

Department of Public Works



COUNTY OF SAN MATEO

555 COUNTY CENTER, 5TH FLOOR • REDWOOD CITY • CALIFORNIA 94063-1665 • PHONE (650) 363-4100 • FAX (650) 361-8220

BOARD OF SUPERVISORS

MARK CHURCH
RICHARD S. GORDON
JERRY HILL
ROSE JACOBS GIBSON
MICHAEL D. NEVIN

NEIL R. CULLEN
DIRECTOR

February 27, 2003

Ms. Karen Wilson, Chair
Public Works Committee of the MidCoast Community Council
P.O. Box 371273
Montara, CA 94037

Dear Ms. Wilson:

Re: Speed Bumps, Mitigation Fees, Date Street Development Plans, Coordination of Building Review

I received copies of the Faxes that were sent to the Planning Division of the Environmental Services Agency regarding the above issues. The following is a discussion of the issues.

Speed Bumps/Dips

Attached is a copy of the Board report that discusses the installation of speed control devices (speed humps and dips). The Board approved the installation of the two speed control devices and we are compiling the surveys of the adjacent property owners to determine the effectiveness of the devices. We are also developing a staff report to the Board of Supervisors with our findings, and I will send you a copy as soon as it has been approved by the County Manager, and will notify you when the report will be presented to the Board.

Mitigation Fees to Fund Drainage Only Projects

You have asked what needs to be done to move forward with drainage only projects. Attached is Section 2.54.070 of the County Ordinance Code which provides that the mitigation fees should be used only for the reconstruction of drainage facilities...; and excerpts from the Community Plan that states that drainage shall consist of standard gray paved valley gutters... , the requirement for public hearing(s) before the MidCoast Community Council on "any amendment to policies, standards or other provisions, regulating road improvements...", and the requirement for a written survey of the property owners in the areas where changes in the road standards are proposed.

Ms. Karen Wilson, Chair

Public Works Committee of the MidCoast Community Council

Re: Speed Bumps, Mitigation Fees, Date Street Development Plans, Coordination of Building Review

February 27, 2003

Page 2

I have also attached my previous letter to Chuck Kozak which discusses mitigation fees to fund drainage improvements as well as alternatives to finance drainage, since the Salinas Decision on drainage fees was overturned in the appellate court.

I continue to believe that Section 2.54.070 would need to be revised to allow for the construction of new drainage facilities financed with mitigation fees; and that at a minimum, a public hearing would have to be held before the MidCoast Council if the Council supports a policy that allows for drainage projects to be built without the concurrent road improvements as described in the Community Plan. However, I also believe that a modification in the Community Plan is needed as the Board of Supervisors has approved other road standards in other areas of the County that may be applicable to the MidCoast; and the exception language needs to be expanded to provide alternatives to situations that we experienced with conforms to driveways and other improvements in the Navarra Project.

Date Street Development Plans

The Cedar/Harte drainage near Date Street was discussed at the County Planning Commission meeting on May 23, 2001, and alternatives were presented. Attached is a copy of our report. However, the report also stated that implementing any of the alternatives would require the input of the MidCoast Community Council and the possibility of changes in the mitigation fee ordinance and Community Plan Standards.

With regards to your questions regarding drainage improvements associated with single-family home development in the Date Street area, it is my understanding that the development is occurring on existing legal lots and as such, they are reviewed as residential infill development and not as subdivision development. The homebuilders are required to pay mitigation fees, and these fees can be used for street improvements or drainage improvements as determined by changes as may be recommended by the MidCoast Community Council and approved by the Board of Supervisors.

Joint Planning and Public Works Meetings

Public Works staff are located at the Development Review Center with Planning and Building Inspection and both the staffs review building plans that are submitted for approval. I am not clear on your statement that house plans are being approved without coordinating requirements for drainage. Safe and adequate access, including provisions for road drainage and upgrades as required by the fire agencies, is required for non-maintained access roads and we continue to maintain the County Road system. The Board of Supervisors instituted mitigation fees

Ms. Karen Wilson, Chair

Public Works Committee of the MidCoast Community Council

Re: Speed Bumps, Mitigation Fees, Date Street Development Plans, Coordination of Building Review

February 27, 2003

Page 3

in lieu of requiring half street improvements or recorded agreements, and drainage plans are reviewed using the same criteria for single-family dwellings on existing legal parcels in other areas of the County. I checked with the Building Division and drainage plans are required but are site specific. Currently, the Uniform Building Code encourages drainage to the public street. The Building Division insures that uphill lots adjacent to a street have an adequate system to bring the water to the road, and Public Works insures that the street area is not impacted by the outfall system from the parcel. The Building Division requires more detailed drainage plans for lots that drain through private property (down hill lots or second tier lots either uphill or downhill from a street) to insure that the drainage is not creating or exacerbating drainage problems on the downhill property. However, neither Planning nor Public Works requires a new homebuilder to mitigate flow off of their property to the extent as indicated in your Faxes.

We are currently looking at options to reduce peak flows in the North Fair Oaks area of the County, but these options are either in conjunction with road reconstruction or in the form of regulations that would impact all developed properties and not just those under construction. The adoption of regulations and ordinances was also discussed in the letter to Chuck Kozak.

Proposed Resurfacing of Specific Substandard Roads

My letter to Chuck Kozak also discusses our proposal to resurface some roads that may not have been improved to a specific standard, in order to maintain their rideability while a program to improve the MidCoast road system is further defined and developed.

We believe that the resurfacing of these roads is not an "improvement" as defined by the MidCoast Community Plan, but are maintenance type projects since the roadways widths will not be increased and additional improvements are not proposed, except for Mirada Road due its relative location of the Half Moon Bay City limit (center of the road) and erosion due to wave wash over the rock revetment. The roads proposed to be surfaced together with our reasons for recommending the roads are as follows:

- 2nd Street - Main Street to Highway 1 (access to Montara)
- 4th Street - Main Street to Audubon Avenue (access to Montara)
- Main Street - 2nd to 9th Streets (access to businesses and Montara)
- Cypress Avenue - Highway 1 to Airport Street (access to Seal Cove)
- Etheldore Street - Entire length (access to Moss Beach)
- Vermont, Virginia and California Avenues - Highway 1 to Etheldore Street
(access to Moss Beach)
- Magellan Avenue - Highway 1 to Mirada Road
(access to visitor serving facilities)
- Mirada Road - Magellan Avenue to Medio Avenue
(access to visitor serving facilities)

Ms. Karen Wilson, Chair
Public Works Committee of the MidCoast Community Council
**Re: Speed Bumps, Mitigation Fees, Date Street Development Plans, Coordination of
Building Review**
February 27, 2003

Page 4

I believe the meeting of the Public Works Subcommittee that I attended in November 2002 was for the purpose of bringing some focus on the issues that are of current or of ongoing concern to the residents of the MidCoast. However, we need the input of your Subcommittee on the above related issues if we are going to revisit priorities for road and drainage projects, establish financing options and implement the resurfacing projects as described above, if that is the desire of your Subcommittee, the Council and the residents.

I can be reached at 650-599-1421 if you have any questions or to set up a meeting. Faxes can also be sent directly to the Department at 650-361-8220.

Very truly yours,

Neil R. Cullen
Department of Public Works

NRC:

F:\USERS\ADMIN\ESD\MONTARA\2003\letter to karen wilson Feb bumps drain et al Rev Feb 27.doc

Enclosures: Staff Report on Speed Devices
Ordinance Code Section 2.54.070
Excerpts from the Community Plan
Staff Report to the Planning Commission
Letter to Chuck Kozak
Faxes from Karen Wilson

cc: Supervisor Richard Gordon
Sandy Emerson, Chair, MidCoast Community Council
Ms. April Vargas, Chair, Public Works Subcommittee, MidCoast Community Council
P.O. Box 64, Moss Beach, CA 94038
Chuck Kozak, MidCoast Community Council
Marcia Raines, Director of Environmental Services
Deborah Hirst, Legislative Aid to Supervisor Richard Gordon