

Midcoast Community Council

An elected Municipal Advisory Council to the San Mateo County Board of Supervisors

P.O. Box 248, Moss Beach, CA 94038 www.MidcoastCommunityCouncil.org

Dave Olson . Claire Toutant . Lisa Ketcham . Dan Haggerty . Chris Johnson . Brandon Kwan . Barbra Mathewson
Chair Vice Chair Secretary Treasurer

Approved Minutes: Meeting on April 25, 2018, at GCSD

Call to Order. 7:00 PM

Attendance: all 7 councilmembers present

5 government representatives, and no members of the public

1. Board of Supervisors' Report & Reports from other Government Officials

Ellie Dallman, Supervisor Horsley's Aide:

Short-Term Rental Ordinance: Board approved permit fees at their Apr 24 meeting. Those with active listings in the Coastal Zone will be notified by the Planning Dept about the new ordinance and the time frame required to apply for permit. County has contract with Host Compliance who specializes in short-term rental monitoring.

Tree Ordinance Update: Heritage and Significant Tree Ordinances will be combined, but rural areas (zoned RM, PAD, TPZ) will be considered separately later. Estimated timeline for unincorporated urban areas leads to Board adoption next fall.

Mental Health Awareness Month is in May, with kick-off event, Art & Wellness Festival on May 4 at HMB Cunha Intermediate School.

Half Moon Bay Vice Mayor, Harvey Rarback: Park & Rec Committee is meeting tonight to finalize Park Master Plan. The plan recommends acquiring a large community park. City Council will hold an all-day Strategic Planning Retreat at Ted Adcock Community Center May 1. Community Services Financial Assistance Grant pilot program gave out over \$130K from the city's general fund to Coastside non-profits. Council authorized funding agreement with Bay Area Air Quality Management District to install three new electric vehicle-charging stations in HMB. Council passed a Resolution of Intent to transition to district-based elections.

Harbor District General Manager, Steve McGrath: At recent meeting, District received a clean audit for 2016/17, adopted preliminary budget for 2018-19, and received consultant update on West Trail Erosion Protection project. May 16 regular meeting is changed to May 23 on Coastside. Romeo Pier demolition will probably take 30 days once the contractor is mobilized.

2. Public Comment and Announcements – none

3. Consent Agenda – approved 7-0

- a. Approve Minutes for April 11, 2018.

4. Regular Agenda

- a. (7:23) **Midcoast Surface Water Quality Update** -- Resource Conservation District (RCD) presentation by Brittani Bohlke and Julian Carroll.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-04-24-RCD-water-quality-MCC.pdf>

RCD water quality efforts are focused on the watershed, keeping clean water clean, preventing contaminants from reaching the ocean. "Coastside 1 Water" is collaborative group meeting on surface water quality issues (RCD, County Office of Sustainability, Harbor District, water/sewer districts, marine sanctuary). Re West Point & Vassar runoff consistently exceeding limits on orthophosphate, copper and zinc, Ellie said RCD will

present First Flush results at Princeton Code Enforcement Task Force. Citizen Science efforts include volunteers taking water samples at creek and stormwater outfalls for First Flush and Snapshot Day. Dog waste cleanup event turned into trash clean up. Coastside needs trash cleanup events. Office of Sustainability could help with this. Full First Flush results are on RCD website.

Dan said Caltrans should address neglected trash along the highway.

- b. (7:49) Moss Beach Chevron Highway Access and Landscape Buffer** (Ketcham) – Update on VIO2016-00054 (violation for 2011 removal/paving of 63x13 ft planting strip on Cabrillo Highway frontage) and PLN2017-00199 (CDP application to construct replacement 34x3 ft planter.

Lisa gave slide presentation illustrating the issues, providing governing regulations, and ending with summary MCC comments:

- Please expedite PLN2017-00199 to resolve this long-standing violation.
- Reduce highway access opening from existing 144 ft to maximum of 60 ft wide.
- Restore highway frontage landscape buffer with minimum 4 ft width, and adequate soil depth connecting directly to native soil.
- Extend proposed landscape buffer north to property corner at Vermont.
- Restore full 819 sq/ft of landscape area -- no net increase of impervious surface.

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2018/2018-04-25-MBChevron-slides.pdf>

Dave: Neither Planner nor Fire Marshal were able to attend tonight, but he is in contact with Deputy Fire Marshal John Riddell on what the Fire District would accept regarding emergency access.

Claire: Wide open access conditions at the gas station create a hazardous no man's land with vehicles coming right and left. This hazard should be addressed.

Barbra: Cars turning out mid block and crossing the double yellow line to go north are breaking the law. You see that all day long. Dave agrees it's illegal left turn.

Chris: The claim of landscape planter as vehicle safety hazard makes no sense. The 140-ft wide access opening is a much greater and ongoing safety hazard for all users. Regulations are in place and rules should be followed.

Motion (Dan/Claire) to accept the presentation and approve draft comments. Passed 7-0.

Dave & Lisa will consult with Fire Marshal regarding acceptable access improvements and follow up with County Planning to expedite resolution of the violation.

5. (8:17) Council Activity – Correspondence & meetings attended

Claire attended Supervisor Horsley's Apr 18 Coastside office hours and reiterated the need for highway crossing in Moss Beach and C-1 zoning update.

Brandon attended Apr 18 Coastside office hours and County Charter Review Committee.

Caltrans Vegetation Mgmt: Lisa asked Supervisor Horsley about a county role, such as encroachment permit to get the maintenance done, since MCC has had no reply from Caltrans. He would prefer MCC contact Senator Jerry Hill to get Caltrans to do it.

Vallemar Bluff 4-house development: Lisa reported that the environmental document (Neg/Dec) will be revised and recirculated due to comments received. Applicant's biologist will do an updated plant survey this spring to document any changes in distribution of rare plants. Applicant is updating the Conservation Easement document, and working with County Parks on rare plant protection and stormwater runoff. Hopefully all loose ends will be resolved before project comes before Planning Commission.

Arbor Lane blufftop development: Neg/Dec 20-day public review expected to begin May 2. There is a new county page where CEQA documents are posted -- Find the link on MCC Planning & Zoning page.

Quarry Park Master Plan: Dave and Chris attended Apr 24 final community meeting. Expect draft plan in June, and Parks Commission Aug 2. Given all the meetings, additional changes are not planned for the final draft. Master Plan is just a guide, not a construction plan. Three project groupings: 0-5, 5-10, and 10-20 years. First group would focus on natural resource projects. Pump track is proposed just east of existing playground area, with no particular reason given for the location, though Director Jonathan Gervais said preserving the open meadow was an aesthetic win. GCSD is trying to get temporary pump track near term on school district land near Sonora for the interim 3-5 yrs before a permanent track at Quarry Park. GCSD has said they would be willing to contribute funding toward some of the Quarry Park projects.

Dave: Four MCC seats are up for re-election next November. Filing deadline is early/mid Aug

6. Future Agendas

May 9 – Visions for Seton Coastside

Adjourn: 8:36 PM