

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors representing Montara, Moss Beach, El Granada, Princeton, and Miramar

PO Box 248, Moss Beach, CA 94038

www.MidcoastCommunityCouncil.org

Claire Toutant, Chair
Len Erickson, Vice Chair
Barbra Mathewson, Treasurer
Dave Olson, Secretary
Dan Haggerty
Michelle Weil
Tamar Powell

Minutes for Meeting of July 10, 2019

Call to Order (7:00)

Councilmembers present: Toutant, Erickson, Olson, Mathewson, Haggerty, Powell, Weil.

1. Board of Supervisors' Report

Ellie Dallman: Sanchez Art Center event Along the OPHT July12-Aug 11, Reception July 18 at 6:30pm (<http://www.sanchezartcenter.org/>). OES Unincorporated Active Transportation Plan - opportunities to improve bicycle and pedestrian access (see <http://walkbikeSMC.org>). Preliminary to grant applications. Communications and outages town hall update. Press release with updates on progress. See Senator Hill's website. Narrative responses for grant on Parallel Trail are out, asks MCC to review by next week.

Dan asked for update on Gray Whale Cove project. Ellie summarized project. Design phase nearly complete. Waiting for feedback from permitting agencies. Construction funding partially identified. Need about \$1.5M to fully fund construction.

Tamar asked about Moss Beach Park update progress. Tot area likely to start in August or September, other portion waiting on equipment delivery date.

Nicholas Calderon, Asssistant County Parks Director: Quarry Park Master plan will have another public workshop in September on the final draft. After revisions, will be presented to MCC, probably by end of year. Early 2020 will go to Park & Rec Commission, then to Board of Supervisors. Quarry Park fuel reduction project (mailer out to nearby residents). Expected to start mid-July, but delays at State level have moved it out to August. There will be some closures for the work.

Dan asked about new Bay to Sea Trail. Joint project of many park agencies, MROSD is lead agency. 40 Mile trail from Bay to Ocean, likely through Huddart or Phleger, feasibility study is next step, indentifying gaps in public land and easements.

HMB Mayor Harvey Rarback: Followup on Town Hall on outages. Is glad that Sen Hill and other legislators were able to get things moving. Corrected his mis-statement about garbage cans at Surfers Beach; they are in HMB city limits. City is still working with GCSD. Last night the HMB Planning Comm considered and approved the after the fact CDP for the Pillar Point RV Park and restrooms. Will add 8 ADA parking spots, EV charging, and conceptual plan for restrooms (3 separate unisex), plus shower. Mentioned the CCC workshop on Friday. He will be attending. Mentioned online video will be available. Next Tuesday (the 16th), will be the 60th anniversary of HMB will be held at the library at 5:30pm). At 7pm on the 16th an affordable housing workshop will be held at the Ted Adcock Center at the City Council meeting.

Dan asked if design of restrooms is completed. No, just conceptual. Location is likely final.

Claire asked if there had been any decisions about landscaping and length of stay. Consensus is that at least some cypress trees will be removed or trimmed. PC recommended that length of stay rules in lease (14 days in a row, 30 days in a year) will be enforced.

2. Public Comment & Announcements (7:30)

Lisa Ketcham - MCC review of Midcoast plans summarized, and contrasted with CDRC. Suggests collaboration between MCC and CDRC, on projects where CDRC is not involved, Harbor View Motel expansion as an example. As a Planning Commissioner, she finds community input helpful. CDRC standards and processes review in progress, encourages MCC involvement in both process and review of updated standards and requested zoning changes.

3. Consent Agenda (7:40)

- a. Approve Minutes for 6/26/19
 - b. Approve Treasurer's Report for July 1, 2019
 - c. Approve addition to Council Workplan Priorities List
- Moved Barbra, Second Len, Passed 7-0

4. Regular Agenda

a. (7:40) – Airport Street Bulk Propane Facility, PLN2018-00057

Claire summarized the history including code violations, the involvement of community, MCC, and CGF. Significant hazards to Pillar Ridge and proposed Big Wave project.

Lisa Ketcham as a resident of Pillar Ridge discussed the 2017 presentation (shown at meeting). Summarized claims that tanks were empty and not a hazard, discussed the event where a smaller tank outgassed in 2017. Also 15,000 gallon tank later in 2017. Amerigas again claimed it was empty. Update slide. Violation notice in late 2017 and smaller tanks removed. In Feb 2019, Amerigas delivered a new truckload of smaller tanks. 2018 required weed removal, in 2019 it's all back again.

MCC agenda item tonight because Amerigas has requested that County allow them to store smaller tanks at site again, saying that they would not be cleaning or flaring tanks. Our letter opposes allowing smaller tanks, and opposition to large tank.

Public Comment

Paul Bowman, property manager at Pillar Ridge, asked if the Amerigas had submitted any documents on what they would be doing with small tanks. Thanks everybody supporting the effort to get the tanks removed. Odor from outgassing can hide actual gas leaks, and leads to people not reporting real leaks.

Jose asked if MCC knows what communities are serviced by the Amerigas? He is active in the community and has lived at Pillar Ridge 23 years (right next to propane facility). Described the event where a tank outgassed and the residents evacuating. Odors from facility have been a continuing problem until smaller tanks were removed. Very concerned about tall grass causing fire that might lead to tank explosion. Also mentioned potential for accident due to plane crashes during engine problems.

Council Discussion

Dan moved, Tamar second to approve letter.

Barbra strongly supports letter, concerned about danger.

Michelle agrees and thanks Pillar Ridge residents for coming to the meeting.

Dave mentioned continuing violations, non-enforcement, very weak safety standards for propane yards.

Tamar supports letter.

Dan believes facility shouldn't be allowed to continue operating.

Len asked if large tank would have to be moved if after the fact CDP turned down. No, it's grandfathered in.

Claire summarized Supervisor Horsley's attempts to get large tank moved; asked Ellie to see if there was any followup.

Motion passes 7-0

b. (8:05) County and MCC support for National Night Out, 8/6

National event, on Tuesday Aug 6 this year. Michelle suggesting focus on emergency preparedness. Half Moon Bay is providing grants of \$100 for each block that wants to have events. Supervisor Horsley's office is providing up to 6 gift certificates for people wanting to host events.

Heather Peters (speaking as a private citizen) She works as Public Information Officer for the OES. Contact Michelle to get flyers and gift certificates.

c. (7:50) Proposed single-family residence on Hermosa Avenue, Miramar, PLN2019-00060

Claire summarized situation and why we are supporting request for CDP to the Community Development Director.

Public Comment:

Lisa Ryan lives next door, and thinks they can still build if they stay on the grassy area. She sees water in that stream every year. Feels it's a very sensitive area with substantial wildlife use. Wants the CDP, supports MCC letter.

Cathy Campbell - Concerned about transparency, only got CDRC notice 10 days ago. Lives across street from property. Sees substantial water flowing each winter. Doesn't understand residential exclusion from CDP. Not opposed to house on property, just not in riparian area.

Claire said that perhaps this intermittent stream was missed in last LCP update exclusion area.

Mikki Tribble - Has lived in neighborhood for 40 years. During an El Nino, whole area is a small lake. She watches over the riparian area, and tries to protect it. Understands owner wanting to develop it. She sees foxes, coyotes, big king snakes, etc. in the willow thicket.

Move Dave, second Barbra.

Dave spoke on having looked at the area.

Motion passes 7-0

d. (8:40) Review and status of active Midcoast projects being followed by the MCC

Dave presented letter, followup discussion on some subjects

e. (8:55) Update on the California Coastal Trail in the Midcoast

Len summarized the history (see presentation), including HMB-built section north to Arroyo de la Medio (with Mirada Surf section just north). Recently emphasis has been on braided portions of the trail as trails along the highway. Showed proposed route through Pillar Point Bluff and north, although official route is now along Airport Rd. Showed proposals for sections north of Moss Beach connecting up to Devil's Slide. Help from former parks director, but has been on hold for last few years. Section through Green Valley dropped for foreseeable feature by Interim Parks Director. MCC should be involved, but probably can't be too effective until new Parks Director is in place. Perhaps should delay MCC Parks forum until after that. Talked about connections through Devils Slide and Pedro Point to Pacifica. Everything north of Fitzgerald is conceptual, with multiple routes proposed.

5. Council Activity (9:25)

Barbra reported on Adopt-a-Highway July 2nd, northern Moss Beach. Next will be on Saturday, August 3rd.

Dan attended MROSD meeting in Los Gatos. There was discussion of 2 undercrossings and 1 bridge over Highway 17 for wildlife and parks connections. They are doing wildlife monitoring planned for Highway 1 in our area also.

Tamar reported on CUSD meetings. They have been discussing budget, discipline issues, and policy updates. Presented results of voter survey on possible bond issue. Len asked about Farallone View construction. Tamar hadn't heard yet.

6. Future Agendas (9:15)

7/24 - Citizen parks advisory groups (Friends of SMC Parks)

August – Council retreat, officer roles and succession, and communication. Will likely be one of first 2 Saturday's in August, and will cancel regular meeting. Dave suggested doodle poll to schedule.

TBD - Harbor View Motel

TBD - Parks Forum

Adjournment (9:25)