

Notes from Mid-Coast Community Council Meeting 10 June 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. Water Reallocation Policy. Sponsor: Laura Stein
The Council recommends to the Planning Commission and the Board of Supervisors that they assure, before any additional water transfers are approved, that they include a factual basis for the required findings, namely, that there is plenty of water left for future anticipated priority uses.
Approved 4-0-1.
2. Discuss Alternatives for Pilarcitos Quarry's Truck Impacts on Highway 92. Sponsor: Laura Stein
Suggestions listed and forwarded to County. (No vote or prioritization.)
3. Consideration of a Resolution Supporting Midpeninsula Regional Open Space District's Proposed Advisory Vote for Expansion to the Coast. Sponsor: Mary Hobbs.
Moved that the Council support placing on the November ballot an advisory vote for the citizens of the Coastside as to whether the Midpeninsula Regional Open Space District should expand its boundaries to include the San Mateo Coast. Approved by unanimous consent.
4. Letter of Response to County on Incorporation / Annexation Study. [Added as urgency item.]
Moved that the Chair send in comments, organized by topic. Approved unanimously.

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

Council Members present: Joe Gore, Mary Hobbs, Paul Perkovic, David Spiselman (Chair), Laura Stein
Council Members absent: Ric Lohman
Vacancy due to resignation: Seat expiring December 1999, formerly held by Chris McComb

Announcements and Public Comment

David Spiselman – Read letter asking for a memorial to the people lost in the recent airplane crash from Half Moon Bay Airport; the suggestion was a bench overlooking the ocean. Asked to add a short item at the end of the agenda to approve comments on the Incorporation / Annexation study. Moved by Mary Hobbs, seconded by Laura Stein, approved by unanimous consent.

Joe Caruso – Miscellaneous administrative items. Read letter regarding filling vacancy on Council following Chris McComb's resignation. The President of the Board of Supervisors will appoint a two-member subcommittee of the Board to make a recommendation.

David Spiselman – Supervisor Gordon told him that he is interested in following the procedure we have followed in the past, where we (the Council) solicit letters of interest, then interview the applicants.

Mary Hobbs – Disturbed that the procedure described by County Counsel conflicts with the Council's own By-Laws, which were approved by the Board of Supervisors.

Laura Stein – Asked if the County could support the Council's request for an EIR on the El Granada Replacement Pipeline Project proposed by Coastside County Water District (CCWD). Also asked whether what the County sprays to control weeds is toxic.

Joe Caruso – Terry Burnes has indicated that CCWD is the lead agency; he [Burnes] thinks that everything has been addressed correctly by CCWD, residents should contact their local CCWD board, not the County. On another issue, the County is using Round-Up to spray along the roads.

Joe Gore – According to Neil Cullen, the County uses a 1.5% solution of Round-Up Pro, which is available for private use as well, applying it with a special machine that controls the rate of application.

Leni Schulz – Is it legal for the County to spray private property without permission?

Leonard Woren – For those who don't read the Review, the Granada Sanitary District has an opening for Administrator; their next Board meeting is Monday, June 15. Their office is at 455 Avenue Alhambra.

Leni Schulz – The Harbormaster for the San Mateo County Harbor District is accepting proposals for the development of the 6.5 acre strip zoned COSC (Community Open Space Conservation) along the front of El Granada, as well as the approximately 2.5 acre commercial site adjacent to the El Granada Post Office. She asked that any proposal be reviewed by the Mid-Coast Community Council.

Lou Bertolucci – Asked what the problem is with the 10" or 16" water line. Are we planning for the future or are we planning for what has been?

Paul Perkovic – Reported on Assemblyman Ted Lempert's meeting for local elected officials on the State budget process, emphasizing that the Vehicle License Fee – proposed to be eliminated by the Governor – goes directly to cities and counties. Reported on the Planning Commission meeting today, which approved a single-story residence at 415 Mirada Road (on a design review appeal), voted to require an Environmental Impact Report for the proposed 180,000 square foot greenhouse facility in Pescadero, and voted to deny a lot line adjustment for seven parcels between Montara and McNee Ranch.

Laura Stein – Ox Mountain Landfill will be used as the County's sole landfill after the Colma landfill is closed in 1999; this will result in additional truck traffic on Highway 92.

Committee Reports

Mary Hobbs – Bank balance is now \$553.93. The Fitzgerald Marine Reserve master plan project is on a slow track at the moment. Call Mary at 728-5012 for further details.

Laura Stein – Planning and Zoning Committee will next meet June 17 at 7:30 pm at the Three Zero Café. Laura, Paul Perkovic, and Kathryn Slater-Carter met with Paul Koenig about incentives for merging substandard lots, and with Terry Burnes about design review issues. Protocol Committee will meet Thursday, June 11 at 7:30 pm at Three Zero Café.

Joe Gore – Pointed out there were two accidents along the Coast; one was a fatality south of Half Moon Bay, the other was an injury accident at Coronado and Highway 1. The Sheriff's substation is moving from the Airport to a location on California Avenue in Moss Beach.

Regular Agenda

1. Water Reallocation Policy

Laura Stein – Priority use is marine related, visitor serving, affordable housing, or density reducing. Reallocation from priority to non-priority uses diverts this water to residential uses. If we want local control, we need to get more economic development. Local Coastal Program (LCP) Policy 2.8 allows water to be reallocated if a finding can be made that there is enough priority capacity remaining to serve priority uses. Under Phase I, there were about 2,200 non-priority and 1,300 priority connections; out of the 1,300 priority connections, CCWD has only sold 300. Half Moon Bay is promoting business rather than more houses, that's why their sales tax revenue is much higher than ours would be if we incorporated. CCWD has recently discovered they are holding about 300 more priority connections than required, because of a delay in updating Table 2.17 in the printed version of the LCP. Suggested that the County should return the 75 priority connections that have been reallocated. Proposes that there be an amendment to Policy 2.8 to hold reallocations until it is proven that there is additional water. [See Laura's notes, which she essentially read from.]

David Spiselman – We not only have a problem with water, but we also have a problem with infrastructure facilities (such as road capacity) that hinder development of commercial facilities.

Mary Hobbs – Would like to go back to the original motion; thinks the proposed request would be denied by the Board of Supervisors.

Paul Perkovic – When there have been commercial proposals on the coast, the community rises up in opposition. How can we expect to promote development that would build a tax base when our own residents – and the Council itself – so frequently fight every tax-revenue-positive proposal?

Joe Gore – Feels better when people who don't want to see anything built, stick to their guns and just say so; is confused by people who seem to be using a charade to say that they want something else built.

Laura Stein – The County is saying if you want local control, you need some commercial development. At the same time, the County is allowing reallocation from capacity that would be needed by tax-revenue-positive development, and giving it to tax-revenue-negative single-family residences.

Lou Bertolucci – For the last ten years, the community has been opposing development. Now you say you want it. One thing you haven't addressed is the highway. How are people going to get to the businesses you seem to want now?

Paul Perkovic – Has long been confused by the transfer programs, because the LCP speaks to priority uses, not priority parcels; thinks the capacity should belong to the districts, not individual property owners.

Judy Taylor – Proposition 20, in 1972, was put on the ballot because the publicly-owned beaches were becoming de-facto private, because of adjacent development which blocked access. When that proposition hit its sunset date, the Coastal Act required that beach access be preserved and gave priority to visitor-serving uses. The LCP required a set-aside of both sewer and water to meet these Coastal Act objectives. LCP Policy 2.8(c) requires a property owner to give up the right to access the priority capacity, which devalues their property; hence, compensation to the property owner. Thinks it is a little disingenuous, and perhaps hypocritical, to now try to stretch the LCP to cover the things that you now think you want to do. If you want the kind of economic development that you say you want, you're going to have to support projects like the El Granada Water Replacement Pipeline, because any development is going to be in Miramar or north. Cutting off access to water will also lead to more wells.

Leonard Woren – Thinks both the sewer reallocation and the water reallocation are not implemented in line with what was intended when the LCP was written. "Coastal dependent use" should include any kind of business that serves local residents, because it keeps them off the highway so visitors can get to the coast. The reallocation in the LCP is based on the presumption that the capacity will be replaced, but he doesn't see any promise of getting more for CCWD. The idea that you should use up all your existing capacity so you can go get more seems optimistic, given what we currently know.

Jimmy Benjamin – Took a position in opposition to water transfers in the election in November 1997, and although he lost overall, he carried the Midcoast. He is quite confident that somehow CCWD will find some way to get more water, because \$3 billion worth of land will provide an incredible impetus. Isolating the issue of water from planning is simplistic.

Paul Perkovic – Observed that CCWD's recent discovery of 300 connections that were incorrectly held for priority uses amounts to a large, lump sum transfer, avoiding lots of individual applications; and that sewer transfers are already suspended. So this is not an issue that it is worth spending a lot of political capital on.

Dennis Coleman – Reminds us that two findings need to be made, and they are being made subjectively. The two findings that must be made have never been substantiated by the County. Suggests we should ask for the factual basis for these findings. There has never been a study backing up the future anticipated uses.

Laura Stein – Moved that we recommend to the Planning Commission that they assure, before any additional water transfers are approved, that they include a factual basis for the required findings, namely, that there is plenty of water left for future anticipated priority uses. Seconded by David Spiselman. Approved 4-0-1 (Gore).

2. Discuss Alternatives for Pilarcitos Quarry's Truck Impacts on Highway 92

Laura Stein – Pilarcitos Quarry has requested some changes in their truck release policy, any comments are due to the County Planner, Sam Herzberg, by tomorrow morning.

Dick DeAtley – When the Quarry applied for their permit renewal last year, they submitted a traffic study. The Quarry contributes about 1% of the traffic (about 30 trucks per hour, versus 2,500 total). Pressure needs to be put on CalTrans to accelerate this project. They were working nights on the first part of this project, but don't seem to be any longer. The Quarry is willing to start earlier, so they get the first wave of trucks out before the heavy commute begins, and also to operate on Saturday mornings, when possible, to help reduce the weekday load. They have also asked for permission to operate at night for the grade-crossing projects. There is another Community Day coming up at the Quarry, everyone is welcome to visit.

Laura Stein – What impact will opening earlier actually have? What will it change?

Dick DeAtley – It will allow the first round of trucks to get out before the commute really begins.

Joe Gore – Does this allow you to operate more trucks, or just spread the impact out over more hours?

Dick DeAtley – It would be spread out; also, early departures may mean that the trucks won't return for another load until after commute hours.

Mary Hobbs – These additional hours would mean more business for the Quarry, then?

Dick DeAtley – No; actually, the total number of tons of material that will be shipped is usually determined early in the season with purchase orders. This would permit some traffic to be shifted to Saturday morning.

Paul Perkovic – Suggested that trucks that cannot maintain a reasonable speed (e.g., 20 or 25 mph) up the 7% grade with a full load be restricted to a partial load, so that they are able to maintain a reasonable speed. Alternatively, allow trucks that can maintain a reasonable speed be released as soon as they are ready, but hold up the exceedingly slow trucks and send them over in convoys (e.g., every half hour or every hour). The convoy idea would only apply until the passing lanes are open.

David Spiselman – Suggested that Saturday hours be 6 am to 10 am, not until 11 am.

Laura Stein – Can the County ask the California Highway Patrol (CHP) to issue tickets for failure to meet a minimum speed? Wants to make sure the interval is enforced, thinks it is not (from her personal experience); suggests that the Quarry pay for a sheriff to make sure the interval is enforced.

Dick DeAtley – The Quarry has already spent a significant amount on engineering work. Their part of the project would be to pay for the extra width to allow acceleration / deceleration lanes down the middle, but the overall project (widening Highway 92 and straightening out some of the curves) needs to be approved.

Joe Gore – Wants to be very sure that we aren't singling out the Quarry as the only offenders; there are lots of other trucks that delay commute traffic, too.

Lou Bertolucci – Those truck drivers' time is valuable, too. Take the Tunnel Route!

Jimmy Benjamin – Suggests scheduling the time that a group of trucks make a convoy, so everyone can know what time to avoid. Observed that there is a cadre of commuters who leave very early to avoid the backups, and starting the quarry operations earlier will interrupt that traffic, in addition to the later traffic. This really cries out for a cost/benefit analysis.

Leni Schulz – Wants to avoid operations on Saturday morning, that's the one day of the week that she looks forward to.

Dennis Coleman – When the Use Permit was up for renewal, the City of Half Moon Bay let it be known that if the old conditions were simply carried forward, the City would appeal. The Planning Commission didn't want that, and obtained additional concessions from the quarry. Trucks may be 1% of the traffic, but they have much more impact: a consultant found that each truck was equivalent in impact to 45 cars.

Leonard Woren – Extending the time of operation will mean that people won't have any means of escape. Shipping at night should only be permitted if CalTrans is not doing one-way traffic control. The real problem is slow moving vehicles, no matter what they are. The Council should be pushing for a minimum speed limit, and asking the CHP to enforce it. The situation right now is unacceptable because there are no passing lanes. CalTrans has succeeded in eliminating every single opportunity to pass on Highway 92.

Laura Stein – Was there any look at a cost/benefit analysis?

Dennis Coleman – The City of Half Moon Bay did not do a cost/benefit analysis.

David Spiselman – Would like to ticket any vehicle that is going below a minimum speed – not just trucks from the quarry, but any vehicle.

Mary Hobbs – Suggested that whatever changes are made, they be temporary and evaluated for their impact, so they can be reversed if they make the situation worse rather than better.

Joe Gore – “For the first time in my life, I almost agree with Leonard.” Speed the CalTrans construction up at all costs.

3. Consideration of a Resolution Supporting Midpeninsula Regional Open Space District's Proposed Advisory Vote for Expansion to the Coast

Mary Hobbs – Last Fall, the Council passed a resolution asking Midpeninsula Regional Open Space District (MROSD) to consider expanding to the coast; Pescadero Municipal Advisory Council and the City of Half Moon Bay made similar requests. MROSD is preparing for an advisory vote on the coast this November. If that passes, there would be a separate ballot question to enable a funding proposal. **Moved that the Council support placing on the November ballot an advisory vote for the citizens of the Coastside as to whether the Midpeninsula Regional Open Space District should expand its boundaries to include the San Mateo Coast.** Seconded by Paul Perkovic. Approved by unanimous consent.

4. Letter of Response to County on Incorporation / Annexation Study

David Spiselman – Described the various comments that had been received at the Form of Government Committee meeting on June 1, and the Planning and Zoning Committee on June 3.

Laura Stein – **Moved that the Chair send in comments received, organized by topic.** Seconded by Mary Hobbs. Approved by unanimous consent.

Future Agenda Items

For the June 24 meeting:

New CCWD Water Connections

How MCC Will Address Special Districts?

Possible items for future agendas (carried over from previous meeting notes):

ABAG Subregional Planning Study

Invite Fire Chief Delgado for discussion of fire issues

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

Variances policy

CCWD report on water availability

Concept Plan replacement

Sewage spillage

Airport Master Plan

Design review process

Adjourned at 10:50 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, June 11, 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.]