

# 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

Lisa Ketcham . Dave Olson . Chris Johnson . Laura Stein . Erin Deinzer . Dan Haggerty . Joel Janoe

## Approved Minutes: Meeting on Wednesday, April 9, 2014, at Granada Sanitary District Offices, El Granada, CA

**Call to Order** — 7:00 p.m.

Present: Councilmembers Ketcham, Olson, Johnson, Deinzer, Stein, Haggerty. Absent: Janoe

- Supervisor Don Horsley
- Aide Nicholas Calderón
- 7 members of the public

### **1. Board of Supervisors' (BoS) Report** — Nicholas Calderón

--LED lighting

-County is proposing to pick one location in each Midcoast community as test locations for new LED lights. If anybody has suggestions for these locations, they can communicate them to Nicholas. Per the concerns about the impact the new lights might have on stargazing, one of the benefits of LED lights is that they don't bleed out/disperse the light. As long as a person is not directly under the light, they will be able to see the stars better. The County's opinion is that everything will be better with the new lights but wants to know how the community feels about it, which is the purpose of the pilot program. Email suggestions.

-Lisa Ketcham, MCC chair — It would be best to put these pilots lights in commercial areas.

-Leonard Woren, El Granada — If the County receives feedback that the intensity is too bright, will they be replaced with lower intensity lights?

A: Nicholas — Yes, if that's the feedback we receive.

-Dave Olson, MCC vice chair — The County and PGE might try bulbs of different intensity to get a range of spectrums for people to consider.

--Nicholas — We will be trying a brighter light in commercial areas and less brighter lights in residential areas.

-Dan Haggerty, MCC — Wonders if the concentrated focus of the new lights will be just as problematic as the lights being replaced.

--A: Nicholas — No, I don't see it that way. We can look at different types of fixtures. We will be using a more natural white light instead of a yellow light.

--Dan — Are there other colors?

--A: Nicholas — PGE tends to stick with white. We have not had any conversations with PGE about other colors.

--Parallel Trail update

-The County was awarded \$500,000 from the Transportation Authority (TA) Measure A program for planning, permitting, and design of the southern segment of the Parallel Trail starting at the City of Half Moon Bay/County line and continuing north to Coronado Street. The timeline for this project is still TBD.

--Congestion Management plan

-Recently held the kickoff meeting with the County, the TA, and the consultants. First draft of the designs should be available in June. Nicholas wants to work on public outreach with the MCC congestion management subcommittee (Ketcham, Haggerty, Stein).

--Coastside Emergency Corps

-The County is looking to create a new program for regional disaster responses. Program would unify elements of CERT, Ham Radio, Medical Volunteers, CEAP, etc., into 3 geographical divisions that would coordinate Coastside emergency response efforts. On

- May 14, Captain Nick Gottuso, the Coastside emergency response coordinator, and Don Mattei from the Office of Emergency Services will present a plan to the MCC.
- Household hazardous waste pick-up day is scheduled for May 12, 2014. Call 650.363.4718 to make an appointment and to find out the drop-off location.
  - Surfer's Beach
    - County now has a conceptual level view of the project. County has provided the California Coastal Commission (CCC) with draft documents. When the CCC responds, the County will issue a request for proposal (RFP) for a consultant and make project documents available to the public; this should happen after the next CCC meeting. The Scope of Work document includes a community engagement element. The partnership between the different agencies involved is working well right now. The County considers the Surfer's Beach situation to be an imminent threat to the stability of Highway and the entire region, and Supervisor Horsley is not willing to wait any longer. When we hear from the CCC, we'll notify the MCC.
    - Dan Haggerty, MCC — A mound of earth was installed right in the ocean view corridor at the newest section of the Coastal Trail at the terminus of Coronado Street. It blocks views of the ocean. Any time ocean views are encroached, it is upsetting. Where can I direct complaints about this issue?
      - A: Nicholas — This is County Parks Department project. I will ask them about it and get back to you.
      - Leonard Woren, El Granada — Doesn't care what the reason for it is, just wants it gone.
    - Dave Olson, MCC vice chair — It has come to our attention that the #17 bus is not stopping at the north entrance to Devil's Slide Park.
      - A: Nicholas — We are aware of the situation. The buses not stopping there is something we did not anticipate, but there are conversation going on about it right now.

## 2. Public Comment

- Leonard Woren, El Granada — Warns that redevelopment agencies may be reintroduced. Says petitions to have an initiative placed on an upcoming ballot are about to come out. Vehemently opposes and advises people not to sign the petitions because all sewer and water rates will go up. Feels this may negatively impact other special districts.
- Len Erickson, El Granada — Loves the views at new Devil's Slide Trail (DST) Park but has some concerns about SamTrans access to the trail.
  - The automated 511 number does provide information about either of the two SamTrans stops at the southern portal; both have identifying numbers. When a human operator is finally reached, the operator says there are no such numbers but acknowledges the stops do exist. There is no way to access these stop numbers on the 511.org website.
  - The bus stops at the northern portal have no ID numbers. Who uses these bus stops? Pacifica shuttle? Will these stops become SamTrans stops in the future?
  - Bottom line is that without bus stops at either end of the DST, a round-trip walk is required to use SamTrans to visit the DST Park.
  - The public would be well served by a public briefing on the following:
    - Plans and schedules for other efforts (besides public transit) to connect the DST Park to other trails.
    - The danger to pedestrians and cyclists who transit from the Grey Whale Cove parking area to DST Park by using the side of Highway 1, where there is little to no shoulder.
      - Whose responsibility is it to address this safety problem?
      - Are there any plans in place to mitigate this dangerous issue?
      - Can signs be posted at Grey Whale Cove to alert visitors of the danger in walking or cycling along Highway 1 to access DST Park?
- Sabrina Brennan, Moss Beach — Offered some updates on Harbor Commission activities.
  - The Harbor District is moving forward with its new strategic plan. Lisa Wise Consulting is the firm that was awarded the job. Extensive public outreach is planned. This is an

- opportunity to address trail connectivity issues.
- The Harbor District voted to designate the Post Office lot in El Granada as surplus so it can be sold. Legally, this property must be made available to parks and schools during the first 60 days after the decision to sell is made. Clock is currently running on this. After 60 days (which would be June 2, 2014), it's available to the highest bidder.
  - Dave Olson, MCC vice chair — The Half Moon Bay Library continues to hold vision meetings for plans for the new library. The next meeting is on Thursday, April 10 from 7:00 to 9:00 p.m. at the Half Moon Bay Library.
  - Dan Haggerty, MCC — The Post Office lot that the Harbor District is putting up for sale lies in the only real communal section of El Granada. All roads converge there. It is a very sensitive lot with regard to community use and appearance. Parking is already hard in that area due to the Post Office. Wants this property to be reserved for community use.
  - Dan Haggerty, MCC — The DST Park is very beautiful but he has witnessed dangerous parking and traffic issues related to the lack of available parking.
  - Erin Deinzer, MCC — Agrees that parking at DST Park is very disorganized and dangerous. Feels that there is no visible enforcement of parking laws and wants better enforcement.
  - Chris Johnson, MCC secretary — On Saturday, April 12, 2014, from 10:00 a.m. to 2:00 p.m. there will be a Summer Camp Fair at New Leaf Market in Half Moon Bay. Any parents who are interested in summer camps for their children can learn more at the event.
  - Lisa Ketcham, MCC chair — Made some announcements.
    - On Sunday, April 20, 2014, the Silicon Valley International Triathlon will take place on the Coastside. It starts with at 7:00 a.m. with a swim in the outer harbor. The start/finish is at the Yacht Club; bike north on Airport to Cypress, south on H1 to HMB and hills beyond; end at Johnston House. Running course in HMB will be last portion of the race.
    - The City of Pacifica is currently updating its General Land Use Plan and its section of the Local Coastal Plan (LCP), which date from 1980. Draft environmental report and other documents are available for public review and comment at the City of Pacifica website. See [http://www.cityofpacific.org/depts/planning/general\\_plan\\_update/default.asp](http://www.cityofpacific.org/depts/planning/general_plan_update/default.asp). Public comments will be taken until May 26.

### 3. Consent Agenda Approved 6-0

- a. Approved Minutes for March 12, 2014.
- b. Approved Minutes for March 26, 2014.

### 4. Regular Agenda

- a. **Midpeninsula Regional Open Space District (MROSD).** MROSD General Manager Steve Abbors and Elaina Cuzick, MROSD real property specialist, discussed the MROSD's recently completed Vision Plan, the June 3 ballot Measure AA, Regional Open Space Access, Preservation, and Restoration Bond, and showed a digital presentation. See <http://www.openspace.org/news/downloads/MidcoastCommunityCouncil.pdf>.
  - Erin Deinzer, MCC — What kind of government agency is the MROSD?
  - A: Steve Abbors — The MROSD was established under Section 5500 of the California Public Resources Code; the MROSD is a special district like the Granada Sanitary District (GSD).
  - Erin Deinzer, MCC — From your presentation, there appears to be a heavy emphasis on grazing. Why is that?
  - A: Steve Abbors — Because the district has historically taken grazing off the land when land was acquired. New grazing lands have not been created; the MROSD is looking at reinstating historic grazing lands. Grazing is a good way to manage grasslands and reduce fire hazard. Also a way to keep agriculture on the San Mateo coast.

--Laura Stein, MCC treasurer — Has endorsed the bond measure. What are some objections you've heard regarding the bond measure?

A: Steve Abbors — We have not received many. Some people think we use eminent domain, but we haven't used it in 16 years. Eminent domain is off the table in the Coastal Protection area. Other people just don't like the idea of paying taxes and think the land should be privately owned.

--Dan Haggerty, MCC — Has endorsed the bond measure. Thanks for all the great work the MROSD does. How long will the Purissima-to-the-Sea trail be? Are there any backpacking camps on the route?

A: Steve Abbors — No backpacking camps because the MROSD is prohibited by agreement with the Local Agency Formation Committee (LAFCo) from offering camping facilities. The estimated length of the trail is about seven to eight miles, but there are no concrete plans right now.

--Dave Olson, MCC vice chair — Has endorsed the bond measure. Very appreciative of the work and mission of the MROSD.

--Lisa Ketcham, MCC chair — Has endorsed the bond measure. Loves the trails and preserves in the MROSD system. Wishes the County would model their trails on the MROSD trail design.

--Steve Abbors — MROSD works closely with Santa Clara and San Mateo Counties, and Steve feels sure that a joint work group could probably put together.

--Leonard Woren, El Granada — Endorses the bond measure and plans to vote for it. Says people wonder why the Granada Sanitary District (GSD) wants to get involved in parks and recreation when organizations like MROSD already exists. States that MROSD works on large parcels outside the urban-rural boundary, while a new Community Services District (CSD) in El Granada would be working inside that boundary. Thus, there is no needless overlap in function.

--Sabrina Brennan, Moss Beach — Is impressed with the quality of the MROSD trails. How many people are on the MROSD board? Where do you meet? We appreciate MROSD outreach. Would you consider videotaping your meetings so more people can know about your organization and for better oversight?

A: Steve Abbors — Seven. The MROSD meets mostly at our offices in Los Altos, but we hold six meetings a year or so on the Coastside. Thank you. Community outreach is very important to the MROSD. All MROSD meetings are audio recorded but not videotaped. That's a good idea though and one which is coming. Will mention it to the MROSD board.

--Jim Sullivan, Pacifica — Supports the bond measure. Siltation modifications at El Corte Madera property are wonderful. Looking forward to the connecting trail between El Corte Madera and Tunitas Creek. Encourages the MROSD to really adopt the idea of interconnected, multi-use trails.

**b. Big Wave North Parcel Alternative (Ketcham).** Approved initial comments to County Planning staff on the Big Wave (BW) North Parcel Alternative (NPA) project referral.

--BW project is a major development proposed for 20 acres (in 2 parcels) of agricultural land and wetlands along Airport Street between HMB Airport and Pillar Point Marsh. The original project consisted of a business park on the north 15-acre parcel and a wellness center on the south 5-acre parcel, which is proposed to provide affordable housing for up to 50 developmentally disabled adults and 20 caretakers, along with a gym and community center and potential employment opportunities for the residents. The project was approved by the County in 2011 but denied on appeal to the CCC in 2012 due to many inconsistencies with the LCP.

--The NPA is a new application that would reduce the size of the business park, making room for the wellness center on the north parcel next to Pillar Ridge residential community and leaving the south parcel undeveloped for now.

--Last November, the MCC hosted an informational presentation on the NPA by the Big Wave Project engineer; it was followed by a Q&A session. That presentation, minutes, and video, plus current site plans and other background documents, are posted and will be kept up to date on the MCC website Issues page for Big Wave Project.

--The NPA project application is not yet considered complete, but at this point, County staff has distributed the project referral to various agencies, including MCC, for initial comments, which are due April 11, 2014. For purposes of comments, the MCC is only considering the project referral, which describes the changes to the project in the NPA.

--The public process for project approval will include circulation of the environmental review document for 30-day public comment tentatively in July, followed by Planning Commission hearings tentatively scheduled for August and September.

--MCC reviewed the main points of the draft letter. See

<http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-04-09-MCC-BW-NPA-referral.pdf>

--Laura Stein, MCC treasurer — Made motion to approve initial project comments to County Planning staff.

--Chris Johnson, MCC secretary — The NPA does not make any mention of a new traffic survey. This seems grossly inadequate, especially given the change in traffic flows due to the opening of the Devil's Slide Tunnel and the reorientation of the project buildings to the north parcel.

A: Lisa Ketcham, MCC chair — That's right. The traffic report has not been updated. The site plans show the North Parcel with the same entrances and exits as before, which means no left turn on Airport Road. When the MCC receives the environmental document, that will be the opportunity to comment about traffic.

--Dave Olson, MCC vice chair — Is there anything here about wetlands restoration plan?

A: Lisa Ketcham, MCC chair — The project phasing and wetlands restoration plans have not changed at this point, but may change before we actually see the project..

--Dave Olson, MCC vice chair — Do we need to address the need for Montara Water and Sanitary District (MWSD) to go to LAFCo to annex this area to be able to provide water?

A: Lisa Ketcham, MCC chair —MSWD says they can supply the water and BW says they will use that water. The County says that the LAFCo process must be followed since the property is within the CCWD sphere of influence. This is not within the scope of the MCC's comment letter.

--Dan Haggerty, MCC — This project is still within the tsunami evacuation zone.

A: Lisa Ketcham, MCC chair — Yes, but the residential living areas have been moved up to 30 feet above sea level.

--Dan Haggerty, MCC — Traffic is still a significant issue. Hopes there will be updated traffic studies.

A: Lisa Ketcham, MCC chair — When the environmental impact document is made available, that will be the time to review and question traffic plans.

--Leonard Woren, El Granada — Made a number of comments.

-Cited a number of 30,000 cubic yards of grading from the NPA application and is concerned that the BW developers might change the existing/natural grade through grading.

-Stated that there is no guarantee that the southern parcel will remain open space. If the BW developers get approval to move the entire project onto the north parcel now, they could always come back in a few years with a similar project for the south parcel.

-Feels there is no demand for the proposed office space.

-Doesn't want landscaping used to hide a visually unappealing structure.

-Concerned that LAFCo sees this project as a way to move towards consolidation of the GSD and the MWSD. Cited letter of February 10, 2014. See

<http://www.midcoastcommunitycouncil.org/storage/issues/bigwave/2014-02-10-LAFCo-to-BW.pdf>

Feels that any issues cited by LAFCo can be solved by allowing the MWSD to expand their service area.

--Sabrina Brennan, Moss Beach — Made a number of comments.

-Likes the MCC initial comments. How is the land that the BW developers won't develop in the south parcel currently zoned? And the land they do want to develop?

A: Lisa Ketcham, MCC chair — The southern parcel is zoned waterfront industrial. The northern NPA parcel is zoned light industrial. Once the NPA project application is deemed complete, the project is then governed by whatever zoning exists at that date. New zoning realistically won't happen before then.

-Feels that the traffic is getting worse on Cypress Road north of the project.

-The NPA indicates that residential floor has been raised for tsunami protection. Does that mean that the first floor is 30 feet off the ground?

A: Lisa Ketcham, MCC chair — No. It's 30 feet above sea level for living areas.

--Elisabeth Vespremi, Moss Beach — Feels that a business park is not appropriate for the current zoning in the area and that BW developers are manipulating use descriptions instead of trying to change the zoning to be more appropriate. Land is currently zoned and projects should reflect this current zoning. Details of the project are too squishy and the BW project should not qualify for a use permit. Feels that it must prove that it is needed and that it conforms to current zoning.

--Dave Olson, MCC vice chair — Thinks that BW Project Engineer Scott Holmes is counting the building height from grade fill level rather than existing grade.

--Lisa Ketcham, MCC chair — County letter to BW requested corrected elevations.

--Councilmembers voted 6-0 to approve the MCC initial project comments as drafted.

## **5. Council Activity**

--MCC Vice Chair Dave Olson attended the Half Moon Bay Library stakeholder meeting on April 9, 2014. Dave asked about the possibilities of building an additional library on the Coastsides; answer was no way due to funding. Library committee seemed very interested in developing a good plan with excellent community outreach and participation. Dave will continue to attend stakeholder meetings.

--MCC Secretary Chris Johnson reported that he will be unable to attend the next MCC meeting on April 23, 2014. Noted that he attended the Devil's Slide Trail Park opening on March 27, 2014. Loves the park but is very concerned about lack of pedestrian and cyclist access to this pedestrian and cyclist park.

--MCC member Dan Haggerty related that at the April 7, 2014, Harbor Commission (HC) meeting, the board voted to designate the Post Office property in El Granada as surplus. Dan is concerned about the future of this parcel as it relates to the community of El Granada. Notes that the property was originally deeded to the HC with the intent that it's purpose be for public use. Hard for him to accept that the HC would put the property up for sale on the open market. Anybody interested in this topic should attend the next HC meeting on April 16, 2014.

## **6. Future Agendas**

--04/23/14 — Rodenticide presentation from Raptors Are The Solution (RATS).

Montara Seventh street fence removal. Presentation on Devil's Slide Ride bicycle event.

--05/14/14 — Coastsides Emergency Corps presentation.

**Adjournment — 9:17 p.m.**