

## **STATEMENT OF PRINCIPLES TO GUIDE MIDCOAST GROWTH**

### **Why plan the Midcoast's future?**

#### **PRINCIPLES**

- ⊗ The Midcoast is a part of the California coastal zone, which is a distinct and valuable natural resource of vital and enduring Statewide importance.
- ⊗ The coastal zone exists as a balanced ecosystem, and by protecting natural land and marine resources, this ecological balance can be preserved.
- ⊗ Carefully planned development is essential to the well being of Midcoast residents as well as others who visit this coastal zone area.

### **Will there be additional growth in the Midcoast?**

#### **PRINCIPLES**

- ⊗ The Midcoast (Montara, Moss Beach, El Granada, Princeton and Miramar) will continue to grow with a range of land uses to meet the housing, commercial, employment and recreational needs of its residents and visitors.
- ⊗ Midcoast growth will occur up to Local Coastal Program (LCP) buildout, i.e., the planned endpoint of community growth when all permitted development has occurred.

## How will the Midcoast grow?

### **PRINCIPLES**

- ⊗ The urban/rural boundary will guide where new development occurs. This line separates more intensive urban land uses and infrastructure from less intensive rural uses.
- ⊗ New development will be directed to existing subdivided areas that are designated for the use and are served by water and sewer districts, i.e., infill growth.
- ⊗ The entire Midcoast will grow at a yearly rate that does not inordinately over-burden roads, water and sewer treatment capacity and schools, or disrupt the Midcoast quality of life.
- ⊗ New development will occur at the development density permitted by the LCP.
- ⊗ To the extent possible, development will occur on conforming size parcels. This maintains the planned buildout and community density.
- ⊗ Methods will be used to prevent development on parcels that are too small, including reducing the number of substandard lots. Voluntary methods that incorporate incentives are preferred, but mandatory methods will be considered.
- ⊗ Low density development will be allowed on unsubdivided, generally open Midcoast lands providing that it is compatible with the community setting, and assures a reasonable exercise of property rights.

## How does infrastructure relate to Midcoast growth?

### **PRINCIPLES**

- ⊗ Infrastructure capacity will be in response to LCP land use policy, not vice versa.

- ⊞ New development in the Midcoast urban area will be served by water and sewer districts rather than individual wells and septic systems.
- ⊞ Existing development on individual wells and septic systems in the urban area will connect to water and sewer districts when service is available.
- ⊞ The Coastside County Water District and Montara Water and Sanitary District will increase their water supply capacity and expand their facilities up to, and not beyond, that level necessary to accommodate Midcoast urban area buildout.
- ⊞ The Sewer Authority Midcoastside (SAM) will continue to provide treatment capacity at that level necessary to accommodate Midcoast urban area buildout.
- ⊞ The Transportation Authority and CalTrans will continue to correct operational and safety problems on Highways 1 and 92 and improve peak period traffic flow. Level of Service (LOS) D is considered minimally acceptable during commuter peak periods; being characterized as *approaching unstable traffic flow with limited ability to maneuver or pass*.

## **How will new Midcoast development be sited and designed?**

### **PRINCIPLES**

- ⊞ New development will be sited and designed so that it does not degrade environmentally sensitive areas (streams, lakes, riparian and protected species habitats and wetlands), convert prime agricultural land, pose geologic hazard risk, or disrupt views from public vantage points to and along the ocean.
- ⊞ New Midcoast development will be designed to fit the topography of the site, and be in scale with its setting and compatible with the surrounding neighborhood and community.
- ⊞ The recently updated Design Review standards will be used to assure appropriate new house size, scale and design.

## **Where will LCP land use changes be considered?**

### **PRINCIPLES**

- ⊖ The LCP will provide increased opportunities for commercial land uses that can create local jobs, lessen commuter traffic congestion, and contribute to the community's economic base. Sites at Princeton and Half Moon Bay Airport are considered appropriate locations.
- ⊖ The LCP will provide increased opportunities for affordable housing at designated affordable housing sites and as dispersed infill housing. Methods will be used to facilitate affordable housing, including incentives, bonuses and streamlining provisions.
- ⊖ The LCP will provide increased opportunities for public recreation and pedestrian oriented access at suitable locations consistent with public safety and protecting property rights.

## **What is the role of regulation in Midcoast planning?**

### **PRINCIPLES**

- ⊖ Effective incentives and voluntary measures will be considered before mandated regulatory measures.
- ⊖ Private property rights will be respected, and new regulations will not unreasonably downgrade the land use potential of private property.

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- ⊗ Low density development will be allowed on unsubdivided, generally "Open space" Midcoast lands will be developed with low intensity uses that are providing that it is compatible with their community setting, and assures a reasonable exercise of property rights.

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