

RECEIVED

MAR 05 2009

CALIFORNIA
COASTAL COMMISSION

Th6a
Richard Castro

March 5, 2009

Bonnie Neely, Chair and Members
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

FAX (415) 904-5400

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP update)

I would like to support all the recommendations of the California Coastal Commission Staff on the Midcoast LCP Update.

Your staff has done an excellent job of analyzing and tying together all the critical coastal issues of Water, Traffic, Wastewater, Wells, and Public Access to the Coast. All these factors are dependent on each other, and it is my hope that the entire package will be approved as unit.

This staff recommendation addresses many key factors for the sustainability of our coastal community. Among these are

1. Recommending modifications that ensure that the proposed LCP Amendment is consistent with the Coastal Act.
2. Factoring in the cumulative development that has occurred over the last 20 years.
3. Addressing issues, such as, failed wells and sewage overflows.
4. Limiting growth to 1% per year, matching that of our neighbors in Half Moon Bay.
5. Strengthening traffic mitigation requirements.
6. Factoring in our limited water capacity.
7. Prohibiting additional wells in the urban area until the groundwater study is completed and released.
8. Rezoning of the Burnham Strip area.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in our unique coastal community. It allows for reasonable growth within these constraints. This excellent report is the culmination of many years of work between interested members of the public, Midcoast Community Council, MWSD, GSD, CCWD, San Mateo County Planning staff, the County Planning Commission/Board of Supervisors, and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your staff.

Thank you for your consideration,

Signature on File

Signature on File

San Mateo County

League for Coastside Protection

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CALIFORNIA
COASTAL COMMISSION

March 4, 2009

Agenda Item TH6a

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

**Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)**

Dear Chair Neely and Members of the Commission,

We **support** the California Coastal Commission Staff recommendation for approval with modifications of the San Mateo County Midcoast LCP Update.

We believe that the Staff recommendations and modifications will provide the basis for the focused remediation of the problems associated with the cumulative development impacts to Coastal Resources and Coastal Access provisions of the California Coastal Act.

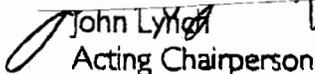
The San Mateo County League for Coastside Protection urges the Commission to consider the addition of the following further modifications:

Please include new suggested modifications that will encourage and allow reservation of the water rights on the portion of the CalTrans Adopted Alignment section (located in the north and east sector of Montara) to serve only the surrounding communities. Montara Water and Sanitary District has identified the CalTrans Adopted Alignment right of way in Montara as the optimum location for new wells to serve the community. To protect the coastal resource areas from possible overdraft this potential water supply should be controlled by LCP policy.

Please clarify that the rural residential areas in Montara and other areas zoned RM-CZ in the Midcoast are areas that may qualify to receive sewer service and new domestic water connections only after substantial buildout is reached in the urban areas, Allow the extension of fire hydrants into the Rural Residential areas for public safety purposes only.

Thank you for consideration of our suggestions and we urge approval of the LCP Update inclusive of our suggestions.

Sincerely,
Signature on File


John Lynga
Acting Chairperson

Agenda Item TH6a

LYNDALL ERB
PO Box 370210
Montara, CA 94037

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MAR 05 2009

CALIFORNIA
COASTAL COMMISSION

March 5, 2009

Chair Bonnie Neely and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

By Fax: 415-904-5400

RE: MidCoast LCP

To the Commission:

Thank you for considering the MidCoast LCP. As an equestrian who is concerned with keeping trails and open space on the coast I worked for several months to keep the Cal-Trans land as open space and a trail through Montara. I felt we were successful in convincing the County BOS that this was important to the community and the Coast in general. **Please complete our efforts by approving the staff recommendations for approval with modifications.** This is especially critical regarding the substandard lots on the coast. It would be a great detriment to the area to allow future development of these small lots.

Regards,

Lyndall Erb, PhD
Chair; Equestrian Trail Riders Action Committee (ETRAC)
Vice President; Coastside Horse Council

ITEM TH 6A

March 4, 2009

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MAR 05 2009

CALIFORNIA
COASTAL COMMISSION

Chair Bonnie Neely & Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105 - 2219

Dear Chair Neely & Members of the Coastal Commission:

I am writing in support of the Staff recommendations for the Mid Coast Coastal Plan. California's coast is a major defining feature of the State and I hope you will do everything you can to preserve it.

In addition to the Staff recommendations, I also support the two recommendations submitted by the Committee for Green Foothills ie. making sure that the caretaker's quarters in Princeton's working waterfront are not converted to regular housing and their recommendation to immediately merge all substandard lots.

Thank you for your support of the California coast.

Sincerely,

Signature on File

Signature on File

Emily M. Renzel
1056 Forest Avenue
Palo Alto, CA 94301
650-321-41675
<marshmama2@att.net>

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MAR 04 2009
CALIFORNIA
COASTAL COMMISSION

DATE: March 3, 2009

FAX TO: Ruby Pap, Charles Lester

AT FAX NUMBER: 415-904-5400

FROM: LENNIE ROBERTS
FAX NUMBER: 650-854-5016
PHONE: 650-854-0449

NUMBER OF PAGES (4)
(INCLUDING COVER)

MESSAGE: Ruby and Charles - Here is a letter of support for Jeff Recommendation for Ilean T116a - San Mateo County LCP Amendment No. SMC-MAJ-01-07 Midcoast LCP Update.

NOTE: IF THERE ARE PROBLEMS WITH THIS TRANSMISSION, PLEASE CALL 650-854-0449



COMMITTEE FOR
GREEN FOOTHILLS

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MAR 04 2009
CALIFORNIA
COASTAL COMMISSION

March 3, 2009

Agenda Item TH6a

Lennie Roberts

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

**Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)**

Dear Chair Neely and Members of the Commission,

On behalf of Committee for Green Foothills (CGF), I write in support of the Staff Recommendation for Approval of the San Mateo County Midcoast LCP Update with suggested modifications.

The San Mateo County LCP was the first County LCP certified by the Coastal Commission (in 1981). The San Mateo County coastal zone is 55 miles long and up to five miles wide; most of the coastal zone is rural. The Midcoast area comprises a relatively small portion of the county's coastal zone that necessarily shares critical infrastructure (roads, sewer, water, schools) in whole or in part with the City of Half Moon Bay.

There was a tremendous amount and intensity of work involved in drafting and certifying the LCP, which included both the Land Use Plan (LUP) policies and the Implementation Program (IP). Although the LCP, as certified, was a far-reaching and comprehensive document, CGF has long been concerned that significant gaps in LCP policies and data needed to be addressed through a comprehensive LCP Update. CGF commends the excellent work by the Commission's staff in reviewing and analyzing the submitted Midcoast LCP Update for conformity with the Coastal Act.

In the urban Midcoast area, the cumulative impacts of new development in the City of Half Moon Bay as well as the unincorporated communities of El Granada, Princeton, Miramar, Moss Beach, and Montara have raised significant issues of adequacy of the infrastructure to serve buildout without adversely impacting coastal resources and/or public access to and along the shore.

CGF strongly supports the staff's suggested modifications and specifically urges the Commission's support for the modifications that would:

- Reduce the allowable annual growth rate from 2% to 1%, consistent with the City of Half Moon Bay's growth limit, until the County develops a comprehensive traffic management plan and adequate facilities to contain stormwater infiltration and inflow
- Prohibit private drinking water wells in the urban area (which CGF notes is already served by public water agencies) until the County develops a comprehensive groundwater management plan as an LCP amendment

Committee for Green Foothills

March 3, 2009

Page 2 of 3

- Allow an increase in the allocation of priority water connections for failed drinking water wells from 10 houses to 50
- Require a coastal development permit and an amendment to the LCP for any proposed desalination plants, in order to fully protect sensitive coastal resources
- Prohibit private septic systems in the urban area (which CGF notes is already served by public sewage treatment agencies) unless authorized pursuant to a groundwater management plan incorporated into the LCP
- Require traffic analysis and mitigation plans for new development (except single family residences on existing legal lots and visitor serving uses), and require retirement of lots on an one-to-one basis as mitigation for new land divisions
- Add public parking, trails, and restrooms as permitted uses subject to a Use Permit, and deleting outdoor athletic facilities and urban roadside stands in the new "EG" District, which comprises the "Burnham Strip" in El Granada
- Revise proposed LCP Policies regarding the Devil's Slide "Adopted Alignment" to more effectively implement the transfer of Caltrans surplus land to the County and plan for a proposed Linear Park and Trail

CGF urges that the Commission add two additional modifications:

1. Include a new suggested modification to require that new caretakers units in the "W" district are allowed subject to issuance of a Use Permit and monitored to ensure that caretaker quarters are not being converted to residential uses unrelated to the purposes of the zoning district. The County proposes to increase the number of caretaker's quarters in the Princeton area's Waterfront District. This is the only area in San Mateo County zoned for industrial marine related uses such as boatbuilding and fish processing. As such, residential uses are incompatible with the industrial nature of this working waterfront zone. The Waterfront District Zoning Regulations currently allow caretakers quarters as an accessory use, without requiring any Use Permit, and there is no monitoring requirement to ensure that the occupants over time continue to qualify as caretakers of the subject property. Increasing the number of allowable caretakers units to 45 without adequate controls will inevitably change the character of this small area.

2. Include a new suggested modification that institutes a mandatory merger program for the 2,400 estimated substandard lots in contiguous ownership. More precise analysis of the buildout potential of the already subdivided urban areas during the Midcoast LCP update has raised major concerns as to the potential development of substandard lots that could result in approximately 2,400 more residential units than projected for buildout in the LCP update. Approval of development on these substandard lots would tremendously exacerbate the already insufficient public services, particularly the major highways (Highways 1 and 92).

CGF remains concerned that the County's proposed Phase I voluntary merger of contiguously owned substandard lots for the first two years after certification of this LCP Amendment, followed by a Phase 2 mandatory merger, discussed on pages 93 and 94 of the Staff Report, will not adequately address this issue. Even with the incentives for voluntary merger, owners of substandard lots can defeat the mandatory merger by transferring contiguous parcels into different ownerships, even among family members. Although the County has included a "trigger" that will

Committee for Green Foothills

March 3, 2009

Page 3 of 3

immediately institute the mandatory program if more than five ownership changes occur during the voluntary program, this provision relies on close coordination and monitoring between County Planning and the County Recorder's office, which may be difficult to implement, particularly with budget cuts. Two years have passed since the County Board of Supervisors approved the proposed merger program. It is not known how many transfers of contiguous parcels have already occurred.

If the Commission is unable to require institution of a mandatory merger program immediately, CGF urges that a new suggested modification be added requiring the County to monitor and report to the Commission as to the success of the voluntary merger program. The buildout estimates in Table 1 and subsequent tables, which allocate public works capacity based on buildout calculations, would then be adjusted to reflect (1) the number of substandard parcels transferred into separate ownerships, and (2) the actual number of lots merged, during the voluntary program. Based on these actual numbers, additional measures that are necessary to mitigate the adverse environmental impacts from the new buildout numbers could be adopted.

Thank you for consideration of our views. We urge your approval of the LCP Amendment with the suggested modifications as outlined above.

Sincerely,

Signature on File

Lennie Roberts, Legislative Advocate
Committee for Green Foothills

Stephen Lowens
P. O. Box 384
1233 Cedar Street
Montara, CA 94037
March 2, 2009

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MAR 03 2009

CALIFORNIA
COASTAL COMMISSION

Peter Douglas, Executive Director
California Coastal Commission
North Central Coast District
45 Fremont, Suite 2000
San Francisco, ca 94105- 2219

Subject: County of San Mateo LCP Amendment No. SMC-MAJ-1-07 (Midcoast
LCP Update)

Dear Mr. Douglas:

I have read parts of the subject document, and would like to call your attention to two possible related errors. On pages 24 and 83, references is made to Polices 2.58 and 2.59, related to traffic demand and control. I do not find a statement of those policies anywhere in the document, nor do I find such a statement in an earlier draft of the county's LCP. I suspect that the correct reference should be to Policies 2.48 and 2.49. If I am correct, I would appreciate the Commission issuing an errata sheet to this effect.

Otherwise, I find those portions of the report which I read to be quite complete, though I fear there is sufficient equivocation in the terms of the new requirements that the desired effect of reducing growth impacts on the Midcoast may not be reached.

Sincerely,

Signature on File


Stephen Lowens

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1663 • PHONE (650) 363-4224 • FAX (650) 363-4849

July 1, 2009

Ruby Pap, North Central Coast District Supervisor
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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JUL 03 2009

Subject: County of San Mateo LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)

CALIFORNIA
COASTAL COMMISSION

Dear Ms. Pap;

At its June 17, 2009 meeting, the San Mateo Local Agency Formation Commission (LAFCo) considered the Coastal Commission Staff Recommendation No. 12 regarding expansion and formation of special districts and directed staff to send a letter to the Coastal Commission requesting deletion of this recommendation.

As you know, LAFCo has jurisdiction over the boundaries of cities and special districts including annexation, consolidation and formation. LAFCo is also required to prepare municipal service reviews and update spheres of influence (plans for boundaries and governance). LAFCo consideration of boundary change applications, municipal service reviews and spheres of influence includes consistency with General Plans, the LCP and Urban/Boundary.

San Mateo LAFCo's 2008 Municipal Service Review and Sphere of Influence Update for Half Moon Bay and the Midcoast identified several opportunities in the area of government structure options including consolidation of districts to provide for better, long-term regional planning for sewer, water and parks and recreation, in lieu of three sanitary sewer agencies and two water providers. The LAFCo adopted determinations and spheres addressed the inability of the existing fragmented government agencies to address existing and probable future capacity for water, sewer and parks and recreation in a timely manner.

Consistent with the spirit of the LCP, the spheres of influence offer governance models aimed at improving sewer and water supply, capacity and transmission, sewage treatment and transmission, and capacity to fund park and recreation services and facilities in urban areas. Recommendation No. 12 would potentially prohibit implementation of LAFCo adopted spheres and conflicts with State policies favoring a multi-purpose agency over several single-purpose special districts. For these reasons, it is requested that Recommendation No. 12 be deleted from the LCP Update.

Sincerely,

 **Signature on File**

Martha M. Poyatos
Executive Officer

C: Steve Monowitz, SMC Long Range Planning Services Manager

**LOMA PRIETA CHAPTER**

San Mateo • Santa Clara • San Benito Counties

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JUN 30 2009

CALIFORNIA
COASTAL COMMISSION

June 30, 2009

FAX: 415-904-5400

ATTN: Ruby Pap

Page 1 of 2

President Mark Church and Members
San Mateo County Board of Supervisors
400 County Center
Redwood City, CA 94063

Honorable Supervisors:

The Coastal Issues Committee of the Loma Prieta Chapter of Sierra Club commends the professional manner in which the County Planning and Building Department Staff has worked together with the California Coastal Commission Staff in producing a revised Midcoast LCP Update. The purpose of this letter is to voice support for the Coastal Commission Staff's recommendations for amending the LCP Update, and to weigh in with a few other comments.

First, we agree with the Midcoast Community Council's position and County Staff's recommendation that the 1% residential growth rate per year should be changed to a numerical unit rate. 75 units per year is an unrealistic number since the actual number of units approved over the last five years (2004-2008) was between 24 to 50 units.

Second, we strongly agree with CCC Staff's recommendation to prohibit new development of wells and septic systems based on the data recently released in the County's Kleinfelder Study which demonstrates the riskiness of such development, particularly during draught periods, so urge the Board to abide by these sensible recommendations. The Big Wave - cf. Attachment 3 - is an excellent example of why a "case by case" exemption is an unsatisfactory ad hoc process. Big Wave is a large business and residential project that fails to take into account its cumulative effects on groundwater resources while ignoring the necessary additional studies required by law. The County Staff's request for such exemptions should not be included in the Midcoast LCP Update.

Finally, our committee believes that the CCC Staff recommendation to require inclusion of a Park Overlay District on the Burnham Strip reflects many years of community input in the planning process for Midcoast parks and recreation, and is consonant with the County's interest in providing enhanced park service to Midcoast residents.

Thank you for considering these comments and this opportunity for offering them.

Sincerely,

 Signature on File 

Merrill L. Bobele
Coastal Issues Committee
Loma Prieta Chapter
Sierra Club

cc: Ruby Pap, North Central Coast District Supervisor
California Coastal Commission

Supervisor Rich Gordon

June 15, 2009

Page 2

The Department also has concerns that the proposed LCP amendments may not allow sufficient time for the Department to identify and evaluate parcels within its right of way to ensure fulfillment and compliance with legislatively-mandated obligations. For example, the Department must have adequate time to identify lots previously bisected by the highway right of way acquisition process that are suitable for recombination and lot line adjustment, as necessary, to accommodate the most reasonable land use pattern with that of the community. Similarly, the Department would appreciate sufficient time to evaluate, identify and reserve potential sites suitable for the Department's future mitigation needs, particularly for public access, agriculture, wetlands, and other environmentally sensitive habitat needs, and reserve necessary access to those selected sites.

Finally, the Department has previously identified and provided its concerns regarding the proposed amendments to the LCP related to the California Coastal Trail. However, we want to reiterate our concern that the proposed paragraphs 2.56d and 2.56g, improperly attempt to impose significant, overly broad obligations on the Department. Of equal concern is the absence of any feasibility or funding limitations on these proposed obligations. The Department has also expressed its concern that the most recent proposed amendments have added new language imposing additional, unilateral obligations on the Department relative to the California Coastal Trail that did not exist in the earlier version.

Despite reiterating some of the above issues, we remain optimistic that our respective concerns will be addressed, over the upcoming weeks, as the County and the Department continue our commitment to keep the dialogue open. Given our past cooperative efforts, the Department is confident that all interested parties will continue to maximize opportunities to identify mutually satisfactory resolutions to address our respective concerns. If you have further questions or concerns, please contact me at (510) 286-5900.

Sincerely,

Signature on File

BIJAN SARTIPI
District Director

"Caltrans improves mobility across California"

Midcoast Community Council

An elected Municipal Advisory Council to the San Mateo County Board of Supervisors

Serving 12,000 coastal residents

Post Office Box 248, Moss Beach, CA 94038-0064

<http://mcc.sanmateo.org>

Council Members

Deborah Lardie
Chair

Kathryn Slater-Carter

Neil Merrilees

Gael Erickson

Leonard Woren

Sabrina Brennan

May 26, 2009

Supervisor Richard Gordon
San Mateo County Board of Supervisors
455 County Center,
Redwood City, CA 94063

Re: Midcoast M-1 Zoning Request

Dear Supervisor Gordon:

The Midcoast Community Council formed an M-1 Zoning subcommittee made up of business owners living and working in or adjacent to the M-1 zoned area, residents living near the M1 zoned area, interested citizens, and MCC members. The subcommittee held several public meetings and developed the following recommendations.

Background: Existing Midcoast industrially zoned land includes:

- Half Moon Bay Airport (345 acres) zoned M-1 (airport & light industrial)
- West of Airport St. (47 acres) zoned M-1 (light industrial) adjacent to medium density residential (Pillar Ridge Manufactured Home Community).
- Most of Princeton (39 acres), zoned W (marine-related manufacturing/service)

Recommendations:

A revised height limit for M1 in the Coastal Zone should be included in the proposed amendments as part of the current LCP Update.

We recommend a reduction in the maximum building height to 36 ft to be consistent with the Princeton waterfront "W" zone. M-1 zoning currently allows a 75-foot height limit

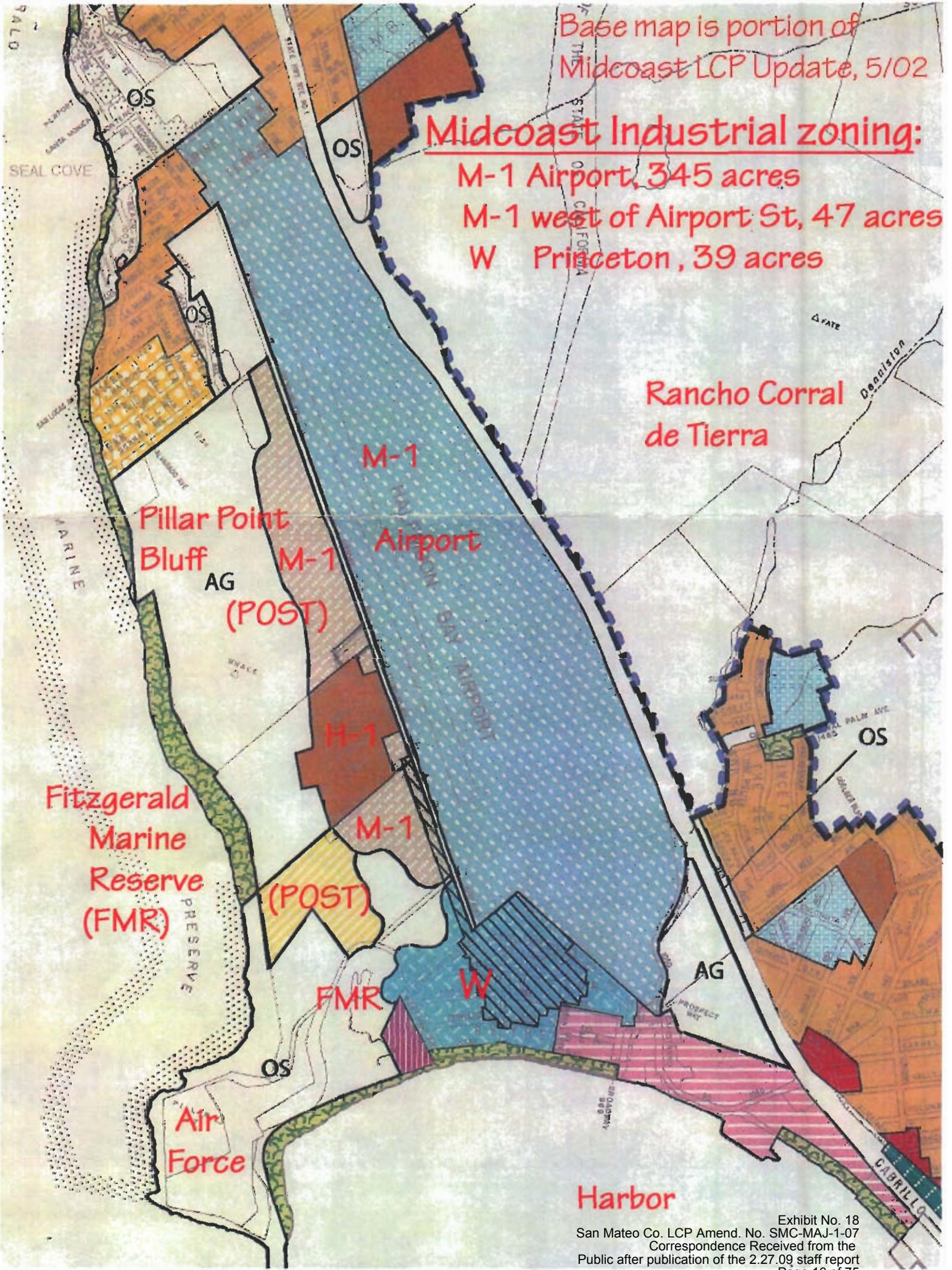
We recommend a 28-foot height limit west of Airport St. and larger setback requirements to support the residents of Pillar Ridge and protect the neighborhood from being walled off behind much taller buildings. This would also protect the sensitive environment of this strip of land. The current M-1 zoning allows no setbacks (except 3 ft side and 6 ft rear next to residential zones) and the current H-1 zoning is not considered to be residential. All existing development in the Coastsides M-1 zone is less than 28 feet in height.

We recommend the Pillar Point Bluff property, owned by POST, be rezoned from M-1 to RM/CZ to reflect its open space and sensitive habitat status.

Base map is portion of
Midcoast LCP Update, 5/02

Midcoast Industrial zoning:

- M-1 Airport, 345 acres
- M-1 west of Airport St, 47 acres
- W Princeton, 39 acres



Rancho Corral
de Tierra

Pillar Point
Bluff
AG
M-1
(POST)

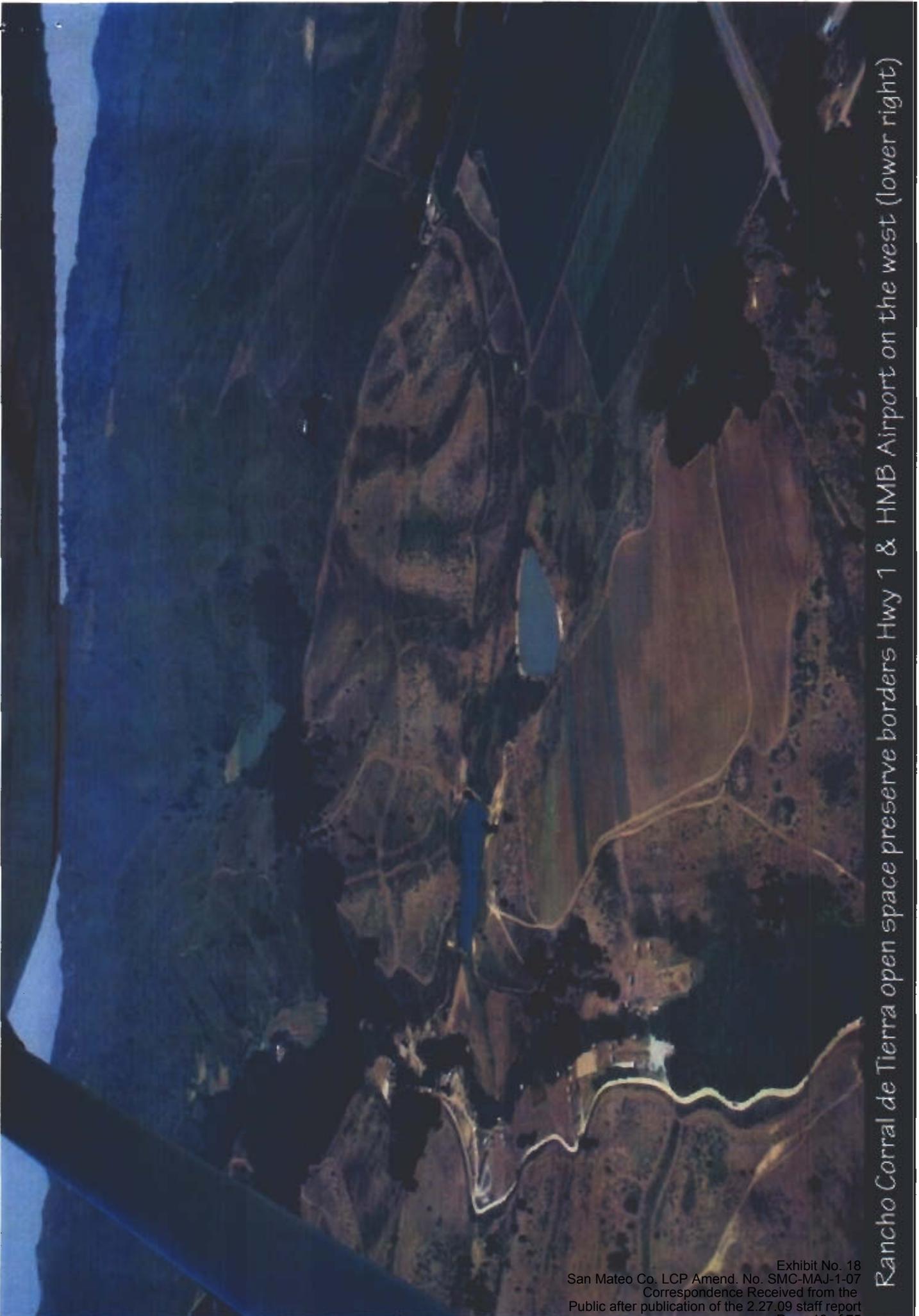
Fitzgerald
Marine
Reserve
(FMR)
PRESERVE

Air
Force

Harbor



Light industrial zones on Midcoast: M-1 and W



Rancho Corral de Tierra open space preserve borders Hwy 1 & HMB Airport on the west (lower right)

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APR 08 2009
CALIFORNIA
COASTAL COMMISSION

April 8, 2009

California Coastal Commission
North Central Coast District Office
Ruby Pap, District Supervisor
San Francisco, California 94105-2219

RE: LCP Amendment No. SMC-MAJ-1-07
(Please include this letter in the record and in each Commissioner's packet)

Dear Ms. Pap

Thank you for your dedication and commitment defending our Coastal Act. Many times this is a very thankless task for the Coastal Commission, but I feel it is very important to preserve our Coast for generations to come.

I would like to support the recommendations of the California Coastal Commission Staff on the Midcoast LCP Update.

Your staff has done an excellent report addressing our concerns regarding Water, Traffic, Wastewater, Wells, and Public Access to the Coast.

Please accept my full support for the entire package of recommendations presented to San Mateo Co. by your staff.

Sincerely,

Yvonne Bedor
810 Moro Ave.
El Granada, CA. 94018-0873

*none added on
The list
4/8/09*

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
 45 FREMONT, SUITE 2000
 SAN FRANCISCO, CA 94105-2219
 VOICE AND TDD (415) 904-5260
 FAX (415) 904-5400

**DRAFT**

Memorandum (*received for the supposed March 2009 Meeting*) 2009

To: Commissioners and Interested Parties

FROM: Charles Lester, Deputy Director
 North Central Coast District

Re: Additional Information for Commission Meeting day,
??, 2009

Agenda Item Applicant Description Page

day, Item SAN MATEO COUNTY—MAJOR-1-07 (Midcoast Update)

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Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Emily M. Renzel	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Lyndall Erb	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, John Lynch	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Richard Castro	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Rob Decker	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Lisa Ketcham	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Enid Pearson	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Jennifer Basiji	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, James Benjamin	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Ric Lohman	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Holly D. Millar	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Jeanne Powell	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, George J. Carman	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, James Henderson	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Leonard Woren	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Kathryn Slater-Carter	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Gail Hamilton	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Barbara Lohman	
Th6a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Timothy Duff	

FORM FOR DISCLOSURE
OF EX PARTE
COMMUNICATION

Date and time of communication:

3/4/09 - 1:00 p.m.

(For messages sent to a Commissioner by mail or facsimile or received as a telephone or other message, date time of receipt should be indicated.)

Location of communication:

Via Phone

(For communications sent by mail or facsimile, or received as a telephone or other message, indicate the means of transmission.)

Person(s) initiating communication:

ORCA Representative Maggie Herbelin

Person(s) receiving communication:

Bonnie Neely

Name or description of project:

Th 6a - LCP amendment for San Mateo County

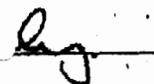
Detailed substantive description of content of communication:

(If communication included written material, attach a copy of the complete text of the written material.)

ORCA supports the staff recommendations and suggested two additional modifications to the staff report:

- 1) the new care takers units be allowed with a use permit and monitored to make sure they are not converted to residence/
- 2) Recommends a mandatory merger program to address the 2400 substandard, contiguous lots.

Date: March 4, 2009

 Signature on File

Signature of Commissioner

If the communication was provided at the same time to staff as it was provided to a Commissioner, the communication is not ex parte and this form does not need to be filled out.

If communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication, complete this form and transmit it to the Executive Director within seven days of the communication. If it is reasonable to believe that the completed form will not arrive by U.S. mail at the Commission's main office prior to the commencement of the meeting, other means of delivery should be used, such as facsimile, overnight mail, or personal delivery by the Commissioner to the Executive Director at the meeting prior to the time that the hearing on the matter commences.

If communication occurred within seven days of the hearing, complete this form, provide the information orally on the record of the proceedings and provide the Executive Director with a copy of any written material that was part of the communication.

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MAR 05 2009
CALIFORNIA
COASTAL COMMISSION

**FORM FOR DISCLOSURE OF
EX-PARTE COMMUNICATIONS**

RECEIVED
MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

Name or description of the project: Agenda Item Th 6a.
San Mateo County LCP Amendment No. SMC-MAJ-1-07 - Midcoast LCP Update

Time/Date of communication: Friday, March 6th, 2009, 9:15 am

Location of communication: La Jolla

Person(s) initiating communication: Dave Grubb, Liva Borak (for Committee for Green Foothills)

Person(s) receiving communication: Patrick Kruer

Type of communication: Meeting

We support the Staff Recommendation for approval with suggested modifications, which are needed to ensure compliance with the Coastal Act. Staff suggests a total of 63 modifications -- the most essential are:

- Reduce the allowable growth rate from 2% to 1%, consistent with the City of Half Moon Bay's growth limit, until the County develops a comprehensive traffic management plan and adequate facilities to contain stormwater infiltration and inflow
- Prohibit private drinking water wells in the urban area until the County develops a comprehensive groundwater management plan as an LCP amendment (the urban area is served by public water systems, but lack of supply has encouraged private wells on small lots)
- Require a coastal development permit and an amendment to the LCP for any proposed desalination plants, in order to fully protect sensitive coastal resources
- Prohibit private septic systems in the urban area unless authorized pursuant to a groundwater management plan incorporated into the LCP
- Require traffic analysis and mitigation plans for new development (except single family residences on existing legal lots and visitor serving uses), and require retirement of lots on a one-to-one basis as mitigation for new land divisions

Date: March 6, 2009



Signature on File

Patrick Kruer

duplicate



California Coastal Commission
Central Coast District Office

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FAX TRANSMITTAL

CALIFORNIA
COASTAL COMMISSION

DATE: <i>3/9/2009</i>	NUMBER OF PAGES (INCLUDING COVERSHEET): <i>2</i>
PLEASE DELIVER TO: <i>Lita</i>	FROM: <i>Brasi</i>
COMPANY: <i>North Central Coast</i>	CALIFORNIA COASTAL COMMISSION 725 Front Street, Santa Cruz, CA 95060-4508 Phone: (831) 427-4863 Fax: (831) 427-4877
PHONE NUMBER:	
FAX NUMBER:	

Please notify sender if you do not receive a clear or complete copy of this transmittal

REGARDING: *Ex parte from Patrick Huer*

*re: YH 6a, SMC-MAJ-1-07 - Mid-Coast
LCP Update*

**FORM FOR DISCLOSURE OF
EX-PARTE COMMUNICATIONS**

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CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Name or description of the project: Agenda Item Th 6a.
San Mateo County LCP Amendment No. SMC-MAJ-1-07 - Midcoast LCP Update

Time/Date of communication: Friday, March 6th, 2009, 9:15 am

Location of communication: La Jolla

Person(s) initiating communication: Dave Grubb, Liva Borak (for Committee for Green Foothills)

Person(s) receiving communication: Patrick Krueer

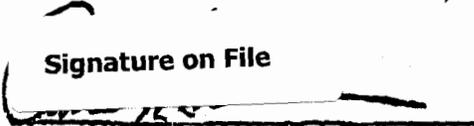
Type of communication: Meeting

We support the Staff Recommendation for approval with suggested modifications, which are needed to ensure compliance with the Coastal Act. Staff suggests a total of 63 modifications – the most essential are:

- Reduce the allowable growth rate from 2% to 1%, consistent with the City of Half Moon Bay's growth limit, until the County develops a comprehensive traffic management plan and adequate facilities to contain stormwater infiltration and inflow
- Prohibit private drinking water wells in the urban area until the County develops a comprehensive groundwater management plan as an LCP amendment (the urban area is served by public water systems, but lack of supply has encouraged private wells on small lots)
- Require a coastal development permit and an amendment to the LCP for any proposed desalination plants, in order to fully protect sensitive coastal resources
- Prohibit private septic systems in the urban area unless authorized pursuant to a groundwater management plan incorporated into the LCP
- Require traffic analysis and mitigation plans for new development (except single family residences on existing legal lots and visitor serving uses), and require retirement of lots on a one-to-one basis as mitigation for new land divisions

Date: March 6, 2009

Signature on File


Patrick Krueer

March 11, 2009

Agenda Item TH6a Steve Terry

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MAR 11 2009

CALIFORNIA
COASTAL COMMISSION

Bonnie Neely, Chair & Members
California Coastal Commission
c/o North Central Coast District Office
Charles Lester, Senior Deputy Director
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Via Fax: (415) 904-5400

Subject: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP Update)

Dear Chair Neely and Members of the Commission:

I strongly support the recommendations in the staff report, especially the 1% limit on growth as this

(1) allows growth to continue at a rate more consistent with the development of infrastructure on in the Midcoast region and

(2) normalizes our growth rate with Half Moon Bay's growth rate – (in our sphere of influence).

As a resident of California living in Midcoast community of El Granada, I support the preservation of our state's coastal resources for the enjoyment of current and future generations. We owe a tremendous debt to the wisdom and foresight of the many dedicated people who worked together to enact the California Coastal Act more than thirty years ago.

The proposed amendments to the San Mateo County LCP, as recommended by the Commission's professional staff, will update this important planning document to reflect the many changes that have occurred over the past 20 years and will help to address the constraints and limited resources that exist in the MidCoast today. **I strongly urge you to adopt the staff's recommendations.**

Sincerely,

Steve Terry
PO Box 2160
El Granada, CA 94018-2160

Fax to: (415) 904-5400

From:
Elizabeth C. Squiers
229 Myrtle St.
Half Moon Bay, CA 94019

RECEIVED

MAR 10 2009

CALIFORNIA
COASTAL COMMISSION

Re: March 12, 2009
Agenda Item TH6a

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

**Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)**

Dear Chair Neely and Members of the Commission.

I write in support of the Staff Recommendation for Approval of the San Mateo County Midcoast LCP Update with suggested modifications.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in the San Mateo County midcoast. It allows for reasonable growth within these constraints. It is a fair and balanced set of recommendations. This excellent report is the culmination of many years of work between the Midcoast Community Council, the Midcoast Citizens, the San Mateo County Planning Commission, San Mateo County realtors, San Mateo County Board of Supervisors and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your staff. While not perfect, as no document is, this is a critical step toward sustainable growth in our area.

Sincerely,

Signature on File

Elizabeth C. Squiers

LITA

March 12, 2009
Agenda Item TH6a
Patrick O'Brien

March 09, 2009.

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

RECEIVED
MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)

Dear Chair Neely and Members of the Commission,

I write in support of the Staff Recommendation for Approval of the San Mateo County Midcoast LCP Update with suggested modifications.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in the San Mateo County midcoast. It allows for reasonable growth within these constraints. It is a fair and balanced set of recommendations. This excellent report is the culmination of many years of work between the Midcoast Community Council, the Midcoast Citizens, the San Mateo County Planning Commission, San Mateo County realtors, San Mateo County Board of Supervisors and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your Staff.

Sincerely,

Signature on File

Signature on File

Patrick O'Brien,
Half Moon Bay, CA 94019

March 6, 2009

RECEIVED

Bonnie Neely, Chair and Members
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

FAX (415) 904-5400

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP update)

I would like to support all the recommendations of the California Coastal Commission Staff on the Midcoast LCP Update.

Your staff has done an excellent job of analyzing and tying together all the critical coastal issues of Water, Traffic, Wastewater, Wells, and Public Access to the Coast. All these factors are dependent on each other, and it is my hope that the entire package will be approved as unit.

This staff recommendation addresses many key factors for the sustainability of our coastal community. Among these are

1. Recommending modifications that ensure that the proposed LCP Amendment is consistent with the Coastal Act.
2. Factoring in the cumulative development that has occurred over the last 20 years.
3. Addressing issues, such as, failed wells and sewage overflows.
4. Limiting growth to 1% per year, matching that of our neighbors in Half Moon Bay.
5. Strengthening traffic mitigation requirements.
6. Factoring in our limited water capacity.
7. Prohibiting additional wells in the urban area until the groundwater study is completed and released.
8. Rezoning of the Burnham Strip area.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in our unique coastal community. It allows for reasonable growth within these constraints. This excellent report is the culmination of many years of work between interested members of the public, Midcoast Community Council, MWSD, GSD, CCWD, San Mateo County Planning staff, the County Planning Commission/Board of Supervisors, and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your staff.

Thank you for your consideration,

**Catherine Asper
1234 Vista de la Montana
San Luis Obispo, CA 93405
805-543-3784
AANNAN@aol.com**

RECEIVED

MAR 10 2009

CALIFORNIA
COASTAL COMMISSION

Robert P. Cook
Eda S. Cook
171 Turnberry Rd
Half Moon Bay, CA 94019

Tel: 650-726-3356

e-mail: Bobeda@aol.com

Fax: 650-726-3358

To: Bonnie Neely, Chair and Member
California Coastal Commission
From: Robert P and Eda S. Cook
Fax: 415-904-5400
Date: March 09, 2009

RE: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(MidCoast LCP Update)

Dear Chair Neely and Members of the Commission:

We are writing to support the Staff Recommendation for Approval of the San Mateo County MidCoast LCP Update.

Congratulations on your work in providing to the citizens of the Coast a fair and balanced document which recognizes the constraints that exist in San Mateo County and the MidCoast. And thank you to the many agencies that were involved, including the MidCoast Community Council, San Mateo County Planning Commission, Board of Supervisors, and Coastal Commission.


Signature on File

Signature on File

RECEIVED

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

March 6, 2009

Bonnie Neely, Chair and Members
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

FAX (415) 904-5400

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP update)

I would like to support all the recommendations of the California Coastal Commission Staff on the Midcoast LCP Update.

Your staff has done an excellent job of analyzing and tying together all the critical coastal issues of Water, Traffic, Wastewater, Wells, and Public Access to the Coast. All these factors are dependent on each other, and it is my hope that the entire package will be approved as unit.

This staff recommendation addresses many key factors for the sustainability of our coastal community. Among these are

1. Recommending modifications that ensure that the proposed LCP Amendment is consistent with the Coastal Act.
2. Factoring in the cumulative development that has occurred over the last 20 years.
3. Addressing issues, such as, failed wells and sewage overflows.
4. Limiting growth to 1% per year, matching that of our neighbors in Half Moon Bay.
5. Strengthening traffic mitigation requirements.
6. Factoring in our limited water capacity.
7. Prohibiting additional wells in the urban area until the groundwater study is completed and released.
8. Rezoning of the Burnham Strip area.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in our unique coastal community. It allows for reasonable growth within these constraints. This excellent report is the culmination of many years of work between interested members of the public, Midcoast Community Council, MWSD, GSD, CCWD, San Mateo County Planning staff, the County Planning Commission/Board of Supervisors, and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your staff.

Thank you for your consideration,

Dana B. Nelson
1234 Vista de la Montana
San Luis Obispo, CA 93405
805-543-3784
Danabnelson@aol.com

RECEIVED

Th6a
Lynette Curthoys

North Central Coast District Office
Charles Lester, Senior Deputy Director
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

FAX (415) 904-5400

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP update)

I write in support of the Staff Recommendation for Approval of the San Mateo County Midcoast LCP Update with suggested modifications.

The Commission's staff has done an excellent job in reviewing and analyzing the submitted Midcoast LCP Update for conformity with the Coastal Act—tying together all the critical coastal issues of Water, Traffic, Wastewater, Wells, and Public Access to the Coast. In the urban Midcoast area, the cumulative impacts of new development in the City of Half Moon Bay as well as the unincorporated communities of El Granada, Princeton, Miramar, Moss Beach, and Montara have raised significant issues of adequacy of the infrastructure to serve buildout without adversely impacting coastal resources and/or public access to and along the shore.

I strongly support the staff's suggested modifications and specifically urge the Commission's support for the modifications that would:

- Reduce the allowable annual growth rate from 2% to 1%, consistent with the City of Half Moon Bay's growth limit
- Prohibit private drinking water wells and private septic systems in the urban area until the County develops a comprehensive groundwater management plan as an LCP amendment
- Allow an increase in the allocation of priority water connections for failed drinking water wells from 10 houses to 50
- Require a coastal development permit and an amendment to the LCP for any proposed desalination plants, in order to fully protect sensitive coastal resources
- Improve traffic mitigation for new development
- Add public parking, trails, and restrooms as permitted uses subject to a Use Permit, and deleting outdoor athletic facilities and urban roadside stands in the new "EG" District, which comprises the "Burnham Strip" in El Granada
- Revise proposed LCP Policies regarding the Devil's Slide "Adopted Alignment" to more effectively implement the transfer of Caltrans surplus land to the County and plan for a proposed Linear Park and Trail

I also urge that the Commission add two additional modifications:

1. Include a new suggested modification that institutes a **mandatory merger program for the 2,400 estimated substandard lots in contiguous ownership**. I am very concerned about the potential development of substandard lots that could result in approximately 2,400 more residential units than projected for buildout in the LCP update. Approval of development on these substandard lots

Th6a
Nicholas and Azar Licato

Law Office of Nicholas J. Licato

13020 Chambord Way
 San Diego, CA 92130

Residence: (858) 350-0704
 E-mail: licatolaw@att.net

Nicholas and Azar Licato
 Property Owners At:
 491 Coronado Ave. (Miramar)
 Half Moon Bay, CA 94019

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MAR 09 2009

CALIFORNIA
 COASTAL COMMISSION

North Central Coast District Office
 Charles Lester, Senior Deputy Director
 45 Fremont Street, Suite 2000
 San Francisco, CA 94105-2219

FAX (415) 904-5400

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP update)

Dear Mr. Lester,

March 4, 2009

Nicholas and Azar Licato would like to support all the recommendations of the California Coastal Commission Staff on the Midcoast LCP Update.

Your staff has done an excellent job of analyzing and tying together all the critical coastal issues of Water, Traffic, Wastewater, Wells, and Public Access to the Coast. All these factors are dependent on each other, and it is hoped that the entire package will be approved as unit.

This staff recommendation addresses many key factors for the sustainability of the coastal community. Among these are

1. Recommending modifications that ensure that the proposed LCP Amendment is consistent with the Coastal Act.
2. Factoring in the cumulative development that has occurred over the last 20 years.
3. Addressing issues, such as, failed wells and sewage overflows.
4. Limiting growth to 1% per year, matching that of our neighbors in Half Moon Bay.
5. Strengthening traffic mitigation requirements.
6. Factoring in our limited water capacity.
7. Prohibiting additional wells in the urban area until the groundwater study is completed and released.
8. Rezoning of the Burnham Strip area.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in our unique coastal community. It allows for reasonable growth within these constraints. This excellent report is the culmination of many years of work between interested members of the public, Midcoast Community Council, MWSD, GSD, CCWD, San Mateo County Planning staff, the County Planning Commission/Board of Supervisors, and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your staff.

Thank you and sincerely,

 Signature on File

Nicholas Licato Esq

CA BAR # 228402

March 6, 2009
Item Th6a

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

**Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)**

Dear Chair Neely and Members of the Commission,

I am writing to support San Mateo's LCP Update provided that you also adopt the Coastal Commission's Staff's well-considered recommendations, particularly regarding the annual rate of 1% development until buildout. That will make it consistent with Half Moon Bay's 1% growth ordinance, Measure D, also under consideration by the Commission.

As you are probably aware, traffic along our main commuting artery, Highway 1 is rated condition F at commute times in Half Moon Bay and the unincorporated Midcoast towns directly affected by this LCP update. Prospects for alleviating these conditions are remote in the near term, so growth ought to be orderly and contained in order to not dramatically worsen an already bad situation.

A chain is only as strong as its weakest links, the same being true for any plan like this. Despite a longstanding water moratorium by Montara Sewer and Water, San Mateo County issued hundreds of permits for new houses in recent years conditioned on drilled wells. Not only is this unsustainable, but the County's ground water study due out in 2005 is unavailable four years later. Sewer capacity is in no better shape with numerous wintertime spills and federal violations every year.

The Staff wisely conditions further development through responsible resource management: I urge you to adhere to its recommendations in passing the County's updated LCP.

Sincerely, .

Signature on File

Kenneth King
633 Terrace Avenue
Half Moon Bay, CA 94019

March 5, 2009

Agenda Item TH6a

Allen Olivo
Robin McKnight

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)

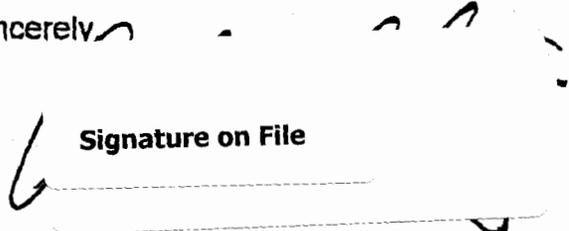
Dear Chair Neely and Members of the Commission,

As residents of El Granada, we are writing in **support of the Staff Recommendation for Approval with Modifications as proposed by the Committee for Green Foothills of the San Mateo County Midcoast LCP Update.**

We believe this update provides for open space, protecting coastal resources, and maintaining the community character of the Midcoast communities of Montara, Moss Beach, El Granada, Miramar, and Princeton.

Thank you for your consideration and attention.

Sincerely,



Signature on File

Allen Olivo

Robin McKnight

Th6a
Brandi Howell

North Central Coast District Office
Charles Lester, Senior Deputy Director
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

FAX (415) 904-5400

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP update)

I would like to support all the recommendations of the California Coastal Commission Staff on the Midcoast LCP Update.

Your staff has done an excellent job of analyzing and tying together all the critical coastal issues of Water, Traffic, Wastewater, Wells, and Public Access to the Coast. All these factors are dependent on each other, and it is my hope that the entire package will be approved as unit.

This staff recommendation addresses many key factors for the sustainability of our coastal community. Among these are

1. Recommending modifications that ensure that the proposed LCP Amendment is consistent with the Coastal Act.
2. Factoring in the cumulative development that has occurred over the last 20 years.
3. Addressing issues, such as, failed wells and sewage overflows.
4. Limiting growth to 1% per year, matching that of our neighbors in Half Moon Bay.
5. Strengthening traffic mitigation requirements.
6. Factoring in our limited water capacity.
7. Prohibiting additional wells in the urban area until the groundwater study is completed and released.
8. Rezoning of the Burnham Strip area.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in our unique coastal community. It allows for reasonable growth within these constraints. This excellent report is the culmination of many years of work between interested members of the public, Midcoast Community Council, MWSD, GSD, CCWD, San Mateo County Planning staff, the County Planning Commission/Board of Supervisors, and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your staff.

Thank you and sincerely,



Signature on File

Signature on File

March 6, 2009

Agenda Item TH6a

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)

Dear Chair Neely and Members of the Commission,

I support of the Staff Recommendation for Approval of the San Mateo County Midcoast LCP Update with suggested modifications.

The staff report does a better job of balancing the water and infrastructure limits of the Midcoast community with the demand for reasonable growth.

I am very concerned that the county's original proposed LCP update will degrade the quality of the Coastside both for residents and for visitors in the not-too-distant future. Furthermore, the vision of the Midcoast expressed in the proposed LCP will undoubtedly degrade the quality of and access to the coast between Half Moon Bay and Santa Cruz by doubling the population density on the doorstep of this precious resource.

I ask that this entire package be approved as recommended by your staff.

Sincerely,

Barry Parr
Resident of Montara
Publisher of Coastsider.com

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

March 5, 2009

Agenda Item TH6a
Matt Burrows

Chair Bonnie Neely and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA. 94105-2219

Dear Chair Neely and Members of the Commission,

As a San Mateo County resident who treasures the San Mateo County coastal zone, I urge you to support the Staff recommendation for approval of the San Mateo County Midcoast LCP update with the suggested modifications. The cumulative impacts of new development in the Midcoast communities threaten to adversely impact coastal resources and also the public access that the Coastal Commission has traditionally worked so hard to create.

In addition to the staff's suggested modifications, I also support the modifications set forth by Lennie Roberts, the San Mateo County Legislative Advocate for Committee for Green Foothills. These modifications are to require that the new caretaker units in the "W" are allowed subject to issuance and subsequent monitoring of a Use Permit, and also a mandatory merger program for the 2,400 estimated substandard lots in contiguous ownership.

I urge approval of the LCP Amendment with the suggested modifications as outlined above.

Sincerely,

Matt Burrows
San Carlos Resident

March 6, 2009

Agenda Item Th6a
Ruth Myhre

Bonnie Neely, Chair & Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Subject: San Mateo County LCP Amendment No. SMC-MAJ-1-07

Dear Chair Neely and Commissioners,

As a resident of Half Moon Bay, I support the preservation of our state's coastal resources for the enjoyment of current and future generations. We owe a tremendous debt to the wisdom and foresight of the many dedicated people who worked together to enact the California Coastal Act more than thirty years ago.

The proposed amendments to the San Mateo County LCP, as recommended by the Commission's professional staff, will update this important planning document to reflect the many changes that have occurred over the past 20 years and will help to address the constraints and limited resources that exist in the MidCoast today. I strongly urge you to adopt the staff's recommendations.

Sincerely,

Signature on File

Ruth Myhre
762 First Ave.
Half Moon Bay, CA 94019

March 6, 2009

Agenda Item Th6a
Carol Blackwood

Bonnie Neely, Chair & Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Subject: San Mateo County LCP Amendment No. SMC-MAJ-1-07

Dear Chair Neely and Commissioners,

As a resident of Half Moon Bay, I support the preservation of our state's coastal resources for the enjoyment of current and future generations. We owe a tremendous debt to the wisdom and foresight of the many dedicated people who worked together to enact the California Coastal Act more than thirty years ago.

The proposed amendments to the San Mateo County LCP, as recommended by the Commission's professional staff, will update this important planning document to reflect the many changes that have occurred over the past 20 years and will help to address the constraints and limited resources that exist in the MidCoast today. I strongly urge you to adopt the staff's recommendations.

Sincerely,

(Signature on File



Carol Blackwood
355 Filbert St.
Half Moon Bay, CA 94019

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CALIFORNIA
COASTAL COMMISSION

Agenda Item TH6a
Gail Kaiser

Chair Bonnie Neely and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

March 4, 2009

Dear Coastal Commission,

I would like to express my strong support for the Staff Recommendation for Approval of the San Mateo County Midcoast LCP Update with staff-suggested modifications.

In addition, I recommend consideration of two additional modifications:

1. Require any new caretakers units in the "W" district be subject to issuance of a Use Permit and monitored to ensure that caretaker quarters are not being converted to residential uses unrelated to the purposes of the zoning district.
2. Institute a mandatory merger program for the 2,400 estimated substandard lots in contiguous ownership, rather than the unmonitored voluntary mergers program.

Our coast is a treasure, and I appreciate all your efforts to preserve it virtues.

Yours sincerely

Signature on File

Gail Kaiser
2904 Ramona St.
Palo Alto, CA 94306

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

March 6, 2009

**Agenda Item Th6a
Kevin J. Lansing**

**Bonnie Neely, Chair & Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219**

Subject: San Mateo County LCP Amendment No. SMC-MAJ-1-07

Dear Chair Neely and Commissioners,

As a resident of Half Moon Bay, I support the preservation of our state's coastal resources for the enjoyment of current and future generations. We owe a tremendous debt to the wisdom and foresight of the many dedicated people who worked together to enact the California Coastal Act more than thirty years ago.

The proposed amendments to the San Mateo County LCP, as recommended by the Commission's professional staff, will update this important planning document to reflect the many changes that have occurred over the past 20 years and will help to address the constraints and limited resources that exist in the MidCoast today. I strongly urge you to adopt the staff's recommendations.

Sincerely,

Signature on File

**Kevin J. Lansing
359 Filbert St.
Half Moon Bay, CA 94019**

March 4, 2009

Agenda Item TH6a

RECEIVED

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

**Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)**

Dear Chair Neely and Members of the Commission,

We **support** the California Coastal Commission Staff recommendation for approval with modifications of the San Mateo County Midcoast LCP Update.

We believe that the Staff recommendations and modifications will provide the basis for the focused remediation of the problems associated with the cumulative development impacts to Coastal Resources and Coastal Access provisions of the California Coastal Act.

The San Mateo County League for Coastsides Protection urges the Commission to consider the addition of the following further modifications:

Please include new suggested modifications that will encourage and allow reservation of the water rights on the portion of the CalTrans Adopted Alignment section (located in the north and east sector of Montara) to serve only the surrounding communities. Montara Water and Sanitary District has identified the CalTrans Adopted Alignment right of way in Montara as the optimum location for new wells to serve the community. To protect the coastal resource areas from possible overdraft this potential water supply should be controlled by LCP policy.

Please clarify that the rural residential areas in Montara and other areas zoned RM-CZ in the Midcoast are areas that may qualify to receive sewer service and new domestic water connections only after substantial buildout is reached in the urban areas. Allow the extension of fire hydrants into the Rural Residential areas for public safety purposes only.

Thank you for consideration of our suggestions and we urge approval of the LCP Update inclusive of our suggestions.

Sincerely,

John Lynch
Acting Chairperson

**Agenda Item TH6a
Leni Schultz**

California Coastal Commission
North Central Coast District Office
 Charles Lester, Senior Deputy Director
 45 Fremont Street, Suite 2000
 San Francisco, CA 94105-2219

RECEIVED

MAR 09 2009

FAX (415) 904-5400

CALIFORNIA
COASTAL COMMISSION

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP update)

Dear Chair Neely and members of the Commission,

I would like to support all the recommendations of the California Coastal Commission Staff on the Midcoast LCP Update.

Your staff has done an excellent job of analyzing and tying together all the critical coastal issues of Water, Traffic, Wastewater, Wells, and Public Access to the Coast. All these factors are dependent on each other, and it is my hope that the entire package will be approved as unit.

This staff recommendation addresses many key factors for the sustainability of our coastal community. Among these are

1. Recommending modifications that ensure that the proposed LCP Amendment is consistent with the Coastal Act.
2. Factoring in the cumulative development that has occurred over the last 20 years.
3. Addressing issues, such as, failed wells and sewage overflows.
4. Limiting growth to 1% per year, matching that of our neighbors in Half Moon Bay.
5. Strengthening traffic mitigation requirements.
6. Factoring in our limited water capacity.
7. Prohibiting additional wells in the urban area until the groundwater study is completed and released.
8. Rezoning of the Burnham Strip area.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in our unique coastal community. It allows for reasonable growth within these constraints. This excellent report is the culmination of many years of work between interested members of the public, Midcoast Community Council, MWSD, GSD, CCWD, San Mateo County Planning staff, the County Planning Commission/Board of Supervisors, and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your staff.

Thank you and sincerely,

Leni Schultz,

El Granada, California

Co Chair of Burnham Strip Committee

(Signing as individual)

 Signature on File

1/6/09

RECEIVED

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Sofia M. Freer
984 Pilarcitos Ave.
Half Moon Bay, CA 94019

March 5, 2009

Agenda Item Th6a

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Fax: 415-904-5400

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07

Dear Chair Neely and Members of the Commission,

I fully support the Coastal Commission Staff's recommendation to approve the Mid Coast LCP update together with Staff's suggested modifications. These modifications are essential if growth is not to outstrip the Coastside's water supply (made more precarious by California's long drawn-out drought) and not to further overwhelm the Coastside's traffic and sewage infrastructure. A reduction of annual growth to 1% will give water, sewage and transportation agencies a chance to meet demand for these vital services.

In addition, I support the recommendation by the Committee for Green Foothills to reserve "caretaker's" units for maintenance workers and to institute a mandatory merger for substandard lots with contiguous ownership.

Sincerely yours,

Signature on File

Sofia M Freer

Th6a
Fran Pollard
 Mar. 6, 2009

California Coastal Commission
North Central Coast District Office
 Charles Lester, Senior Deputy Director
 45 Fremont Street, Suite 2000
 San Francisco, CA 94105-2219

RECEIVED

MAR 09 2009

CALIFORNIA
 COASTAL COMMISSION

FAX (415) 904-5400

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP update)

I would like to support all the recommendations of the California Coastal Commission Staff on the Midcoast LCP Update.

Your staff has done an excellent job of analyzing and tying together all the critical coastal issues of Water, Traffic, Wastewater, Wells, and Public Access to the Coast. All these factors are dependent on each other, and it is my hope that the entire package will be approved as unit.

This staff recommendation addresses many key factors for the sustainability of our coastal community. Among these are

1. Recommending modifications that ensure that the proposed LCP Amendment is consistent with the Coastal Act.
2. Factoring in the cumulative development that has occurred over the last 20 years.
3. Addressing issues, such as, failed wells and sewage overflows.
4. Limiting growth to 1% per year, matching that of our neighbors in Half Moon Bay.
5. Strengthening traffic mitigation requirements.
6. Factoring in our limited water capacity.
7. Prohibiting additional wells in the urban area until the groundwater study is completed and released.
8. Rezoning of the Burnham Strip area.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in our unique coastal community. It allows for reasonable growth within these constraints. This excellent report is the culmination of many years of work between interested members of the public, Midcoast Community Council, MWSD, GSD, CCWD, San Mateo County Planning staff, the County Planning Commission/Board of Supervisors, and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your staff.

Thank you and sincerely,

Signature on File

Fran Pollard
 Member of Midcoast Park Lands
 Burnham Strip Committee
 P.O. Box 832
 EL Granada, CA 94018
 (signing as individual)

March 5, 2009

Agenda Item TH6a [William Bechtell]

Bonnie Neely, Chair & Members

California Coastal Commission

c/o North Central Coast District Office

Charles Lester, Senior Deputy Director

45 Fremont Street, Suite 2000

San Francisco, CA 94105-2219

Via Fax: (415) 904-5400

Subject: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP Update)

Dear Chair Neely and Members of the Commission:

As a resident of California living in [your town], I support the preservation of our state's coastal resources for the enjoyment of current and future generations. We owe a tremendous debt to the wisdom and foresight of the many dedicated people who worked together to enact the California Coastal Act more than thirty years ago.

The proposed amendments to the San Mateo County LCP, as recommended by the Commission's professional staff, will update this important planning document to reflect the many changes that have occurred over the past 20 years and will help to address the constraints and limited resources that exist in the MidCoast today. I strongly urge you to adopt the staff's recommendations.

Sincerely

Signature on File

Signature on File

1125 Tamarind St.
Montara, CA 94037

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

March 4, 2009

Agenda Item Th6a

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Dear Chair Neely and Members of the Commission,

This is a short note to tell you of my strong support for all of the recommendations of the staff of the California Coastal Commission for the San Mateo County Midcoast LCP Update.

As a resident of Moss Beach and as a former member of the Half Moon Bay Planning Commission, I believe your staff has correctly identified the critical issues facing the area.

In their report, your staff says changes to the area, "include significant cumulative development over the last 20 years, new water supplies, issues and constraints, including failed private wells in the urban area; systemic sewage overflows and water quality problems; and severe congestion on the major coastal access routes that is adversely impacting public access to and along the shoreline."

Their recommendations would address these challenges, which threaten to alter the coast as a thriving community and as a destination spot for all of California's citizens to enjoy.

Please adopt your staff's recommendations, which will enable reasonable growth and reflect the work of many years by the coastal community.

Thank you.

Jack McCarthy
Signature on File

400 California Avenue
Moss Beach, Calif.
94038

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Stephan T. Freer
984 Pilarcitos Ave.
Half Moon Bay, CA 94019

March 5, 2009

Agenda Item Th6a

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Fax: 415-904-5400

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07

Dear Chair Neely and Members of the Commission,

I am writing in support of the Coastal Commission Staff's recommendation to approve with modifications the Mid Coast LCP update. The modified LCP will mitigate the impact of excessive growth on the Coastside infrastructure: roads, sewer, and most importantly, water.

I also support adding the two additional modifications suggested by the Committee for Green Foothills to institute a mandatory merger for substandard lots with contiguous ownership and to reserve caretaker quarters for maintenance workers.

Sincerely yours,

Signature on File *te*

Stephan T. Freer, Ph.D.

RECEIVED

Th6a
John Winslow

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

North Central Coast District Office
Charles Lester, Senior Deputy Director
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

FAX (415) 904-5400

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP update)

I would like to support all the recommendations of the California Coastal Commission Staff on the Midcoast LCP Update.

Your staff has done an excellent job of analyzing and tying together all the critical coastal issues of Water, Traffic, Wastewater, Wells, and Public Access to the Coast. All these factors are dependent on each other, and it is my hope that the entire package will be approved as unit.

This staff recommendation addresses many key factors for the sustainability of our coastal community. Among these are

1. Recommending modifications that ensure that the proposed LCP Amendment is consistent with the Coastal Act.
2. Factoring in the cumulative development that has occurred over the last 20 years.
3. Addressing issues, such as, failed wells and sewage overflows.
4. Limiting growth to 1% per year, matching that of our neighbors in Half Moon Bay.
5. Strengthening traffic mitigation requirements.
6. Factoring in our limited water capacity.
7. Prohibiting additional wells in the urban area until the groundwater study is completed and released.
8. Rezoning of the Burnham Strip area.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in our unique coastal community. It allows for reasonable growth within these constraints. This excellent report is the culmination of many years of work between interested members of the public, Midcoast Community Council, MWSD, GSD, CCWD, San Mateo County Planning staff, the County Planning Commission/Board of Supervisors, and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your staff.

Thank you and sincerely,

Signature on File

Signature on File

John and Kathy Winslow

Residents and homeowners in El Granada for 21 years (1988-2009)

931 Ventura St.

P.O. Box 1232

El Granada, CA 94080

jandkwinslow@comcast.net

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

March 4, 2009

Agenda Item Th6a

**Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219**

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07

Dear Chair Neely and Commissioners,

I am pleased to read the excellent staff report on the above item and I urge your support for the staff recommendation.

It's been a long and arduous road for this LCP update and I must express admiration for the perceptive and detailed improvements and modifications that your staff has been able to contribute in order to achieve consistency with the California Coastal Act.

Coastal San Mateo County's future will be much the better for this update and your affirmation would be most appreciated.

Sincerely,

Signature on File

**Michael J. Ferreira
419 St. Joseph Avenue
Half Moon Bay, Ca. 94019**

March 8, 2009

Agenda Item TH6a

Bill Serra
RECEIVED
MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

**Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)**

Dear Chair Neely and Members of the Commission,

I write in support of the Staff Recommendation for Approval of the San Mateo County Midcoast LCP Update with suggested modifications.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in the San Mateo County midcoast. It allows for reasonable growth within these constraints. It is a fair and balanced set of recommendations. This excellent report is the culmination of many years of work between the Midcoast Community Council, the Midcoast Citizens, the San Mateo County Planning Commission, San Mateo County realtors, San Mateo County Board of Supervisors and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your staff.

Sincerely, Signature on File

Signature on File

Bill Serra
PO Box 370362
Montara, CA 94037

March 8, 2009

Agenda Item TH6a

Susan Lee

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)

Dear Chair Neely and Members of the Commission,

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I ask that this entire package be approved as recommended by your staff.

Sincerely,

Signature on File

Susan Lee
PO Box 370362
Montara, CA 94037

March 12, 2009
Agenda Item TH6a

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

**Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)**

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I ask that this entire package be approved as recommended by your staff.

Sincerely,

Samuel Weinberg
115 Culebra St.
Moss Beach, CA 94038

Document1

March 6, 2009

Agenda Item TH6a
Tim Duff

Ms. Chair Bonnie Neely and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

RECEIVED

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

VIA Fax: 415-904-5400

Dear Ms. Neely and Members:

I am a lifetime resident of San Mateo County and have enjoyed our coastline since I was a child. I realize this LCP update is critical to future generations that will be hard pressed to find places of solitude to recreate and connect with nature. Our San Mateo coast offers those places to millions of people who visit from near and afar each year and it deserves the level of protection provided by these essential new policies.

Please support the Staff Recommendation for Approval with Modifications to:

- 1) Ensure that caretakers quarters in Princeton's working waterfront are not converted to residential uses, and
- 2) Ensure that substandard lots in common ownership are merged immediately in order to comply with the area's zoning.

Thank you for your consideration.

Signature on File

Signature on File

Timothy Duff
407 Roberts Rd.
Pacifica, CA 94044

**Th6a
Barbara Lohman**

March 6, 2009

Bonnie Neely, Chair and Members
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

FAX (415) 904-5400

R E C E I V E D

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP update)

I would like to support all the recommendations of the California Coastal Commission Staff on the Midcoast LCP Update.

Your staff has done an excellent job of analyzing and tying together all the critical coastal issues of Water, Traffic, Wastewater, Wells, and Public Access to the Coast. All these factors are dependent on each other, and it is my hope that the entire package will be approved as unit.

This staff recommendation addresses many key factors for the sustainability of our coastal community. Among these are

1. Recommending modifications that ensure that the proposed LCP Amendment is consistent with the Coastal Act.
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8. Rezoning of the Burnham Strip area.

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I ask that this entire package be approved as recommended by your staff.

Thank you for your consideration,

(**Signature on File** **Signature on File**
Barbara Lohman
420 1st Avenue
Half Moon Bay, CA 94019

RECEIVED

March 5, 2009

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

**Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219**

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07

Dear Chair Neely, and Commissioners,

I am writing in support of the Staff's recommendations for the San Mateo County Midcoast LCP update.

The Staff's recommendations, if accepted, will insure that the infrastructure necessary for careful development will be put in place, and conservation and restoration of the natural resources in the area will take place, while providing public access, with parking, trails and restrooms.

Sincerely,

Signature on File

Signature on File

Gail Hamilton

**POB 455
38280 Ocean Ridge Dr.
Gualala, CA 95445**

March 12, 2009

TH6a
Slater-Carter

Kathryn Slater-Carter
P.O. 370321
Montara, Ca 94037

RECEIVED

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Via fax: 415.904.5400

**Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)**

Dear Chair Neely and Members of the Commission,

I write in support of the Staff Recommendation for Approval of the San Mateo County Midcoast LCP Update with suggested modifications.

I support the modifications suggested by League for Coastsides Protection, Montara Water and Sanitary District and Committee for Green Foothills.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in the San Mateo County midcoast. It allows for reasonable growth within these constraints. It is a fair and balanced set of recommendations. This excellent report is the culmination of many years of work between the Midcoast Community Council, the Midcoast Citizens, the San Mateo County Planning Commission, San Mateo County realtors, San Mateo County Board of Supervisors and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your staff.

Sincerely,

Via E-fax

Kathryn Slater-Carter

duplicate

March 12, 2009

TH6a
Slater-Carter

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Via fax: 415.904.5400

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MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

**Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)**

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I ask that this entire package be approved as recommended by your staff.

Sincerely,

Via E-fax

Kathryn Slater-Carter

RECEIVED

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Important Note:

This letter replaces the one that I FAXed on Friday afternoon, which has a serious technical error in it. I have changed only a few words. Please locate and discard the previous copy and use this one (on the following page) instead. Thank you.

Signature on File

Leonard Woren

Leonard Woren
P.O. Box 1375, El Granada, CA 94018-1375

Corrected**Th6a**
Leonard Woren

North Central Coast District Office
Charles Lester, Senior Deputy Director
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

RECEIVED

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

FAX (415) 904-5400

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP update)

I would like to support all the recommendations of the California Coastal Commission Staff on the Midcoast LCP Update and urge that the entire package be approved as a unit.

I echo the comments in Ric Lohman's letter to you. Rather than repeat them here, I will use this space to add the following.

Those who care deeply about protecting coastal resources and those who support the Coastal Act's requirement to protect visitor access recognize that overpopulation here is the greatest threat to both. We have to assume that approval of the original LCP in 1980 was based in part on the buildout population estimate contained therein, and that the LUP (1978) and therefore the LCP (1980) would not have been approved with a substantially higher local residential population. San Mateo County states that we are at 50% buildout. A doubling of the current population at buildout would be substantially higher than that in the original LCP. The County has done nothing to address this; they have simply recomputed what the buildout population will be under current land use policies. This is backwards – land use needs to be revised in order to limit the buildout population to no more than that indicated in the original, certified LCP. The San Mateo County Coastside, being semi-rural, is a very special place and must not be allowed to simply become yet another urban beach town. The large number of visitors to the Coastside is partially due to this semi-rural nature which should be strongly protected for the visitors' enjoyment.

One change that would easily accomplish multiple goals would be to reduce the maximum house size allowed, from the County's very high 53% floor area ratio to 40%, or 35% on larger parcels (10,000 sq ft and up), and eliminate all variances, waivers, use permits, and other exceptions from this limit and from on-site parking requirements. Then all property owners could still be allowed to develop while limiting the buildout population.

The issue of private wells needs more attention. Some provision must be made requiring that any new water supplies go first to getting those off wells who have been on wells the longest, rather than focusing new water on new non-priority development. For this to work best, there should be a permanent ban on new private wells in the urbanized area.

I ask that this entire package be approved as recommended by your staff, with potential modifications as I suggest herein.

Thank you and sincerely,

Leonard Woren
P.O. Box 1375, El Granada, CA 94018-1375

March 4, 2009
Item Th6a

Agenda

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

RECEIVED

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07

Dear Chair Neely and Members of the Commission,

Just a brief note to inform you of my support for San Mateo County LCP Amendment No. SMC-MAJ-1-07. I grew up in San Mateo and have been a long time resident of Half Moon Bay.

This is a good amendment and I am happy to see it on your agenda.

Sincerely,

Signature on File Signature on File

James Henderson
85 Creekside Drive
Half Moon Bay, CA 94019

March 12, 2009

Agenda Item TH6a
George J. Carman

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Fax: (415) 904-5400

RECEIVED

MAR 09 2009

CALIFORNIA
COASTAL COMMISSION

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)

Dear Chair Neely and Members of the Commission,

I write in support of the Staff Recommendation for Approval of the San Mateo County Midcoast LCP Update with suggested modifications.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in the San Mateo County midcoast. It allows for reasonable growth within these constraints. It is a fair and balanced set of recommendations. This excellent report is the culmination of many years of work between the Midcoast Community Council, the Midcoast Citizens, the San Mateo County Planning Commission, San Mateo County realtors, San Mateo County Board of Supervisors and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your Staff.

Sincerely,


Signature on File

George J. Carman
Oakland, CA 94602

J. Anne Powell
P O Box 640024
San Francisco CA 94164

March 5, 2009

Ms. Bonnie Neely, Chair
45 Fremont Street, Suite 2000
San Francisco CA 94105

RECEIVED
MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

Re: San Mateo County LCP ~~Amendment~~

Dear Ms. Neely:

I support the recommendations of the California Coastal Commission ^{staff} on the Midcoast LCP updates, and I ask that the entire package be approved.

Sincerely,

 Signature on File 

HOLLY D. MILLAR
27 LAUREL ST
ATHERTON, CA 94027

March 3, 2009

RECEIVED
MAR 09 2009
CALIFORNIA
COASTAL COMMISSION

Bonnie Neely, Chair, and Members
45 Fremont Street, Ste 2000
San Francisco, CA 94105-2219

RE: SAN MATEO COUNTY LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)

- I want to support all the recommendations of the ^{California} Coastal Commission staff on the Midcoast LCP Update.
- Your staff did an excellent job analyzing and tying together all of the critical coastal issues: Water, Traffic, Wastewater, Wells, and Public Access to the Coast. Each factor is inextricably involved with the other, so it is my hope that the entire package will be approved as a unit.
- The sustainability of the coast depends on:
 - 1) recommendations which modify if necessary to be certain that the LCP amendment is consistent with the Coastal Act.
 - 2) Factor^{ing} in development of the last 20 years
 - 3) address^{ing} failed wells & sewage overflows
 - 4) limit^{ing} growth to 1% a year (like HUB)
 - 5) strengthen^{ing} traffic mitigation efforts
 - 6) factor^{ing} in the limited water supply
 - 7) prohibit^{ing} additional wells in the urban area until the groundwater study is completed and released
 - 8) rezoning Burnham Strip

I urge that the entire package be approved,

Thank you!

**Th6a
Ric Lohman**

March 5, 2009

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Bonnie Neely, Chair and Members
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

MAR 05 2009

CALIFORNIA
COASTAL COMMISSION

FAX (415) 904-5400

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07 (Midcoast LCP update)

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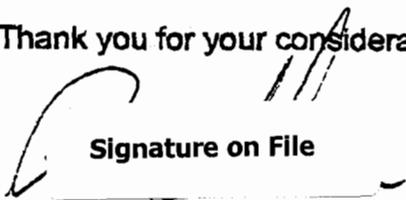
This staff recommendation addresses many key factors for the sustainability of our coastal community. Among these are

1. Recommending modifications that ensure that the proposed LCP Amendment is consistent with the Coastal Act.
2. Factoring in the cumulative development that has occurred over the last 20 years.
3. Addressing issues, such as, failed wells and sewage overflows.
4. Limiting growth to 1% per year, matching that of our neighbors in Half Moon Bay.
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8. Rezoning of the Burnham Strip area.

This staff report clearly recognizes the constraints of water, wastewater, and traffic that exist in our unique coastal community. It allows for reasonable growth within these constraints. This excellent report is the culmination of many years of work between interested members of the public, Midcoast Community Council, MWSD, GSD, CCWD, San Mateo County Planning staff, the County Planning Commission/Board of Supervisors, and finally the California Coastal Commission staff.

I ask that this entire package be approved as recommended by your staff.

Thank you for your consideration,


Signature on File

March 4, 2009

Agenda Item Th6a

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

RECEIVED

MAR 05 2009

CALIFORNIA
COASTAL COMMISSION

Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07

Dear Chair Neely and Members of the Commission,

I write to ask for your support of your staff's recommendations for approval of the San Mateo County Midcoast LCP update with modifications. For 15 years I have watched growth in the San Mateo County coastal zone outstrip its aquifers, roads and other elements of carrying capacity. The perfunctory analysis of development consistency with the county LCP has permitted the destructions of wetlands, ephemeral streams, ocean views from Highway 1, and other coastal resources. The modified update fills important gaps in the currently certified county LCP, and would provide an important counterweight to the build-as-a-matter-of-right mentality that infuses county thinking about development in their coastal zone. It would provide better coordination of management of coastal resources shared by Half Moon Bay and the unincorporated areas within Half Moon Bay's sphere of influence.

Beyond your staff's well-supported suggestions for modifying the update, I ask that the Commission impose a mandatory lot merger program for substandard lots. The proposed merger program based on contiguous lot ownership is easily circumvented by superficial changes in ownership. Unchecked, construction on these unmerged lots will cause horrific traffic jams on the arterials between the Midcoast and job centers in San Francisco and Silicon Valley, further reducing coastal access for visitors and polluting our waterways with runoff. The impact of this tidal wave of traffic passing through Half Moon Bay would inundate the best circulation plan that the City can create, and the expectation of Midcoast citizens that Half Moon Bay should fall on its sword to provide them with additional recreational resources is unfair. It is also unrealistic, given Half Moon Bay's tenuous economic condition.

In addition, I urge the Commission to impose additional restrictions on harbor caretaker units to prevent them from becoming residential units that do not serve the goals of District W. In the years that I have walked dogs and friends in this area I have never seen a caretaker acting differently than a resident, and don't know why this is not rejected as a transparent attempt to defeat residential limits. The addition of over 40 "caretaker" units would certainly dilute the marine industrial character of the area.

Thank you for taking the time to consider my concerns. I hope you will be able to include both staff's and the above-described amendments to the update.

Sincerely,

Signature on File

James Benjamin, 400 Pilarcitos Avenue, Half Moon Bay, California 94019

Agenda Item TH6a

**JENNIFER BASIJI
27880 FAWN CREEK COURT
LOS ALTOS HILLS, CA 94022
MARCH 5, 2009**

RECEIVED

MAR 05 2009

CALIFORNIA
COASTAL COMMISSION

FAX TO: 415-904-5400

Chair Bonnie Neely and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

RE: Mid-Coast LCP

Dear Sir or Madam:

You will shortly be considering the Mid-Coast LCP. I am a concerned equestrian interested in keeping trails and open space on the coast in perpetuity. An organization I belong to (ETRAC) worked to keep the Cal-Trans land as open space including a trail through Montara, and was also successful in convincing the County Board Of Supervisors that this was important to the community and the Coast in general.

Please support our efforts by approving the staff recommendations for approval with modifications.

Very truly yours,

Jennifer Basiji
Equestrian Trails Action Committee

March 4, 2009

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MAR 05 2009

CALIFORNIA
COASTAL COMMISSION

Chair Bonnie Neely and Members
California Coastal Commission
45 Fremont St., Suite 2000
San Francisco, CA 94105-2219

Dear Chair Neely and Members of the Coastal Commission:

The California coast is one of the most beautiful places in our state.
I support the Staff's recommendations for the Mid Coast Coastal Plan.

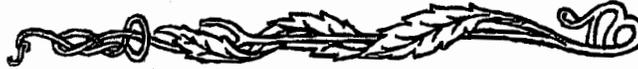
I also support the recommendations submitted by the Committee for
Green Foothills – (1) to immediately merge all substandard lots, and
(2) that the caretaker's quarters in Princeton's working waterfront are not
converted to regular housing.

Thank you for doing everything you can to preserve the California Coast.

Sincerely,

Signature on File

Enid Pearson
1019 Forest Court
Palo Alto, CA 94301
650-326-4615
ortquist2@sbcglobal.net



Agenda Item TH6a
Lisa Ketcham

March 5, 2009

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CALIFORNIA
COASTAL COMMISSION

Bonnie Neely, Chair and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
Fax: 415-904-5400

**Re: San Mateo County LCP Amendment No. SMC-MAJ-1-07
(Midcoast LCP Update)**

Dear Chair Neely and Members of the Commission,

I support the Staff Recommendation for Approval of the San Mateo County Midcoast LCP Update with their suggested modifications.

I also support Committee for Green Foothills' two suggested additional modifications: one to protect the caretaker units in the "W" district of Princeton to ensure they are not converted to unrelated residential use; the other to institute a mandatory merger program for substandard lots in contiguous ownership.

Sincerely,

Signature on File

Lisa Ketcham
175 Culebra Lane
Moss Beach, CA 94038



Ladera Community Association, Inc.
3130 Alpine Road
Suite 288-123
Portola Valley, CA 94028

Agenda Item 1116a
Robert F. Decker

Chair Bonnie Neely and Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

RECEIVED

MAR 05 2009

CALIFORNIA
COASTAL COMMISSION

Fax: 415-904-5400

Dear Commissioners:

I urge you to support the Staff Recommendation for approval of the San Mateo County Midcoast LCP Update with suggested modifications. I particularly appreciate the staff's work to address the cumulative impacts of new development in the City of Half Moon Bay as well as the unincorporated communities of El Granada, Princeton, Miramar, Moss Beach, and Montara. Thank you, too, for your efforts to bring the Midcoast LCP into conformity with the Coastal Act.

I would agree with the Committee for Green Foothills' recommendations that the Commission add two additional modifications:

1. Include a requirement that new caretakers units in the "W" district be allowed subject to issuance of a Use Permit and monitored to ensure that caretaker quarters are not converted to residential uses unrelated to the purposes of the zoning district.
2. Include a new suggested modification that institutes a mandatory merger program for the 2,400 estimated substandard lots in contiguous ownership.

Again, thank you for your fine work to preserve and protect our coast.

Sincerely,

/ Signature on File

Rob Decker
President, Ladera Community Association

Ruby Pap

From: Jonathan Wittwer [jonathan@wittwerparkin.com]
Sent: Friday, November 13, 2009 1:21 PM
To: Ruby Pap
Cc: Ann Cheddar
Subject: County of San Mateo Midcoast LCP Update

Ruby -- I serve as General Counsel for the Granada Sanitary District ("GSD"), which District has participated in the Midcoast LCP Update process during the past several years, on its own behalf and as a member agency of the Sewer Authority Mid-Coastside ("SAM"), and has submitted extensive comments on the LCP Update both to the County of San Mateo ("County") and to the Commission. As you are in the process of finalizing your updated Staff Report, GSD requests you to consider the following improvements to two specific portions of your prior Staff Report (which GSD continues to support).

1. Coastal Commission Suggested Modification No. 6 - Proof of Adequate Infrastructure

GSD urges adoption of Staff Suggested Modification No. 6 - Policy 1.18.1(b). Adoption of this policy would better enable SAM and its member agencies (including GSD) to comply with State and Federal discharge requirements and reduce the risk of unsafe sewage spills into the coastal environment. Past Sewage Stormwater Overflow events ("SSOs") have resulted in an August 18, 2006 EPA NPDES Compliance Evaluation Report of the Midcoast region which found that although SAM and its member agencies are taking appropriate steps to address the collection capacity insufficiency, "[t]he SAM Sewer System does not have sufficient capacity to convey peak flows during the winter rains." The EPA Report further states that "the capacity problems stem primarily from excess inflow and infiltration (I/I) from the member agencies' sewer systems." *Policy 1.18.1(b)* will put GSD, and other SAM members, in a better position to comply with federal and state law.

GSD'S SUGGESTED IMPROVEMENT: *POLICY 1.18.1(B) SHOULD REQUIRE THAT THE PROJECT PROPONENT OBTAIN A PROJECT SPECIFIC CAPACITY LETTER FROM THE APPROPRIATE SANITARY AGENCY INDICATING ADEQUATE CAPACITY AND/OR INFRASTRUCTURE TO SERVE THE PROJECT. This makes practical sense because the sanitary agency (rather than the County) would likely be the party held liable for fines and penalties resulting from SSO events caused by inadequate infrastructure.*

2. Coastal Commission Suggested Modification No. 7 – Service Area Boundaries.

GSD supports adoption of Staff Suggested Modification No. 7 – Service area boundaries, with one clarification. Staff's suggested modification strikes language that the County has which would support the County's assertion that it has jurisdiction over septic system approvals within the District's jurisdictional boundaries. The District has repeatedly informed the County (as has the adjoining Montara Water and Sanitary District) that sanitary districts have primary (if not exclusive) authority to regulate private wastewater disposal systems (including septic systems). Recently, by joint letter agreement dated October 5, 2009, GSD counsel and County Counsel agreed not to object to their respective clients' separate requirements for a permit for onsite wastewater treatment system proposed for a parcel on the Burnham Strip, and that the County will continue its current practice notifying all applicants for projects within GSD's jurisdictional boundaries of GSD's permitting requirements.

In addition, the County's proposal attempts to redraw sanitary district's boundary lines. That is a function of LAFCO. However, assuming Staff's recommendation is adopted, it should be kept in mind that there are rural areas within GSD jurisdiction shown as "rural areas in the urban area."

GSD'S SUGGESTED IMPROVEMENT: *THE FOLLOWING LANGUAGE SHOULD BE ADDED AT THE END OF STAFF'S PROPOSED MODIFICATION OF SECTION 2.22(C): "except that the rural areas within the urban area should remain in the applicable Sanitary District's jurisdictional concurrent control as to private wastewater disposal systems."*

PLEASE FEEL FREE TO CALL ME IF YOU HAVE ANY QUESTIONS IN THIS REGARD.

11/13/2009

Jonathan Wittwer

WITTWER & PARKIN, LLP

147 South River Street, Suite 221

Santa Cruz, CA 95060

Phone: (831) 429-4055

Fax: (831) 429-4057

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