



- “THE COASTSIDE”  
SAN MATEO COUNTY UNINCORPORATED AREA

Miramar El Granada Princeton

Moss Beach Montara

MidCoast Community Recreation Center

WHERE will it be? And, why don't we have one yet?

Presented by

Cid Young

Resident since 1988

# FUNDING FOR THE COMMUNITY CENTER

## *What is a Mitigation Fee?*

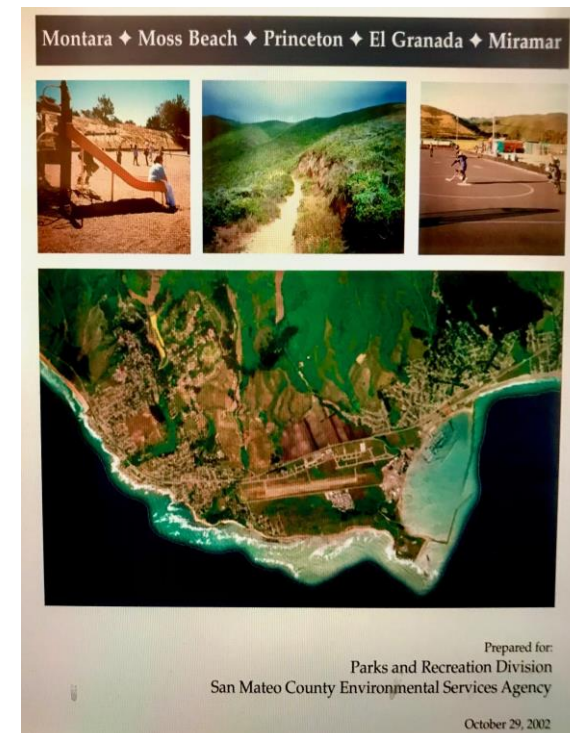
A fee that was established in 2003 to be charged whenever a permit for new residential construction or remodeling on the UNINCORPORATED MidCoast Area is taken out and set aside in a Trust Fund to provide funding for LOCAL PARKS AND A RECREATION FACILITY FOR THE INCREASED POPULATION CREATED BY THE NEW HOMES.

### HISTORY OF THE ESTABLISHMENT OF THE MITIGATION FEE

Supervisor Rich Gordon saw there was a need for local Parks and Recreation on the MidCoast and THE Board of Supervisors commissioned Callander Associates to prepare *the very thorough 190 page*

MidCoast Recreational Needs Assessment Report

**dated Oct. 29th 2002**



The Board of Supervisors then voted to create the Mitigation Fee Ordinance in **2003** and the County *began collecting* said fee in a segregated, interest bearing account.

**-Then-**

The Monies for our future Local Parks and Recreation Center began to accumulate, with interest!

In **2006** the County Reorganized, so they Amended the Ordinance Code, to implement the Reorganization. (**Oct 17, 2006**)

The 15 page document covered other Departments, but the

**Chapter 2.64 MID-COAST PARK AND RECREATION DEVELOPMENT FEES**

is covered on PDF Page 7-9

**(Hyperlinks to all documents are on the final page.)**

After the money had been accumulating for a few years,  
Funds and interest started being withdrawn from the set-aside Mitigation funds,  
to pay for other things besides the stated purpose as per Chapter 2.64:

**2.64.060 - Limitations on the use of fee.**

**Fees collected from development in the Mid-Coast area may only be used to acquire or develop parks to be located in and primarily used by Mid-Coast residents, the proportionate demand for which is created by the new development from which the fees were collected.**

**Fees may be used only for acquisition and development of parks and not for routine or periodic maintenance.**



Several weeks ago, I submitted put a FOIA - Public Records Request to the San Mateo County Controller's Office for an Accounting of the inflows and the accumulated interest, (Minus outflows) from 2003 to 2021 (19 years) however, the information isn't useful in it's format.

# Internet research found the following **financial accounting** of some of the Fund expenditures:

MITIGATION FEES & INTEREST MINUS EXPENDITURES MIDCOAST												
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	\$ TOTALS	
COLLECTIONS	\$62,378.84	\$137,155.76	\$144,667.87	\$89,968.51	\$100,520.67	\$64,640.77	\$24,904.69	\$36,911.82	\$21,484.83	15,108.83	\$697,742.59	
INTEREST	\$204.45	\$2,740.21	\$7,257.10	\$13,990.51	\$22,530.07	<b>-\$12,328.09</b>	\$9,820.17	\$5,807.38	\$6,288.88	4,559.91	\$60,870.59	
EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	<b>-\$5,848.13</b>	<b>-\$112,750.04</b>	<b>-\$19,639.55</b>	<b>-\$4,171.63</b>	<b>-\$84,113.67</b>	<b>-31,130.45</b>	<b>-\$257,653.47</b>	<b>SPENT!</b>
YEAR TO DATE ACTUAL	\$62,583.29	\$139,895.97	\$151,924.97	\$103,959.02	\$117,202.61	<b>-\$60,437.36</b>	\$15,085.31	\$38,547.57	<b>-\$56,339.96</b>	<b>-11,461.71</b>	\$500,959.71	
YTD FUND BALANCE	\$62,583.29	\$202,479.26	\$354,404.23	\$458,363.25	\$575,565.86	\$515,128.50	\$530,213.81	\$568,761.38	\$512,421.42	\$500,959.71		
<b>AT THE END OF 4 YEARS, WITH NO WITHDRAWALS, THE FUND HAD A TOTAL BALANCE OF:</b>					\$458,363.25							
<b>ACCUMULATIONS OF FEES AND INTERST FROM INCEPTION TO 2012=</b>					\$758,613.18							
<b>THEN IN 2007 <u>WITHDRAWALS</u> STARTED - EXPENDUITURES FROM 2007 THROUGH 2012 =</b>					<b>-\$257,653.47</b>	<b>Money spent from the Mitigation Fund for "other purposes" rather than <u>acquiring land</u> or <u>building a Community Center</u></b>						
<b>DIFFERENTIAL WITHOUT EXPENDITURES OR NEGATIVE INTEREST IN 2008 OF \$12,328.09</b>					\$758,613.18	<b>Amount that "would be" in the FUND at the end of 2012, had the monies not been put to another use.</b>						
<b>ACTUAL TOTAL AFTER 11 YEARS LESS EXPENDITURES AND NEGATIVE INTEREST</b>					\$500,959.71	<b>However, this was what we ended up with, according to JimPorter's report to the Bd of Supervisors on May 21st, 2013</b>						
<b>EXPENDITURES FROM THIS FUND (04090) PER REPORT BY JAMES PORTER, DIR. OF PUBLIC WORKS TO BD. OF SUPERVISORS ON MAY 21ST, 2013</b>												
2003-2007 UPDATE AND RETROFIT PICNIC AND RECREATIONAL SITES IN COUNTY (MIDCOAST) PARKS					\$5,848.13							
2008-2012 REPLACE EL GRANADA ELEMENTARY SCHOOL FIELD (**Property of CABRILLO UNIFIED SCHOOL DISTRICT)					\$136,561.22	(**NORMALLY school maintance paid by CUSD via Property Taxes (parcel tax and school bonds)						
2011-2012 RETROFIT AND "OPEN" QUARRY PARK IN EI GRANADA *** QP Became a County Park IN 2008					\$83,724.76	Fee to Acquire land and Build a Rec Center for use by locals (NOT COUNTY PARKS)						
2011-2012 FINAL PLANS & SPECS FOR DARDANELLE TRAIL AT FITZGERALD MARINE RESERVE IN MOSS BEACH (also a County Park)					\$13,390.40	Fee to Acquire land and Build a Rec Center for use by locals (NOT COUNTY PARKS)						
2012 PLANS & SPECIFICATIONS FOR THE MOSS BEACH PLAYGROUND (Was a local park designed by the community - Now County)					\$3,378.76	Fee to Acquire land and Build a Rec Center for use by locals (NOT COUNTY PARKS)						
2012 SPENT PERMITTING FOR THE MIRADA SURF COASTAL TRAIL IN WEST MIRAMAR (County Land Project)					\$14,750.00	Fee to Acquire land and Build a Rec Center for use by locals (NOT COUNTY PARKS)						
2013 missing report -FOIA REQUEST NOT FORTHCOMING					?							
2014 NO REPORT BUT PER STEVE MONOWITZ MONEY WAS EXPENDED TOWARDS THE CLIPPER RIDGE PLAYGROUND IN EL GRANADA+					?	A BATHROOM & PLAYGROUND EQUIPMENT IN MOSS BEACH PARK, AND A SWING SET AT QUARRY PARK						
2015-2016 -BEGINNING FUND BALANCE \$216,299.26 +INTEREST \$2,060.93 + PLUS FEES COLLECTED \$44,082.87					\$0.00	NO MONEY WAS SPENT FROM MITIGATION TRUST FUND IN 2015-2016 THE ENDING BALANCEAS OF JUNE 2016= \$275,443.06						
2017 -FOIA REQUEST NOT FORTHCOMING					?	?						
2018 -FOIA REQUEST NOT FORTHCOMING					?	?						
2019 -FOIA REQUEST NOT FORTHCOMING					?	?						
2020 - COUNTY BUDGET TRANSFER \$500,000 FOR THE QUARRY PARK PUMP TRACK FROM THE MITGATION FEE TRUST FUND					?	TO BE ALLOCATED FOR A CAPITAL IMPROVEMENT IN A COUNTY PARK						
<b>Per Chapter 2.64.060 LIMITATIONS ON THE USE OF FEE</b>											<b>WHAT IS THE 2021 BALANCE?</b>	
<b>Fees collected from development in the Mid-Coast area may <u>only</u> be used to acquire or develop parks to be located in and <u>primarily used by Mid-Coast residents</u>, the proportionate demand for which is created by the new development from which the fees were collected.</b>												
<b>Fees may be used <u>only</u> for <u>Acquisition</u> and <u>Development</u> of Parks and <u>NOT</u> for routine or periodic maintenance.</b>												
<b>WHY IS THERE NO MID-COAST COMMUNITY CENTER AFTER 19 YEARS? WHY IS IT NOT EVEN ON THE RADAR?</b>												

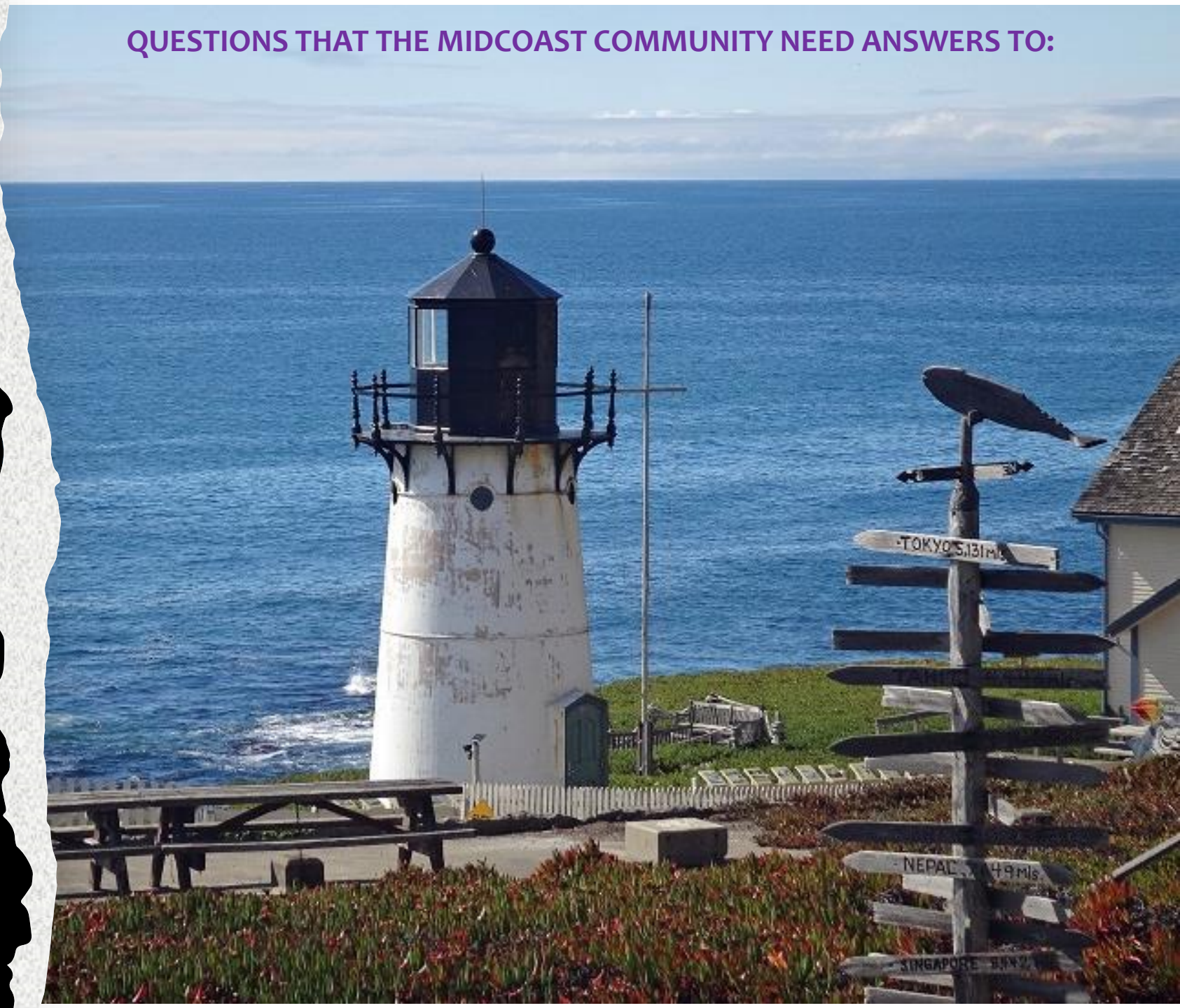
**WHY HAVEN'T** the Parks and Recreation Mitigation Fees OR Money from the Trust Fund Account, been used for the stated purpose? IE: Acquiring Land to develop a local Community Park and a Recreation Center **as the Ordinance Clearly calls for?**

**2.64.060 - Limitations on the use of fee**

Fees collected from development in the Mid-Coast area may **ONLY** be used to **acquire or develop parks to be located in and primarily used by Mid-Coast residents,** the proportionate demand for which is created by the new development from which the fees were collected.

Fees may be used **ONLY** for **acquisition and development of parks** and not for routine or periodic maintenance.

QUESTIONS THAT THE MIDCOAST COMMUNITY NEED ANSWERS TO:



Many Communities have both a Senior Center and a Community Center. Sometimes they might even have a Pool, or Tennis and Basketball Courts, and a nice outdoors area, perhaps a terrace where seniors could play cards, crochet or chat with friends while getting some fresh air and sunshine on a warm day. Many communities have a place for picnic tables and a Barbeque for informal gatherings or celebrations.

## QUESTIONS:

WHY ARE THERE **STILL NO PLANS** IN THE BUDGET, **AFTER 19 YEARS OF COLLECTING THAT FEE,** TO PROVIDE THE **UNINCORPORATED MIDCOAST RESIDENTS** WITH AN ACTIVE PARK AND MEETING FACILITY LIKE CITIES HAVE?

## QUESTIONS:

**WHEN Will the County focus on finally acquiring land for a facility of our own, or, will we CONTINUE TO BE AN UNDERSERVED COMMUNITY?**

We deserve and need a place where we can hold meetings, participate in sports, have picnics, interact socially, have a space for after-school activities for kids, or classes for Seniors. We want a place to congregate, learn, or simply enjoy a warm day with each other, doing the many things a Community Center can provide, including simple relaxation.



# QUESTIONS:

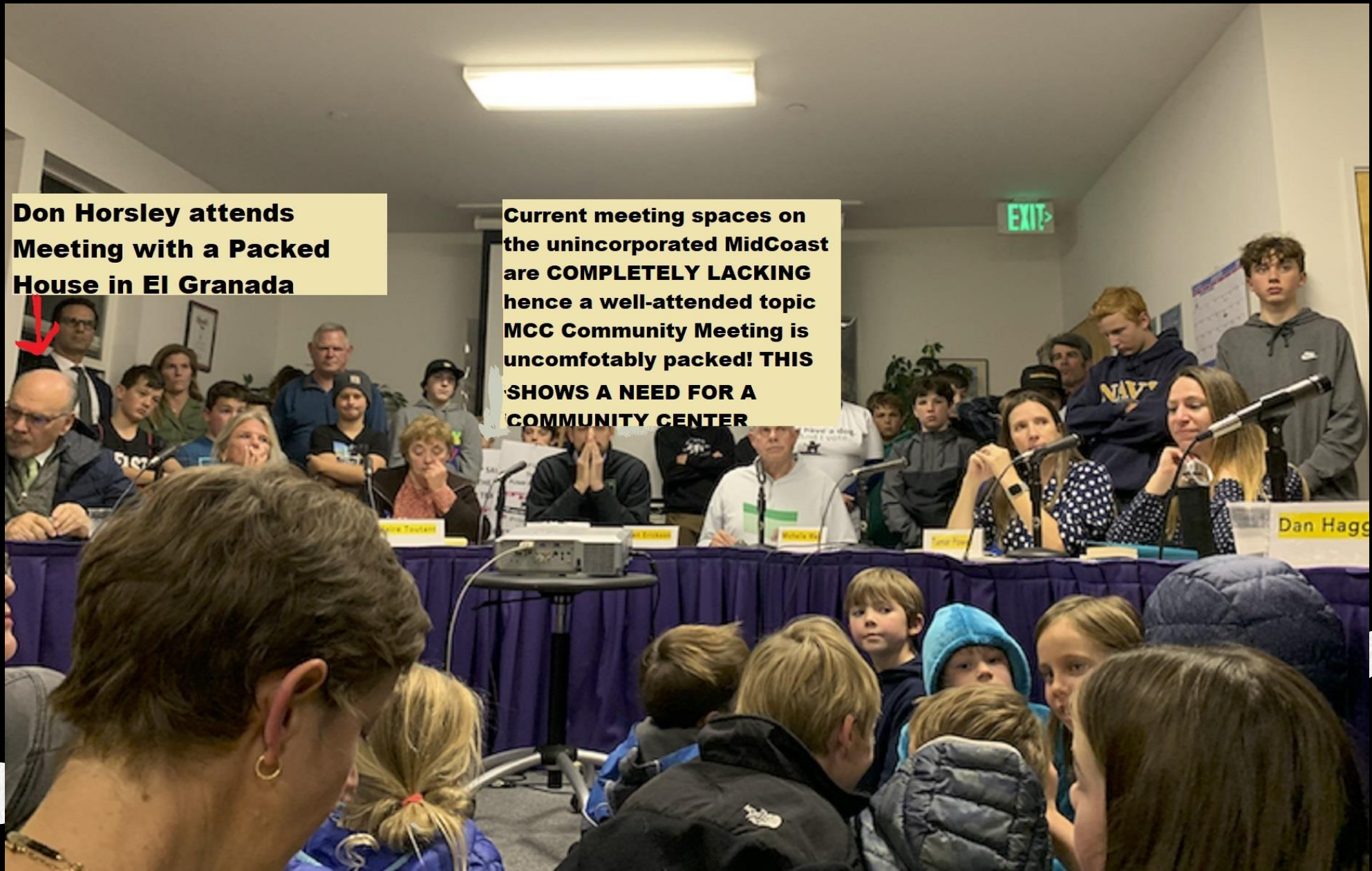
WILL MIDCOAST KIDS JUST BE FORCED TO KEEP MAKING THEIR OWN SURREPTITIOUS SKATE PARKS HIDDEN ON PRIVATE PROPERTIES, OR SNEAKING CONSTRUCTED DIRT MOUNDS ON TO VACANT COUNTY PARKLAND JUST FOR SOMETHING TO DO?

... ONLY TO HAVE NEIGHBORS COMPLAIN TO THE COUNTY, SO THE SUPERVISOR AND THE PARKS DIRECTOR HAVE TO COME AND **“TAKE AWAY”** THE PROJECT?



**Don Horsley attends Meeting with a Packed House in El Granada**

**Current meeting spaces on the unincorporated MidCoast are COMPLETELY LACKING hence a well-attended topic MCC Community Meeting is uncomfortably packed! THIS SHOWS A NEED FOR A COMMUNITY CENTER**



**THE KIDS IN THE COMMUNITY HAVE GONE SO LONG WITH NOTHING – THEY BUILT IT THEMSELVES. (WITH PARENTAL HELP)**



## **UNAUTHORIZED SKATE PARK**

**BUILT OVER THE YEARS BY KIDS AND FAMILIES  
AT THE MILITARY RUINS IN MOSS BEACH**

**DESTROYED AFTER NEIGHBORS COMPLAINED TO SUPERVISOR HORSLEY**

# QUESTIONS:

WILL THE COUNTY PARKS DEPARTMENT  
**GIVE BACK SPENT FUNDS**  
SO THAT WE CAN MOVE FORWARD  
TO CREATE A COMMUNITY SPACE  
THAT IS JUST FOR US?

-OR-

WILL THE COUNTY PARKS DEPARTMENT  
**"FUND THE MIDCOAST DREAM"**  
BY ALLOWING US TO USE SOME SMALL  
PORTION OF THEIR LAND HOLDINGS SO  
WE CAN PLAN FOR , AND BUILD WHAT  
WE HAVE BEEN **LACKING** SO LONG?

-OR-

WILL THEY JUST MOVE ON TO DEVELOP  
THE NEXT "SHINY OBJECT", AND MERELY  
**FORGET ABOUT US**, ONCE MORE ?

**IMAGINE** how frustrating it is to watch with disappointment, as the San Mateo County Board of Supervisors each month, hands out funding for so many other projects or requests, while the dream of having a community center continues to never become a reality in the Unincorporated MidCoast.

**Which begs the question:**

**ARE WE CONSTANTLY BEING FORGOTTEN  
BECAUSE WE HAVE NO CITY COUNCIL TO  
ADVOCATE FOR US?**

**-Or -**

**MAYBE WE ARE JUST AN  
AFTER-THOUGHT BECAUSE  
WE'RE CUT OFF GEOGRAPHICALLY?**



**SOLUTION:** A PROPOSED CENTRALLY LOCATED PLACE ON COUNTY PROPERTY TO FULFILL MIDCOAST PARKS & RECREATION NEEDS FOR ALL

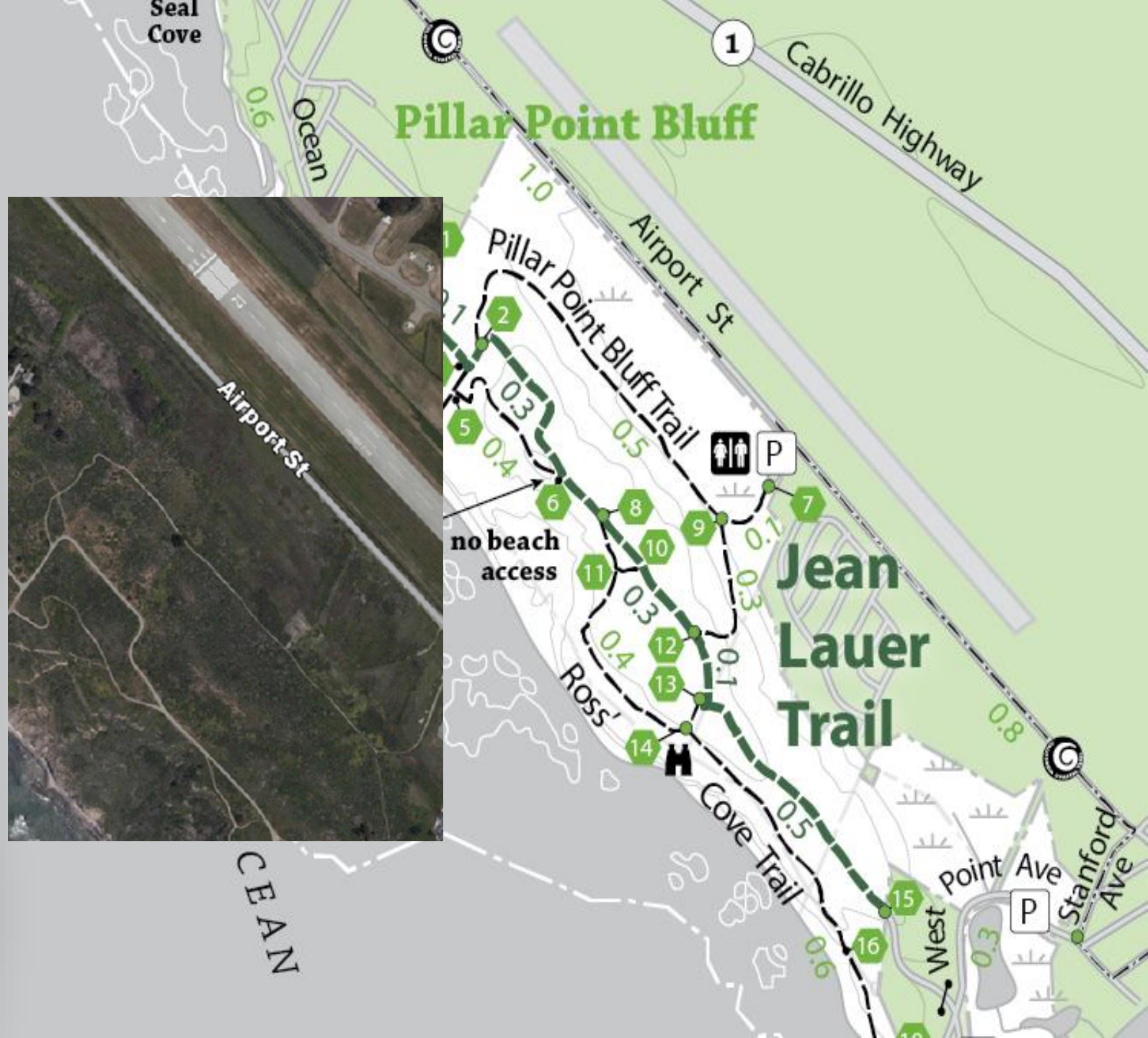
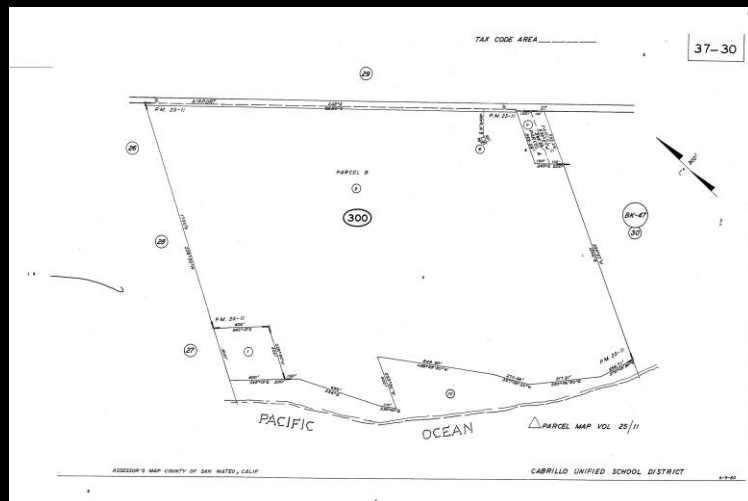
**PROPOSAL ONE:**

**CREATE A LINEAR PARK ALONG THE EDGE OF AIRPORT STREET NEAR THE TRAIL HEAD FOR THE JEAN LAUER BLUFFTOP TRAIL PARKING LOT (With Bathroom)**

**Already SMC-Owned 119 acres APN 037-300-080**

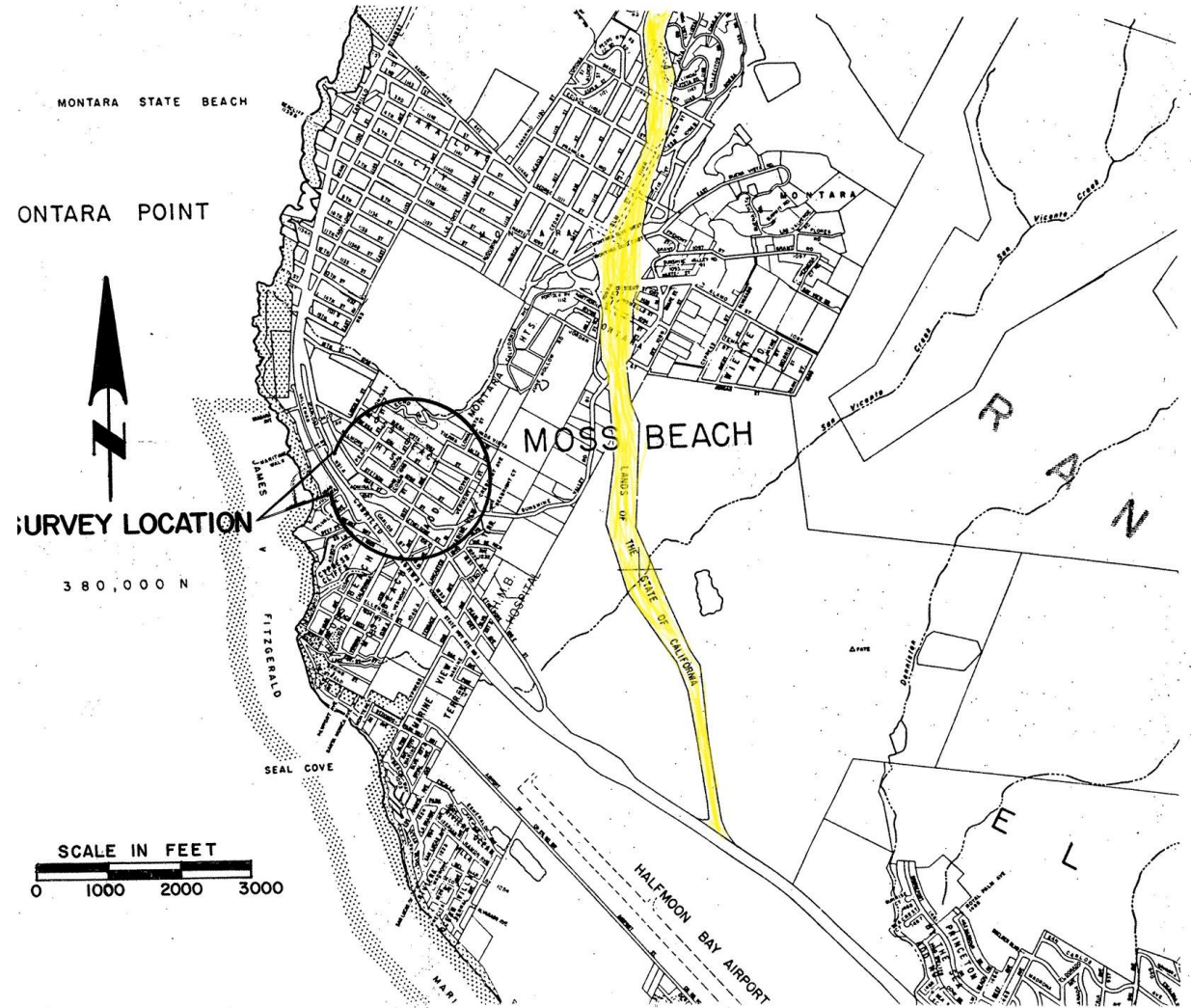
**WITH SPORTS FIELDS, POSSIBLY A PAR COURSE A SPOT FOR A FUTURE COMMUNITY CENTER & PICNIC AREA FOR LOCALS.**

**THERE COULD ALSO BE AN AREA FOR A NATIVE PLANTS DEMONSTRATION GARDEN WITH ENGAGED VOLUNTEERS TO SHOW HOW TO LANDSCAPE SUSTAINABLY.**



**PROPOSAL TWO:  
CALTRANS RIGHT-OF WAY FOR  
FORMER DEVIL'S SLIDE BY-PASS**

SINCE EL GRANADA, MIRAMAR  
AND PRINCETON ALREADY HAVE  
A COMMUNITY FACILITIES  
DISTRICT AND PLANS FOR THE  
BURNHAM STRIP, PERHAPS  
THE COUNTY COULD ALLOW A  
LINEAR PARK FOR ALL  
MIDCOAST RESIDENTS ALONG  
THE FORMER CAL TRANS  
RIGHT-OF-WAY WHERE THE  
DEVIL'S SLIDE BY-PASS WAS  
ORIGINALLY PLANNED,  
BUT WAS DEFEATED.

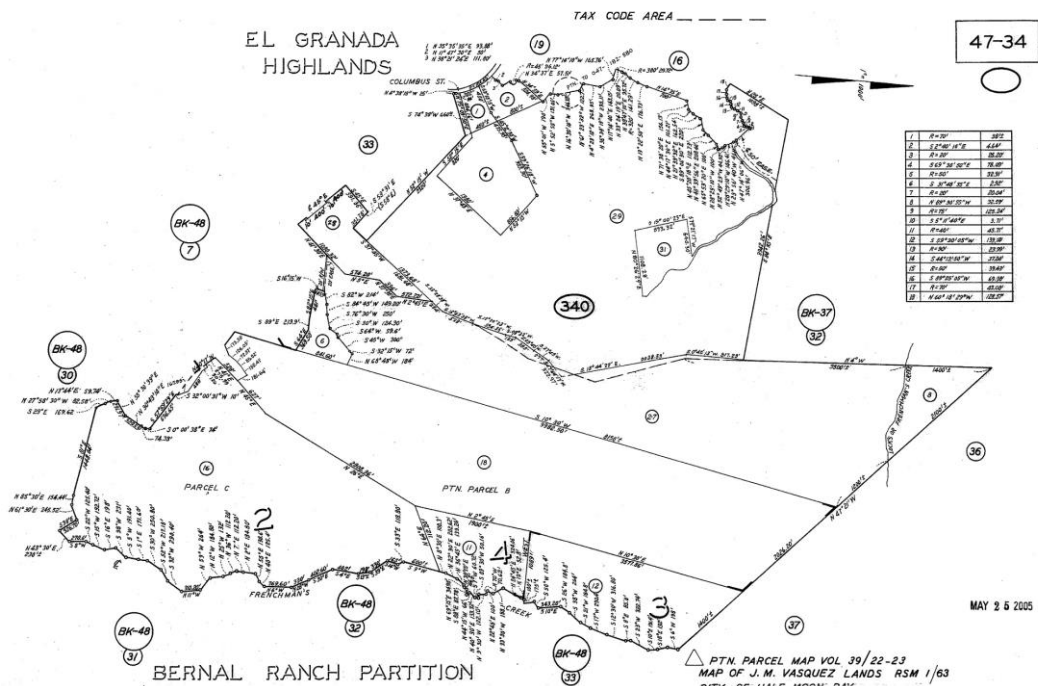


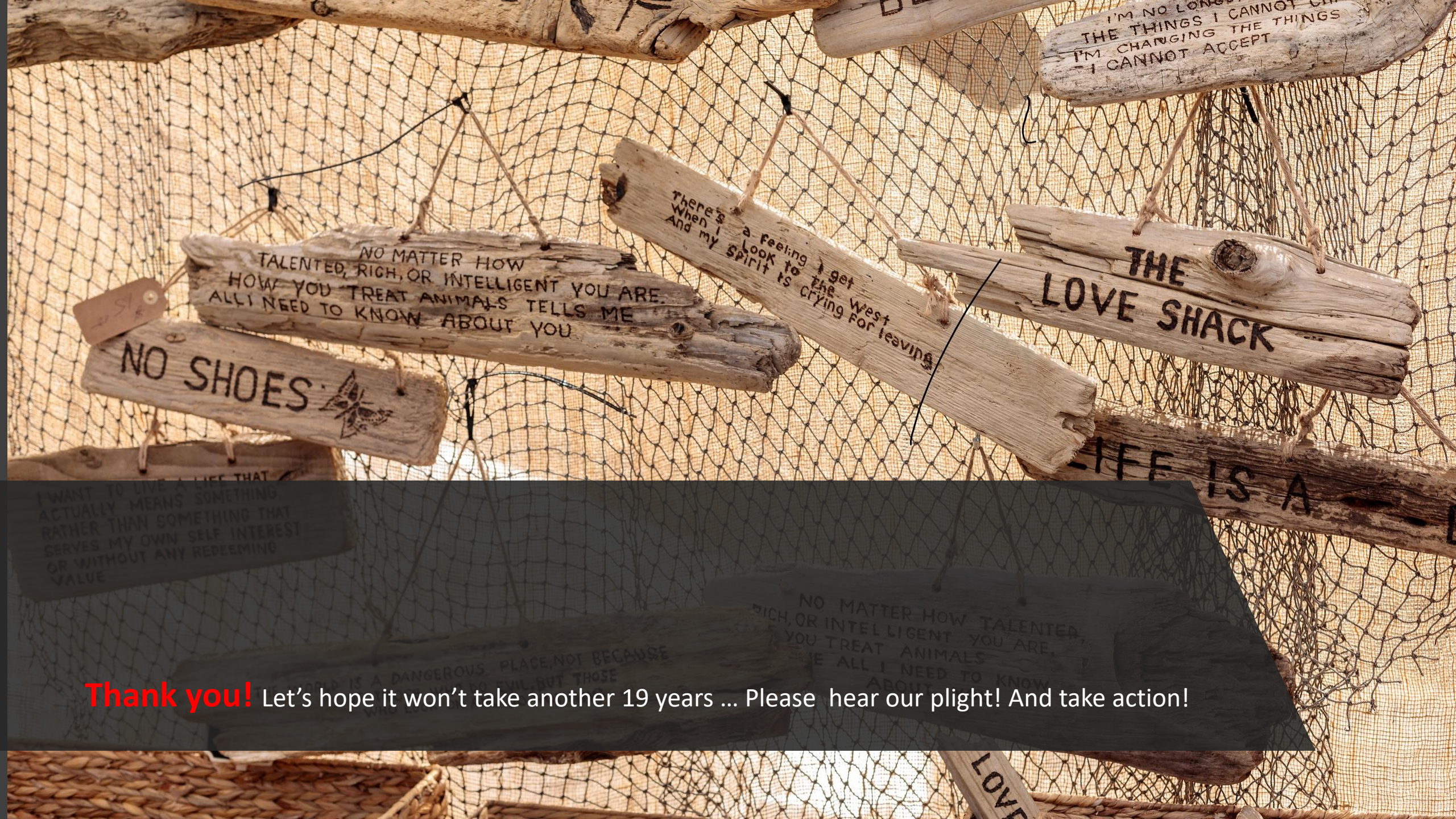
**Of the Two possible locations, the vacant land owned by the County along the Airport Street is more Central to ALL MidCoast Residents, and in proximity to serve many people, including the Developmentally Disabled future residents of the BIG WAVE Wellness Center, and the residents of the affordable Pillar Ridge Manufactured Home Community. Many could ride bicycles to get there without getting in their cars.**

**\*The Extension of the California Coastal Trail is proposed to travel along Airport Street (If it ever gets Green-lighted)\***

- A.) Most people could ride their bikes from nearby Moss Beach and Princeton and even El Granada.
- B.) Only residents of Miramar would have to travel on Hwy One to access the facility.
- C.) El Granada residents arriving by car, could cross Highway One at the Capistrano Light (without getting in the congested Highway traffic on weekends or sunny beach days.)
- D) Residents of Montara could get to Moss Beach via Sunshine Valley Road, and then cross Highway One at Cypress.
- E.) Moss Beach residents who wish to drive from the East Side, could also get there by crossing Hwy One at Cypress Street.

Then there is always a **“NEW” Opportunity** that could come up... Possibly the owner of 800 El Granada Blvd, surrounded by Quarry Park Lands, would “un-load his 9 bedroom, 24,000 sq foot “Albatross” Home to the County, and then it could be “re-purposed” as **A Community Center and Meeting Space ....** instead of trying to sell it on his own.  
**Just a thought.....**





I'M NO LONGER  
THE THINGS I CANNOT CH  
I'M CHANGING THE THINGS  
I CANNOT ACCEPT

NO MATTER HOW  
TALENTED, RICH, OR INTELLIGENT YOU ARE.  
HOW YOU TREAT ANIMALS TELLS ME  
ALL I NEED TO KNOW ABOUT YOU

there's  
When I  
And my  
a feeling I get  
Look to the west  
spirit is crying for leaving

THE  
LOVE SHACK

NO SHOES

LIFE IS A

... LIFE THAT  
... MEANS SOMETHING  
... SOMETHING THAT  
... MY OWN SELF INTEREST  
... WITHOUT ANY REPEATING  
... VALVE

... DANGEROUS PLACE NOT BECAUSE  
... BUT THOSE

NO MATTER HOW TALENTED,  
RICH OR INTELLIGENT YOU ARE,  
HOW YOU TREAT ANIMALS  
IS ALL I NEED TO KNOW  
ABOUT YOU

**Thank you!** Let's hope it won't take another 19 years ... Please hear our plight! And take action!

LOVE



The MidCoast Park and Recreation  
Development Fee was established  
in 2003

and has been Collected for 18 + years

Per County Ordinance # 04331

CHAPTER 2.64 MidCoast Park and  
Recreation Development Fees

**Findings:**

b.) There is a need to acquire and develop land to provide park and recreation facilities to serve the unincorporated mid-Coast area.

TRUST FUND ACCOUNT 04090

balance is:

\$556,832.60 as of April 20221

