

[Draft] Minutes of the 13 February 2002 Midcoast Community Council meeting

The meeting was called to order by Chair Chuck Kozak at 7:35 p.m.

Members present: Sandy Emerson, Chuck Kozak, Ric Lohman, Paul Perkovic, April Vargas, and Karen Wilson.

Member absent: Kathryn Slater-Carter.

Public Comment

Ric Lohman (Miramar) is on the Executive Committee of the League for Coastside Protection. He reported on the meeting on the North Wavecrest Project held on Monday, 11 February 2002, which has not been reported on yet by the *Half Moon Bay Review*. The event was co-sponsored by the Audubon Society, Committee for Green Foothills, Green Party of San Mateo, Sierra Club, Surfriders Foundation, and the League for Coastside Protection. There were about 150 persons attending to learn more about the North Wavecrest project. The speakers at the meeting gave information about the contracts between the Cabrillo Unified School District and the developers, showing how costs would be shared, as well as information about raptor habitat, wetlands, and other environmental issues. Additional information is available at the website: <http://lcp.sanmateo.org>.

Sandy Emerson (El Granada) announced that anyone who has questions about traffic enforcement and other traffic issues should submit them by email to the Council, and a member of the California Highway Patrol will answer them.

Chuck Kozak (Montara) said that there had been some research into where the thousand missing persons in Moss Beach went – those are the folks who were in the 1990 census, but disappeared by the 2000 census. Mark Duino at the County has investigated and found that the census tract boundaries have changed in the past ten years, so the people still exist, they are just reported in a different community.

Board of Supervisors Report

PK Diffenbaugh (Legislative Aide to Supervisor Rich Gordon) briefly noted that this year's County budget will probably result in a budget with no increases in staffing or programs, and there may be a need to cut costs from last year's budget (depending on the Governor's May Revise for the State budget). The County is forming an Arts Commission. Anyone who is interested in applying for this new five-member commission (one from each Supervisorial District) should send a letter to Rich Gordon by March 5. Regarding the question of postponements or continuances of hearings, there is no standard rule. Marcia Raines is trying to hold both the applicant and appellant to the

original scheduled dates, but when the parties involved think they might be able to work out a compromise, the Board is generally willing to grant an extension. There is currently a hiring freeze on any new or replacement positions. April Vargas asked if it was correct that the County cannot spend more money than it receives; PK confirmed that there is no provision for deficit spending. Each department is working on draft budgets for consideration by the Board in May.

Committee Reports

Treasurer's Report: In the absence of Kathryn Slater-Carter, Ric Lohman reported that the current balance is \$291.37, i.e., no change in status since the prior meeting.

Parks and Recreation Committee: Sandy Emerson reported that the February 5 meeting heard a presentation from the Park Alternatives for Granada group, which the committee endorsed. Midcoast Park Lands presented a brief history and their work days. The County Parks and Recreation Needs Assessment was the focus of the remainder of the meeting. The entire document is available at <http://www.eparks.net/NeedAnalysis.htm>. Several members have taken on specific projects. Jim Washington will take on trail camps; Carl May will continue to work on the Coastal Trail; Mary Kate Meyerhoffer will be working on tot lots; and Sandy Emerson will be working on the Mirada Surf project. The next meeting will be Monday, March 4, at 7:30 p.m. at the Three Zero Cafe, Half Moon Bay Airport.

Planning and Zoning Committee: Karen Wilson reported that the February 21 meeting of the Zoning Hearing Officer has two projects related to the Midcoast: (1) to construct a 11,900 square foot 12-unit hotel in Princeton, and (2) to allow a 272 square foot second story addition to an existing home on Precita Avenue in Moss Beach. The next Coastside Design Review meeting is scheduled for tomorrow, February 14; these meetings are held at 3:00 p.m. on Thursdays at the Moss Beach Sheriff's Substation. The next regular Planning and Zoning Committee meeting will be Wednesday, February 20 at 7:30 p.m. at the Three Zero Cafe.

Public Works Committee: April Vargas requested the third Monday of the month as a regular meeting date. So far none of the Council members has designated a member. Community members who are interested in serving on this committee should contact the Chair at 728-5215.

Consent Agenda

Approval of Minutes for 9 January 2002, 16 January 2002, and 26 January 2002 - Moved by Ric Lohman, second by Sandy Emerson. Unanimous consent.

Regular Agenda

1. Road and Drainage Projects on the Mid-Coast

April Vargas introduced the item. The process can be organized into three areas. (1) The process by which projects are identified and prioritized. (2) An investigation of the legal mechanism by which these projects can be initiated, taking into account provisions of the Community Plan. (3) Examination of the available funding sources and funding mechanisms.

Should we allow projects that alleviate the most critical drainage issues in the community first? Or should projects be constructed on a first-come, first-served basis? What are the criteria for determining which projects should have priority? Should the streets listed in the Community Plan as secondary arterials – streets that act as thoroughfares within each community – receive priority consideration for improvements?

Neil Cullen, Director of Public Works, has supplied the Council with a list of all proposed projects.

Community standards for our roads were revised several years ago, through a process of many public meetings, Planning Commission hearings, Board of Supervisor approval, and finally Coastal Commission certification. These standards require certain kinds of drainage along our roads.

Regarding funding, Proposition 218 has made it much more complex to get projects approved. These requirements make the entire process more lengthy. Perhaps alternative funding mechanisms could be used, such as a drainage maintenance district (fee based). This raises further questions about how many districts there should be, how the fee should be set, etc.

Please consult the document titled "MidCoast Drainage, Road and Maintenance Issues" dated February 13, 2002, prepared by the Public Works Committee Chair, April Vargas, for further details.

At the time of the revisions to road standards, each community had its own desires. The El Granada community preferred to have sidewalks; the Montara / Moss Beach community preferred no sidewalks and valley gutters. The Princeton residents didn't want to have any changes to their road standards.

The cumulative impact of individual development has been a continuing concern in the Council's discussions with the County.

Sandy Emerson asked what the timeframe would be for any changes that we suggest. April Vargas responded that she was interested in what could be done to alleviate the existing serious problems before major changes are made to procedures and standards.

Chuck Kozak noted that there is a relatively small fund, acquired through a mitigation fee on new construction, that might be used for at least some of the projects. The balance in this fund may be approximately \$300,000; the fee seems to be \$1.25 per square foot.

Sandy Emerson noted that some of the projects on the first-come, first-served list go back as far as 1985, and that the most recent seems to be from 1996. Is any work actually being accomplished?

Karen Wilson said that when the Midcoast was subdivided, the price of lots did not include what was necessary to construct road and drainage infrastructure. So individual property owners will be responsible for those costs now to bring roads up to standards.

April Vargas repeated some of the problems that Neil Cullen had identified in prior discussions. For instance, some of the Midcoast lots were created in what were even then existing streambeds.

Karen Wilson asked whether there were changes needed in approving drainage plans for new construction to minimize the impacts of adjoining properties.

Leonard Woren (El Granada) observed that county sanitary districts are legally permitted to deal with storm drain issues. He suggested that for existing problems, the County should be expected to pay the costs. He also recommended that there be two separate queues, with the major projects going in priority order, but the small projects going in first-come, first-served – otherwise, he fears, some of the smaller projects will never be done.

2. Discussion and Review of upcoming special agenda items for the presentations of the Devils Slide Tunnels Project Aesthetic Review Committee and the San Mateo County Recreational Needs Assessment

Chuck Kozak introduced this item. Everything's trying to happen at once here.

3. Midcoast Local Coastal Program Review Update

Chuck Kozak reported that there is no change from our last meeting. The report has gone through administrative review and the County is trying to select a date for presentations to the community. Tentative dates are Monday, March 18 or Tuesday, March 26.

April Vargas noted that all three of these projects were the result of citizen involvement in getting the ball rolling, and that they are now close to fruition.

Ric Lohman emphasized that it is important for members of the local community to show up at these meetings so that we do not lose momentum.

Update on Continuing Council Projects

April Vargas reported that there have been a series of meetings on the El Granada Manufactured Home Park concerns, and there will be further meetings. She is closely monitoring this issue.

Future Agenda

February 27, 2002 meeting

Consent - Signature cards and resolution transferring signatures

Consent - Minutes from 13 February 2002

Consent - Designate ad hoc committee on affordable housing alternatives

Consent - Designate ad hoc committee on By-Laws revisions (Chuck and Perk)

Consent - Letter on well issues (from Planning and Zoning Committee)

1. Update on Mirada Surf contract (Ric)
2. Discussion on Measure A (CUSD Parcel Tax measure) (Perk)
3. LCP update (Chuck)

March 13, 2002 meeting - special location - El Granada School (Parks and Rec will pay!)

1. Presentation on the County Needs Assessment study

March 27, 2002 meeting - special location at Farallon School (CalTrans will pay!)

1. CalTrans on Devils Slide Portal and Rock Cut Aesthetics

April 1, 2002 Parks and Recreation Committee - special location?

1. Workshop on issues raised by the Needs Assessment study

The meeting was adjourned at 9:15 p.m.

Respectfully submitted by Paul Perkovic, Secretary.