

Notes from Mid-Coast Community Council Meeting 13 May 1998 at Seton Coastside Hospital

[See disclaimer at end of notes; these are not official minutes.]

Agenda for Meeting and Summary of Actions Taken

1. Midcoast Park Lands presentation. Sponsor: Mary Hobbs
Received One Year Plan report. Designated Fran Pollard as Council representative. Approved unanimously.
2. Letter to County Board of Supervisors, requesting that Mirada Surf rezoning and LCP amendment be placed on ballot. Sponsor: Ric Lohman
Proposed ballot question, "Shall the County amend the General Plan and Zoning Maps that currently designate a parcel between El Granada and Miramar as Public Recreation Community Park in a Resource Management / Coastal Zone district in order to allow subdivision into 35 parcels and permit construction of 35 single-family homes by rezoning the parcel for Medium Low Density Residential in a Planned Unit Development district?" approved unanimously.
3. Consider voting to adopt the Planning & Zoning Committee's Mirada Surf EIR Scoping response to the County's Notice of Preparation on the Mirada Surf EIR. Sponsor: Chuck Kozak.
The Council supported the submission of the proposed EIR Scoping document that was prepared by the Planning and Zoning Committee. Approved unanimously.

Introductions, Pledge of Allegiance; meeting started about 7:10 pm

Council Members present: Mary Hobbs, Ric Lohman, Paul Perkovic, David Spiselman (Chair), Laura Stein
Council Members absent: Joe Gore, Chris McComb

Announcements and Public Comment

Joe Caruso (Supervisor Rich Gordon's coastal liaison) – CalTrans is putting a changeable sign (remote control message board) on Highway 92 to show conditions, and is working with the Metropolitan Transportation Commission (MTC) to arrange for a tow truck to be on call for Highway 92 accidents. Folding signs on Highway 1 and 280 will indicate delays or other problems. They are also working on a highway advisory radio. Pilarcitos Quarry will try to open early – 5:00 or 5:30 am – and will ask the County for permission to open Saturday from 6:00 am to 9:30 am. The Quarry will also ask permission for some nighttime hauling for material needed by the Ralston, Harbor, and Holly grade separation projects. Also thanks Laura Stein for her fax on the Vallemar Bluffs issue, heard by the Board on Tuesday, 12 May, where the Board voted 3 to 1 (Rich Gordon supporting the Council position requesting an EIR now) to accept the Planning Department staff recommendations. The applicant may drill up to three test wells to seek adequate water quality and production for a domestic well on the parcel.

John Plock – Suggests we schedule Joe Caruso's report as a regular agenda item, so it doesn't use up the Public Comment time. There is a meeting on Thursday, 21 May at the Ted Adcock Community Center with the Coast Guard to discuss the foghorn issue.

Sam Caponio – Highlighted the Sewer Authority Midcoastside Flow Report for February 1998, showing days with flows in excess of 5 mgd (million gallons per day) and those with flows over 4 mgd. In February, the flows were between 4 mgd and 5 mgd for 8 days and over 5 mgd for 12 days for overall plant treatment. He also summarized the individual agency flows. Some residents have started a petition asking the Regional Water Quality Control Board to freeze new sewer permits until the inflow and infiltration problems are resolved. He feels there is a real health and safety problem with these storm flows.

John Plock – Save Our Bay has been working on inflow and infiltration studies for two years, since January 1996. They have asked the responsible agencies to report on their inflow and infiltration remediation plans.

Tim Duff – Surf Rider Foundation is meeting Saturday 16 May at 10:00 am at Café Classique to stencil catch basins indicating that they flow to the ocean, volunteers are welcome to assist.

Ken Lundie – June 5 is the bi-monthly meeting of Monterey Bay Marine Sanctuary Advisory Council at the Douglas Beach House, from 9:00 am to 4:30 pm. (This is the Bach Dancing and Dynamite Society location.) This will be the only Advisory Council meeting in San Mateo County this year. June 6 is the Moss Beach Park Festival, from 10:00 am to 5:00 pm. They will be barbequeing food and there will be music all day. They will be unveiling their new restroom facility. Virginia Street will be closed from Etheldore to Carlos to allow booth vendors to set up. Coastside Preservation and Recreation is looking for additional volunteers. Call Ken at 728-5656 for further information or to volunteer.

Committee Reports

Mary Hobbs – Bank balance is now \$553.93. There were 80 people who attended the additional public meeting on the Fitzgerald Marine Reserve Master Plan, on Wednesday, May 6, at Farallon View School. Last week's meeting will be televised on May 26. Comments can still be submitted, to Gary Lockman at County Government Center; he is Administrative Services Manager for Environmental Services Agency. Call Mary at 728-5012 for further details.

Laura Stein – Planning and Zoning Committee discussed a proposal for a Use Permit at the 4 May meeting, and Tim Duff gave a brief summary of the letter sent on the Committee's behalf. [See attached.] Tim reported that the Use Permit was approved by the Zoning Hearing Officer. We have requested a meeting with County staff to discuss possible added incentives to encourage merger of substandard lots. Next Planning and Zoning Committee meeting will be 20 May at 7:45 pm at Three Zero. Update on El Granada Water Pipeline Replacement Project: Sam Herzberg from the County did send comments in to Bob Rathborne at Coastside County Water District. The public hearing at CCWD for a Negative Declaration with Mitigation will be June 9. Laura attended the Planning Commission meeting today and presented some background information regarding available water, in conjunction with more water transfer applications. CCWD has been asked to prepare a report for the Board of Supervisors, and the Planning Commission may be interested in reviewing the report before it goes to the Board. Also mentioned a Coastside Capacity Report that is a compilation of public documents describing infrastructure. Finally, the abalone aquaculture project will be heard at the Regional Water Quality Control Board meeting on 20 May. Suggests the Council get reports from representatives of the various local districts. Proposed Thursday 21 May for the next Protocol Committee meeting.

Regular Agenda

I. Midcoast Park Lands presentation

Morgan Walford – Still negotiating the Operation and Management agreement with the County; there is an issue over the amount of the umbrella liability coverage (MPL proposes \$5 million, County wants more).

Stephanie Morales – Gave a report covering the One Year Plan for 1998. [See attached.]

Morgan Walford – Suggests the Council designate an additional Board Member. (Fran Pollard is willing.)

Mary Hobbs – Moves that the Council designate Fran Pollard as our Midcoast Park Lands representative for our second board seat. Seconded by Laura Hobbs. Approved unanimously.

2. **Letter to County Board of Supervisors, requesting that Mirada Surf rezoning and LCP amendment be placed on ballot.**

Ric Lohman – The Council approved sending a letter to the County requesting an advisory ballot question in the Midcoast Community Council District regarding the Mirada Surf proposal. The Planning and Zoning Committee considered possible draft wording for the proposed ballot question: "Shall the County amend the General Plan and Zoning Maps that currently designates a parcel between El Granada and Miramar as Public Recreation Community Park in a Resource Management / Coastal Zone district in order to allow subdivision into 35 parcels and permit construction of 35 single-family homes by rezoning the parcel for Medium Low Density Residential in a Planned Unit Development district?"

Fran Pollard – Would like to see a broader question, including mention of Midcoast Park Lands.

Paul Perkovic – Intent is to get the Board to put before the community the exact question that the Board will be facing, to validate claims that there is widespread community support or to illuminate the level of community opposition.

Chuck Kozak – The County application does not include the promise to dedicate the western parcel or the hammerhead.

Nancy Maule – Suggests we emphasize to the Board that they committed themselves to the Community Plan and the Local Coastal Program.

Ric Lohman – **Moved that we send the proposal ballot question along with the original letter.**
Seconded by Mary Hobbs. Approved unanimously.

3. **Consider voting to adopt the Planning & Zoning Committee's Mirada Surf EIR Scoping response to the County's Notice of Preparation on the Mirada Surf EIR**

Chuck Kozak – Change title of Appendix B to drop phrase "Notice of Preparation", and use this term for the entire document. Add a new section 15.5 (with a comment for section 6.5) about the impact of additional development on ambulance and fire response times due to their impact on traffic. [See attached.]

Ric Lohman – Suggested we raise, once again, why the County is proceeding with an EIR already, when it should have required a Concept Plan or otherwise evaluated the policy issues.

David Spiselman – Suggested that we include mention that the Council, on several occasions, had advised the Board not to approve this project.

Chuck Kozak – Concerned about precedent of Board or Planning Commission rejecting a proposal before adequate hearing; if we get this project delayed, it might backfire later if there is a measure we support.

Laura Stein – **Moved that the Council support the submission of the proposed EIR Scoping document that was prepared by the Planning and Zoning Committee.** Seconded by David Spiselman. Approved unanimously.

Future Agenda Items

For the May 27 meeting:

Presentation on Part 2 of the Incorporation / Annexation Study

Ocean View Farms lot line adjustment proposal (for June 10 Planning Commission meeting)

Future agendas:

County Parks General Plan for Fitzgerald Marine Reserve and Pillar Point Marsh

Pilarcitos Quarry

Variances policy

CCWD report on water availability

MCC budget

Concept Plan replacement

Sewage spillage

Airport Master Plan

Design review process

Adjourned at 9:50 pm.

[Disclaimer: These are preliminary, unreviewed notes taken in real-time by a Council member and participant. They have NOT been augmented by viewing the broadcast of the meeting on Thursday, May 14, 1998. Although they attempt to be a neutral summary of points made by each speaker, they are neither a verbatim transcript nor official minutes. Additions, clarifications, and corrections from the community are welcomed. As with the previous notes, these notes will be made generally available via hard copy and electronically on the Montara Web Site and via the MIDCOAST-L@LISTS.MONTARA.COM community distribution list server, to enable the Council and the community to keep a relatively clear and complete written summary of the discussions. Complete videotapes of meetings are broadcast by MCTV, cable Channel 6, following each meeting, and archived copies of these tapes may also be available for review, if appropriate. My apologies to the grammarians for mixing voice; the first person sentences were more-or-less direct quotations of statements made by the speaker, the third person sentences were my summary of what was said. Where you find bracketed ellipses, such as [...], it indicates that the speaker said something that was lost in the notes.]