

Minutes of the 05/14/03 Meeting of the MidCoast Community Council

Chair Sandy Emerson called the meeting to order at 7:40 pm. Directors present were Slater-Carter, Vargas, Perkovic, Lohman, Kozak and Wilson.

There was no **Public Comment**. There was one announcement, that the Surfider Foundation is seeking volunteers to help paint the water quality testing facility pm May 17 from 9:00 am until 4:00 pm. The facility is located on the road to Mavericks.

Board of Supervisors Report

Deborah Hirst, Legislative Aide for Supervisor Rich Gordon, reported that there is now a contract to repair the pedestrian bridge on Mirada Road. Federal funds will be used, not money from the County's General Fund. The opposing parties in the Miller decks issue will go to mediation to try and settle the dispute. The matter will go back to the Planning Commission on June 11. There will be an internal update from the County group which has been meeting to try and resolve the El Granada Manufactured Home Community issue. Water system issues and rent increases will be discussed. The current status of attempts to purchase the park by a nonprofit will also be reviewed.

Treasurer's Report

Paul reported that the current checking account balance is \$276.37. **A new bank account still must be opened so that the Council can directly oversee the disbursement of its annual funds from the County. Ric requested \$60 to purchase a copy of the Pilarcitos Well Study, prepared by Coastside County Water District. Paul will investigate a bill from Cabrillo Unified School District for facilities rental that took place in March 2002.**

Committee Reports

Parks and Recreation: The last meeting was held on May 12. The Committee discussed inviting guests speakers from other regional Parks and Recreation oriented organizations to speak at each meeting. In addition, it was considered advantageous for P and R Committee members to join some of these other organizations. The next meeting will be held on June 9 at 7:30 pm at the 3-0 Café. Chuck mentioned the Fund Our County Parks petition drive to place a measure on the ballot that will provide a dedicated source of funding for County parks. For more information, contact Linda Dyson-Weaver at 650-344-7366.

Planning and Zoning: Reviewing the Ethan Miller decks hearing at the Planning Commission earlier in the day, Chuck reported that three of the Commissioners favored the appellants' point of view. Mediation was recommended, however. Chuck will meet with county Planning staff to discuss the tree removal permitting process. He is also investigating the possibilities for relocating the fire station in El Granada. All zoning districts will allow a fire station, with proper approvals. He mentioned constituent

concerns regarding the replacement of a telephone pole and the fact that the utilities had not been placed underground.

Public Works: A joint meeting was held with Planning and Zoning on May 7. A letter to the County Public Works Dept. will be sent regarding draft procedures for the installation of speed control devices. Drainage was also discussed and a plan was developed for definitive action to be taken.

On may 22 from 4:30 until 6:00 pm, the Coastside Design Review Committee will meet to continue discussions on the Design Review criteria.

Consent Agenda

The Minutes for the April 9 and April 23 meetings, although completed, were not distributed in time for all Council members to review them so their approval was continued to the May 28 meeting.

Regular Agenda

8a. Update on Status of Pilarcitos Creek – Keith Mangold Slide Show

Keith Mangold is a volunteer who works on creek restoration projects. He gave a presentation on the Pilarcitos Creek Lagoon which has now gone dry as a result of diversions of water in the summer months. He suggested the use of tertiary treated water for irrigation, thus eliminating the need to divert water from the creek, allowing the lagoon to be restored. The full text of his presentation is included in the public record. He asked that the MCC actively promote the use tertiary treated water to San Mateo County, Sewer Authority Midcoastside and Coastside County Water District.

Leonard Woren of El Granada voiced concerns that the water no longer diverted, once treated water was used in its place, would be used for residential development rather than exclusively for creek restoration. SAM has not, as yet, made any commitments in this regard, according to him. Keith said that the main areas of resistance to the use of tertiary treated water at this point are:

1. Fear of tertiary treated water, the endocrine inhibitors contained within it (estrogen, analgesics) and the lack of data on the dangers.
2. The fear that increased water supplies will induce growth.
3. Legal issues
4. The current lack of incentives for agricultural operators to use tertiary treated water.

There is now some interest on the part of the Farm Bureau in investigating the use of tertiary treated water. He urged a survey of all creeks and aquifers on the MidCoast with investigation of recharge possibilities. He suggested a Water Summit with participation from the City of Half Moon Bay, San Mateo County, Coastside County Water District, Montara Sanitary District, Sewer Authority Midcoastside and various resource agencies to facilitate the dissemination of information and the development of a definite plan.

Karen moved that the MCC support such a Water Summit. Kathryn seconded and the motioned carried unanimously. Karen and Ric will write the letter.

There was a short break and the meeting reconvened at 9:07 pm.

8b. Midcoast Local Coastal Program Update Review

Tasks were reviewed. Council positions on some have been drafted. Most have not. It was suggested that the Council inform the Planning Commission of the process leading up to the Outcomes Report and the fact that the Council does not support the system by which the input at public workshops is being counted and quantified. This item will be covered in the introduction to the MCC report on the tasks.

It was suggested that identifying the major items where there is disagreement between the Council's recommendation and the Staff proposal would prioritize work on the remaining tasks. Because there seemed to be so many that were in conflict, this strategy did not prove successful as a prioritizing mechanism.

Many other ideas were discussed: Task 1 buildout numbers are essentially correct as long as they are accompanied by proposed lot merger policies. The number may increase, however, if there are additional residential uses added in other zoning districts. Task 2 substandard lots are now counted. Task 4 dwelling units rather than building permits will be used as the basis for calculation. The growth rate should be set for a period of 20 years only. Fifty to sixty new units a year would constitute a 1 1/2 % per year growth rate. Another idea was to recalculate the growth rate based on available infrastructure with a 1 1/2% cap. Would each recalculation have to go through Planning Commission, Board of Supervisors and Coastal Commission approval? Perhaps recalculating every five years would be preferable.

Leonard Woren supports a fixed number of units per year, not a percentage, with the elimination of discretionary ability of the Board to raise the number. He also said that the Coastal Commission supports the inclusion of those parts of the Coastal Act in the LCP which the City of Half Moon Bay has included in theirs.

8c. Discussion of Tree Removal Permit Process

To inquire about the removal of a tree and whether a permit has been issued, call the County at 363-1825. Karen suggested increasing the replacement ratio for illegal removals to 3-1. When a major tree within a grouping is removed, the remaining trees are more vulnerable and should be groomed accordingly. Sandy requested a flow chart of the process.

Adjournment

The meeting was adjourned at 10:47 pm.

Respectfully submitted by Secretary April Vargas