

Minutes
Mid-Coast Community Council Meeting
March 8, 1990

Attendance: Approx. 60

Moderator: Sonali McElroy

Guest Speakers: Dr. Alvin D. Sokolow, Professor of Political Science,
U.C.D.; Peter Banning, Local Agency Formation
Commission Organization (LAFCO)

Meeting was called to order at 7:50 PM by Sonali McElroy (SM), who listed the rules for use of the mobile park room, thanked the guest speakers for coming, and introduced Supervisor Anna Eshoo and Board of Supervisor Clerk Richard Silver

Judy Macias spoke for the fundraising committee. She asked for contributions, and reported that the funds already collected were used primarily for the newsletter and flyers published by the publicity committee.

SM introduced Dr. Sokolow (DS), who referred to himself as a "generalist" in the options available for unincorporated areas, and gave a 20-25 min talk on pros and cons of various options, which followed the handout entitled "Options for Unincorporated Communities" (attached). DS stated the primary task facing our community is to ask what the options are for our particular area.

The options for the unincorporated community as stated by DS are:

- 1) Incorporation
- 2) Special District Formation
- 3) Informal Government, especially focusing on a Municipal Advisory Council
- 4) Annexation to HMB
- 5) Reorganize currently existing special district formations

Peter Banning was introduced by SM, and spoke for about 20-30 mins about what LAFCO is, and LAFCO policies for the Coastside. Highlights of his talk may be found on attached page.

The meeting was opened by SM to a question & answer period to Dr. Sokolow and Mr. Banning from the audience. See Q & A following minutes.

SM asked Supervisor Anna Eshoo (AE) to speak to the issues of the evening.

AE thanked the speakers for coming and encouraged the MCCC to continue with its work. She said that she would support our decisions for the future of the unincorporated Coastside, and would seek votes on the Board of Supervisors on our behalf. She said that an organization stepping forward, and stating its' goals for the area would be considered a concensus. When asked about the Board of Supervisors vote in favor of the development of Cascade Ranch against the recommendation of the Pescadero Community Council, Supervisor Eshoo reminded the audience that the recommendations of a MAC don't mean

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that those recommendations will be adopted by the Board.

SM announced the next meeting would be held at the El Granada Mobile Home Multipurpose room on April 12.

Cynthia Koepf spoke for the Organization Committee, and announced an upcoming bylaws workshop, the date to be announced.

Laslo Vesprimi spoke for the Publicity Committee, and announced that a second issue of the MCCC newsletter "Coastal Views" would be published if we have the funds. He stated that \$260-270 was needed to publish the newsletter.

_____ spoke on the status of the Pillar Pt. Harbor Village development, stating that the Coastal Commission had voted that there was "substantial issue" for reconsideration of the project as now proposed. The next Coastal Comm. meeting will be held on March 14 in Marina del Rey. He also asked for contributions to fight the development in court. Contributions should be directed to:

Green Foothills, c/o Larry de Young

301 Shelter Cove

Half Moon Bay, CA 94019

Checks should be made out to: Green Foothills

Nancy Maule announce that the Tu March 13 SM Board of Supervisors meeting would be considering the rezoning of Princeton, and asked for people to attend the meeting

Meeting was adjourned at 9:35 by SM

Talk by Peter Banning, LAFCO

LAFCO is concerned with:

- 1) Maintenance of Service
- 2) Orderly development of the area
- 3) Prevention of urban sprawl

Composition of LAFCO: 5 members:

- 2 County members
- 2 elected by county mayors
- 1 general public member

Functions of LAFCO:

- 1) Planning- Commission adopts boundries to which Gov't extends jurisdiction . This is required for each city and local district.
- 2) Review proposals for changing bounderies, but do not initiate action. Action to change boundries must be initiated by officials.

Policy for the Mid-Coastside adopted by LAFCO (composed of 32 members representing 7 special districts) was chosen from 3 alternatives:

- 1) City and unincorporated area
- 2) A single city, encompassing city + unincorp. area
- 3) Incorporation of 2nd city made up of all four towns in the unincorporated area

The second alternative was chosen by LAFCO. The features of adopting this alternatives were:

- 1) It avoided defining the Mid-Coastside as "one big HMB" recognizing the evolutionary process of the incorporation of the Coastside. This process will take place either by the unincorporated areas being annexed piece by piece to HMB, or the entire area reincorporated as a larger city that is not HMB, so that power is distributed more evenly throughout the area.

- 2) LAFCO recognized the possibility of proposals for annexing tax generating areas only of the unincorp. Coastside to HMB, which would result in bad boundries. As annexation develops, LAFCO expects to redraw representative boundries to evenly encompass commercial and residential areas. This would avoid boundries being drawn around tax generating areas, and leaving some areas without revenue.

2 recent LAFCO involvements in Coastside:

- 1) Fielding development inquiries north of HMB, making sure that the "sphere of influence lines" are consistant with County and special district lines.

- 2) Acquiring county service area #12, which is Citizens Utility serving Montara and Moss Beach

The process of annexation:

- 1) Pre-zone the area
- 2) Environmental review, including EIR, map of area, legal description
- 3) Resolution of application, or petition by 5% of the registered voters in the proposed annexation area.
- 4) City & County must agree on exchange of property taxes
- 5) LAFCO hearing: discuss merits, approv or deny, or approve with conditions.
- 6) Protest hearing is conducted by petition of registered voters within area. Less than 25% of voters protest = annexation;

25-50% protest = election for annexation; greater than 50% protest = no annexation.

Incorporation of New City: Not considered feasible for the unincorporated Coastside, since there is almost no tax base for revenue. Incorporation of a city would involve:

- 1) Petition by 25% of the population of the proposed area
- 2) EIR, etc
- 3) Detailed financial feasibility study, which is very expensive; alternately, a "Fatal Flaw Analysis" can be conducted for less expense. In this study, a reason is found why incorporation simply cannot work for the proposed area.

Questions & Answers

The following are questions posed by the audience at the March 8 MCCC meeting, to which Dr. Sokolow or Mr. Banning had specific answers. Other questions were asked, but there were no definitive answers given or available.

Q: The 1985 LAFCO decision for the future of the unincorporated Coastside was based on what sort of representation?

A: There were mixed pro & con feelings from the representatives.

Q: Have the changes in the Coastside since 1985 been taken into account in LAFCO's recent activities? Are they aware of the development planned, and do they consider that urban sprawl?

A: There will be another review of the sphere of influence in this area in 1991. LAFCO is aware of proposed development in the area, and doesn't consider it urban sprawl. The development here doesn't meet definition of urban sprawl.

Q: What services would be supported by taxes to a newly incorporated area?

A: Fire, police, and administration (Planning, Staff). Water and sewer pay for themselves.

Q: Is police a requirement?

A: Some sort of protection is needed. It is possible to contract with the County to keep the Sheriff protection, but the cost would probably exceed the cost of keeping your own police force.

Q: If we want to remain a "bedroom community," will we remain dependant on an outside area?

A: Yes, because there is no revenue from sales tax in this area, and property taxes can't be used for support of services.

Q: Do LAFCO plans include rezoning agricultural lands in the area?

A: No, that is not within LAFCO's jurisdiction.

Q: If we were annexed, who would rezone the area?

A: The city (HMB). There are rezoning restrictions, and boundaries must be pre-drawn for annexation to be approved.

Q: When are the spheres of influence reviewed by LAFCO? Can they be amended?

A: There is a review every 2 years. They can be amended by complaint of the landowners in the involved areas.

Q: Isn't there Gerymandering in HMB? What about the way their boundary stretches up to the harbor?

A: The city boundary hasn't been changed since the 1960's.

Q: Are there legal responsibilities or liabilities of the representatives of a county MAC?

A: No, since they are not providing services, and can't be sued for service problems. MACs can be a transition for a community moving from unincorp. to incorp. area.

Q: How can we have elections on these issues in the unicorp area?

A: Since we are not legally recognized, we can't use formal election machinery (MAC would be able to use it).

Q: Does a MAC have actual power in planning and development?

A: No. The County planning commission has that jurisdiction.

Q: We are now working with non-profit laws and considering that for the organization of the MCCC, with a possible move toward an advisory council. Is this a reasonable route to take?

A: Yes. It's important to explore available options, and to gage the interest and participation of the community.

Q: How can we get the most power of control over the development of this area, short of incorporation?

A: There is no standard perscription to get power. MACs can develop a relationship with the county in which all development proposals are refered to the MAC, but this doesn't mean the MAC dictates policy.

Q: Is the best we can do is form an advisory council, and hope for the best? What increases our influence?

A: It may not be the best you can do, but it's an option. Increased influence comes from the dicussed options -- cityhood/annexation/etc Possible consolidation of special districts could result in a "super-special district."

Q: How can we generate a tax base if we try to incorporate? Is it possible to keep the rural character and incorporate?

A: Incorporation can be proposed based on possible future revenues, but htis is risky since it is based on no actual revenue. A new city gets revnue turned over from the county for its first year of existence.

OPTIONS FOR UNINCORPORATED COMMUNITIES

Prepared for Mid-Coast Community Council, San
Mateo County—Town Meeting, March 8, 1990

Alvin D. Sokolow
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Table of Contents

1. What's the Problem?
2. Comparing the Options
3. To be or not to be a City
4. Annexation Pros and Cons
5. District Pros and Cons
6. Steps to Establish a MAC
7. Informal Governments Compared

WHAT'S THE PROBLEM?

Services:

Do citizens sense a need for new or improved services or facilities?

Finances:

Are important local services "going under" because of funding constraints since Proposition 13? Are new needs unmet because of lack of \$s?

Authority and Control:

Are citizens dissatisfied with "outside" decisions affecting the community?
Is there strong desire to take charge of local affairs?

Accountability and Coordination:

Does the community believe the present organization of services is fragmented, hard to keep track of, inefficient, and possibly wasteful?




Representation:

Does the community believe it lacks a voice in decisions affecting it, that no one cares about its interests or listens to its opinions?

Defense:

Does the community believe its values are being threatened by another jurisdiction moving in on its territory?

COMPARING THE OPTIONS

	INCORPORATION	SPECIAL DISTRICT FORMATION	INFORMAL GOVERNMENT
SERVICES 	Broad authority to carry out necessary functions; varies according to citizen demand, local capabilities; some services may be contracted	Limited range of services--varies according to special district type	No formal service providing abilities
LEGAL POWERS Corporate 	Ability to acquire & spend funds Wide range--enact ordinances covering planning, land use, traffic, animal control, utility franchises, certain criminal offenses, public safety Eminent domain, joint powers agreements, sue & be sued	Appropriate to SD's special function Restricted; adopt & enforce rules re. use of district facilities & services Eminent domain, joint powers, sue & be sued	Advisory function only
REVENUES \$\$\$\$ (see A-2 for details)	Wide variety of sources	Limited choices; varies with type of special districts	Supported entirely by voluntary sources
REPRESENTATION 	Highest degree of community self government--elected council, appointed commissions, regular meetings	Independent: locally elected board; multi-purpose districts may be more representative Dependent: Board of Supervisors as governing board	Limited structures; elected and/or appointed; may serve as voice of community

TO BE OR NOT TO BE... A CITY

WHY INCORPORATE?

Incentives & advantages;
powers & flexibilities



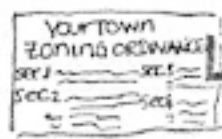
SERVICES

improve, consolidate, centralize into comprehensive unit



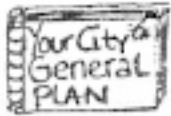
REVENUES

capture additional from local, state, federal sources



LOCAL CONTROL

planning, land use, other regulatory powers



REPRESENTATION

increase accountability, control, visibility, & interest in local government



DEFENSE

against boundary incursions



WHEN NOT TO INCORPORATE?

unfavorable conditions; responsibilities & obligations

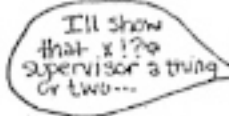
*inadequate revenue base



*small population size; low density; limited growth potential

*limited community identity; political immaturity

*irregular or artificial boundaries



*single or narrow purpose motive for incorporation

*adverse external impacts

