

9-24-2003

**I.
BOARD AMENDS MIDCOAST COMMUNITY
PLAN IN 1994 WHICH INCLUDES:**

1. ROAD STANDARDS FOR ALL AREAS

**A. EL GRANADA STANDARD (INCLUDES
PARKING LANES AND SIDEWALKS)**

**B. MONTARA STANDARD- 22 FEET OF
PAVEMENT WITH 3 FOOT VALLEY
GUTTERS- MAY BE USED IN EL GRANADA**

**2. FIRST COME FIRST SERVE ROAD
RECONSTRUCTION PROJECTS FINANCED IN
PART WITH PROPERTY OWNER
ASSESSMENTS**

**3. ABILITY FOR PUBLIC WORKS TO
EXPEDITE PROJECTS**

**4. REVISION IN ROAD STANDARDS
REQUIRING A WRITTEN SURVEY OF THE
PROPERTY OWNERS IN THE SPECIFIC AREA-
MONTARA, MOSS BEACH, SEAL COVE,
PRINCETON, MIRAMAR, EL GRANADA,
CLIPPER RIDGE**

II.
BOARD OF SUPERVISORS POLICY ON
ASSESSMENT DISTRICTS PROVIDES THAT :

1. COUNTY PAYS FOR:

- A. TRAVEL WAY**
- B. VALLEY GUTTER OR CURB &
GUTTER**
- C. SIDEWALK IF IT IS REPLACING
EXISTING IMPROVEMENTS**
- D. PROPORTIONATE SHARE OF
DRAINAGE ON AN AREA BASIS**

2. PROPERTY OWNER PAYS FOR

- A. SIDEWALK UNLESS A REPLACEMENT**
- B. PARKING LANE**
- C. PROPERTY RELATED COSTS SUCH
AS DRIVEWAY CONFORMS**
- D. PROPORTIONATE SHARE OF
DRAINAGE ON AN AREA BASIS**

III.

PROPOSITION 218 AND SUBSEQUENT STATE LEGISLATION REQUIRES:

A. A DETAILED REPORT AS TO THE SPECIAL BENEFIT THE PROPERTY WILL RECEIVE IN RELATION TO THE OVERALL COST OF THE PROJECT.

B. THE BURDEN OF PROOF AS TO THE BENEFIT RECEIVED RESTS WITH THE AGENCY PROPOSING THE ASSESSMENT

C. A SEALED BALLOT ELECTION IS REQUIRED WITH THE VOTE WEIGHTED BASED ON THE ASSESSMENT)(I.E. A \$500 ASSESSMENT HAS TWICE THE WEIGHT OF A \$250 ASSESSMENT)

D. IF A MAJORITY OF THOSE OPPOSE THE ASSESSMENT, THE GOVERNING BODY CANNOT OVERRULE PROTESTS ON HEALTH AND SAFETY REASONS AND THE ASSESSMENT CANNOT BE APPROVED.

CONCLUSION

**PROPERTY OWNER ASSESSMENTS ARE NO
LONGER AVAILABLE METHOD OF FINANCING
ROAD AND DRAINAGE IMPROVEMENTS**

*Property owners must front costs
for the election*

**IV.
FINANCIAL ALTERNATIVES TO
RECONSTRUCT ROADS:**

**1. BUILD MONTARA STANDARD &
ELIMINATE ANY CONSTRUCTION BEHIND
THE VALLEY GUTTER, WITH WORK BEHIND
GUTTER BEING THE RESPONSIBILITY OF
THE PROPERTY OWNER TO CONSTRUCT**

**2. RELY ON SURFACE DRAINAGE IN AREAS
WHERE SURFACE DRAINAGE IS THE
PRIMARY CONVEYANCE FACILITY**

**3. PAY FOR NECESSARY MINIMUM DRAINAGE
FACILITIES WITH MITIGATION FEES**

Council consider this

Funds avail through Mit. Fees

**V.
PROPOSED PROJECTS TO SERVE THE
TRANSPORTATION NEEDS OF MIDCOAST
RESIDENTS AS PROVIDED BY THE
COMMUNITY PLAN**

**1. SERVING THE TRANSPORTATION NEEDS
OF THE RESIDENTS OF THE MIDCOAST IS A
GENERAL POLICY OF THE COMMUNITY
PLAN**

**2. PUBLIC WORKS HAS REVIEWED AND IS
RECOMMENDING THAT THE FOLLOWING
ROADS BE CONSIDERED FOR
IMPROVEMENT TO MEET THE GENERAL
POLICY:**

**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 – CARLOS TO
MAIN (ACCESS TO MOSS BEACH)
VERMONT AND CALIFORNIA
AVENUES - HIGHWAY 1 TO ETHELDORE
STREET*

*(ACCESS TO MOSS BEACH)
MIRADA ROAD - MAGELLAN AVENUE
TO MEDIO AVENUE
(ACCESS TO VISITOR SERVING
FACILITIES)*

*3. PUBLIC WORKS REQUESTING THE
SUPPORT OF THE MIDCOAST COUNCIL ON
IMPROVING THE ABOVE REFERENCED
ROADS*

VI.

***FUTURE DISCUSSION WITH MIDCOAST
COUNCIL***

***1. DOES THE MIDCOAST COUNCIL WISH TO
REVISIT ROAD STANDARDS FOR THE
SUBAREAS IN THE MIDCOAST?***

***2. DOES THE MIDCOAST COUNCIL WISH TO
SET PRIORITIES FOR FUTURE ROAD
IMPROVEMENTS IN THE MIDCOAST?***

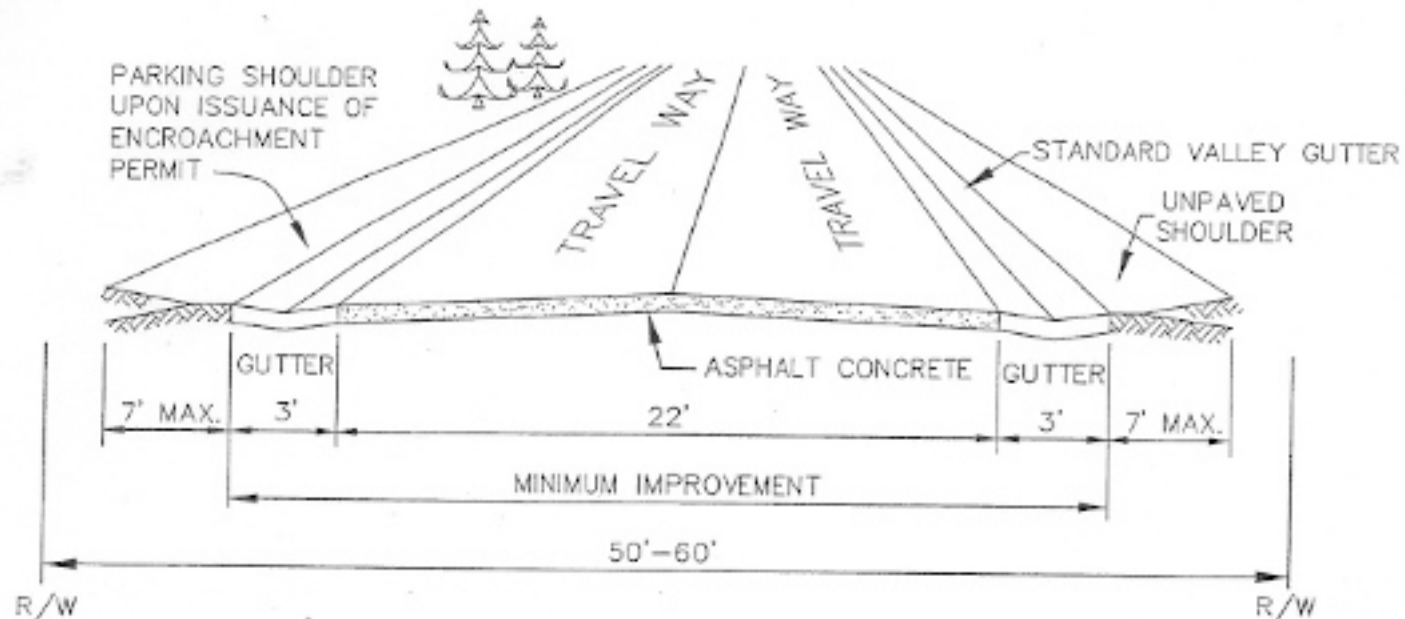
***3. DOES THE MIDCOAST COUNCIL WISH TO
LOOK AT CHANGES IN THE COMMUNITY
PLAN THAT WOULD ALLOW DRAINAGE
IMPROVEMENTS TO MOVE FORWARD USING
A LESSER ROAD STANDARD?***

***4. IS THERE PUBLIC SUPPORT FOR
REVISITING ROAD STANDARDS OR SHOULD
THAT BE DEFERRED UNTIL PROJECTS AS
RECOMMENDED ARE COMPLETED?***

SAN MATEO COUNTY DEPARTMENT
OF
PUBLIC WORKS
REDWOOD CITY
CALIFORNIA

DRAWN BY: D.P.
CHECK BY: J.A.L.
APPROVED BY: N.R.C.

SCALE: NONE
DATE: 4/97
REVISED: _____



* PROPERTY OWNERS WILL ONLY BE ISSUED ENCROACHMENT PERMITS FOR PARKING WITHIN THE R/W IN FRONT OF THEIR OWN LOT.

NOTE: OTHER IMPROVEMENTS MAY EXIST THAT WERE CONSTRUCTED PRIOR TO ADOPTION OF SPECIFIC STANDARDS.

ACCEPTABLE PARKING SURFACE FOR PARKING SHOULDER
UPON ISSUANCE OF ENCROACHMENT PERMIT

MATERIAL	SLOPE	0-2%	2-7%	7-14%	14%+
UNDISTURBED GROUND		YES*	NO	NO	NO
COMPACTED EARTH		YES*	NO	NO	NO
CEMENTED EARTH		YES	NO	NO	NO
COMPACTED GRAVEL SURFACE		YES	YES	NO	NO
COMPACTED GRAVEL & OIL		YES	YES	YES	NO
ASPHALT		YES	YES	YES	YES

MONTARA / MOSS BEACH/SEAL COVE/
PRINCETON/MIRAMAR ROAD STANDARDS

SAN MATEO COUNTY DEPARTMENT

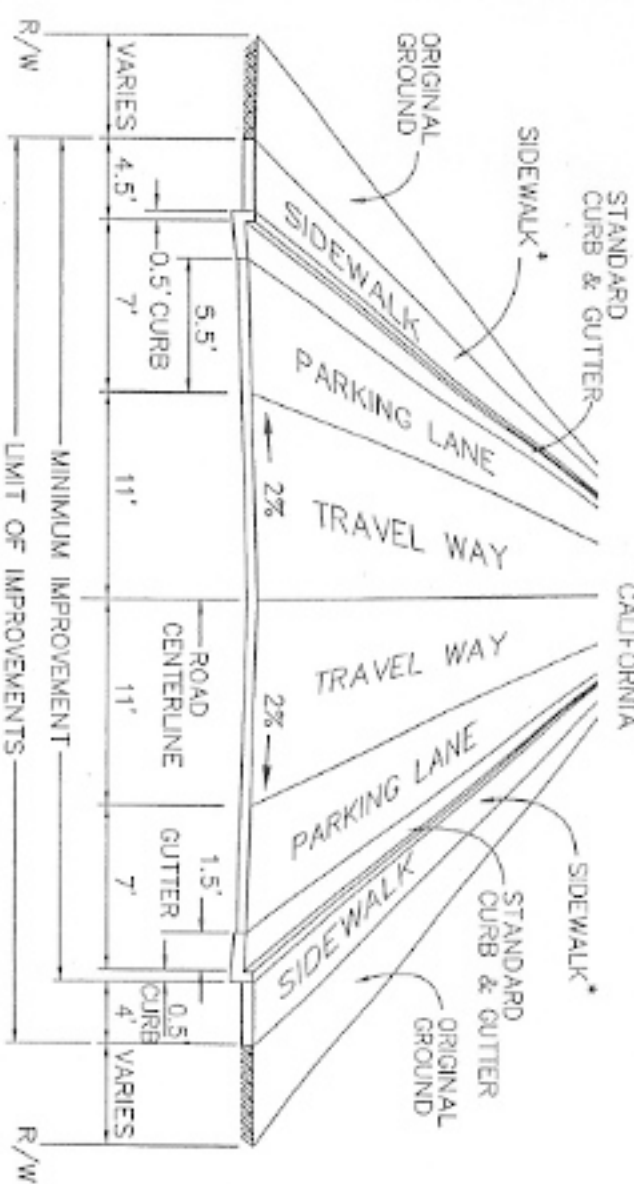
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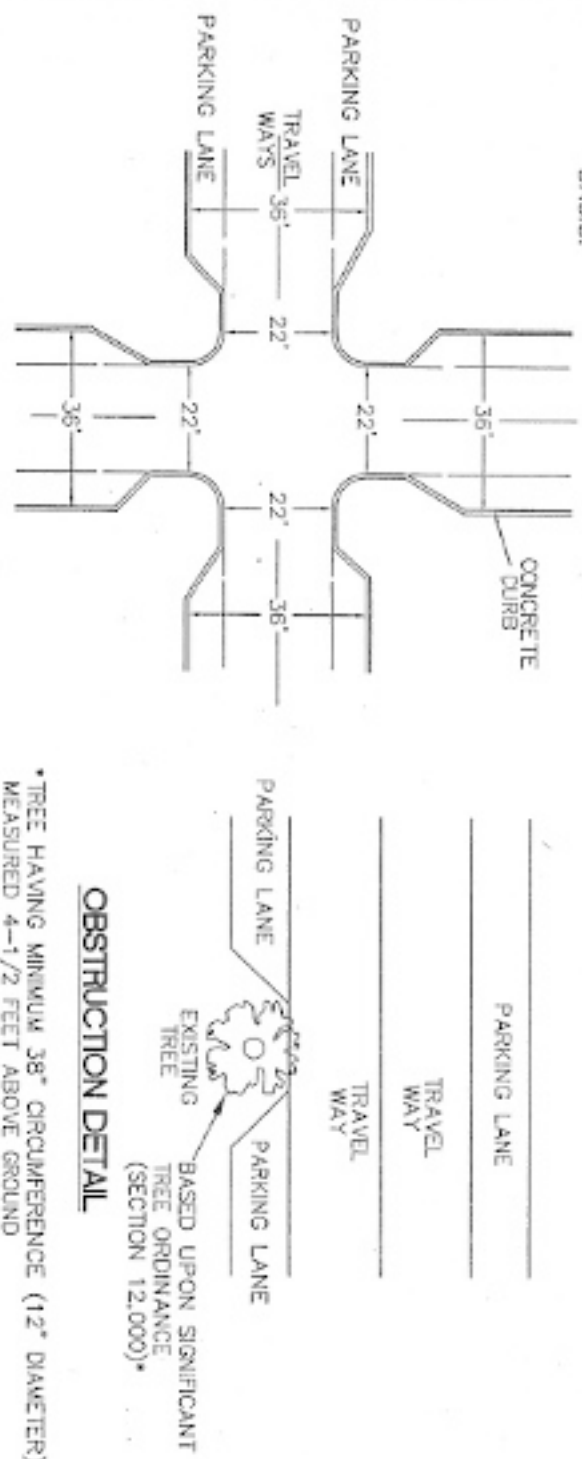
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REDWOOD CITY
 CALIFORNIA



* SIDEWALKS ON ONE OR BOTH SIDES OF THE STREET, AS DETERMINED BY PROPERTY OWNERS.

NOTE: EL GRANADA RESIDENTS CAN ALSO CHOOSE TO USE MONTARA/MOSS BEACH / SEAL COVE / PRINCETON / MIRAMAR STANDARDS ON A PROJECT-BY-PROJECT BASIS.



* TREE HAVING MINIMUM 36" CIRCUMFERENCE (12" DIAMETER) MEASURED 4-1/2 FEET ABOVE GROUND

NOTE: OTHER IMPROVEMENTS MAY EXIST THAT WERE CONSTRUCTED PRIOR TO ADOPTION OF SPECIFIC STANDARDS.

EL GRANADA ROAD STANDARD