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Date: Wed, 22 May 2002 16:37:29 -0700
To: MCC@SanMateo.org
From: Paul Perkovic <perk@montara.com>
Subject: [MCC] [Draft] Minutes from 13 March 2002 Midcoast Community Council meeting
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My apologies to everyone for these draft Minutes being late. There are still some items (indicated by ***) where I missed what was said and have not been able to fill in the missing details. If other Council members can supply the missing information, or any other corrections, I will circulate revised and approved Minutes. Otherwise, I suggest that we delete the sentence or paragraph where I missed some of the content.

/ Perk

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

The meeting was called to order by Chair Chuck Kozak at 7:40 p.m.

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

Member absent: (none).

Public Comment

George Bergman (Senior Planner, San Mateo County Planning Division) presented copies of the *Local Coastal Program Update Project Alternatives Report* (February 2002). A little over a year and a half ago, the community participated in a series of Scoping Sessions to identify tasks for the review. These included: Recalculating midcoast buildout, evaluating the impact of substandard lots, [-- see list in introduction --]. [See George's memo for rest of his remarks.] The first workshop is tentatively scheduled for April 15. When the final date, time, and location has been determined, he will send out notices to the community. Copies of the document are available from George at 363-1851.

Kathryn Slater-Carter (Montara) reported that last Tuesday, March 5, the Board of Supervisors hosted a reception for members of the various boards and commissions around the County. She displayed a copy of the *Shared Vision 2010 - The Promise of the Peninsula*, which was distributed at that reception, and has extra copies for community members.

Ric Lohman (Miramar) noted that there has been some controversy over the trees that have been planted along Highway 1 screening the Harbor District's Recreational Vehicle Lot from the highway. These trees were recently moved from within the CalTrans right-of-way to inside the property line. However, the effect of the relocation will continue to be trees which will obstruct coastal views from Highway 1.

Board of Supervisors Report

PK Diffenbaugh (Legislative Aide to Supervisor Rich Gordon) also has copies of the *Shared Vision 2010* report, call him at 599-1016. The Board of Supervisors will hear on March 26 whether or not to appoint a member to the Coastsides County Water District board or to call an election. They have until April 9 to make such an appointment.

Committee Reports

Treasurer's Report: Kathryn Slater-Carter reported that our checking account balance is \$291.37.

Parks and Recreation Committee: Sandy Emerson reported that the March 4 meeting included a presentation on eucalyptus management by Cindy Roessler and Stan Hooper from the Midpeninsula Regional Open Space District. The project on the Pulgas Ridge area is intended to restore the native plants as well as the eucalyptus that were planted many years ago. She also brought as handouts materials from MROSD. The Committee also discussed the County's Parks and Recreation Needs Assessment Study.

Planning and Zoning Committee: Karen Wilson reported that there will be a Coastside Design Review meeting March 14 at the Moss Beach Sheriff's Substation, plus a meeting on March 28. The April 11 will have additional projects to review. The next Zoning Hearing Officer meeting will be March 21. Paul Perkovic briefly reported on the discussion at the Zoning Hearing Officer meeting on March 7, where the accuracy of the letter from the Committee regarding kitchens in the original plans submitted in June 2001 was questioned by the applicant. The next regular Planning and Zoning Committee meeting will be Wednesday, March 20 at 7:30 p.m. at the Three Zero Cafe.

Public Works Committee: April Vargas has reserved the third Monday of each month for potential meetings. So far none of the Council members has designated a committee member. Community members who are interested in serving on this committee should contact the Chair at 728-5215.

Consent Agenda

Designation of Bylaws Committee of Chuck Kozak, Paul Perkovic, and Kathryn Slater-Carter. Moved by Ric Lohman, seconded by April Vargas. Approved by unanimous consent.

Approval of minutes was deferred to the next meeting.

Regular Agenda

1. Presentation of Initial Results of San Mateo County's Recreational Needs Assessment

Sandy Emerson introduced this item. The Needs Assessment was conducted by a telephone survey of members of the Midcoast community. The recommendations will be presented by the consultant who conducted the study, George Manross of Strategy Research Institute.

Sam Hertzberg (San Mateo County Parks and Recreation Division) stated that the County is currently reviewing all County parks. There will be a community workshop on April 8. The full document is available online at <http://www.eparks.net/NeedAnalysis.htm>.

Dr. Manross explained that the survey involved best practices using a random sample of the community at large, as well as a sample of registered voters. Part of the study included questions regarding whether various funding alternatives might be successful.

Overall, countywide, 50% are somewhat satisfied and 31% extremely satisfied with parks.

Regarding types of use, countywide, 70% want passive parks, 9% want a combination, and 18% want active parks.

The types of parks preferred split 32% in favor of undeveloped parks or open space, 45% favoring developed parks with recreation facilities, and 18% preferring a combination.

Regarding the statement, "It is essential that San Mateo County officials acquire additional land to preserve, protect, and make accessible for local residents to enjoy." This had 58% strongly agreeing, and 20% somewhat agreeing for 78% total.

Asked about the type of land that should be acquired, 47% preferred natural resource management, 22% would prefer to expand or improve existing parks, 21% want to build new parks.

If the County were to ask local voters to approve some form of tax, such as a General Obligation bond, wherein those monies were dedicated to making capital improvements to, and expanding or enhancing the existing County Parks Trails System, including the enhancements that you believe are definitely needed, would you support or oppose

such a bond measure? There was support from 65%, with 9% saying it depends on the amount; 18% were opposed, with 8% unsure. That means that likely support from 69% is available.

When asked about willingness to pay, 71% would support \$5 to \$10 per year. This is from the countywide survey, related to the strategic capital plan.

Spending priorities rated resource management and trails highest, improved disabled access, environmental education, natural areas/open space, after school activities, and playgrounds. Ranking lower were more restrooms, cultural resources, picnic areas, education / performance facilities, and sports facilities.

Turning to the Midcoast region, 75% of the likely voters would be willing to support a Special Benefits Assessment District or some form of parcel tax for the construction and on-going maintenance of park & recreation facilities specifically for the residents of the community in which you reside. Only 17% were opposed, with 4% saying it depends on the amount.

The threshold of willingness to pay suggests that \$25 to \$30 per year would get adequate support.

Priorities in the Midcoast ranked preserving open space the highest, followed by walking / jogging areas, multi-use trails, more restrooms, playground areas, picnic areas, and softball / baseball fields. Ranking lower were a public swimming pool, tennis courts, soccer / football fields, roller sports facilities, a gym for indoor sports, outdoor basketball courts, and fishing accommodations. The lowest ranked item was water slides / water play area.

The final slide Dr. Manross presented showed a breakdown of spending priority regarding playgrounds. Overall, 72% rank playgrounds as a high or medium spending priority. Residents with no school-age children at home still rank this by 63%; parents with one child were 79%, with two children, 88%, and with three or more, 71%.

The total sample countywide was 478 respondents. Within the Midcoast, the sample was pushed to at least 30 in each community (El Granada, Miramar, Montara, Moss Beach, Princeton).

Ric Lohman (Miramar) asked about new funding sources. If new funding is provided, how do we assure that existing funding is not simply replaced by the new funding? The funding mechanisms studied all limit the uses to those specified in the measure. (This didn't really answer the question of how you prevent existing funds from being diverted, though.)

Bern Smith (***) asked ***. What drives voting decisions, or buying decisions, are core values. He then explained selective exposure, selective perception, and selective retention. This study is about the likely behavior of our constituents, e.g., perceived reality.

PK Diffenbaugh disagreed looking at the response to 9.11, after the President asked people to be patriotic and spend money, the first day when the stock market opened it went down about 500 points.

Sandy Emerson suggested that the funding level indicates the intensity of interest among community members. However, \$25 per household won't provide enough money to buy very much parkland. Where is the rest of the money going to come from? Sam Herzberg replied that County parks are funded through the Board of Supervisors from the General Fund. Many of the County parks were acquired with funds from a bond measure about 30 years ago. Countywide, there is about \$65,000,000 in deferred maintenance for existing parks. There have been some funds from Proposition 12 or Proposition 13 monies, and may be some from Proposition 40 which was just approved last week. Some of the needs may be met by Golden Gate National Recreational Area or other agencies.

Sam Herzberg wrapped up by saying that copies of the Needs Assessment report are available. There will be a community workshop on April 8 at the El Granada Elementary School. Sam can be reached at 363-1823. The Strategic Capital Plan will also be proceeding at the same time.

2. Review of Planning Application PLN2002-00020

April Vargas thanked Dave Mier, Superintendent of Operations, and the new General Manager, Ed Schmidt, from Coasts County Water District. She has also spoken to Jim Asche, Chief of the Half Moon Bay Fire Department.

Dave Mier said this project was started about two years ago. It consists of the replacement of approximately 6000

feet of 2-inch water pipelines with 6-inch mains, primarily on the southern side of Avenue Alhambra in El Granada. The reason for the replacement is partly because the existing pipeline is old and undersized; the second reason is to add fire hydrants to bring the fire protection up to current standards; and the third reason is for improved water quality, to loop some mains that are currently dead ends. A small part of the project will replace lines in the Navarro / Escalone area (existing road project).

In response to several questions, Dave Mier described the process of trenching, installation of new pipeline, pressure testing, disinfection of the new pipe, and transfer of the existing service connections. The time frame for construction is likely to begin by June and require perhaps 120 days for construction. There are delays for the Coastal Development Permit, a possible appeal period, approval to submit the plans for bids, bidding, and contract award. Within the entire District, there is about 16,000 feet of 2-inch pipeline. Last year, the estimate of water loss for the entire District was about 15,000,000 gallons due to leaks. Sewer lines and water lines have to be separated by 10 feet, so there is no conflict with Granada Sanitary District work. The roads are graded oil and gravel, but after construction will be covered with a standard 2-inch asphalt cover; thus, the new road surface over the trenches will be better than the rest of the street.

Paul Perkovic moved that the Council support this project; seconded by Kathryn Slater-Carter. Chuck Kozak suggested adding the conditions related to non-point pollution control, drainage runoff, hours of construction, and coordination with Granada Sanitary District. Approved by unanimous consent.

3. Board of Supervisors process to fill the vacant Directorís seat on the Coastside County Water District

Chuck Kozak briefly summarized the options available to the Board of Supervisors regarding the vacancy. The Board could choose to fill the vacancy or leave it vacant until November.

Ed Schmidt (General Manager, CCWD) said that his Board deadlocked 2 to 2 both on making an appointment and on calling a special election. This was at the February 27 special meeting. A special election will cost the District about \$17,000; consolidating the question with the November general election would cost about \$9,000.

Sandy Emerson observed that an appointment would fill the vacancy for several months, rather than waiting for an election.

Kathryn Slater-Carter observed that the current Board is able to operate the District even with the vacancy.

Ric Lohman is concerned that the Coastside Chamber of Commerce is coming out in favor of an appointment; he is strongly in favor of letting the community decide on this (through an election).

April Vargas asked whether the General Manager had noticed an inability of the Board to give directions to operate the District. Ed Schmidt said that the four Board members had very strong personal feelings. April felt that waiting until an election in November would best serve the constituents. She thinks it would be most appropriate for the Board of Supervisors not to become involved in a potentially controversial local issue.

Karen Wilson said she agrees with April.

Paul Perkovic noted that he had attended the CCWD Board Retreat and was surprised that there was such a high commonality of agreement among the existing four Board members on many issues. He agrees with the sentiments expressed by other Council members.

Chuck Kozak noted that whether the Board of Supervisors leaves the position vacant or calls for a normal election, the issue would fall on the November ballot.

Leonard Woren (El Granada) said that, given the contentious nature of the two-to-two split on certain issues before the CCWD Board, he thinks that it is inappropriate for anyone to do an appointment either the remaining CCWD Directors or the Board of Supervisors.

Kathryn Slater-Carter moved that the Council recommend to the Board of Supervisors that the vacancy be filled by election in November 2002; seconded by Ric Lohman. Ric wanted the letter to indicate that the Council feels that CCWD has been successful in carrying out its responsibilities even with the current four-member Board. Karen

noted that this is a small community and decisions should rest with the constituents being served. Approved by unanimous consent.

4. Report on Discussions with County on Midcoast Affordable Housing and status of El Granada Manufactured Home Park

Chuck Kozak reported on a series of meetings with April Vargas and members of the community.

April Vargas reported on a meeting on March 1, when Lisa Ketcham and April met with Supervisor Gordon. The Homeowners Association has met with legal aid to see whether some issues could be resolved by mediation. George Mozingo (San Mateo County Association of Realtors) has been in discussion with the County as well, urging the County to take action on some of the alleged violations. SAMCAR is trying to arrange a meeting. The account manager for Kingsley Management will be coming for a meeting at some point. There are now only 5 parcels where lot lines are under controversy.

Chuck reported on a meeting on March 6. County Counsel and planning staff are preparing a report that will be discussing alternatives. There will not be a recommendation presented to the Planning Commission. The El Granada Manufactured Home Park does not have a designated affordability component. The Department of Housing and Urban Development requires at least 50% designated for low and moderate income housing. The Use Permit for the park was issued in 1963 and never updated.

This matter will come before the Planning Commission on April 24.

April Vargas wanted the Council to put this on our agenda for April 10, after the staff report is available.

Paul Perkovic noted that the Princeton precinct (3301) votes at the County maintenance yard in Princeton, even though about 80% of the registered voters live in the El Granada Manufactured Home Park. It would be a convenience to the residents to move the polling place to the park.

Chuck also discussed the possibility of affordable housing on infill lots in the Midcoast. (See Chuck's notes, which were distributed to all Council members.)

Chuck, Karen, and Paul will served as a Council committee on affordable housing issues.

5. Midcoast Local Coastal Program Review Update

Chuck Kozak displayed the report that George Bergman had delivered earlier, and reminded everyone that it looks like the community meeting will be April 15.

Update on Continuing Council Projects

(No updates.)

Future Agenda

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

Consent - Minutes from 13 and 27 February and 7 March meetings

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

1. CalTrans on Devils Slide Portal and Rock Cut Aesthetics
2. Trees at the RV park (or consent?)
3. LCP Review Update

The meeting was adjourned at 11:15 p.m.

Respectfully submitted by Paul Perkovic, Secretary.