

MIDCOAST COMMUNITY COUNCIL

Serving the Communities of
Princeton, El Granada, Moss Beach, Montara and Miramar

January 18, 1994

San Mateo County Board of Supervisors
County Government Center
401 Marshall Street
Redwood City, CA 94063

Re: Resolution of Application to LAFCO for formation of a Coastside Park and Recreation District

Honorable Board Members:

At its meeting of January 10, 1994, the MidCoast Community Council voted unanimously to request that the Board of Supervisors adopt a resolution of application to LAFCO for formation of a Coastside Park and Recreation District. After extensive investigation and discussions with County staff, the Council believes that a new Park and Recreation District for the unincorporated Coastside is the most appropriate public entity to improve and operate the future park at the former El Granada Quarry, purchased by the County in November, 1993 for such purpose. Under provisions of the purchase, we understand that a new public entity must be established and provide park services by November, 1995. We therefore request that this resolution be adopted by the Board as soon as possible, so that the LAFCO proceedings may be completed to allow for a public vote in November, 1994.

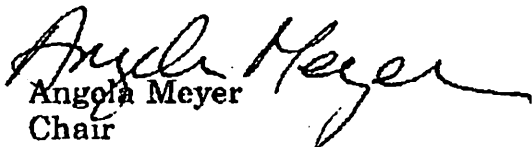
The Council favors the formation of a Park and Recreation District for the following reasons:

- The County has previously expressed its intentions of assisting the Coastside communities in acquiring parkland, but does not desire the responsibilities or costs of park improvements, maintenance or operations.
- There are no existing public agencies within the unincorporated Coastside which have the focus or expertise in areas of public recreation services. Previous considerations of joint efforts with the City of Half Moon Bay, which has a park and recreation program, have been unsuccessful due to concerns about the electorate's access to and control of an extragovernmental agency.
- A Park and Recreation District would have a locally elected board, be able to raise funds through various means, and would be directly accountable to Coastside residents.
- A local Park and Recreation District would be best able to develop a comprehensive recreation program for the Coast, reacting to opportunities to acquire additional

properties, responding to residents' complaints and requests and preparing a long range master plan.

We greatly appreciate the support provided by the Board and by Deputy County Counsel Michael Murphy and Matt Greenberg.

Sincerely,


Angela Meyer
Chair

**BALLOT ARGUMENT IN FAVOR OF MEASURE E:
MIDCOAST COMMUNITY SERVICES DISTRICT**

Why should you vote for the Midcoast Community Services District?

1. **We need community parks!** The beaches are great, but we local residents also need recreational facilities for organized sports, picnics, hiking, biking and riding trails, and community centers for arts and recreational programs. The purpose of the District will be to seek out opportunities to purchase park properties, to secure grant funds, and to form cooperative agreements with other agencies, such as the school district, to create a series of local parks in the unincorporated area. We need to act now, before the last bit of open space is developed.
2. **Park facilities increase property values!**
3. **The District will be locally controlled!** The Board of Directors you elect will be your neighbors, committed to providing the recreation facilities you want.
4. **If we don't do this for ourselves, it won't happen!** The County provides regional parks for San Mateo County, not the community facilities which we need.
5. **The cost to run the District is minimal - only \$1 per month!** The administrative costs of the District are capped at this rate. Any increase above the basic inflation rate would have to be approved by voters. Costs to purchase specific park sites would be spread among properties near the park, and would only be approved after public notices and hearings.

Help us create park facilities and recreational opportunities for our children, seniors and adults, while increasing our property values. We have a unique opportunity to purchase our first site at an unprecedented price if we act now. **VOTE YES ON MEASURE E!**

(signature)

(please print name)

(title to be listed on ballot argument)

**BALLOT ARGUMENT IN FAVOR OF MEASURE F:
ADVISORY VOTE ON THE PURCHASE OF THE EL GRANADA QUARRY**

Imagine picnicing at the base of 70 foot, tree-lined cliffs. Imagine hiking through eucalyptus forests to vista points with sweeping ocean views. Imagine your children playing in a protected, rural setting. This is the El Granada Quarry - a unique 40 acre site in the "sunny" foothills of El Granada.

Forty acres for only \$24¹⁵6,000, in an area where two 5,000 square foot single family lots cost as much! This site would be an outstanding recreation resource for the community at an amazingly low cost.

This advisory vote asks if you are willing to pay between \$36 and \$46 per year for the purchase, improvement and operation of the Quarry Park (the exact amount would be determined through a future public hearing and protest process based on the desired amount and timing of improvements to the site). The park will be developed and operated by the new Midcoast Community Services District, with a Board of Directors you will elect and advise through your feedback and participation.

This is El Granada's chance for a community park! Let's not miss this opportunity to create a wonderful park for our children, seniors and adults, while enhancing our property values.
VOTE YES on MEASURE F!

(signature)

(please print name)

(title to be listed on ballot argument)

COMMITTED

FOR MEASURE E & F

Q&A

MEASURE E

WHO VOTES FOR MEASURE E?

Montara
Princeton

Moss Beach
Mirimar (north of HMB)

El Granada

REQUIRES A TWO THIRDS MAJORITY VOTE

HOW MUCH WILL IT COST?

\$12 per year - property tax *

CAN THIS INCREASE?

only with a community majority vote at a future election

WHAT POWERS DOES THE COMMUNITY SERVICES DISTRICT HAVE TO TAKE OVER OTHER MIDCOAST AGENCIES?

It is a community services district to provide PARK AND RECREATION SERVICES ONLY (as written in the ballot, as restricted by LAFCO).

Any other function would require a community majority vote at a future election.

CAN MEASURE E PASS WITHOUT MEASURE F?

NO...they depend on one another. One cannot pass without the other.

MEASURE F

WHO VOTES FOR MEASURE F?

El Granada only

REQUIRES A MAJORITY VOTE

HOW MUCH WILL IT COST?

\$46 per year for 5 years - property tax

CAN THIS INCREASE?

only with a community majority vote at a future election

other questions

WHAT WILL THIS CSD DO AFTER OPENING QUARRY PARK BY NOVEMBER 1995?

That depends on what the community desires. Other neighborhoods like Montara, Moss Beach, Mirimar, Princeton, and even pockets within El Granada may be interested in acquiring other parcels for the development of neighborhood park and recreation areas.

WHAT IS COUNTY SERVICE AREA 10?

Inactive county service area in Montara for Parks

WHAT IS COUNTY SERVICE AREA 12?

Inactive county service area in Montara-Moss Beach for Water

FOR ANY OTHER QUESTION YOU CANNOT ANSWER:
WRITE DOWN THE QUESTION & TELL THEM
YOU WILL CALL THEM BACK!

Broad Support for New Park

VOTE YES on E and F

Vote Yes on Measure E and Measure F!
- Ted Lempert, Board of Supervisors

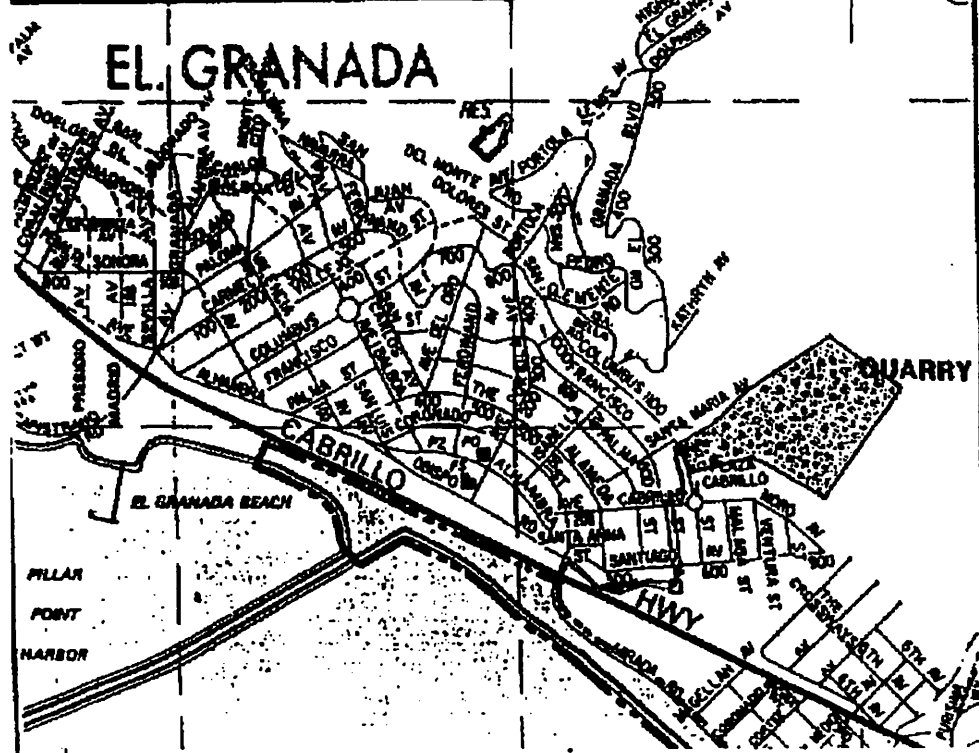
Measure E creates the Midcoast Community Services District to run community parks between El Granada and Montara.

Measure F is an advisory vote on purchase of the first community park, El Granada Quarry.

"Let's not miss this opportunity to create a wonderful park for our children, seniors and adults, and increase our property values!"
- Bob Senz, Business Owner

"Forty acres for only \$215,000! The El Granada Quarry would be an outstanding recreation resource for the community at an amazingly low cost!"
- Angela Meyer, Chairperson
Midcoast Community Council

"We need to act now, before the last bit of open space is developed. If we don't do this for ourselves, it won't happen!"
- Mary Hobbs, Environmental Activist



OPINION

Editorial

Measures E and F provide new kind of playgrounds

The recreational opportunities on the Coastsides — hiking, biking, sightseeing, surfing and boating — are unequalled. We are the playground for San Mateo County. Unfortunately, however, we have little in the way of playgrounds for our own residents, especially in the Mid-Coast communities of El Granada, Moss Beach and Montara. Most notably, we are lacking in neighborhood parks.

road to consolidation and fear a Half Moon Bay stretching from Pescadero to Devil's Slide. Given the longstanding distrust between the various Coastsides communities — which shows no sign of abating — that seems farfetched.

Local facilities, such as playgrounds, picnic tables, a youth center, pool or grassy field, are different than the tourist-oriented recreation offered by the beaches and county parks. Where can kids play after school? A parent cannot tell an 8-year-old to head down to the beach or McNee Ranch State Park for the afternoon.

But the truth is there are only two other community service districts within the county, one in Ladera near Portola Valley and the other in the San Mateo Highlands. Both were started in the 1950s as a way to fund community centers. Neither has expanded its power, although the Ladera Community Service District did expand its role to provide child care.

Mid-Coast voters have the opportunity to remedy that situation Nov. 8 by voting in support of Measures E and F.

As the Mid-Coast community service district is proposed, it would be restricted to parks and recreation. The board would be controlled by Mid-Coasters, not county supervisors or Half Moon Bay officials. Any change in power would have to be approved by Mid-Coast voters.

Measure E would: form a Community Service District charged with securing community parkland; create a board of directors to run it; and tax residents \$12 a year to finance it. Each is a separate component of the measure and must be approved.

Meanwhile, the San Mateo County Local Agency Formation Commission, which is charged with ending the proliferation of special districts in the county, found enough merit to vote in favor of the formation of the Mid-Coast Community Service District.

Measure F, an advisory measure only, asks residents whether they would be willing to pay up to \$46 a year to fund the purchase of a 40-acre, former quarry in El Granada for use as a park.

That is partly because a November 1995 deadline has been imposed to make the quarry park a reality and LAFCO sensed that without the formation of a community service district, the park would never happen.

Opponents of the measures have legitimate concerns. A Community Service District holds great power. It has the ability to swallow other special districts and take over their functions, like fire, sewer and water service. Some see the creation of a service district as the first step on the

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road to consolidation and fear a Half Moon Bay stretching from Pescadero to Devil's Slide. Given the longstanding distrust between the various Coastsides communities — which shows no sign of abating — that seems farfetched.

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That is a concern that should outweigh all others. For a community park, vote yes on E and F.

-Half Moon Bay Review

We, the Committee for Midcoast Community Parks, invite you to participate in local issues Measures E & F that will be voted on in this coming November 1994 elections.

VOTE YES ON MEASURE E for the formation of the Midcoast Community Services District because:

We need more neighborhood parks! The beaches are great, but local residents also need recreational facilities for organized sports, picnics, hiking, biking and riding trails, and community centers for arts and recreational programs.

The purpose of the Midcoast Community Services District (MCS D) will be to seek out opportunities to purchase park properties, to secure grant funds, and to form cooperative agreements with other agencies, such as the school district, to create a series of local parks in the unincorporated area of the midcoast.

Park facilities will increase property values as well as the quality of our lives.

Without the formation of the MCS D neighborhood parks will not be created! The County provides Regional parks for San Mateo County, not neighborhood parks or the recreational facilities that we need.

The cost to run the MCS D is minimal - **only \$1 per month**. The administrative costs of the MCS D are capped at this rate. Any increase above the basic inflation rate would have to be approved by voters. Costs to purchase specific park sites would be spread among properties near a proposed park, and would only be approved after public notices and hearings.

VOTE YES ON MEASURE F the advisory vote on the purchase of the El Granada Quarry Park because:

This site would be an outstanding recreation resource for the community at an amazingly low cost - **only \$215,000 for forty acres!**

This is an opportunity to create a wonderful park in the sunny El Granada foothills, at the base of 70 foot tree-lined cliffs, hiking trails protected by a lush eucalyptus forest, with vista points offering sweeping ocean views.

This advisory vote asks if you - as an El Granada resident - are willing to pay between \$36 and \$46 per year for the purchase, improvement and operation of the Quarry Park (the exact amount would be determined through a future public hearing and protest process based on the desired amount of timing of improvements to the site). The Quarry Park will be developed and operated by the new Midcoast Community Services District, with a Board of Directors you will elect and advise through your feedback and participation.

COMMITTEE FOR MIDCOAST COMMUNITY PARKS MEASURES E & F ENDORSEMENT SHEET

I/we support and endorse:

- Measure E - Formation of the Midcoast Community Services District
 Measure F - Advisory Vote on the purchase of the El Granada Quarry Park.

SIGNATURE(S) _____
PRINTNAME(S) _____
ORGANIZATION _____

STREET _____
POBOX _____
CITY _____
ZIP _____

Please check as many as you can:

- You may use my name publicly as a supporter.
 I will contribute \$ _____ (() enclosed)
 I will distribute campaign literature.
 I will work on the telephone campaign.
 I will put a sign on my property.
 I will help with mailings.
 I will help write campaign literature, letters to the editor, etc.
 I have special skills _____

Please return this sheet to:

Committee for Midcoast Community Parks
PO BOX 370527
MONTARA, CALIF 94037

Nine declare for Mid-Coast park board

Nine residents have declared their candidacies for five open posts on the proposed Mid-Coast Community Services District, which would govern parks and recreational services on the Mid-Coast.

Voters in the unincorporated areas will choose the five-member board to operate the district, which would fund and operate the proposed El Granada Quarry Park.

The county purchased the quarry land for a park from Half Moon Bay businessman Keet Nerhan in 1993. Mid-Coast officials have until November 1995 to find funds to reimburse the county and begin park operations.

Two Mid-Coast Community Council members, Bob Brown and David Spiselman, have filed for seats on the board.

Moss Beach residents Bill Kehoe and Barry Dorland, El Granada resident Fran Pollard and Montara residents Lane Williams Lees, Andrea Brown, Beverly Garity and Bob Ptacek have also filed.

There are a number of related ballot measures that must be approved for the board to become a reality, however. In addition to choosing the five-member board, voters must approve the actual creation of the district and approve a \$12 per year parcel tax to fund it.

El Granada voters also will be asked to cast an advisory vote for an additional \$46 assessment to purchase and improve the quarry property.

Assets

Continued from Page 1A

"Districts have got to look to manage their own assets the best they can," said district Superintendent Jane Martin, pointing to the financial hit schools have taken since the passage of Proposition 13.

Yet some of the developments proposed by Krupp — such as the construction of up to 113 new homes in El Granada — will surely not sit well with local residents opposed to further development on the Coastsides.

Trustee Mary Freeman-Dove said it was "bad timing" by the board to begin discussing the development of the properties before the November election, when three seats on the board will be up for grabs.

"There is such emotional attention focused on growth," she said. "The board needs to be sensitive because the community is just as much an asset to the district as anything else."

Although Krupp has yet to provide formal recommendations, he suggested in a presentation at the end of July that the district could make up to \$10 million on the development of the two vacant properties alone.

The district has also started tentative discussions with the City of Half Moon Bay to create a redevelopment project including the two downtown sites. Rebuilding Hatch School on another site could generate significant profit for the district, Krupp said.

"This is one giant step ahead," said Trustee Toni Foster. "If we wait for down-the-road to come to us, we'll never get there."

"I don't see it in the context of pro-growth," she added.

Anticipating what could be strong opposition from neighbors of the currently vacant sites, Redmond said residents always have an option: They could block development by buying the land themselves.

"There is far too much land grabbing going on in this country and in this area in particular," he said.

Krupp said he hopes to issue a final asset manage-

North to San Francisco

State Highway 1

To Palo Alto

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Delay

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ago, through to completion.

The pipeline links the Coastsides water district, which serves the City of Half Moon Bay and El Granada, to the San Francisco Water Department's Hetch Hetchy water supply. It runs from Crystal Springs Reser-

shoots under the floor of the lake, will use pumps to draw water to a storage tank atop Cahill Ridge. Gravity will then send the water cascading down from the 1,050-foot ridge toward the Coastsides, where it will be treated at the expanded Nunes Treatment Plant.

The pipeline was designed to

time in the future. The increased capacity, planners say, will be enough to provide for the district's needs when the area is "built out" around the year 2020.

"I think it also allows us to be better," said district General Manager Bob Rathborne. "We know we have a backup to our own supply

The 40-acre El Granada parcel, with a meadow, forested hills and ocean views, is a Midcoast recreational resource for all ages.

Our family moved to El Granada 23 years ago. Our three children grew up hiking and horseback riding in the hills of El Granada, then publicly owned. When the hills became privately owned, those experiences were lost to young families.

For six years, I worked with the San Mateo County Planning Department on the Midcoast Planning Committee. We designed the Midcoast Community Plan, which became the Local Coastal Plan. The need for community parks was established and designated, along with growth. Due to heavy lobbying, changes were made to the plan. Park sites were sold for development. For example, a 200-site R.V. campground was recently proposed for the parcel adjoining El Granada School.

This year, I worked on the M.C.C. Parks and Recreation subcommittee.

If elected, I'll work with the community to identify specific recreational needs and to acquire parklands throughout the Midcoast, preferably as gifts/grants to minimize costs.

We need the cooperation of ALL MIDCOAST VOTERS!

Vote YES on E — district

Vote Yes on F — advice

Vote for FRAN POLLARD for Board Member