTRANS routes serving the Midcoast fall short of this requirement:

- \* Route 17 (Montara to HMB) 90-min interval 8-6 (9-5 Sun); 60-min interval 6- 8 AM weekdays
- \* Route 294 (Pacifica to San Mateo) 90-min interval 8-6 weekdays only

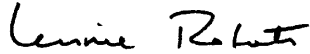
The category of Rural Corridor was added to the place type criteria for PDAs, and the implications of this new category are not known. The FOCUS Overview in the Application Guidelines states that PDAs support focused growth by accommodating growth as mixed use, infill development near transit and job centers, with an emphasis on housing. How does the category of Rural Corridor relate to this focused growth goal? Will there be financial incentives or qualifiers on grants that conflict with the adopted LCP? In the case of such conflicts, which will prevail? Who will decide?

The Resolution only makes reference to Priority Development Areas. CGF suggests that the Resolution should specifically include the place type of Rural Corridor.

CGF is concerned that although the purpose of the County's request is to seek funding for planning and infrastructure, State mandates to locate future population growth in areas near transit may replace the voluntary nature of the PDA program over time, to the detriment of protection of our special coastal communities.

Thank you for consideration of our request for a continuance so we can all better understand its implications.

Sincerely,



Lennie Roberts

cc: Steve Monowitz, Deputy Director, Planning and Building Division  
Bill Kehoe, Chair, Midcoast Community Council