

DON HORSLEY

Board of Supervisors
County of San Mateo

February 29, 2012

Kenneth Kirkey, Director of Planning
Association of Bay Area Government (ABAG)
P.O. Box 2050
Oakland, CA 94604-2050

Re: San Mateo County's application to designate the unincorporated Midcoast a Priority Development Area

Dear Mr. Kirkey,

Recently, concerns have been raised about the San Mateo County Board of Supervisors' unanimous decision to submit an application seeking a Priority Development Area in a Rural Corridor (PDA) designation for the unincorporated Midcoast. Although I can appreciate these concerns, I continue to support the position that designating the Midcoast a PDA is essential for the future sustainability of this unique region.

There has been, and will continue to be, concerns over transportation and mobility on the Midcoast until the proper actions have taken place. With limited safe crossings on Highway 1 and a need for better roads and traffic mitigation, this designation will allow San Mateo County to pursue much needed funding to assist in creating more sustainable communities on the Midcoast. One important funding opportunity that the Midcoast would benefit from is the PDA Planning Program through One Bay Area's FOCUS program. In accordance with the Local Coastal Program resubmittal, San Mateo County has committed to conducting a Transportation Management Plan. This plan would address how to alleviate traffic and improve transit, trails, and residential transportation, all essential for a sustainable community. Without this designation, the county's ability to submit a competitive application and receive grant funding is diminished.

Another priority for the Midcoast is a community plan for Princeton by the Sea. This plan will utilize the unique characteristics of Princeton's zoned working waterfront to improve economic development, infrastructure, and capital improvements. A PDA designation would allow San Mateo County to submit a competitive application to secure needed funding to complete the planning portion of this project, the first step in creating a more sustainable community.

The concern that the Midcoast does not meet the PDA criteria has been noted. The FOCUS Application Guidelines state that the criteria to be designated a PDA is as follows: (a) the area is within an existing

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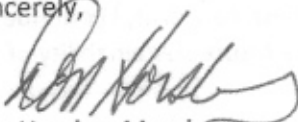
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community, (b) the area is near existing or planned fixed transit (or is served by comparable bus services), and (c) the area is planned or is planning for more housing. The Midcoast does not meet the transit requirements laid out in requirement (b). However, we are currently assessing transit on the Midcoast in the hopes of working with SAMTRANS to improve Midcoast transit services. Regarding requirement (c), development on the Midcoast is limited by the Local Coastal Program and California Coastal Commission to infill in existing coastal communities.

Access to water connections and improvements to roadways also play an role in creating more sustainable communities. Currently, Montara Water and Sanitary District (MWSD), the water provider for a large portion of the Midcoast, is working with the California Coastal Commission to establish the terms of permitting future water connections within the Local Coastal Program. Once the moratorium is lifted, MWSD will be able to permit new water hook-ups to new developments. If granted the PDA designation, San Mateo County will be able to seek funding to begin improving roadways and traffic congestion. This continues to remain a priority for the county.

The effort to designate the Midcoast a PDA derives from our desire to improve the region and make it more sustainable. It is our priority to improve roads, trails, transit, and the region as a whole. I urge you to approve the PDA designation for the San Mateo County Midcoast. Thank you for your time and consideration.

Sincerely,



Don Horsley, Member

San Mateo County Board of Supervisors