

MIDCOAST COMMUNITY COUNCIL
Minutes of meeting held June 24, 1992
Location: St. Catherine's Hospital, Moss Beach

Meeting came to order at 7:05pm

Council Members Present: Ayers, Bledsoe, Campbell, Marsh,
Meyer Absent: Brown, Dove

Approx. Community Members present 45
MCTV Cameraperson: Mary Hobbs

Minutes were approved from the meeting held 6/10/92 with the
spelling errors corrected.

PUBLIC COMMENT: Valerie Ayoob of Montara updated us on the
Meeting held June 11th to discuss the street improvements
with the Public Works Dept. The community group which
opposes the improvements is circulating a revised petition.
Agenda item set for July 8th meeting on this issue.

Danny Moses Midcoast resident, commented on the seemingly
lack of communication process between the Council and the
Board of Supervisor's on the proposed golf course which
would involve Corado Development.

John Thomas of Seaton Hospital and St. Catherine's Hospital
welcomed the Council and community to the Fireside room and
gave a short description of the Hospital, which generously
provided the Council and Community with a buffet dinner.

SUBCOMMITTEE REPORTS:

Finance Committee: County budget hearings will be ongoing
between July 27th and August 7th. Currently the Council has
\$322.00 in the account.

Bylaws: Jerry Laster has been working to edit the 1st rough
draft for our review on July 8th.

Facilities: When we have the keys we will move out office to
the Airport Building next to the coffee shop. We will be
holding our summer meetings at St. Catherine Hospital.

Recreation: Bob Brown will be talking with the Community
group organizing the Parks and Recreations District.

Water: Ayers updated us on Rebecca Morgan's Bill 1757, this
afternoon the Judiciary Committee voted in favor of the Bill
with the requested exemption of the Moss Beach and Montara
community.

LandUse Committee:

Brown and Ayers visited the proposed development sites on this agenda.

Airport Noise: A study session will be held at the Anchorage Restaurant to discuss the direction of the noise abatement program. Attached invitation and list of participants.

AGENDA ITEMS:

Zion Subdivision: A proposal for 10 houses with 5000 SF lots adjacent to Farallone School. Property is zoned single-family residence but it is designated institution in the General Plan. Applicant would like to redesignate as subdivision land. Planning Commission has scheduled a hearing to review this proposal on July 22.

Montara residents gave their opinions and concerns on the proposed development which included: drainage problems, lack of maintenance of the area, traffic congestion and flooding on the 2nd Street, and inappropriate use of institutionally designated land next to a school.

Owner and developer Mr. Worden was not in attendance, but was duly notified in writing of the meeting date and time.

Sky Dalton of the County Zoning Department, gave a presentation on the land use and the proposed use. Property is inside the urban-rural boundary, was in 1980 when mapped, assumed to be school property. He commented that "the designation in the 70's the area was studied and was mistakenly designated as institutional use (public use such as fire, light house, school)". He will make available to the Council a full staff report on the proposal.

Apparently, the drainage swale is not shown on maps as being a sensitive habitat or stream, and implied as a tributary. Approx. 600 lots drain through this site. According to the residents, the area may have an underground spring, they have severe drainage problems in that area.

M/S/P Bledsoe (unanimously approved) respectfully request the Planning Commission to defer their July 22nd hearing until we have a better chance to review this project.

M/S/P Bledsoe to omit the Public Forum as the public comment serves this purpose. *(just for this meeting)*

Joan Briody requested that the sphere of influence of notification beyond the 500 feet area.

M/S/P all yes as addendum to hearing deferment.

Corado McNee Ranch (Ocean View Farms) request for Stable permit July 16 to be reviewed by the Zoning officers.

Council members asked Larry Cansella of Corado ^{Kansella + Larry Hoffman} many questions on the permit, the following is a description of the answers: Currently 10 horses are boarded at the stable, two people live on site and are on a septic sewer system with an agricultural well. They are requesting 50 horses be stabled on the site. The horses would be boarded there, but not available to the public for commercial riding.

The Sanitary District has not been involved in the permit process(according to Meyer)

The implications of converting an agricultural well to a domestic well is of great concern too several residents.

Ingress/Egress through the property from the Ocean View Farms to the McNee ranch was of primary concern to many of the residents. Easement exists but the bridge is broken. Currently, the gate is locked. ^{Mr Hoffman added he would not physically stop anyone from going through} Joan Briody: reported that she has tried numerous times to establish if the Corado owners have applied for and been granted permits for the ongoing improvements on the site.

Bledsoe: understands legal challenge to permit process, are people entitled to access. Q. Why specifically are we reviewing this issue?

Meyer: A: AG well conversion and Negative Declaration, David Schricker attorney for the Sanitary District wrote opposing the permit.

M/S/P: Ayers: (Marsh nay all others yes) request that we have a study session to address the issues regarding this site. Meyer will organize a meeting and set the date with the County Environmental Dept.

M/S/P: Ayers (approved all yes) request that the Corado Co. provide the Council with the permits and show us around the site

M/S/P: Meyer (approved all yes) motion to include the Sanitary District in the process of the water issues that come before the Council.

M/S/P: Ayers (all approved) to send the letter drafted by Bob Brown to George Bergman.

It seems appropriate that the subcommittees keep up with their own issues but not do the work on the other committees unless it is approved. (Meyer)

The Council will be walking in the 4th of July parade

Meeting Adjourned at 10:30 pm.

MIDCOAST COMMUNITY COUNCIL

Half Moon Bay Airport Meeting

Sunday June 28, 1992 10:am

Anchorage Resturant

Attendance List

Supervisor Mary Griffin

Gary Petersen Airport Manager

Pilots Attending

John Nick
Brian Faver-President
John Powell
Nancy Gentry-Tentative

Residents Attending

Eric Gehrels
Francine Shapiro
Paul Festinger
Richard Powers

Contractor HMB Airport

David Foster

Midcoast Community Council

Susan Ayres
Sally Campbell