

Midcoast Community Council

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

P.O. Box 248, Moss Beach, CA 94038 www.MidcoastCommunityCouncil.org

Lisa Ketcham . Dave Olson . Claire Toutant . Laura Stein . Dan Haggerty . Chris Johnson . Brandon Kwan

Approved Minutes: Meeting on April 26, 2017, at GCSD

Call to Order. 7:00 PM

Attendance: All councilmembers, 6 governmental representatives, 15 members of the public.

1. **Board of Supervisors' Report** and Reports from other Government Officials

Ellie Dallman, Supervisor Horsley's Aide:

Short-term rental ordinance changes require another review by the Planning Commission on 5/10 and will then go to the Board of Supervisors.

Dream Machines is Sunday, April 30, and will operate under the 3-year permit approved for 2016-2018.

LED Streetlight replacement is complete.

Dave added that almost all of the comments are positive, except for a few concerns about color or brightness. Dave sent note of appreciation to DPW staff and Supervisor Horsley.

HMB Airport new entrance sign will read "Eddie Andreini Sr Airfield at Half Moon Bay Airport. A public event will mark the installation.

Free Weekend Coastside Beach Shuttle is gradually increasing ridership, from 18 in January to 51 in March to 97 in April. Increasing visibility and awareness are important.

CHP Area Commander Jim Allen and Sergeant Kalem Brock introduced themselves. CHP staffing is increasing, which will allow better service to the needs of the Coastside.

Steve McGrath, Harbor District General Manager:

- Army Corps Surfers' Beach final report is now available on the District website.
- Romeo Pier demolition bid requests will go out in 1-2 weeks.
- Concession building sidewalk improvement project continues in planning -- reports are on the website.
- West Trail erosion repairs and permit finalizing are now further complicated by significant recent rock slides from overhead cliffs requiring more study and planning which will need to be folded into the permanent CDP from the Coastal Commission. Currently pedestrians can bypass the landslide by walking on the beach, but vehicles cannot pass.

2. **Public Comment & Announcements**

Marcia Yeates: Traffic studies and surveying are taking place at the site of potential Moss Beach affordable housing development, which Resist Density opposes.

Lisa:

Sea Level Rise Public Workshop Sat, Apr 29, 10:30–12:30, Ted Adcock Center, HMB.

Weed Warriors at FMR, Sat, May 13, 9-12 -- meet at Lake St parking lot.

3. **Consent Agenda** – approved 6-0-1 (Chris abstained)

a. Approve Minutes for April 12, 2017.

4. **Regular Agenda**

- a. (7:30) **Midcoast County Parks** – Update on Midcoast parks projects by Acting Director Sarah Birkeland and Planner Sam Herzberg, who provided a slide presentation: <http://www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-04-26-CoParksUpdate-at-MCC.pdf>
Quarry Park Master Plan first public workshop is May 16, 7pm, El Granada School.

Lisa reported that Vallemar Bluff developer will likely contact County Parks about project conditions requiring an appropriate minimum distance to be maintained between cliff edge and private fence to provide for seamless managed retreat of the trail and fence in perpetuity. She also asked for details of County plans for managed retreat at FMR reef access ramp and overlook, whether armoring rocks would eventually be removed from the beach. [Plans have not yet been determined.]

Len Erickson asked if Green Valley Trail timeline estimates are soft because Caltrans restoration site takes priority.

Bill Kehoe said that a bill is pending in the State legislature restricting riprap to 3 years, to be followed by a permanent plan.

Marcia Yeates brought up tide pool overuse and need for better visitor management.

Barbara Dye, FMR docent, pointed out the role of volunteers and a part-time ranger in visitor management to protect natural resources. This winter's fresh water flows from San Vicente Creek are impacting marine life in the tide pools.

Carl May said POST developed trail width standards between cliff edge and private fence at Cowell Ranch, such as now proposed for Vallemar Bluff.

- b. (8:15) Governance and Funding for Midcoast Community Parks and Recreation –** Background and potential opportunities for local agency collaboration to achieve long-term Midcoast goals including a Community Center. **Desired Outcome:** Discussion and determination of how MCC can best facilitate progress toward the long-term goals of the 2007 Midcoast Action Plan for Parks and Recreation.

Lisa began the discussion with a slide presentation summarizing studies, plans, and parks governance/funding structures to date (available for reference on MCC website):

- 1978 Community Plan;
- 2002 Midcoast Recreational Needs Assessment, which provided the basis for the Midcoast Park/Rec Development Fees & Fund implemented in 2003;
- 2007 Midcoast Action Plan for Parks/Rec, adopted to provide guidance for Parks Development Fund expenditures;
- 2008 LAFCo Sphere of Influence report, which concluded that Midcoast incorporation or annexation to HMB were not economically feasible;
- 2014 GCSD reorganization, through LAFCo process, to provide parks governance and funding with existing property taxes for El Granada, Princeton and Miramar;
- 2015 County Mini-Parks Policy of which Moss Beach Park is a pilot project.

All the studies since 1978 have identified the need for local financing and governance in order to acquire and maintain community-oriented facilities. Parks needs assessments have consistently included a community center, which would require long-term management, staffing, maintenance. MWSD and GCSD have expressed no desire to collaborate on these issues for the benefit of the Midcoast as a whole. Given the many existing service districts on the Coastside, there is no desire for another one for Midcoast Park/Rec.

Park/Rec programs provided by HMB have approximately 35% Midcoast participation.

Lack of facilities is a limiting factor. With tunnel opening, there could be Park/Rec programming partnerships with Pacifica as well as HMB. There could be joint use agreements for fields and buildings with Cabrillo School District.

Bill Kehoe, Moss Beach, felt that 2002 needs assessment is out of date. Many workshops would be needed on the topic of governance/fund sharing. Concerned about slippery slope of search for commonality, then district consolidation, then annexation to HMB. Pick a concrete project that both local districts can contribute towards, but don't try to force joint powers agreement or merger – it just won't happen.

Len Erickson, El Granada, thought MCC could facilitate discussion among interested groups, most of which are represented here tonight.

Neil Merrilees, Moss Beach, SMC Parks Commission, has lived in both districts and supports consolidation, but emphasizes that work on Midcoast parks projects should not wait, but start now. MCC meetings would be a good opportunity to publicize and coordinate plans for a community center.

Barbara Dye, GCSD Parks Advisory Committee, wants the MCC to articulate a vision for a community center, to include an environmental component (trail?), in addition to recreational and meeting space.

Gael Erickson, El Granada, advocated for an MCC Parks/Rec Committee.

Kathryn Slater-Carter, MWSD Board Member, also wants committees. MWSD is working on possible acquisition of Caltrans bypass land behind Montara, but the District has financial and legal constraints.

Dale Ross, GCSD Parks Advisory Committee, stressed that each involved group needs to contribute in some way to a project and that advisors and expenditures may not be confined to district boundaries.

Dave: There have been many surveys going back to at least 1978 and all results have been broadly the same, including the recent GCSD surveys. If there is a committee, it should have a constrained focus – governance/funding and perhaps updated priorities.

Brandon thought that the community should take the lead on any new projects.

Chris doesn't have confidence that our local districts will take leadership to develop a community center -- sees the MCC as the logical leader, to be the linkage for cooperation. Identify potential sites and funding sources. Likes Princeton for location -- neutral, centrally located. Best comments happen when there is something tangible to comment on.

Laura: One person interface should suffice -- no committee.

Neil suggests MCC have one meeting per quarter based on ideas for a community center. Come to Parks Commission and ask Parks Dept to put Midcoast Community Center on their Master Plan.

Dave agrees with Chris and Neil -- MCC should provide leadership. MCC identify a site, for example, EG school parcel, convince County, MWSD, GCSD to contribute money, one-time contract to get built, and county take on maintenance, insurance, staffing.

Claire agrees with Neil, meeting every quarter, use what we have, which is our meetings.

Dan agrees with Chris and Neil. Need to build community support, individuals to get involved.

Next steps: future MCC meetings to discuss community center, perhaps quarterly, to be sponsored by Chris and Dan.

5. (9:40) Council Activity – Correspondence received & meetings attended

SMC Sea Level Rise Vulnerability Assessment: Dave attended stakeholder workshop on April 18. Foster City is actively planning to improve their levee system over the next 20 years. Report contains specific Coastside assets – well worth skimming the sections you care about.

SamTrans Coastside Transit Study: Dave and Claire attended Brews & Views on April 18. Supervisor Horsley hosted the meeting, which was lightly attended. SamTrans staff was responsive to suggestions and complaints: Why no express bus to BART -- used to be but canceled. Routes not running late enough. What about subsidizing Uber? Lots of ideas, no decisions.

Vallemar Bluff 4-house development: Lisa attended site visit Apr 25 with applicant, CCC staff, and Lennie Roberts to review revised plans that will be submitted probably later this week. It appears all MCC issues have been addressed: 4 houses aligned along Vallemar St within the Cypress grove, conservation easement over coastal prairie.

Moss Beach Chevron landscape buffer: coming up on 3-year anniversary of MCC letter about removing/paving over curb and landscape buffer along Hwy in front of gas station. Replacement is required with CDP. Summer Burlison is project planner – she will inquire of applicant/Caltrans/DPW if number of access driveways can be reduced.

6. Future Agendas

May 10 – New Granada Fire Station update (Gary Burke)
Sewer Authority Mid-Coastside presentation (Beverli Marshall)

Adjourn: 9:45 PM