

Draft Minutes of the August 13 Meeting of the MidCoast Community Council

Chair Paul Perkovic called the meeting to order at 7:50 pm. All six current council members were present.

Public Comment

Leonard Woren asked that a discussion of the proposal to build a new fire station on the Burnham Strip in El Granada be placed on an upcoming agenda.

Ric reported that consideration of the El Granada Pipeline Project was continued by the Coastal Commission. Coastside County Water District was directed to provide more information. Current data submitted does not justify the pipe size being requested.

Kathryn reported that she and Paul had attended a meeting in Huntington Beach regarding desalinization plants developed in combination with sewer plants. She is concerned with the privately owned plants that may be controlled by international corporations. On August 1 the Montara Water and Sanitary District took over as the water provider for Montara and Moss Beach. A capital improvements plan has been adopted and 7 test wells have been approved. Water bills can now be paid at the District office, 8888 Cabrillo Highway in Montara.

Paul announced National Park Service fire management plan meetings for the Golden Gate National Recreation Area. April reported on the Board of Supervisors meeting where they approved the first reading of a rent control ordinance for mobile home parks in the unincorporated area.

There was no Board of Supervisors Report.

Committee Reports

There was no Treasurer's Report.

Parks and Recreation Committee: The next meeting will be held on September 8 at 7:30 pm at the 3-0 Café. There were no meetings of the committee in August.

Planning and Zoning Committee: The last meeting was on August 6. On August 19 Chuck and Moss Beach resident David Mayes will meet with San Mateo County Agricultural Commissioner Gail Raabe to discuss pine pitch canker infestation. Regarding the eucalyptus thinning proposal, procedures have been developed. Limbs can be trimmed up to a height of 8 feet and trees smaller than 3 inches in diameter and ground debris can be removed. The county is still working on a Coastal Development Permit proposal for such projects. Peninsula Open Space Trust would like to do some thinning on their Wicklow property in El Granada and they are willing to apply for a CDP. The County is proposing an exemption from the CDP requirement for the thinning project on

Coral Reef Ave. in El Granada. This would restore the fire safety buffer that is required. Fire Chief Asche requests a biological report before the project is initiated.

The P and Z Committee is reviewing projects for the community of El Granada until a new member of the Coastside Design Review Committee can be appointed for that area. The Design Review Committee will meet on August 18 at the Sheriff's Substation in Moss Beach to review updates and County Counsel comments on the latest Design Review Standards. There will be a project review meeting on August 14, also at the Sheriff's Substation in Moss Beach.

Consent Agenda

Meeting Minutes were removed from the agenda. Karen moved approval, Kathryn seconded and the motion passed unanimously.

Regular Agenda

9a. Report on Public Works Meeting with Neil Cullen and Undergrounding Utilities: Feedback on the development of an undergrounding recommendation is as follows: Deborah Hirst, Legislative Aide to Supervisor Gordon had suggested that the Council choose a 5000 foot segment for undergrounding. Public Works Div. Director Neil Cullen suggested starting at Highway 1 and moving inland for all improvements. Chuck suggested the area around the airport, Kathryn expressed a preference of the west side of the highway and Leonard Woren of El Granada suggested a permanent ban on any new overhead utility line installations. **Karen will write up three proposals for submission to the County:**

- 1. Undergrounding in the El Granada area around the intersection of Highway 1 and Coronado**
- 2. Undergrounding in the Airport Area**
- 3. As a component of any undergrounding project along the Highway One, Caltrans shall be required to install pedestrian and bicycle paths parallel to the highway.**

9b. Mosquito Abatement District Expansion to the MidCoast and LAFCo issues: There is a proposal to include 284 square miles in this expansion. It will come before the Local Agency Formation Commission in September. This will be a parcel tax measure, levying a tax of \$3.74 per parcel on the Bayside. Property owners will vote and a benefit assessment mechanism will be used. The Council formulated these questions:

1. How will access be gained to monitor and treat private property?
2. Will environmentally safe chemicals be used?
3. What are the potential impacts on watershed areas?

The Council can request a presentation by the Mosquito Abatement District. Leonard Woren stated that if this annexation is approved, the unincorporated area will be

represented by a member of the Board of Supervisors. We need better, local representation. We need a Coastal representative or a Coastal Advisory Committee. There was concern about Section C item 9 in the proposal. **April moved, Chuck seconded and the Council unanimously passed a motion for Paul to write a letter outlining our concerns.**

9c. Preliminary Planning for Candidates Nights: CCDW will be hosting a forum for candidates running for those seats. **A committee of Chuck, Paul, Karen and Leonard Woren was named to investigate which other candidate forums are being held and secure the participation of the League of Women Voters in the MCC's event.**

9d. MidCoast Local Coastal Program Update Review: Only Task 6, the Design Review Standards, can logically be considered separately from the other Tasks in the review. Tasks 15-23 are independent Tasks and should be considered at the end of the review process. We need a show of support at the October 8 meeting. Chuck will work on this.

If all of the numbers advocated by the San Mateo County Association of Realtors are included, it would constitute a worst- case scenario. How will the numbers from Task 3 be incorporated? When will our data collection work be completed? Chuck Little of MWSD and George Bergman need to talk. When? Sources and relative costs of water need to be presented. The MCC should be given an initial presentation time of 10 minutes to make a presentation of our recommendations and substantiating data at each Planning Commission meeting. We reiterate our request for video taping of all meetings. We need to write a letter stating our concerns and requests. **April moved and Chuck seconded a motion that they would draft such a letter. The motion carried unanimously.**

Additional comments were made regarding Task 6: there are serious flaws in the alternative proposal. These should be highlighted. Page 11 of the Staff Report does not contain a fair characterization of who the group is that authored the alternative standards. The meetings they held were not public and components in their proposal are illegal. It would be helpful to develop a side-by-side comparison of the Design Review Committee and alternative standards. All MCC documents should be provided to the Coastal Commission as they are generated. They should be copied to Board of Supervisors as well. The MCC endorses the first section of the Staff Recommendation for Task 6 only. There must be clarifications and protections for neighborhood character. Included in the House Size Regulation revision process was a pledge to institute Design Review standards.

Future Agenda

For Meeting of September 24:

Housing Endowment and Trust Fund – can this be postponed?
Public Works discussion of road improvements
Proposed El Granada Fire Station
LCP Review

Adjournment

The meeting was unanimously adjourned at 11:00 pm.

Respectfully submitted by Secretary April Vargas