

## 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>

Claire Toutant, Chair  
Gregg Dieguez, Vice Chair  
Michelle Weil, Treasurer  
Len Erickson, Secretary  
Jill Grant, Acting Secretary  
Dave Olson  
Dan Haggerty

### **Minutes for Meeting of May 25, 2022**

**Call to Order (7:01pm)** Five council members present (Gregg Dieguez, Len Erikson absent). This meeting was conducted virtually in compliance with State and County COVID-related orders.

#### **1. Report from Board of Supervisors and Government Officials (7:31 video time)**

**Harvey Rarback:** ebikes - HMB needs more information to regulate them. COVID: High amount of the virus in our sewage  
(<https://www.coastsidebuzz.com/covid-19-virus-detected-in-sewer-authority-mid-coastside-sam-waste-water-increased-5735-in-just-17-days-this-month/>). CARES Program - County will increase funding, has authorized \$75,000 to extend this program to the midcoast.

**Lena Silberman (Aide to SMC Supervisor Horsley):** SMC will put 1.5 million towards confiscation of illegal firearms. No upcoming gun buyback programs on the coast; the nearest one is on June 4th in South SF. Return gun for \$100. A ghost gun is \$200. Vote by June 7th - information on candidates at 411 League of Women Voters. SMC is updating Tobacco Retail Ordinances to increase penalties for illegal sales to minors. Caltrans pulled the VMS sign project from the Planning Commission Agenda which staff recommended denial. Will resubmit in June. California state will increase minimum wage to \$15.50 so SMC wants to increase minimum wage to \$16.50 an hour in unincorporated areas. Supervisors are working with "Fixing San Mateo" to create a Civilian Oversight Committee for the sheriff's office. Miramar Beach is leading the poor water quality this week. Water quality testing is conducted each week.

**Sheena Sidhu (RCD):** Midcoast chipper program started this month with more participation from coastsiders. The public can cut and place materials on the roadside then call the county for pick up. This is paid for through County Measure K Funds. On 5/26/22, the El Granada Wildlife Scoping Project will discuss output of the modeling and final steps for the report which will be presented to the public in an evening zoom meeting. Report will be out in the last week of June. The shaded fuel break and hazardous tree removal work in Quarry Park will start again on June 6th for the next few months.

**Claire Toutant (MCC):** Groundbreaking for the Parallel Trail will be on June 2nd, at 11:30 am, along Coronado Street and Hwy 1. Harvey Rarback (HMB City Council): HMB is considering regulation of e bikes on the coastal and parallel trail. He also attended the SAM meeting where they discussed higher amounts of COVID in sewage. COVID is not over. County will increase funding for the CARES Program to extend the program to the midcoast. CARES funds mental health professionals' response to emergency calls instead of armed deputies.

**Dave Olson (MCC):** He spoke to a Civil Engineer for Medio Creek Bridge. They have a June 6th start date and crews will work from 7 am to sunset. (7:27)

**Claire Toutant (MCC):** Announcement that the groundbreaking ceremony for the Parallel Trail will take place next Thursday, June 2nd, at 11:30 along Coronado Street and Highway 1.

**Krystlyn (HMB Coastside Chamber):** The Coastside Business Development Center is now open and has meeting space and class space available for local groups. They also provide consulting.

#### **3. Consent Agenda (18:50)**

**Motion to recognize the month of May as Asian Pacific Islander Heritage Month and Mental Health Awareness Month and to pull the minutes as none are ready.**

Moved (Olson), 2nd (Weil). Approved 5-0.

## 2. Public Comment & Announcement (20:40)

**Steve Kuchout**, a board member of Senior Coastsiders, an organization that provides care management for older adults (65+) in HMB and the midcoast. SC provides daily lunch and home delivered meals, advice, enrichment programs with remote and in-person classes. They also run a senior home repair program and the next one is on June 4th where volunteers will be installing handrails and access ramps, painting, weeding, trimming, etc. so that older adults can remain safely in their homes. HMB and Midcoast.

## 4. Regular Agenda (27:00)

**Claire Toutant:** First, I want to clarify the MCC Meeting Ordering Process

1. Presentation
2. Clarifying Questions
3. Public Comment
4. Council Discussion
5. Voting

### 4.a. Informational Briefing on the 2023-2031 (Cycle 6) update to the Housing Element of the County's General Plan ( Will Gibson, SMC Planning & Building Dept.)

Draft Housing Element will be released in June 2022. MCC will receive the draft for review/comment. Adoption is required by Jan. 2023. A plan for housing is part of the county's General Plan and must be updated every eight years. The plan is submitted to the state for legal certification and adoption

#### Council Clarifying Questions & Comments

**Dan Haggerty:** To what degree have you considered affordable tiny houses to meet demands without having an enormous footprint and view blockage?

**William:** We will look at that. The County does not have a minimum house size but it does require certain infrastructure. We are looking at whether there are regulatory barriers or infrastructure constraints that we can address.

#### Public Clarifying Questions & Comments

**Burnett:** In HMB there were a lot of 25' lots but the county wanted them to combine them into 50' lots. El Granada was originally a vacation community so it has a lot of 25' lots. Are you looking at zoning for building tiny homes on the 25' lots or splitting 50' lots to build more tiny homes?

**William:** Yes, we are looking at modifications to minimum lot sizes. Outside the coastal zone, a new state law (SB9) requires allowance of lot splitting as long as both lots are at least 1200 square feet and you can build up to 2 units per lot.

**Cid Young:** Will you have an amnesty program for illegal accessory dwellings for the coastal zone? This may help with housing target numbers. Coastside constraints are evacuation and traffic.

**William:** Yes, we did have an amnesty program but it is on pause because we are short staffed.

**4.b. Informational briefing of the Quarry County Park Draft Master (Nicholas Calderon, Director of SMC Parks Dept.).** The 2017 Master Plan is a visioning document and does not propose specific plans. The Master Plan discusses expansion of recreational amenities and opportunities, preservation and restoration of native and sensitive resources and mitigation of wildfire. A Master Plan does not state where, when or how a project will occur. The Master Plan informs the SMC Parks Department of what projects should occur. The Wildfire Fuel Management Program decides where, when, and how to do projects, not the Master Plan. They will go through an update in 2023 or 2024 and will include the RCD report from the El Granada Wildlife Scoping Project. Public comment on the Master Plan continues until June 6, 2022. (1:09 video time)

#### Public Clarifying Questions & Comments

**Susan Casey:** Why is one of the highest priority projects in the San Mateo county park system, the Quarry Park western perimeter, not being defined or properly ranked by the Parks Department for inclusion in the master plan as the other projects were over a year ago?

**Nicolas Calderon:** The western portion is included in project 16 in the Wildfire Fuel Management Program.

**Matt:** Were you considering a frisbee golf course at Quarry Park?

**Burnett:** The master plan does not address park drainage runoff to residential streets. The Master plan should show earthquake retrofit for the reservoir and dam and evacuation routes. The master plan should show how overflow parking will be managed.

**Man ?:** The trees in Quarry Park are important to many people in El Granada. How will the master plan allow for some trees to remain?

**Jane:** It is an extreme change to turn a forest into chaparral. What kind of maintenance does chaparral require? Consider replacement trees as a solution.

**Cid:** Did you get any money for Quarry Park yet? Dust was observed during construction activities for the pump track so is the county exempt from watering the ground for dust control?

**Melinda:** It sounds like the end goal is eucalyptus eradication and letting coastal scrub grow back. Why not trim trees in the park to create a canopy shape?

**Keith Mangold:** Master plan needs to address the fuel and Quarry Park and not depend on the shaded fuel breaks for wildfire events.

**Danny:** Perhaps the master plan should consider having an initial fuel break around the perimeter of Corie park and expanding it every year by 50 feet or more. As written, project 16 will only include a 20 foot wide shaded fuel break. Can we expect more?

**Fran Pollard:** When will the fire break for the lower area of El Granada be done? Is there an escape route being planned for wildfire in the El Granada highlands? Will the child's playground expansion include mechanical things? Will you consider a dog park at Mirada Surf East.

**Karen:** Shaded fuel breaks do not work during El Diablo winds from the northeast. The county needs to get the funding to take care of this.

**Nicolas Calderon:** Frisbee golf was removed from the plans as well as pickle ball and bocce. I don't have an answer regarding drainage on Santa Maria but we're working with the DPW. I believe a seismic investigation of the reservoir and dam is included in the master plan. We are increasing parking. Rich Sampson from CalFire said it would take between one and \$2 million to remove all the eucalyptus trees at Quarry Park. I don't see that happening in the foreseeable future. We are focusing on removing trees in regards to wildfire and allowing native plants to re-sprout. We have to have a specific project to evaluate the impacts in removing the eucalyptus. We are not clearcutting the eucalyptus at Quarry Park. We are removing hazardous trees to reduce fire danger and allowing native species to thrive. The county has put several million dollars towards Quarry Park recently. The master plan does not describe the specifics for the playground. That project will have more community involvement in planning. The master plan is a strategic document not a specific project document. We are part of the RCD scoping project. The results of the RCD study will be incorporated in the wild fire fuel management project.

### **Council Clarifying Questions & Comments**

**Claire Toutant:** Can the MCC have a time extension to submit comments, after June 6th?

**Nicolas Calderon:** yes.

**Jill Grant:** Thank you to Nicolas Calderon for the detailed presentation and thanks to the public for the intelligent comments regarding this Master Plan.

**Dan Haggerty:** More trees need to be removed at Quarry Park. Cost needs to be controlled to get more trees down. We should follow the Golden Gate Park model. Reuse cut trees for drainage, compost, suppression of invasive plants, and trails. This would save costs in trucking bad material out and trucking good material in.

**Dave Olson:** Quarry Park Master Plan is a blueprint for what may happen, not the details. This plan will go through the Planning Commission and in front of the Board of Supervisors where the public will be allowed to comment further.

**Michelle Weil:** It will be nice to have the playground expansion. I support waiting for the Wildfire Resiliency Scoping Project from the RCD to show us how to minimize costs and reduce wildfire risk. Will there be other places for the MCC to comment on this?

**Claire Toutant:** No comments.

**Nicolas Calderon:** We already chip cut eucalyptus and use it on site. It's better to provide feedback to the Parks now. We do hear the public's concerns. We are working to do more projects and maintain more areas at Quarry Park.

#### **4.c. Motion to consider a letter continuing MCC correspondence with Department of Public Works (DPW) regarding effects of leaded aircraft fuel.**

**Motion:** Move letter to next meeting (Grant). Fails, no second.

This letter states that airplanes emit lead and children living near the HMB Airport/Eddie Adrienne Sr. Airfield are being exposed to lead from aviation fuel. The letter supports a request from the airport to SMC to use Measure K funds to install an unleaded fuel tank at the airport, asks airport to reduce "touch and gos", asks airport to stop selling unleaded fuel, and again reiterates soil testing.

Moved (Weil), 2nd (Toutant) Motion withdrawn (Weil). Letter will be on the next meeting agenda.

#### **Public Clarifying Questions & Comments**

**Cid Young:** It's no longer called the Half Moon Bay Airport, it's the Eddie Andreini Sr. Airfield and you should modify the letter to show that. How old is the data testing of the stormwater? You should include in the letter that the airport is the aquifer of most of our drinking water in Moss Beach.

**Michelle Weil:** Testing of the wells at the airport showed no lead in the world water.

#### **4.d. Motion to approve letter of support for County Resource Conservation District's (RCD) grant application to study SR1 Traffic Demand for \$100,000 to study transportation options other than private vehicles. (3:06)**

Moved (Weil), 2nd (Toutant). Approved 4-1. (Haggerty voted no)

#### **Council Clarifying Questions & Comments**

**Jill Grant:** Was this letter written by the MCC or RCD?

**Dave Olson:** It is often written by the agency submitting the grant because they know what is needed in the letter.

**Claire Toutant:** Yes, they supply the template and we tweak it.

**Jill Grant:** Is this a condition of the grant, to have community involvement or support?

**Shandra (RCD):** It is not a requirement but letters of support from the community will help us get more points on the grant application.

#### **Public Clarifying Questions & Comments**

**Cid Young:** Is this for HMB money or are there separate pots of money?

**Shandra (RCD):** HMB and the County are applying. If they both get funded they will pool funds and partner. The goal is for both of us to get awarded. There is a maximum of \$100,000 awarded per agency with a required \$10,000 of matching funds.

#### **5. Council Activity (3:14)**

**Dave Olson:** SMC Board of Supervisor meetings hybrid meetings went well. The Planning Commission may also go to hybrid meetings in June or July since they meet in the same chamber. HMB City Council will keep remote meetings for now.

**Dan Haggerty:** Attended a special meeting called by the SMC Harbor District. Approved a firm for engineering and outreach for the proposed new Harbor Retail Center. A permit submitted for an ebike facility was denied.

#### **7. Future Agendas - No Comments (3:17)**

#### **Adjournment**

Moved (Olson) 2nd (Weil). Approved 5-0