

# 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, July 23, 2014, at Granada Sanitary District Offices, El Granada, CA

### **Call to Order — 7:00 p.m.**

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

- Aide Nicholas Calderón
- 15 members of the public

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

- 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 protecting the highway with a retaining wall, a 400-foot segment of the Coastal Trail, and a staircase to the beach.
  - The County put out a Request for Proposals for a consultant to prepare plans, specifications, cost estimates, and technical and environmental studies for the project. Five proposals were received by the July 18 deadline and are currently being reviewed.
- Transportation Management Plan (TMP)
  - The County is required to do a comprehensive TMP as a requirement of the updated Local Coastal Program (LCP). The TMP will look at existing traffic constraints and sources, develop a build-out analysis for the Midcoast to predict future traffic conditions, and develop plans and programs to mitigate that traffic.
  - \$500,000 has been budgeted from the County General Fund for this project. A consultant has been hired and will speak to the community about the TMP at the August 27, 2014, MCC meeting.
  - ConnectTheCoastside.com is an interactive website for the TMP. Sign up for news updates, join the virtual workshop, and submit comments.
- Dan Haggerty, MCC—Is the TMP completely separate from the planning for Highway 1 crossings, turns and medians?
  - A: Nicholas Calderón—Yes, this is a totally different project.
- Godfrey Watson, Montara—Does the [ConnectTheCoastside.com](http://ConnectTheCoastside.com) website enable people to leave comments and suggestions?
  - A: Nicholas Calderón—Yes. The website is an important part of the larger community engagement strategy for this project. Members of the public are encouraged to visit the website and leave comments. The County is using the same community outreach consultant for this project that they are using for Plan Princeton.
- Mary Larenas, Moss Beach—How will the lack of bathrooms at Surfer's Beach be addressed?
  - A: Nicholas Calderón—Unfortunately, bathrooms are not within the scope of the Highway 1/Surfer's Beach project. The County knows there is a need for bathrooms at this location, but it is not included in this project. The land in question is actually within the jurisdiction of the City of Half Moon Bay. Suggests contacting the Harbor District about unlocking the bathrooms at the nearby RV park; the Harbor District owns this property and leases it to a private entity.
  - Mary Larenas, Moss Beach—That's all we can do?
    - A: Nicholas Calderón—That's your best bet. Anything that the County or the City of Half Moon Bay could do would involve a totally new and separate project, and no new project has yet been discussed or considered.

—Leonard Woren, El Granada—Wants to know when the earthen berm on the west side of the Coronado intersection will be lowered or removed. Feels it blocks views of the ocean. Wants it removed ASAP.

A: Nicholas Calderón—As answered at previous meetings, the berm was added to prevent cars from parking at that location. It will not be removed.

## 2. Public Comment

—Leonard Woren, El Granada—Announced two items.

-The Granada Sanitary District (GSD) is holding its quarterly recycling event on Saturday, July 26, 2014, from 9:00 a.m. to 1:00 p.m. at the Burnham Strip parking lot on Obispo Road in El Granada.

-Noted that the Coastside Fire Protection District is considering purchasing the Harbor District's "Post Office" property in El Granada as a location on which to build a new fire station. He objects to this and feels that it would be better if the GSD purchased this property for future offices and future parks and recreation resources like a community center. Feels that these uses are more appropriate and beneficial to the community.

—Lisa Ketcham, MCC chair—Made multiple announcements.

-MCC Community Workshop on Midcoast Highway 1 pedestrian crossings, raised medians, and left-turn lanes is scheduled for Thursday, July 31, 2014, from 7:00 to 9:00 p.m. at Cypress Meadows, 343 Cypress Avenue in Moss Beach. Project consultants will update the community on their direction and progress resulting from feedback received at the June 18, 2014, Highway 1 meeting in Montara, and will answer questions from the community.

-Big Wave North Parcel Alternative (NPA) permit processing schedule is as follows.

—Late July: begin EIR 30-day circulation for public comment.

—MCC meetings Informational-only presentation by planner with applicant on August 8, 2014, at 7:00 p.m. at the Pillar Ridge Community Center. Parking is limited, so please carpool.

—Planning Commission public hearing on Coastside in late Aug/early Sept.

—CDRC hearing on Thursday, September 11, 2014; this project is continued from the July 10, 2014, CDRC hearing.

—Planning Commission decision on October 22, 2014.

-Plan Princeton Alternatives will be reviewed at the MCC meeting on September 10, 2014. The County will also hold a community workshop on Thursday, October 2, 2014, at the Oceano Hotel on Capistrano.

-Montara Water and Sanitary District (MWSD) Community Workshop on the MWSD long-term strategic plan will be on Thursday, July 24, 2014, from 6:00 to 8:00 p.m. at Cypress Meadows in Moss Beach.

## 3. Consent Agenda *Approved 5-0*

—Per a request for comment, Consent Agenda item d., "Approve comments to Planning Department regarding CDP for addition to house on shoreline at 115 West Point Avenue, Princeton (PLN2014-00133)" was pulled from the Consent Agenda and moved to the end of the Regular Agenda for discussion.

a. Approved Minutes for June 25, 2014.

b. Approved Minutes for July 9, 2014.

c. Approved letter to Caltrans regarding two-way left-turn arrows at Sam's Restaurant.

## 4. Regular Agenda

a. (7:20) **Half Moon Bay Yacht Club (HMBYC) Plan to Enhance Public Shoreline Access in Front of the Yacht Club.** HMBYC Current Staff Commodore Kelly Pike presented an initial design for an HMBYC project to expand the yacht club's footprint on the shoreline and harbor waters in front of its property and to increase

public access, specifically handicap access to the beach. See <http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-07-23-HMBYC-Shore-Access.pdf>.

—HMBYC has been in contact with County Planner Summer Burlison to coordinate with Plan Princeton; HMBYC has also had preliminary discussions with California Coastal Commission (CCC) staff; will keep MCC informed of plan progress.

—HMBYC has been looking for a way to get better access to the beach for the handicapped for years. The HMBYC developed this design as a “straw man” proposal in order to get the ball rolling and is now seeking public input in order to more fully develop the design and proposed project.

—Presenting the design to the MCC as a way to get further input, find out who else should be consulted about the project, and learn more about the appropriate process and format for proceeding.

—Lisa Ketcham, MCC chair—It is good that the HMBYC is coordinating with Plan Princeton. Has the HMBYC looked at the 2002 Concept Plan for beach access?  
 A: Kelly Pike—No, but if you can direct us to it, we’d like to see it.

—Chris Johnson, MCC secretary—How long is the dock in the design proposal?  
 A: Kelly Pike—400 feet, which is the same length as the HMBYC’s current dock structure.

—Laura Stein, MCC treasurer—Have you integrated your activities with Plan Princeton?  
 A: Kelly Pike—Yes, but it is not totally straightforward. Plan Princeton is focused only on land issues; the Harbor District is focused on water issues. The HMBYC straddles both arenas. The HMBYC is many, many months from having any kind of firm plans or final design, and probably five to seven years from project completion.

—Lisa Ketcham, MCC chair—How will a beach nourishment program fit into this design?  
 A: Kelly Pike—The beach structure in our design proposal sits atop the rip-rap, and it could be continued along the beach. With it sitting over the rip-rap, we hope there will still be opportunities for beach nourishment, which the HMBYC is interested in. The HMBYC expects that the final solution will involve removing the current rip-rap and replacing it with something new.

—Lisa Ketcham, MCC chair—Will night lighting be low-mounted and dark-sky compliant?  
 A: Kelly Pike—Of course. We are still gathering input for design ideas now.

—Leonard Woren, El Granada—Supports public access to the beach but wonders if this design will impact longitudinal access down to the beach at high tide.

—Chris Johnson, MCC secretary—Generally supports the design, but is confused about how this specific design proposal fits into the larger Plan Princeton scheme. Wonders why we are seeing this one design, out of context without any other plans for the area, before Plan Princeton has even reached the specific design stage.  
 A: Kelly Pike—Plan Princeton says their responsibility stops at the end of Vassar Street, and that they need somebody else to take it from there. The Harbor District handles issues dealing with the harbor waters. The HMBYC is working with both groups. Even with a big project like Plan Princeton, you have to have something to work with, and the HMBYC sees this as a jumping-off point.

—Lisa Ketcham, MCC chair—Plan Princeton will not be developing designs for specific properties; it will only look at land use ordinances and zoning. These kinds of designs will help spark more thinking on the subject.

—Dave Olson, MCC vice chair—This design would not block public access along the beach; photo is taken at high tide.

—Ed Larenas, Moss Beach—Is a member of the HMBYC and likes the design. Feels that it is good to bring ideas forward early in the process and feels that the

HMBYC is talking to the right people and doing the right things. Agrees that beach nourishment is important to consider. Feels that if more rip-rap or rock is put along the beach, more of the sand will disappear.

—Sabrina Brennan, Moss Beach—Generally likes the design. Wants to see more detail about how the structure connects to the land. Wonders if there is a way to engineer the structure so future sand replenishment wouldn't be impacted.

A: Kelly Pike—HMBYC will definitely work with the experts on sand replenishment and erosion issues. They want to find a plan that works and that the community supports. The HMBYC expects a long cycle of working with the CCC to move the project along.

**b. (7:50) Introduction to Invasive Plants on the Coastside.** Barbara Kossy, member of the San Mateo County Resource Conservation District (RCD) Board of Directors and Chair of the County Weed Management Area (WMA), provided an electronic presentation about invasive plants on the Coastside and answered questions.

—San Mateo County WMA is a group of local land management stakeholders and other interested people who meet every other month to exchange information on weed management issues and projects their respective agencies are working on (parks, open space preserves, Caltrans, public works, Ag Commission, etc).

—With regard to invasive plants and weed management, the RCD and WMA are hoping to get a region-wide, cooperative effort going. Kossy feels that prevention is the key, and it is the best way to combat invasive species.

—Mexican feathergrass is a newly designated invasive species in California that has rapidly gained popularity in landscaping and has begun to escape into natural areas where it thrives without care in our climate and spreads vigorously by seed, making it a huge threat to native habitats. There is still time to prevent an irreversible invasion of this plant if the public and landscape industry can be educated to stop planting it. The group Sustainable Conservation is working with growers and nurseries to stop the production and sale of this plant.

—[plantright.org](http://plantright.org) is a great resource for finding non-invasive alternatives and other information.

—The RCD manages projects to remove invasive species; works with private and public landholders.

—Lisa Ketcham, MCC chair—People think that native organisms can just adjust their diet and habits to newly introduced alien species, but evolution takes a long time. Invasive species take hold too quickly for native organisms to adjust.

—Chris Johnson, MCC secretary—Are herbicides and other poisons used in the removal of invasive species?

A: Barbara Kossy—The RCD and WMA use and support a variety of methods, including grazing, weeding, burning, and sometimes herbicides. Use of herbicides is always weighed against the long-term plan for any given location. There are many restrictions on the use of herbicides. The WMA committee discusses methods and determines best practices. The goal is “integrated management.” Sometimes herbicides have to be used, but use of them is always carefully considered.

—Laura Stein, MCC treasurer—How should people dispose of pulled weeds?

A: Barbara Kossy—Put them in your green waste disposal bins for pickup. The green waste gets ground up and then added to a high-temperature compost, which kills the seeds.

—Dan Haggerty, MCC—Is the focus just on Mexican feathergrass right now?

A: Barbara Kossy—It is one of many species being targeted right now. We're hoping to stop the invasion before it fully takes hold. Announced Invasive Species Awareness Week starts on August 8, 2014.

—Sabrina Brennan, Moss Beach—Asked if money being used to fight Mexican feathergrass might be better used to hire a lobbyist to push for better legislation.

A: Barbara Kossy—The California Invasive Plant Council is a lobbying group working for sustainable conservation. They are working to educate growers and nurseries about this species and others. Laws restricting plants are hard to pass. She is hoping for a synergistic convergence of energy on the Coastside for this topic.

—Leonard Woren, El Granada—Why isn't Caltrans taking responsibility for the pampas grass?

A: Barbara Kossy—The Caltrans person to contact is Ray Kwan.

—Barbara Kossy—The next WMA committee meeting will be on September 9, 2014, at 1:30 p.m. at the Pillar Ridge Community Room off Airport St. in Moss Beach.

—Gael Erickson—Are you working with any developers or contractors in the area to educate them about this issue?

A: Barbara Kossy—Sustainable Conservation is a larger organization with a larger plan. The WMA is working on a plant list for residential and business use. Seed mixes and weed-free forage are additional strategies.

—Chris Johnson, MCC secretary—The Coastside Design Review Committee requires full landscape plans for every project and closely reviews the plants selected for each project. Is there any interaction between the RCD, WMA, and County Planning with regard to the County's list of approved trees and other plants?

A: Barbara Kossy—The County is currently revising its tree list; will look into providing input.

**c. Review of MCC comments to Planning Department regarding CDP for addition to house on shoreline at 115 West Point Avenue, Princeton (PLN2014-00133).** See <http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-07-23-MCC-PLN2013-00133.pdf>.

—Leonard Woren, El Granada—Stated that residential housing in Princeton is a legal, non-conforming use. Doubts that owner is legally allowed to expand this house.

A: Lisa Ketcham, MCC chair—Reviewed the County Zoning Ordinance on zoning non-conformities and feels certain that this is a legal project.

—Sabrina Brennan, Moss Beach—This is the oldest house in Princeton. Regrets that there is no focus on historic preservation in Princeton or the greater Midcoast. Worried that soon there will be no historic houses left.

—Gael Erickson, El Granada—The Half Moon Bay Historical Association (HMBHA), of which she is a member, tries to address the issue of historic homes by gathering information to help those who want to work on preservation. Anybody interested in preserving older houses should contact the HMBHA.

—Council members voted 5-0 to approve comments to Planning Department regarding CDP for addition to house on shoreline at 115 West Point Avenue, Princeton (PLN2014-00133).

## 5. Council Activity

—MCC Vice Chair Dave Olson provided an update on plans for the new library in Half Moon Bay. Olson attended the Half Moon Bay City Council's special study session on July 22, 2014. At the meeting, planners presented two preferred alternatives: a 25,000-square foot option and a 30,000-square foot option. The designs were

selected based on finances and community input. The HMB City Council is considering whether to spend some Measure J money on this project.

-Laura Stein, MCC treasurer—Will there be an El Granada extension?

A: MCC Vice Chair Dave Olson—No. An El Granada branch was ruled out at the very beginning of project discussions.

-Dan Haggerty, MCC—Feels that the design is very modern and doesn't seem to really reflect the look and feel of the Coastside. Asked if the designs are final.

A: MCC Vice Chair Dave Olson—A wide variety of designs were presented and reviewed. More than 1500 comments were submitted from the community. The landscaping is titled "Coastal Native." The structural design is more or less decided but not completely final until the bidding process is complete.

—Leonard Woren, El Granada—Announced that the Granada Sanitary District (GSD) is working on scheduling a special meeting for the week of July 27-August 2, 2014, to discuss whether the GSD should purchase the Harbor District's "Post Office" property in El Granada. See the GSD website (<http://granada.ca.gov/>) for updates on this meeting.

## **6. Future Agendas**

—July 31, 2014—Special MCC meeting and community workshop: Midcoast Highway 1 Crossings, Left-turns, Medians. Venue: Cypress Meadows, Moss Beach.

—August 13, 2014—Big Wave North Parcel Alternative (NPA) and Addendum to 2010 Environmental Impact Report: Informational presentation by County project planner, with project applicant available to answer detailed questions. Special venue: Pillar Ridge Community Center, off Airport St, Moss Beach.

—August 27, 2014—Transportation Management Plan (ConnectTheCoastside.com) overview presentation.

—September 10, 2014—Plan Princeton Alternatives presentation by consultants.

There will also be a County Community Workshop on Plan Princeton Alternatives at the Oceano Hotel in Princeton on October 2, 2014.

**Adjournment — 8:50 p.m.**