

Minutes of the June 25, 2003 Meeting of the MidCoast Community Council

Chair Sandy Emerson called the meeting to order at 7:45 pm. Members present were Directors Vargas, Perkovic, Kozak, Lohman and Wilson. Kathryn Slater-Carter was absent.

Public Comment

Leonard Woren of El Granada renewed his request that the Council take up the issue of a proposal for new firehouse to be built on the Median Strip in El Granada. Lt. Quinlan reported that on Thursday, June 26, Pillar Point Harbor will be closed from 7:30 until 9:00 am. 300 pounds of TNT was found in the form of an unexploded depth charge. It will be taken out to sea and detonated. The Sheriff's office will sweep the harbor to search for other ordnances.

Consent Agenda

There were no items.

Board of Supervisors Report

Deborah Hirst, Legislative Aide to Supervisor Rich Gordon, reported that due to budget deficits, there will be cuts and layoffs in many County departments. The County has pledged to contribute the remaining \$400,000 to complete the purchase of the west parcel of Mirada Surf.

Committee Reports

Public Works Committee: Enforcement Officer Gary Warren was too busy to respond to a constituent concern regarding commercial signs along Hwy 92 so Karen is following up. The next Design Review Committee meeting will be held on July 10 at the Sheriff's Substation in Moss Beach at 1:30 pm.

Parks and Recreation Committee: The next meeting will be on July 14 at 7:30 pm at the 3-0 Café.

Planning and Zoning Committee: The County has developed a test procedure for thinning of eucalyptus groves. A Coastal Development Permit will be required if over 20% of the trees are to be removed. Trees under 3" in diameter do not require a CDP for removal.

Regular Agenda

8a. Under grounding Utilities Project: Coronado to Capistrano: Deborah Hirst reported that the MCC needs to write a letter requesting under grounding of utilities. Under PUC (Public Utilities Commission) Rule 20A, San Mateo County can receive up to \$500,000 to cover under grounding within the entire County. An under grounding district must be

formed. At \$300 per foot, 5000 feet of under grounding will cost \$1.5 million. This will require the County's entire allocation over three years. The allocation can be received in advance to complete the project. 5000 feet would reach from the border with Half Moon Bay to Alto Ave. in Miramar on both sides of the highway. The project could take 2 to 3 years to complete and an Administrative Utility District would be formed.

Karen suggested that the under grounding project should not preclude any future multi-modal parallel trail construction along Highway 1. Leonard Woren wanted to ensure that that the Obispo/Coronado intersection will be included in the project. Deborah explained that the area under discussion was chosen because of its flat terrain, on which power poles are particularly obvious. **Sandy suggested that Council members survey the area and decide which 5000 feet they believe should be under grounded. Ric moved that the Council write to the Board of Supervisors, request that the Utility District be formed and that the project move forward.** Chuck seconded the motion and it passed unanimously.

8b. Status of Caltrans Projects for Highway 1 and Highway 92: Half Moon Bay Mayor Dennis Coleman explained about Measure A allocations for transportation improvements. The 1/2% sales tax collected each year yields about \$60 million for projects. The Peninsula Policy Partnership, a private business group to which many of the cities in the County belong, recently released a tentative list of projects to be funded when Measure A is reauthorized. There are many items listed that are of concern to local residents; widening of Hwy 1 to four lanes, constructing a Half Moon Bay bypass, building a tunnel along Hwy 92, widening Hwy 92 between Hwy 1 and 280 to four or six lanes.

Regarding local projects that are currently being funded with Measure A money, HMB is the lead agency for the Hwy 92 – Main St. project but the County is the lead agency for the Hwy 92 straightening project. There has been no examination of the cumulative impacts of all of these projects considered together. The City found the EIR for the straightening project to be inadequate.

Mayor Coleman went on to discuss the difficulties in finding out what agency will handle the mitigations for these projects. He was told that the Transportation Authority staff is working on the EIR. The TA is the agency that was formed to manage Measure A funds and oversee projects. He is having difficulty getting specific information from them about hearing dates.

Deborah Hirst confirmed that there is no master plan for Highway 1 improvements. **Paul emphasized that the County's General Plan should contain a Transportation Circulation Element and suggested that this request be added to Task 7 of the LCP Review or become Task 24.**

John Lynch of HMB stated that many of the boards and commissions that deal with transportation issues have interlocking memberships.

Mike Ferreira of the HMB City Council stated that in retrospect, it would have been beneficial if City representative had attended more Bayside meetings where transportation projects were being discussed. In the future they will participate more fully.

Leonard Woren emphasized that a four-lane Highway 1 would ruin the Coast's ambience and make accessing roadside businesses very difficult.

Lou Bertolucci of El Granada stated the HMB is stagnated and there needs to an improvement project and the 92 – Main St. intersection.

Ric favored an investigative effort to find out who is handling mitigations and when hearings are being held and by whom. Karen suggested emailing specific questions to Deborah Hirst so that she could get answers from Supervisor Gordon, who sits on the Transportation Authority. Sandy will copy the numerous documents that Dennis made available from the City regarding these projects and will make them available at the MCC office for interested Council members and constituents.

8d. Resolution on November, 2003 Election: It was unanimously agreed that this item would be taken out of order. **Sandy agreed to send a map of the MCC jurisdiction, deliver notice as requested, confirm three open seats and Paul moved that a 200 word ballot statement be paid for by the candidate. In discussion it was added that Form 700 should be required no later than the filing date and that although our Bylaws do not require the filing of the form, the Council strongly encourages it. Ric seconded and the motion passed unanimously.**

Sandy will resign her seat in two weeks. The Board will decide how to fill the vacancy. Because the vacancy was not announced at least 130 days before the next election, the seat will not go on the ballot. The MCC appreciates Sandy's dedication, has been fortunate to have the opportunity to work with her and will miss her greatly. She is willing to continue to serve on the Parks and Recreation Needs Assessment Task Force and on the Fitzgerald Marine Reserve Technical Advisory Committee. A new Chair will be chosen at the next meeting.

8c. MidCoast Local Coastal Program Update Review; Tasks 13 and 14 involve possible rezoning of parcels. Are horse ranches allowed in the COSC district? Existing homes? More investigation is necessary. In the R1-S17 district in northern Montara, the text of the LCP and the map are inconsistent. Rural Residential zoning should be confined to major subdivisions only. The recommendations within the text of these Tasks should be more readily apparent.

Regarding Task 13, Chuck commented that PAD land has different regulations. The proposal for minimum parcel sizes of 5 acres must not include PAD and it must be made clear that PAD land is not included in the proposal which covers RMCZ. Kathryn will be asked to reconsider her recommendation for a zoning change in light of the potential density credit transfers that such a change might be stimulate.

Regarding the zoning controls for the Rural Residential area, it was suggested these areas be designated either COSC or RMCZ. A decision must be made. The County should forcibly merge lots, if this is legal, to create the smallest number of the largest parcels possible.

Task 15 addresses re-designating the Devil's Slide bypass right of way. Ric suggested that it be zoned COSC with the removal of any residential use, even with a use permit. It should also have a Park overlay added. One of the safe crossings in Montara should be changed to 14th St. from 16th St. There are still inconsistencies between the LCP and the County Trails Plan. The Plan will not be updated for at least 8 years. The Montara Mountain Trail is incorrectly designated in the Trails Plan. Inconsistencies must be reconciled. Are in lieu fees (section 11.27e) collected Countywide or just on the coast?

Adjournment

The meeting was unanimously adjourned at 11:00 pm.

Respectfully submitted by Secretary April Vargas.