

<p><b>Midcoast Community Council</b>  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  <a href="http://www.MidcoastCommunityCouncil.org">http://www.MidcoastCommunityCouncil.org</a>  Email: <a href="mailto:midcoastcommunitycouncil@gmail.com">midcoastcommunitycouncil@gmail.com</a></p>	<p>Gus Mattammal Chair  Gregg Dieguez, Vice Chair  Ann Rothman Secretary  Scott Bollinger, Treasurer  Dan Haggerty,  Claire Toutant  Kimberly Williams</p>
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***Minutes for Meeting of January 10, 2024***

**(7:13pm) Call to Order**

This meeting was conducted as a hybrid teleconference meeting. The physical location for the in-person portion was held at the Granada Community Services District office, 510 Avenue Alhambra, 3rd floor, El Granada, CA.

Council members present:

- Gus Mattammal, Chair
- Gregg Dieguez, Vice Chair
- Scott Bollinger,, Treasurer
- Ann Rothman, Secretary
- Dan Haggerty
- Claire Toutant
- Kimberly Williams Remote non-voting

**(7:15pm) Board of Supervisors report and reports from other government officials**

**Harvey Rarback, Vice Mayor City of Half Moon Bay comments:**

Joaquin Jimenez is the new Mayor of Half Moon Bay

The county has purchased Bay City Flower Company, located at 2265 Cabrillo Hwy S. HMB 50 acres for farm worker housing.

California Superior Court heard arguments regarding the lawsuit City of HMB had against Granada and Montara Water and Sewer regarding who should pay for the intertie pipeline deciding to send it back to the lower courts to sort out. Half Moon Bay is hoping for a compromise.

Casa Mira Townhomes HOA are suing the Coastal Commission to allow repair of the sea wall in front of the property. The Coastal Commission is appealing a ruling in favor of the HOA. City of HMB is neutral on the issue.

Community Questions for Harvey:

Cid Young of Moss Beach confirmed that no sewer exists at Bay City Flower Company. She expressed concern for what the addition of the proposed housing will do to a failing sewer system.

**Board of Supervisors Report: Adam Ely, Deputy County Executive, San Mateo County**

Mr. Ely reported that there is a new President of the Board of Supervisors San Mateo County Warren Slocum and new Vice President David Canepa.

Saturday Jan 13, 2024, 1pm- Memorial for former Supervisor Don Horsley at College of San Mateo

Applications for Measure K funding are currently closed. \$37 million is available and \$750 million over 3 years has been requested by 318 applicants. Funding recommendations will be made after review of all applications.

comments: Cid Young asked if any funds were set aside for a community center or emergency evacuation center in the midcoast. Mr. Ely said that requests for funds come from cities, schools and community based non profits and that no requests were made for this item to be funded.

Gregg Dieguez, Vice Chair commented that because the MCC is neither a nonprofit or city we cannot request funds. He would like to know a pathway for MCC funding requests to be honored by the county.

**Lisa Ketchum, Chair San Mateo County Planning Commission District 3**

Mirada Road page and links are now on the MCC webpage.

Jan 24, 2024 at 9am will be the next planning meeting where 8322 Cabrillo Hwy, Montara will be discussed.

**Krystlyn Giedt, CEO Coastside Chamber of Commerce**

January 25, 2024 at Mezza Luna Restaurant, State of the Coast address will be given.

10 local agencies will have 8-10 minute presentations.

Public Comment:

Len Ericksen provided a transportation update and noted that permitting by CalTrans to repair Surfers Beach erosion should take place Spring 2024. Coastal trail armouring permit ends 2025. Granada park is planned. Class II bike lanes to be implemented. He pointed out information will be available on the MCC website. Len mentioned a need for a Transportation Committee.

Carl May, Moss Beach in person comments:

Mr. May would like to see standing committees for planning and zoning where MCC or community members can attend and participate.

Agenda 11/29/2023 adopted by 6 votes in favor and 1 non voting

### **Regular Agenda**

4a. Moss Beach Fire Station 44 remodel plans. Guests Austin Duncklee, Architect SKB and CFPD Fire Chief Gary Silva

Ann Rothman presentation reviewed proposed remodel of Station 44 located at 501 Stetson St. Moss Beach. Current plans call for a drive thru approximately 10,000 square foot fire station. The highest point on the roof is 32 ft.3in. Chain link fence will surround the station and a security gate will be installed at the north end of the property. The fuel storage and generator will move from the north side of the property to the south side of the property which is surrounded by homes Setbacks are approximately 15 ft.

A design meeting 4/12/2023 compared square footage of Station 41 El Granada to the proposed station 44. It appears that the goal is to fit a copy of Station 41 at the Moss Beach site.

A public meeting was held 8/8/23 to introduce the new station design. According to an article in the Half Moon Bay Review 8/16/23 by August Howell, Mr. Austin Duncklee, SKB presented a design for the new station that would expand the footprint from 4,000 to 7,000sq ft. Building height would be 26 ft at its zenith. Priorities are to minimize light pollution, protect existing views and retain stormwater runoff. A new drive thru feature was introduced. Three firefighters will occupy the building for each shift.

Decibel levels and potential for damage to hearing with exposure of 80-85 decibels for 2 hours and at 100 decibels for 15 minutes was shown on a chart. Concern for neighbors with the average generator decibels of 85 and diesel trucks at 100 decibels was expressed. Mr. Duncklee said the retaining wall would prevent the noise from migrating however further evaluation will need to be done. Concerns of diesel exhaust coming out of the roof of the bay with the setback at 15ft. is also a concern as most residents do not have air conditioning and open windows for ventilation.

Lighting which complies with Dark Sky International Standards not to exceed 2700 Kelvin and an amber color was discussed by Dan Haggerty. Sleep disturbances and the negative impact of blue rich lighting was discussed. Examples of neighborhood fire stations in the county showed how lighting can be kept low to not impact the neighborhood. Mr. Duncklee agreed to modify the lighting plan to keep the light from migrating off of the fire house property. An amber color lighting is being requested rather than blue rich lighting currently proposed.

Chief Silva expressed a desire to have the drive thru feature of the new station. He confirmed that there is a 3 firefighter staff at each shift. He seemed receptive to the lighting modification requested overwhelmingly by the community.

#### Public Comment:

Thanh Vo of El Granada expressed her desire to see the Dark Sky International standards be applied to the station. She said she can see light from the nursery and El Granada fire station that prevents her from seeing stars. She expressed health concerns.

Bryce expressed desire to see Dark Sky International Standards be applied to fire station. He discussed the negative effects on migrating and nesting birds that light can cause.

Jane Praysilver, El Granada commented that the El Granada fire station 41 is too bright. Wants lights on dimmer. She said it is a struggle to fall asleep with bright light.

Jeff Perry said the use of dimming and shielding on the back of lights to help prevent light trespass should be used. Blue spectrum lighting is a problem and amber color should be used. Bug ratings and focus on shielding as well as lighting on demand should be utilized.

Melinda McKnaughton discussed concerns of light spreading off of the property. Bird migration on the midcoast is impacted by light. Dark Sky International standards should be applied.

Steve Terry said that best practices should be implemented for the fire house design. He expressed concern for illumination off of the fire house property encroaching on neighbors and said that station 41 still has an issue of too much light.

Deborah Lardy of Montara said that light should be contained to property. She commented on the noise of the generator and stated that her neighbor has a generator that goes on automatically in a power outage and it is extremely loud. She said her sleep is disrupted by the noise. She is concerned about noise pollution.

Cid Young is concerned about the bright red color and asked if it could be more earth tone. Mr. Duncklee and Chief Silva said they wanted the red color. Cid asked for the use of amber lighting and asked if lights could be turned off on demand if neighbors complain.

Carl May, Moss Beach expressed the need for permeable surfaces. He said permeable asphalt and concrete should be used. Solar panels should be considered as well as a backup battery. He pointed out the height discrepancy with the public meeting and blueprints and called for remedy.

Kimberly Hines -email said that municipal projects need to blend harmoniously with the neighborhood. She expressed the need for Dark Sky International standards to be applied to the lighting of the fire house as well as calling for an ordinance for unincorporated midcoast.

Karen Wilson- email stated that dark sky qualities of life are important. She said that the lighting of the El Granada fire station is visible for blocks away. She said the size scale and community character should apply to the firehouse. Asked that the carbon footprint of the building be considered.

MCC Member comments:

Kimberly Williams asked How many stations Mr. Duncklee has designed and if best practices are being applied to the design. Mr. Duncklee replied that he designed 30 to 40 stations. Ms. Williams wants to make sure that best practices provide for environmentally and community friendly standards. She asked that no uplighting be used. She asked for permeable surfaces and was concerned about the color and carbon footprint of such a large design. Chief Gary Silva

said that run off will be contained and french drains will be used. He would not budge on the color.

Claire Toutant expressed concerns about out of compliance setbacks that should be 20 ft, height limit of 28ft and maximum floor area exceeded. Mr. Duncklee and Chief Silva said they would get variances.

Dan Haggerty is concerned about the generator going on and off and the noise and fumes generated. He suggested solar battery backup.

#### 4b. AGE Friendly Coastside

Sandi Winter Executive Director of Senior Coastsiders, gave a presentation about an age friendly international initiative that started in 2012. AARP runs the initiative in the US. The goal is a liveable community for all ages. Support from Supervisor Mueller and many local non profit agencies and individuals help to implement the efforts of Age Friendly Coastside. Claire Toutant is their healthcare advisory advocate. Focus groups allow Age Friendly to identify unmet needs. On the health front there is an effort to bring together various health partners like Sutter Health, Kaiser, Stanford, Dignity Health, Seton, and VA to improve healthcare access on the coast. Bringing Lab services to the coast is a priority.

Senior Coastsiders will be relaunching a newspaper column in the Half Moon Bay Review. Senior Coastsiders will celebrate 50 years in 2027. They are exploring a satellite center possibly in a space at the Church of Latter Day Saints in Moss Beach. Senior Coastsiders have a van to help transport seniors to outings and grocery shopping twice a month.

Senior Housing is a concern. Helping seniors find housing and home improvement help is a priority.

#### Public Comment

Carl May- He stated that Seton Coastside Hospital Emergency Room does not provide cardiac care. He expressed concern about cardiac and stroke care.

Jane Praysilver expressed concern of deferred maintenance of her home and general upkeep that is difficult as one ages. She is very concerned about getting priced out of her home if more bond issues are passed.

Cid Young expressed her concern that there is no senior center in the midcoast. She said that having home repair referrals and help would be helpful to keep homes safe for seniors. Home upkeep and landscaping for those on fixed incomes would be helpful.

Burnett Silveria discussed the difficulties senior citizens have difficulty with sand bagging and getting their homes ready for storms. Stormwater issues make it harder for seniors to stay in their homes.

Ms. Winter said that there is an annual big home repair day where contractors come and help income qualified homeowners.

#### MCC Member Comments

Gregg expressed a desire to have transportation that comes to Montara and Moss Beach. He discussed the difficulty his wife has now that she no longer can drive. Partnering with SAM Trans is a start.

Kimberly Williams expressed an interest in programs to help senior get outdoors. Ms. Winter said that they have gardening and journaling offered.

Ann Rothman expressed a desire for a Senior living community with assisted living and memory care facilities. The location for Cypress Point Moss Beach would be much better suited for a senior community. Ms. Rothman also suggested a mobile van come to the coast to provide healthcare like the VA provides its members.

Ms Winter said that home sharing and room rentals are coordinated with HIP housing.

Scott Bolinger mentioned the Stroke Mobile available at Mills Peninsula Hospital and suggested the coast would be well served by something like this.

#### 4c. El Granada School Remodel

The community expressed concerns about lighting plans and placement of the trash dumpster.

Mr. Sean McEckridge, Superintendent CUSD answered questions and announced a community meeting to discuss renovation plans for January 25th, 2024 6pm in the all purpose room at El Granada Elementary School.

A Coastal Development Permit is in process for the El Granada school. Farallone View School does not require the permit. Quatrocchi Kwok Architects are designing the remodel. A new location for the trash dumpster has been moved closer to campus so as not to disturb the view corridor. The architect design of lighting for the parking lot is meant to meet code. One must illuminate path of travel from the school walkways to the parking lot. The architects defended 25ft poles in the parking lot. They are flexible with the type of lighting used. Restriping of parking spots will also be conducted.

#### MCC Comments

Dan Haggerty Concerned with sky glow. He mentioned that the parking lot is in constant use by the public for views.

Kimberly Williams stated that the school should meet Dark Sky International lighting standards. Ms. Williams would like light to point downward.

## Public Comment

Thanh Vo thanked Mr. McEckridge for moving the trash dumpster. Ms. Vo is in favor of the remodel and asked that lighting not be overkill and that the parking lot not be illuminated all night only when school events are occurring.

Kim Evans expressed concerns with the lighting of the parking lot. She also asked that native plants be used rather than non native ornamental species of trees.

Cheri, El Granada expressed concern over the lighting and asked that it not be on all night long.

Carl May, Moss Beach suggested that landscaping be native plants. Mr. May asked not to fence the soccer field, use permeable asphalt and use solar battery backup.

Briana LaFonaine, El Granada parent said that lighting in the parking lot is a safety issue and a compromise may be to turn off lights when not needed at night.

Cid Young, Moss Beach suggested the use of amber lighting. She said to be mindful of the hazards of trees falling during storms.

Melinda McNaughton expressed concerns for wildlife, bird migration and human health with the proposed lighting. Ms. McNaughton asked for Dark Sky International standards of lighting be used.

Mr. McEckridge stated that native (low water use) plants will be used. He also said that solar will be utilized.

11:17pm Meeting Adjourned