

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 . Claire Toutant . Laura Stein . Dan Haggerty . Chris Johnson . Brandon Kwan

Approved Minutes: Meeting on April 12, 2017, at GCSD

Call to Order. 7:00 PM

Attendance: All councilmembers except Chris Johnson. Two government representatives.
20 members of the public

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

Ellie Dallman, Supervisor Horsley's Aide:

SMC Youth Commission is recruiting members.

Short-Term Rental Ordinance was approved by the Planning Commission. It is expected to go before the Board of Supervisors on 5/16 before going to the CCC for final review.

Grey Whale Cove project is in design phase. PGE is looking at sources to power the lighted crosswalk. SMC Transportation authority recently reallocated the remaining preliminary planning study funds to cover implementation costs.

Multi-Modal Parallel Trail -- Surveyors are gathering information to prepare detailed designs for trail construction. The design documents are expected to be ready for construction in early 2018.

Airport St. bulk propane facility is being monitored by the fire department and building inspector. They have agreed to remove all empty storage tanks from the property.

Free weekend beach shuttle is running. Increasing awareness and ridership were discussed.

Harvey Rarback, HMB City Councilmember:

Half Moon Bay's priorities for the year are affordable housing strategies, taxing and regulating marijuana, homelessness, Coastside park development, and collection of short-term transient occupancy taxes.

2. **Public Comment & Announcements**

Join SamTrans staff to learn about the Coastside Transit Study and share ideas for future bus service on the Coastside, at Brews and Views, Tues, Apr 18, 6-8pm, HMB Brewing Co, Capistrano Rd, Princeton.

Draft Sea Level Rise Vulnerability Assessment is available for review and comment by May 5. The document will guide the County and its cities in understanding and preparing for sea level rise. Links to full report and upcoming events on MCC website. Public workshop Sat, Apr 29, 10:30am – 12:30pm, Ted Adcock Community Center, HMB.

3. **Consent Agenda** – approved 6-0

a. Approve Minutes for March 22, 2017.

4. **Regular Agenda**

a. (7:15) **Seton Coastside Hospital Update** – Informational presentation by CEO John Ferrelli after the first year of operation by Verity Health. He described many new services being developed at the Seton Daly City campus. There is new leadership there and at Coastside. The Attorney General's conditions for this operation include the continuation of the Coastside Emergency Room for at least 10 years and investment in community service, which has yet to be developed. The skilled nursing facility component of the local hospital is improving its finances but is not yet in the black. The need to define the appropriate role of the emergency room was discussed. Goals mentioned were

prioritizing beds for local residents at the skilled nursing facility and making outpatient rehab services more readily available for the community.

- b. (7:40) **First Flush Water Quality Results 2016** – Informational presentation by Brittani Bohlke, Resource Conservation District (RCD) Water Resources Specialist, on pollutants found in Midcoast stormwater runoff entering the ocean. The First Flush project measures pollutants at various outlets at the first significant rain of the season. Several agencies support it and results are referred to the Marine Sanctuary. Volunteers are always welcome for this and for Snap-Shot day in May. Levels of several pollutants have been increasing at various locations over past years.

Lisa: West Point Ave has the highest concentration of nitrate in all counties in the Study. West Point drains Princeton Ave in the block where Romeo Packing loads and unloads semi-trucks of chemical fertilizers in the street. West Point and Vassar have highest or most exceedances of metals and nitrate. What will process be to pinpoint sources and address them? Answer: Direct intervention in problems generally would require a specific request and funding.

Sabrina Brennan would like this information included in a June presentation of plans for Capistrano Beach and in overall Plan Princeton development. She also cited the issue of pet waste.

- c. (8:05) **Seal Cove Updates** (County Planner Camille Leung)

105 San Lucas erosion control and slope repair following Apr 2016 unpermitted vegetation removal and grading in active landslide area. Camille reported the purpose is to repair drainage patterns damaged by illegal grading and trenching for a retaining wall and to re-establish smooth natural sheet-flow runoff based on pre-construction grades, which would keep water from concentrating into landslide-prone soils. No construction or drainage “facilities” are proposed or recommended. The County will be monitoring the site to ensure that the contractor repairs the area, including placement of engineered fill on the property, per geotechnical recommendations, and that the site is adequately stabilized. The erosion control plan calls for covering the area with a bio-net blanket, which incorporates a native seed mix to revegetate the area.

Turns out, the applicant has gone beyond this scope of work and installed a geo-grid system under an unknown quantity of imported soil. This solution had been discussed but geotechnical specifications have not been finalized and the CDP has not yet been approved for the work.

Seal Cove neighbors Cid Young, Sabrina Brennan, Katherine Slater-Carter, Carol Guion, Alan Moss and Steve Beardsley voiced concerns about work on the adjacent property without owner consent, water main breaks, unstable utility lines to endangered properties, increasing landslide activity with recent rains, need for long term planning, closer County oversight, and CCC involvement. Sabrina requested another neighborhood meeting with more County staff including the Planning Director. Camille Leung gave out her business cards for neighbors to provide and receive updates.

125 Los Banos permit application to remove garage, rebuild foundation, deck, and remodel interior of house that was red-tagged due to landslide damage years ago. Camille reported that due to the Seal Cove Geological Hazard Zone 1, no additions are allowed and the unpermitted deck will have to be removed.

- d. (9:15) **Deterioration of La Costanera Rock Armoring** (Ketcham) – Follow-up on Coastal Commission Consent Agreement to clarify MCC concerns regarding the riprap. Desired Outcome: Approve letter to County, State Parks, CCC staff. Lisa gave slide presentation and suggested that be substituted for a letter.

Motion: Approve this slide presentation as documentation of MCC concerns about deteriorating coastal armoring, with specific requests regarding coastal access improvements as part of the Coastal Commission Consent Agreement with La Costanera restaurant. Approved 6-0

e. (9:25) Neighborhood Commercial (C-1) Zoning Regulations –

Desired Outcome: Approve response to County denial of request for update.

Lisa summarized County reply to MCC 3/22 letter requesting C-1 zoning update specific for the Midcoast: that planning staff is too busy the next 2 years to undertake the effort, and that LCP policies and CEQA provide effective way to address MCC concerns on a case by case basis. The large turnout at Donuts with Don on Apr 4 seemed unsatisfied with that answer.

Motion: Approve letter as drafted. Approved 6-0.

5. Council Activity – Correspondence received & meetings attended

Claire attended annual Farm Day celebration. All 4 awards for community service and agriculture were given to women and a positive community spirit was evident

Chris and Claire attended Supervisor Horsley's Donuts with Don community outreach event.

There was strong community participation, as noted in Item 4e.

Lisa: Montara 7th St Hotel Pre-Application Workshop expected sometime in mid May. County staff is working on getting a meeting space.

6. Future Agendas

April 26 – County Parks (FMR Master Plan progress report, status of Midcoast Parks Development Fund, and assessment of goals of the Midcoast Action Plan for Parks & Recreation)

Adjourn: 9:30 PM