

Mission Canyon Association
Minutes of the Board Meeting
May 7, 2002

A regular meeting of the Board of Directors of the Mission Canyon Association, a California corporation, was held at the McVeigh House at the Museum of Natural History on May 7, 2002 beginning at 7:30 p.m.

Present were Ray Smith, Randy Reetz, Gillian Launie, Jenny Cushnie, Dorothy Veal, and David Lebell. Also attending were Paulina Conn, Helen Couclelis (Riviera Association liaison), and several individuals interested in sewer extensions for the Upper Tunnel Road area: Chip Marsh (resident, MCA member), Dan Reed (County Public Health), Hillary Hauser (Executive Director, Heal the Ocean), Owen and Laurie Guitteau (residents, MCA members) and Steve Halsetead (former head of the Rincon HO Association).

Absent were Bob Maloy, Mark Carr, Nancy Bertelesen, Tim Steele, Kathy Koury, Damaris Lee, Charles de L'Arbre, Susan Davidson and Tom Jacobs.

Ray Smith chaired the meeting. There being only six Board members present, and lacking a quorum, actions taken by the Board this evening would be provisional and subject to approval by a quorum at the next Board meeting.

Mr. Reetz' minutes of the preceding meeting held April 2, 2002 were approved.

Ms. Launie's Treasurer's Report showing receipts of \$3,141.53 and disbursements of \$2,081.41, leaving a cash balance on hand of \$25,648.58, was approved. Disbursements to Ms. Launie of \$250 for the Porch Dogs, and to Mr. Reetz for \$1,285.65 for MCA envelopes and newsletter printing, mailing and postage, were approved.

There followed a highly illuminating presentation by Mr. Marsh and his supporters regarding a proposal for an Engineering Concept Study to define the costs, options and issues relating to a septic-to-sewer conversion in the Upper Tunnel Road area. Mr. Marsh related his personal experience with his home at 1225 Tunnel Road, for which he had received approvals for a remodeled/rebuilding of a house, guest house and garage on his 2.25 acre parcel. This property is served by a septic system, since the City sewer project stopped short of his property at 1165 Tunnel Road. Under the Clean Water Act, the Marsh's 4-bedroom house would be required to percolate 6,000 gal./24-hour period. But because Mission Canyon is a "special problems area" this requirement doubles to 12,000 gallons in 24 hours.



Steve Halstead

The requirement cannot be met. Hence, Mr. Marsh – notwithstanding all the approvals, and many thousands of dollars for plans and permits – cannot proceed.

The Mission Canyon Sewer District includes a so-called “maintenance area”, wherein lies approximately 220 parcels without sewer connections. Approximately 75 of these parcels are in the Upper Tunnel Road area. Within the maintenance area, a building



*Dan Reed
County Public Health*

permit for any project triggers a Health Department review, and in many cases the lack of a sewer connection and/or a satisfactory percolation test results in denial of the permit – even where the proposed project does not increase waste water discharge. Mr. Marsh is not an isolated instance of the problems faced by homeowners; he is representative the problems that all owners in the maintenance area will face in the future.



Chip Marsh

A possible solution would be, of course, to extend the City sewers further up the Tunnel Road corridor. As explained by Mr. Halstead – who lead the Rincon Association through a successful septic-to-sewer conversion – the benefits of the conversion are clear:

- Existing leachfields have a finite life, and will eventually fail;
- Residents will be able once again to use their washing machines;
- Tougher clean water laws will force out marginal septic systems;
- To obtain building permits, owners will have to upgrade septic systems;
- Value added will exceed cost of the conversions;
- Most efficient to solve this problem collectively, not owner-by-owner
- The City treatment plan currently has the capacity to accept the extension;
- Some money is now available for the study and/or project.;
- Costs may be paid through long-term financing, and may be deductible by property owners.

Some Board members raised questions as to whether there may be other alternatives for waste water treatment in Mission Canyon, and whether the sewer extensions would be growth-inducing.

Mr. Marsh and his supporters requested our Association's endorsement of the engineering study, for a price quoted by Penfield & Smith at \$17,500. Pres. Smith promised that action would be taken on the request at the next Board meeting.

The Board proceeded to consider, and act on, the following matters:

- Helen Coulelis advised that the City is creating a task force to evaluate different ways of handling the Los Olivos / APS intersection at the Mission. Helen says that we should obtain better traffic counts for the intersection, to verify the percentages for each connecting roadway. City staff, she says, will not press for a roundabout, although the roundabout was staff's first preference..
- Jenny Cushnie issued a plea for help during our annual Brush Cleanup on June 1st.
- Susan Davidson's letter of resignation from the Board was read and accepted.
- The joint meeting with the Riviera Association on May 14th at the Natural History Museum, featuring Prof. Church, is confirmed.
- Mr. Reetz is instructed to print and distribute the cards announcing Brush Cleanup Day.
- The Board approved payment of \$200 to Paulina Conn to defray her copying expenses on the Botanic garden landmark application treatise.

The meeting adjourned at 9:00 pm. The next scheduled meeting is Tuesday, June 4th, 2002 at 7:00 pm.

Randy Reetz, Secretary