

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 http://www.MidcoastCommunityCouncil.org Email: midcoastcommunitycouncil@gmail.com	Gus Mattammal, Chair Gregg Dieguez, Vice Chair Kimberly Williams, Secretary Scott Bollinger, Treasurer Dan Haggerty Ann Rothman Claire Toutant
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Minutes of MCC Regular Meeting, July 10, 2024

The Midcoast Community Council held an in-person hybrid meeting that included video and teleconference attendance options, at the Granada Community Services District office at 504 Avenue Alhambra, 3rd Floor, in El Granada, California.

Gus Mattammal, Chair, called the meeting to order at 7:03pm. Council members present were:

Gus Mattammal, Chair
Gregg Dieguez, Vice Chair (attended remotely as a voting member under AB. 2449)
Kimberly Williams (attended remotely as a voting member under AB. 2449)
Scott Bollinger
Dan Haggerty
Ann Rothman (attended remotely as a voting member under AB. 2449)
Claire Toutant

1. Board of Supervisors' Report and Reports from other Government Officials

- A. Marisol Escalera Durani, Policy Director, Supervisor Mueller's Office, provided the following update:
- Supervisor Mueller will be speaking at a rededication of Memorial Park for its 100th anniversary tomorrow, July 11, 2024.
 - The Supervisor's office is exploring holding a concert event at a park. Please share any ideas you might have with Marisol.

2. Council Follow-up Reports

a. Montara Mountain

Decision:

Upon a motion made by Gregg Dieguez and seconded by Scott Bollinger, the agenda was changed to move item 2.a, the follow-up report on Montara Mountain, to occur after item 5.a, the GCSD Burnham Strip Project presentation. The motion passed 7-0.

b. Health Care on the Coast

Claire Toutant reported that the San Mateo County Board of Supervisors recently approved \$500,000 to fund the Dignity Health clinic in Half Moon Bay, to provide a six month trial period of non-appointment services starting in September. She emphasized the services in Half Moon Bay are not urgent care services. She said the County is continuing to work with Seton concurrently to establish urgent care services on the Coastside.

3. Public Comment & Announcements

- 1) Len Erickson commented that an appeal submitted to the California Coastal Commission by himself and Katherine Slater-Carter regarding the removal of parking in the Surfer's Beach area as part of the Caltrans multi-asset roadway rehabilitation project, will be heard by the Coastal Commission in a de novo process.
- 2) Carlyle Ann Young asked how the Community can submit letters in support of the appeal by Erickson and Slater-Carter.

4. Consent Agenda

- a. Approve minutes from 6/12/24
- b. Election resolution (resolution to be submitted as both a physical copy and pdf)
- c. County funding agreement formalizing MCC funding process
- d. Letter supporting the Harbor District erosion grant application
- e. Letter endorsing continuing operations by Age-Friendly Half Moon Bay Coastside

Item's 4.c and 4.d were pulled from the consent agenda for discussion, by Claire Toutant. Item 4.a was pulled from consent by Kimberly Williams because no minutes were submitted.

Decision:

A motion was made by Scott Bollinger and seconded by Dan Haggerty to approve consent agenda items 4.b Election resolution, and 4.e Letter endorsing continuing operations by Age-Friendly Half Moon Bay Coastside. The consent agenda items 4.b and 4.e, were approved by a vote of 7-0.

5. Regular Agenda

a. Granada Community Services District (GCSD) Burnham Strip Project Presentation

A presentation about the Granada Community Park and Recreation Center Project, planned for the Burnham Strip area in El Granada, was given by Tom Conroy of Kikuchi + Kankel Design Group, Hope Atmore, and GCSD Board President Nancy Marsh.

Council Questions/Comments:

- There was a question about whether the GCSD could lease a building to another entity that would provide child care services. Nancy Marsh responded that the GCSD cannot legally hire or lease out its property for child care services for liability reasons; that for any activity on the grounds children must be supervised on site by their parents.
- Concerns were expressed about impacts to the Community from events held at the proposed community center.
- There were concerns about the diagonal parking in the plan.
- A preference was expressed for a transitional area between the beach and the park.
- There were also concerns about the inconsistency in recognizing wetlands on the parcel.
- When in the process would the financial plan be reviewed?
- When will traffic impacts be reviewed?
- Concern was expressed about the lack of a traffic circulation plan and the cumulative impacts from loss of parking and impacts to recreation access. The need for overlapping stakeholders to come together to address traffic issues resulting from concurrent projects was mentioned.
- Concern was expressed that El Granada residents aren't the only stakeholders and this project should consider the broader impacts to the entire coastside and to visitors.
- There was concern that the Neg Dec doesn't include in its analysis a discussion of the potential relocation of Hwy 1 and impacts from erosion as a result of increasing strong

storm frequency and sea level rise, and no mention of communications or collaboration among overlapping stakeholders to look at and plan for these issues.

- There was a question about who would be responsible for ensuring stewardship of the park, compliance with dog waste policies, and preventing contamination of the creek.
- This might be an opportunity to put in additional wet weather storage tank capacity.

Public Comments:

1. Commenter #1 (no name given) expressed concern about maintenance and security of public bathrooms planned for the project.
2. Aiden Brewster asked how the determination was made that there were no VMT's.
3. Janet Brayer expressed concerns about the cost of the proposed project and how it will be funded; the reduction in parking; and, that the data collected from responses to the community surveys don't support the options chosen by GCSD in the plan.
4. Fran Pollard commented that the project plans didn't remove all public parking. She expressed a preference for parallel parking as safer than diagonal parking spaces. She said the El Granada community shouldn't have to support beach and tourist parking and she suggested a petition to Caltrans to provide parking along hwy 1.
5. Lisa Ketcham commented that the Harbor District purchased the property west of hwy 1 from Capistrano to Sam's Restaurant for \$8.5 million and the District indicated it would be used for visitor parking space composed of a permeable surface, not asphalt. She clarified that the old fire station building has been leased long-term to the Sheriff's Office so it isn't an option for a community center. She said the Caltrans Multi-asset Roadway Rehabilitation Project was envisioned as part of Connect the Coastside and has been in the works for years, including the bike lanes which help with the level-of-service index calculation.
6. Chris Rogers (El Granada resident) commented that in regard to traffic, in the context of CEQA, there is an obligation to evaluate the cumulative impacts of projects near other projects. As a professional biologist and wetland ecologist, he pointed out there are inconsistencies and inaccuracies in the RCD wetland delineation report. He referenced a biomass report that assessed the same area noting that it is more rigorous and complete in documenting the biological resources, and this should have been used per CEQA's requirement to use all available information and best available science. Chris said 30% of plant species that grow in that feature are natives and two thirds of them are wetland indicator species. He said turning the area into a rain garden isn't a proper use as the idea of a rain garden is to treat water before it is released into a wetland. He said the project must adhere to the same rules no matter the size of the wetland area or its perceived value.
7. Leni Schultz expressed concerns about impacts to the community from increased traffic and less parking; that the dog park is too close in proximity to children, and that the restrooms are sited in the middle of the park where it impacts the views of residents.
8. Carlisle Ann Young (Moss Beach resident) commented that bike lanes on both sides of hwy 1 at Surfer's Beach aren't needed; she would like to see parking on hwy 1 on the westside only. She commended GCSD for trying to provide a park for the El Granada community but noted it will affect all coastside residents.

9. Leonard (El Granada resident) commented that GCSD would not be able to support the preschool at below market rent. In regard to parking, he said the Land Use Plan shows the Burnham Strip as community park land, not for visitor-serving parking; that HMB should be responsible for finding a solution to beach parking. He supports diagonal parking areas. Suggested park restrooms could be put in the old pump station to eliminate the need to build a new structure in the view corridor. He commented that the presence of wetland indicator species must be supported by other analyses for a determination.
10. Kate Broderick opposes the displacement of the Picasso Preschool and she noted the community previously voted to prioritize early childhood education in that space.
11. Jill Grant commented on the following concerns:
 - The light from proposed lighted warning beacons at street crossings in the plan would be disruptive to the neighborhood and should be included as an impact; a traffic circulation plan is needed.
 - What kind of construction means and methods will be used for the biotreatment facility and will efforts be made to protect native plants.
 - How tall and wide will the elevated berms be and will they influence site hydrology?
 - What materials will be used to make the trails and the multi-recreational trail?
 - Infrastructure is in the scenic view corridor; can it be moved to the existing lot?
 - Geotechnical report in appendix of ISMND - can you describe primary geotechnical concerns and how these will influence construction and costs?
 - Why didn't the Montrose biological report include the LCP protected beach strawberry? It is included in both the RCD and the Biomass reports.
 - Explore how the County might support the GCSD to allow childcare (similar to Hillsborough Highlands recreation center).
 - What is the total square foot area of grass lawn for the entire park, how will it be maintained, and at what cost annually?
 - Need to evaluate and discuss cumulative impacts from loss of parking.
 - Barbeque grills are a potential fire hazard.
 - Need mitigation plans for creek, stream, and wetland area and associated costs.
 - There are many nearby areas for dogs that currently exist; two dog parks in the proposed park are unnecessary. Would prefer to re-establish native plants in the view corridor.
 - Risk to beach goers and surfers from dog waste flowing out to the ocean.

Council Follow-up Report on Montara Mountain (item 2.a)

Gregg Dieguez provided a brief overview of ongoing road maintenance issues on Montara Mountain and restoration promised by SFPUC. He noted that members of the public recently attended a SMC Planning Commission meeting where new permits were considered for American Tower Corporation, for a non-permitted AT&T wireless facility on Montara Mountain and additional road work.

Public comment:

1. Carl May commented on the continuing spread of invasive plants in areas that were masticated during the earlier road maintenance conducted by the County. He spoke about attending the [SMC Planning Commission meeting on June 26, 2024](#) at which he and other members of the public opposed the road work portion of the permit requested by American Tower. The Planning Commission determined the permit renewal did not apply to the road and denied the grading permit. Carl said he is advocating for monitoring of the area independent of the County and CA State Parks.

2. Lisa Ketcham commented that documentation and photos were effective in communicating the issue, especially regarding the spread of invasives like oxalis.
3. Chris Rogers commented on the importance of the role of the MCC in communicating with the County, Planning Commission, and County staff on this issue. He explained that procedurally, the road maintenance project is now a separate project with no applicant and it is important to reiterate to Planning staff where the project needs to be better represented in the MND and improvements that need to be made. He said he is willing to help support the MCC as a volunteer on this issue. He suggested a next step is to draft a set of bullet points to share with Planning staff, with details of the project the community would like to see included and improved upon, and how the MND can be revised to address that. Chris suggested the first ask is not to perform the road work in the project application and to negotiate alternative access routes thereby eliminating the associated road maintenance and costs, environmental degradation, impacts to Federal and State endangered species, impacts to public recreational users of the park, public concerns, and maintenance on a road that isn't made for that kind of use in an area of high sensitivity and widely-recognized biodiversity values.
4. Lisa Ketcham responded to how the community can be involved in the process by reminding everyone that Olivia Boo is the contact person for this project in the Planning Department, that the MCC will receive an early referral for comment, and she encouraged maintaining good relations with Planning staff.

Council Comments:

- Ann Rothman thanked Carl and Chris and the other community members for their work on this issue.
- Claire Toutant said she was glad to see the community being involved and taking ownership of something in a responsible and knowledgeable way. She reminded everyone to be mindful not to misrepresent or give the impression that they are speaking on behalf of the MCC when interacting with County offices and staff. She also referenced CA State Park's desire not to maintain the road for communications facility access and for an alternative route to be used. She encouraged everyone to look at alternatives to maintaining this road.

b. Update on Council discussion of proposed changes to existing MCC communications policy (Toutant)

Decision:

A motion was made by Dan Haggerty and seconded by Claire Toutant to withdraw item 5.b Update on Council discussion of proposed changes to existing MCC communications policy, from the agenda and reschedule the discussion to a future MCC meeting. The motion was approved by a vote of 7-0.

Items pulled from the Consent Agenda

c. County funding agreement formalizing MCC funding process

Claire Toutant pointed out that a funding agreement document received from the County has incorrect information and will need to be corrected by the County.

Action Item: *Vice Chair Diegues will send the document back for correction.*

d. Letter supporting the SMC Harbor District erosion grant application

Consideration of a request by the Harbor District for the MCC to provide a letter of support for their grant application for funding from the California Ocean Protection Council's SB 1 Grant Program, to fund the Surfer's Beach Pilot Restoration Project.

Council Comments:

- Claire Toutant requested verification that the request for support of the grant application is an official request from the Harbor District, since it was not on Harbor District letterhead.
- Dan Haggerty would like the Council to confirm with the Harbor District whether the grant is awarded with any conditions attached for how the money is to be used and he expressed concerns about the sand replenishment project overall.
- Kimberly Williams also expressed concern that the conditions of the grant weren't included in the request. She reiterated the need for quarterly updates from the Harbor District to help avoid information gaps and last-minute requests. Related to Surfer's Beach sand replenishment, she announced that Bob Battalio will be giving a presentation at the next MCC meeting.

Public Comment:

1. Carl May commented that he is in favor of supporting the grant application and hopes this project is phase one of more work to come to restore the area. He noted that Surfer's Beach and Miramar used to be wide broad beaches before the outer breakwater was constructed.
2. Michelle Dragony commented that the Harbor District is applying for grants from the Army Corp of Engineers.

Decision:

A motion was made by Claire Toutant and seconded by Dan Haggerty to approve the letter in support of the San Mateo County Harbor District's grant application for funding from the California Ocean Protection Council, to fund the Surfer's Beach Pilot Restoration Project. The letter was approved by a vote of 7-0.

6. Council Activity

- 1) Scott Bollinger gave an MCC update to the Half Moon Bay City Council at their last meeting.
- 2) Gregg Dieguez attended the last CRISP meeting and mentioned a CRISP survey. Gregg said he would respond as an individual to the survey.
- 3) Gus Mattammal requested any topics to bring to his next meeting with Supervisor Mueller.

The following items were suggested:

- Road improvements needed in Moss Beach.
- Update/status of emergency evacuation

Action Item: *Gus recommended the MCC formally respond to the CRISP survey and will agendaize this item for the next meeting.*

7. Future Agendas (Tentative):

Midcoast shoreline erosion, CRISP, GGNRA, tree ordinance, stormwater

The meeting adjourned at 10:16pm.