

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, August 27, 2014, at Granada Sanitary District Offices, El Granada, CA

Call to Order — 7:01 p.m.

Present: Councilmembers Ketcham, Olson, Johnson, Stein, Deinzer, and Haggerty.

Absent: Janoe.

- Supervisor Don Horsley
- Aide Nicholas Calderón
- Captain Mike Maskarich, California Highway Patrol (CHP)

Connect the Coastside:

- James Hinkamp, County Planner, Project Manager
- Bill Loudon, DKS Consulting
- Kendall Flint, Outreach Manager

—10 members of the public

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

—Seventh Street Fence

-The Planning Commission in early November will consider a Coastal Development Permit (CDP) for removal of the fence on Seventh Street in Montara that is blocking public access to the coastal bluff. Removal of the fence is considered development, so a CDP is required.

—Highway 1 Crossings, Turns, and Medians

-The County will shortly be taking down the MindMixer webpage for comment on the first set of design alternatives. When the new design alternatives are available, they will be posted for comment as before. There will also be a mobile app component.

-Funding for the project includes \$500,000 for the preliminary planning study and project implementation document and \$1 million for environmental reviews and permitting from the Transportation Authority (TA). The County also has \$150,000 for community engagement.

---Len Erickson, El Granada—After the \$1.5 million is spent on planning, permitting, and design, is the project then shovel-ready?

A: Nicholas Calderon: Yes, after the project is designed and permitted, it is shovel-ready; then construction funding must be procured.

—Highway 1/Surfer's Beach

-The County has been working with Caltrans on this project to save Highway 1 near Surfer's Beach for the last year. Project objectives include not only protecting Highway 1 but also improving coastal recreation and coastal access.

-The County deadline for proposals was July 18, 2014; the County received five proposals and has completed consultant interviews. No official consultant selection has been made yet.

—Dan Haggerty, MCC—Are there any plans to introduce engineered soil to regain eroded ground at Surfer's Beach?

A: Nicholas Calderón—The Surfer's Beach project is specifically to support highway integrity and coastal access and recreation. Beach replenishment and soil replacement are not within the project scope.

—Parallel Trail

-For the southern segment of the Parallel Trail project, the County has received TA funding of \$500,000 for planning, permitting, and design. The County is getting ready to release the request for proposals (RFP). Time from award of funding to RFP is much shorter than it was for the TA funded project for design planning of

crossing/turns/medians. There is no word yet on results of the grant application to the CA Active Transportation Program to fund planning of the northern trail segment.

—Fitzgerald Marine Reserve (FMR)

-There is a new issue of the newsletter for FMR Area of Special Biological Significance (ASBS) pollution reduction program.

—Captain Mike Maskarich—Noted that he was asked by Supervisor Horsley’s office to reach out to Caltrans to facilitate a traffic speed survey of the traffic corridors in the four Midcoast communities. He has done this and a traffic speed survey is planned. No definitive time frame on when the results will be available. The CHP supports any improvements that will make the Midcoast safer and better for motorists, pedestrians, and cyclists. Has looked at the Highway 1 Safety and Mobility Study designs and thinks that they will help.

A: Nicholas Calderón—Caltrans will select the specific survey locations, which will be focused on the four Midcoast communities. Great thanks to Captain Maskarich for really helping to make the new traffic survey happen.

2. Public Comment

—Len Erickson, El Granada—Really appreciates the attention given to the Midcoast by Captain Maskarich.

—Elisabeth Vespremi, Moss Beach—Feels that parking along Highway 1 is a huge issue. Wants to use signage to direct people to safe crossings. Feels that signage could help reduce the amount of pedestrian highway crossings.

—Laura Stein, MCC treasurer—The MCC is working with the League of Women Voters to schedule candidate forums for the November elections. On September 11, 2014, at 7:00 p.m., a candidate forum for the San Mateo County Harbor Commission will be held at Cypress Meadows in Moss Beach. On October 7, 2014, at 7:00 p.m., a candidate forum for the Coastside Fire District Board will be held at the offices of the Granada Sanitary District (GSD) in El Granada.

—Lisa Ketcham, MCC chair—The Plan Princeton Draft Alternatives Workbook will be reviewed at the MCC meeting on September 10, 2014. The workbook will be released to the public on September 25, 2014. There will also be a public workshop for community input on Thursday, October 2, 2014, at the Oceano Hotel.

3. Consent Agenda *Approved 6-0*

a. Approved Minutes for July 23, 2014.

b. Approved Minutes for July 31, 2014.

c. Approved Minutes for August 13, 2014.

4. Regular Agenda

a. Introduction of “Connect the Coastside,” the Comprehensive Transportation Management Plan (CTMP). Kendall Flint, the project Outreach Manager, provided an overview presentation and answered questions. See <http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-08-27-Connect-Coastside-PPT.pdf>. Bill Loudon, project manager for DKS Consulting, also answered questions; Bill will be the one preparing the study. James Hinkamp, County Planner and project manager also participated in the discussion.

—Lisa Ketcham, MCC chair—Is the Recreation Parking Assessment element of this project the same as the Midcoast Parking Study of the Highway 1 Action Plan?

A: James Hinkamp, County Planning—Yes, the Golden Gate National Recreation Area (GGNRA) and State Parks are sponsors of that assessment. They have procured consultants and recently initiated data collection. The County anticipates being in sync with their study.

—Laura Stein, MCC treasurer—Has SamTrans been included in this plan?

A: Kendall Flint—Yes. We are coordinating with SamTrans and any other organization providing transportation. SamTrans is represented on the TAC and the County is listening to their input.

—Dan Haggerty, MCC—Suggests looking at the City of Davis, CA, for examples of how to make a pedestrian/bike-friendly community. Feels that it's more than just widening roads to make room for more cars.

—Erin Deinzer, MCC—In the Connect the Coastsides map of segmented zones, where does Area 1 end at its furthest point north?

A: James Hinkamp, County Planning—Roughly at the southern portal of the tunnel near Gray Whale Cove.

—Laura Stein, MCC treasurer—What is the timeframe for this project?

A: Kendall Flint—About 14 months. Project completion is estimated for Fall 2015. In the meantime, there will be three community workshops: Late October, 2014, Jan/Feb 2015, and May/June 2015.

—Dave Olson, MCC vice chair—Will you be looking at previous studies done for Highway 92? Will there be a dollar-limit budget cutoff or are all options still on the table at this point?

A: Bill Loudon, DKS—Our team is very familiar with this area. Yes, we will look at issues along Highway 92 and at other past studies of the area. This study is different from most in that this project looks to find the balance between transportation and development—what makes sense given the resources available for transportation. We will not start with dollar-limit cutoff. We will be looking at all possible funding sources and not dismissing anything out of hand.

—Dan Haggerty, MCC—Hopes the plan will reflect the Midcoast's semi-rural character.

—Bill Kehoe, Moss Beach—Will the Coastsides Fire Protection District (CFPD) be included in this project study? Traffic impacts emergency response time and these plans could impact CFPD's decisions about where to build new firehouses. Will the study look a wide variety of times and days for traffic counts?

A: Kendall Flint—Yes, this study will look at everything involving safety and emergency services on the Coastsides.

—Fran Pollard, El Granada—Feels there are too many master plans (11) being developed for the Coastsides simultaneously. Wonders if some of the plans can be postponed until after the elections.

A: Supervisor Horsley—Unfortunately, no.

—Fran Pollard, El Granada—Will parking be considered as part of this study?

A: Kendall Flint—Yes, recreational parking.

—Fran Pollard, El Granada—Wants the upper Harbor District parking lot at Pillar Point Harbor used for recreational parking instead of using the sides of Highway 1 for recreational parking. Feels that signs would help direct people to better parking options and deter illegal parking.

—Gary Naman, Moss Beach—Commends the planners for segmenting the Coastsides for this project. Feels strongly that he does not want to see the kind of congestion prevalent in Laguna Beach to happen here on the Coastsides.

—Chris Johnson, MCC secretary—Concerned that the Big Wave NPA project is not being integrated into the transportation master plan. Feels that Big Wave NPA is being developed in a vacuum with no connection to other comprehensive plans, studies, and projects being developed for Coastsides.

A: Kendall Flint—Big Wave NPA won't be ignored in our study, but it will not be impacted by this study because the Big Wave NPA project predates it.

—Dan Haggerty, MCC—Feels it is good to segment the Coastsides for the purposes of the study, but there needs to be holistic continuity too because there are many commonalities such as the universal need for bike lanes.

A: Kendall Flint—Agreed. As part of our outreach, we are asking, what are the obvious things that are missing? What are the challenges and problems? We are seeing a lot of commonality in the comments and responses to these questions. Please note that by mid-October is the best time for comments for this initial phase of the project; there will be additional opportunities to comment ongoing.

—Elisabeth Vespremi, Moss Beach—What exactly is this project trying to do?

A: Kendall Flint—Connect the Coastside is trying to strike a balance between infrastructure and development. We do not say “don’t develop,” rather, we will present our conclusion about what the capacity is for this area. This will only affect projects on the Coastside after the plan has been approved.

A: Lisa Ketcham, MCC chair—It is important to note that this project is required by the CCC. It is meant to help.

—Sabrina Brennan, Moss Beach—Supports the project.

b. Big Wave North Parcel Alternative (NPA) and Addendum to 2010 Big Wave Environmental Impact Report. MCC Chair Lisa Ketcham presented draft MCC comments on the NPA project, reviewed clarifying slides, and led discussion about draft comments. See <http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-08-27-MCC-comments-BW-NPA-EIR.pdf>.

—There will be a Planning Commission hearing on this project on October 22, 2014 and a staff report; these are additional opportunities to comment.

—MCC Chair Ketcham proposed a new section about airport hazards for the MCC draft comments letter. Specifically, the new section states that the potential wind tunnel effect should not be ignored and brings up the issue of reflected aircraft noise from the project buildings.

—Laura Stein, MCC treasurer—Supports the letter. Thanked Lisa for her hard work in developing it.

—Erin Deinzer, MCC—What is the desired outcome of this letter?

A: Lisa Ketcham, MCC chair—County response to comments in this letter will be included in the written County response to comments. As with comments on an early project referral, MCC comments may also lead to improvements in the project and added conditions of approval.

—Erin Deinzer, MCC—Other than the developer, who is in favor of this project?

A: Lisa Ketcham, MCC chair—At many hearings over the years, people have spoken passionately in support of the Wellness Center, to the extent that they felt all land use constraints should be overlooked in order to approve the project.

—Dave Olson, MCC vice chair—Should the MCC send this letter directly to the Planning Commission?

A: Lisa Ketcham, MCC chair—Yes. We will also copy it to California Coastal Commission (CCC) staff.

—Dan Haggerty, MCC—Thanked MCC Chair Ketcham for her work on the letter. Asks how the MCC can be certain that all MCC comments will be addressed and included in the final report.

A: Lisa Ketcham, MCC chair—Director of Planning Steve Monowitz has promised a written response to all comments.

—Laura Stein, MCC treasurer—What are the options for appeal?

A: Lisa Ketcham, MCC chair—The environmental impact report (EIR) is out of play since the County considers it already approved. The focus now is on the coastal development permit (CDP) and compliance with the Local Coastal Program (LCP). If approved by the Planning Commission, individuals or groups from the community could appeal the project directly to the CCC. The MCC does not appeal projects.

—Sabrina Brennan, Moss Beach—Made several points speaking as a representative of the Seal Cove Property Owners Association (SCPOA). SCPOA

supports the MCC letter and will write its own letter. The SCPOA urges the MCC to reach out to the planning commissioners, who may not be aware of the fine details of the project. Feels the MCC letter would really help improve their understanding of the project. Feels that story poles are very important because there is no other way to get a true sense of the project. Suggests including pictures and other visual aids in the MCC letter.

-Shouldn't there be a plan for the Cypress Avenue/Highway 1 intersection in this plan if Big Wave is responsible for mitigating this intersection? Feels this issue shouldn't be left TBD until later.

-Is disappointed that this project will use up prime agricultural land.

-Doesn't think enough emergency access is available for the site, especially given the at-risk status of the proposed residents. Feels it is not a safe location for the Wellness Center.

-Supports comments in the MCC letter about the extended development agreement. Points to Harbor Village/Oceano as a development mistake that should be learned from.

—Elisabeth Vespremi, Moss Beach—Stated that she would be sending her own letter to the CCC and the Planning Commission. Feels that zoning does not support the project, as was noted in the CCC's original rejection of the project, and this has not changed, so wonders what has changed that would make this time any different. Wonders why no new EIR? Feels that there are other, better sites in El Granada and Moss Beach for "affordable housing." If this project is going to be considered affordable housing, then feels the LCP must be amended for this project site. Feels strongly that use permits are not designed for this kind of extended development project that does not conform to zoning. Questions water use and availability.

—Fran Pollard, El Granada—Supports the MCC draft letter and thanks Chair Ketcham and the MCC for their hard work.

—Council members voted 6-0 to approve the revised comments to Planning Department regarding Big Wave NPA EIR Addendum.

5. Council Activity

—MCC secretary Chris Johnson attended the Granada Sanitary District (GSD) board meeting on August 21 (along with MCC Vice Chair Olson) and is concerned that contention amongst members of the board and lack of public outreach regarding the transition of the GSD to a community services district (CSD) may be undermining public confidence and support for the CSD initiative.

—MCC Vice Chair Dave Olson provided an update on plans for the repair of the Coastal Trail Bridge over Pilarcitos Creek in Half Moon Bay. Olson attended the special city council meeting on August 19 at which the Half Moon Bay City Council voted to appropriate \$100,000 from Measure J funds towards planning/permitting for repair of the bridge.

—MCC treasurer Laura Stein agreed with MCC Secretary Johnson that the GSD needs more public outreach with regard to the upcoming transition to a CSD and points to the trash situation at West Point Road in Princeton as a good place to start.

—MCC councilmember Erin Deinzer mentioned two points.

-The San Mateo County Mosquito and Vector Control District (SMCMAVCD) is making some personnel changes, including initiating a search for a public relations officer and not renewing the contract of Manager Robert Gay.

-In the spirit of doing something positive, Deinzer proposed Midcoast participation in the Sister Cities program; Deinzer will look into this matter further.

—MCC Chair Lisa Ketcham mentioned the Plan Princeton Technical Advisory Committee (TAC) and Steering Committee will review the Draft Alternatives Workbook on Thursday, August 28. Lisa will attend the Steering Committee meeting

as the MCC representative.

—MCC Chair Ketcham proposed MCC Treasurer Laura Stein for the MCC representative on the Transportation Management Plan (TMP) TAC. This committee meets four to five times per year and requires a substantial time commitment for reviewing documents.

—Council members voted 6-0 to approve MCC Treasurer Laura Stein as the MCC representative on the TMP TAC.

6. Future Agendas

—September 10, 2014—The MCC will review the Plan Princeton Alternatives document. There will also be a County Community Workshop on Plan Princeton Alternatives at the Oceano Hotel in Princeton on October 2, 2014.

Adjournment — 9:14 p.m.