

DRAFT**Notes from Mid-Coast Community Council Meeting 12 August 1998 at Seton Coastside Hospital**

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

Regular Agenda for Meeting and Summary of Actions Taken

1. Discussion and vote on recommendation to San Mateo County concerning September 20, 1998 Triathlon to be held in Mid-Coast area. Sponsor: Ric Lohman
[Event cancelled; deleted from agenda]
2. Vote on recommendation for usage of 305 new non-priority connections to Coastside County Water District (CCWD). Sponsor: Laura Stein
Send letter summarizing concerns and recommendations to CCWD. Approved unanimously.
3. Public interview of candidates for vacancy on Mid-Coast Community Council.
Two candidates attended the meeting and answered questions from the audience and Council. The Council will deliberate and make a recommendation at the August 26 meeting.

Introductions, Pledge of Allegiance; meeting started about 7:20 pm

Council Members present: Joe Gore, Ric Lohman, Paul Perkovic, David Spiselman (Chair)

Council Members absent: Mary Hobbs, Laura Stein

Vacancy due to resignation: Seat expiring December 1999, formerly held by Chris McComb

Announcements and Public Comment

Sam Caponio – Announced that he is a candidate for the Cabrillo Unified School District Board. At last Half Moon Bay City Council meeting he suggested that the proposed Foothill Boulevard will not be a solution to the problem of traffic on Highway 92, it will just relocate the problem to different areas. Also, Dave Dickson, General Manager of the Sewer Authority Midcoastside wastewater treatment plant, will be invited to speak at the next Half Moon Bay City Council meeting discussing how the expanded plant will handle stormwater flows after completion.

Ric Lohman – Contacted by a new attorney who is interested in locating on the coast and may be available for some pro bono work on environmental issues.

Joe Gore – Invited the 7 to 9 year old audience members to participate in Pop Warner football; for more information, contact Joe at 726-1550.

Paul Perkovic – Montara Sanitary District continued regular meeting will be Thursday, August 13 at 7:30.

Joe Gore – The San Mateo County Harbor District meeting on Wednesday, September 2, 1998, held in Half Moon Bay at the Coastside County Water District office at 766 Main Street beginning at 7:30 pm, is apparently the meeting at which they will discuss the responses to the Requests for Proposal to develop the Harbor District parcel adjacent to the El Granada Post Office.

Committee Reports

Paul Perkovic – The Planning and Zoning Committee met on August 10, briefly reviewed three homes with similar designs proposed by the Doherty brothers, but made no recommendation;

David Spiselman – Bank balance is now \$261.86. The Form of Government subcommittee met August 11 and is planning two community meetings, probably Saturday, September 19, from 10 am to 2 pm, and Saturday, September 26, from 10 am to 2 pm, to solicit public input on whether or not the community wants to pursue the possibilities of incorporation or annexation. Call Lorraine Feather at 712-1972 if you are interested in participating in the Form of Government Committee.

Consent Agenda

Vote on endorsement of ABAG Preliminary Draft Report of the Coastside Subregional Planning Project Study. Approved unanimously on motion by Ric Lohman, seconded by Paul Perkovic.

Regular Agenda**1. Discussion and vote on recommendation to San Mateo County concerning September 20, 1998 Triathalon to be held in Mid-Coast area.**

Ric Lohman – The planning group for the Triathalon was late getting organized, they have cancelled this project for this year; therefore, this item can be removed from the agenda.

Barbara Mauz – Asked the organizers of such events to talk first to Midcoast Park Lands if they expect the event to use Quarry Park; otherwise, they are starting with the wrong approval agency.

2. Vote on recommendation for usage of 305 new non-priority connections to Coastside County Water District

Paul Perkovic – Gave a brief summary of the Planning and Zoning Committee discussion, and several possible recommendations. [See Planning and Zoning Committee notes for the August 10 meeting.]

Leonard Woren – Suggested that with the new capacity availability, there should be a complete stop to transfers from priority to non-priority parcels; also, some of the new capacity should be reserved for parcels in Princeton where capacity was previously transferred off the parcel. Princeton is the place in the Mid-Coast where there will be businesses that might generate tax revenue; if development is prevented there, it will make it more difficult for either incorporation or annexation. He noted that a lot of the people who transferred priority capacity (both sewer and water) from parcels in Princeton had been under the impression that they would be assured of new capacity when Phase II water was available. He believes that Phase II water is a mirage, and that people are operating under false pretenses to depend on future capacity.

Barbara Mauz – Some of her neighbors have been on domestic water wells and have been on a waiting list for capacity for up to 15 years. They would like to be able to have access to this capacity so they can get off their private wells.

Paul Perkovic – Not inclined to meddle in Coastside County Water District's policies, except he would like to see any properties eligible to enter the lottery be restricted to existing, conforming parcels and the capacity requested limited to their current approved development entitlements.

Joe Gore – Would like to make sure some of the capacity is set aside for domestic well failures or other emergency reserves.

Ric Lohman – Concerned that there seems to be an automatic split along the 60% / 40% lines proposed by the City of Half Moon Bay, whereas the total future development in the Mid-Coast may be equal to that in Half Moon Bay. Wants to see some restriction that purchased capacity not be transferrable to avoid creating a speculative market. Agrees with Leonard's point that would restrict future priority transfers from commercial to residential. Suggests that people who have been on the waiting list for water should get the first chance at new capacity.

David Spiselman – Summarized comments from members of the Council:

- Conforming properties only
- Non-transferable water rights (sell back only to CCWD, not to private purchaser)

- Keep some capacity available for commercial properties
- Emergency capacity for failed domestic wells
- Urge termination of priority to non-priority transfers
- Is the Mid-Coast getting the short end of the stick on the 60% / 40% ratio?

Ric Lohman moved that David Spiselman write a letter to Coastside County Water District summarizing the points above; seconded by Joe Gore. Approved unanimously.

3. Public interview of candidates for vacancy on Mid-Coast Community Council

David Spiselman – There have been three applicants for the vacancy on the Council: Bill Derow, Daniel Jones, and Leonard Woren. Due to the By-Laws of the Council, the person who is appointed to fill the vacancy will not be eligible to run for re-election in November 1999. David asked the applicants to move to the front of the room to respond to questions from audience and Council members. [Note: Daniel Jones was not present, so the questions reflect only Bill Derow's and Leonard Woren's answers.]

Doreen Gogins – Asked what applicants' backgrounds are in health and public safety.

Leonard Woren – [Missed his answer.]

Bill Derow – Don Wright, head of the Red Cross in our area, helps coordinate coverage in emergencies.

Julian Fisher – Have you read the Mid-Coast Community Council By-Laws; do you agree with the objectives; and would you adhere to comments made by members of the community.

Bill Derow – Has not read the By-Laws; however, does know the mission of the Council. Due to his past job responsibilities involving much travel, he was not able to participate in community activities previously, but is now interested in becoming more involved. Would give weight to community input.

Leonard Woren – Has read the By-Laws; definitely agrees with the mission, to preserve the rural character of the community; listens to what people are concerned about, wants to keep what we have here.

Barbara Mauz – How many Mid-Coast Council meetings or committee meetings have you attended; if few or none, why do you feel you are qualified to serve?

Leonard Woren – Has lived here for four and a half years now, has basically been to all of the MCC meetings since he discovered the Council. Would like to raise awareness in the community of various local government bodies. Right now, very interested in the Form of Government Committee.

Bill Derow – Has been to two Planning and Zoning Committee meetings; has learned how to listen to both sides, reach a consensus. Good at finding a middle ground between opposing camps, understands what people really need.

Joe Gore – Are you aware of incorporation and annexation issues, or the status quo; what would you favor?

Bill Derow – As long as the tax base would be sufficient to support incorporation, he would be in favor of that; Half Moon Bay is more able to control their own destiny. Not in favor of annexation.

Leonard Woren – Still up in the air, there are very persuasive arguments for all three positions. Initially he favored incorporation, but currently his reading of the community feeling is that annexation is just not possible with the Mid-Coast voters – too many people who have been here for a long time have no interest in being part of Half Moon Bay. That leaves the choices as incorporation or status quo, or perhaps a Coastside Planning Commission, which may eliminate the need to incorporate.

Ric Lohman – One of our big problems is how we determine public consensus. Do you have any concrete suggestions for how we could determine what the community consensus might be on an issue?

Leonard Woren – Suggested that the electronic discussion forum on Midcoast-L may be a good mechanism. Wants to get more people at the meetings, likes Town Hall type meetings – even though there is limited energy to hold them.

Bill Derow – You find consensus by talking to people; people express their feelings and desires when they talk to you, he tries to find middle-of-the-road solutions that everyone can agree on.

David Spiselman – Posed a hypothetical situation where you have researched an issue and reached a tentative conclusion; during public comment you find that the public feeling is significantly different. How do you react?

Bill Derow – Would take into consideration whether there was an organized group supporting a given position, or whether there were individual points of view. Wants to represent the community, because that is the purpose of the position, not to have a soap box to stand and represent his own positions.

Leonard Woren – Elected representatives are elected to make prudent decisions, because you cannot put every decision to a popular vote. But elected officials should also do what they perceive to be the right thing for the community as a whole. Would gauge for himself how representative the audience members present at a meeting actually are.

Ric Lohman – What do you think is the biggest crisis or problem on the coastside, and what would you do to resolve that problem?

Leonard Woren – More development than the coastside can handle, exceeding the carrying capacity – in particular, traffic. We need to turn around the complete focus on housing as development, and equalize the jobs / housing imbalance, which is contributing to the commute traffic.

Bill Derow – Agrees that traffic is what he hears most people complaining about. A permanent solution to the situation on Devil's Slide and expansion of Highway 92 may help somewhat. Not in favor of a new road over the mountain; that would inundate us. Even though he's a realtor, he's not in favor of overdevelopment of certain areas.

Joe Gore – Outside of serving the community, what other reason do you have for wanting to serve on the Council? What is your most positive attribute, and what would you consider a negative?

Bill Derow – Likes to help people. Does things whole-heartedly; thinks things should be done right the first time. As a negative, doesn't have any experience in this type of forum.

Leonard Woren – Feels he understands what the community concerns are, can represent them to the Board of Supervisors. Thinks he can make good decisions, is in touch with what the community feels are issues; for a negative, he doesn't mince words and tells people what he really thinks.

Fran Pollard – Have either of you given thoughts to jobs over here? What kind of jobs can we promote for the Coastside. [To Leonard only] Can you be on both Councils?

Leonard Woren – His position on the Granada Sanitary District does not conflict with the Council. Would like to look for high-tech jobs, small office buildings that aren't intrusive but provide high paying jobs.

Bill Derow – A lot of the people he has met recently telecommute, a lot of the homes have room for a small office. Has not thought about what type of business we could try to attract to bring more employment here.

Doreen Gogins – What do you foresee with the relocation of the Sheriff's substation from the Airport to Moss Beach? Is that a positive or a negative serving the community?

Bill Derow – The facilities aren't that great at the airport – they have a lot of room for storage of vehicles; doesn't think it makes that big a difference in response times.

Leonard Woren – Thinks it is a positive thing.

Fran Pollard – The Midpeninsula Regional Open Space District (MROSD) proposal to extend their boundary to include the coast is going to be on the ballot in November; how do you feel about that?

Leonard Woren – He is a very strong proponent of open space, we need a strong agency that has the resources to protect some of the very sensitive land that we have here. Doesn't see any negatives at all for the expansion of MROSD.

Bill Derow – Also sees Midpeninsula as a positive; there are places to build that don't block views.

David Spiselman – Asked each candidate to close the item with a two to three minute campaign speech.

Bill Derow – He would give his all to the position, to do to the best job that he possibly could; realizes it is a fairly short-term position, believes he could make a contribution in the time that is left. His business background would allow him to represent people fairly. Even though he was in one particular industry for 25 years, he was in a variety of jobs in that industry and was exposed to a lot of different things. Every time he hired someone, he asked people to commit to doing more than their part – if everyone is *willing* to do more than his part, no one will *have* to.

Leonard Woren – As another escapee from Southern California, he understands the issues that are of primary importance to people here – controlling excessive development. In November, when he asked people to support his candidacy for the Granada Sanitary District and not vote for him for the Council, he still received over 400 votes.

David Spiselman – Noted that we were significantly ahead of schedule – this item was expected to begin at 9:30, and it is only 9:00 now, because one item was deleted from the agenda and one item went very quickly.

Future Agenda Items

For the August 26 meeting:

Selection of a recommended candidate to fill the Council vacancy (for appointment by the Board of Supervisors).

Measure A growth control

Selection of a County project

Budget

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

Harbor District development proposals public process

Abalone aquaculture project update

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

Variations policy

CCWD report on water availability

Concept Plan replacement

Sewage spillage

Airport Master Plan

Design review process

Adjourned at 9:15 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, August 13, 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.]