

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, Assistant Secretary
Dan Haggerty, Assistant Secretary
Dave Olson

Minutes for Meeting of September 14, 2022

Call to Order (7:01 pm) All council members present. This meeting was conducted virtually in compliance with State and County COVID-related orders.

1. (7:02) Board of Supervisors' Report

<[Link](#)>

Lena Silberman Report: (Aide to Supervisor Horsley): The Board of Supervisors (BoS) approved the creation of a committee to investigate the creation of another committee that will provide oversight of the Sheriff's office. The BoS also passed a \$2 million Grant for innovative homeless transition programs. Cities, towns, non-profits and faith-based organizations can apply. BoS discussed installation of an unleaded fuel tank at the Half Moon Bay airport as an unleaded replacement fuel was just approved by the FAA. The County has already informed their aviation fuel provider of their intent to add an unleaded fuel tank and possibly remove the leaded fuel tank. Covid update: we are still at a low level and the new bivalent vaccine is approved and available.

Questions and comments: Cid Young asked Steve Monowitz about the Midcoast Mitigation Fund. No further update yet. Ann asked if there was an update on testing for lead at the airport. Lena said nothing further than the approval of an unleaded fuel tank. Dan Haggerty expressed concern with uncolored concrete at the Multi-modal trail at SR1 / Coronado Street. Ann Stillman confirmed uncolored concrete is being used and it will be colored to blend with the environment. Dan also asked about the county policy for use of synthetic turf. Harald Herrmann asked about testing for lead blood levels in children and soil testing. Claire said provisions for testing have been made. Claire asked about responsibility for maintenance on the stairs at Surfers Beach. Dave Olson said Caltrans did immediate repairs. The matter of long-term responsibility is still under discussion. Michelle Weil provided additional background on lead testing and the installation of unleaded fuel tanks. Harald repeated his concern about lead testing.

Harvey Rarback (Half Moon Bay City Council) reported that the Coastal Commission said that Caltrans is responsible for stairs maintenance. The City of Half Moon Bay has received Measure A funds for connecting the multi-modal trail with the unincorporated Midcoast and the Chan-Zuckerberg Foundation has provided funds digital navigators to provide services and equipment to improve internet literacy. Cid Young asked about professional traffic analysis and was told that there had only been council discussion. He noted a signal is going in at Terrace and provided further information on Highway 1 north of town including extending the 4 lane road to Grandview. Ann asked about affordable housing planned for farm workers. Harvey said that a project for this on Kelly is being reviewed. Michelle asked

whether a roundabout at Grandview is being considered. Harvey said no, but a roundabout is under consideration at Frenchman's Creek.

2. (7:40) **Public Comment & Announcements**

Kimberly Williams: expressed concern when a comment from the meeting minutes leads to a particular MCC web posting that identifies a specific party (person or group).

Ann: My neighbors put in pavement but no drainage so during the last rain event, all the water flowed downhill and flooded my house. Is this a problem on the Midcoast?

Cid Young: Lack of drainage was a comment made by neighbors living down slope of Quarry Park during review of the Quarry Park Master Plan. In regards to posting people's comments on the MCC website I think it would be helpful to see people's written comments posted on the website.

3. (7:48) **Consent Agenda**

- a. Approve minutes for August 24, 2022 - Minutes not submitted, removed from consent
- b. Renew resolution to continue remote meetings due to COVID risks
- c. Approve letter of support for HMB grant application for completion of east-side trail on SR1
- d. Recognize September as Hispanic Heritage Month

Action Taken

Motion to Approve 4b, 4c, 4d (Weil), Second (Dieguez) Approved (7-0)

4. **Regular Agenda**

4a. (7:50) **DPW provided update on Midcoast Issues - El Granada Ave Portola sidewalks and Montara school traffic signs**

Gregg Dieguez summarized discussions with the Department of Public Works, has posted slides, and introduced Khoa Vo (DPW Deputy Director, Road Services) to speak first about sidewalk issues. [Sidewalk Slides](#)

Khoa Vo) <Link> Summary of remarks: DPW cannot require homeowners to put in sidewalks or move vegetation. That would require an assessment. Public Works does not want to do that. The whole community should decide if they want sidewalks first. There are two options for the community. In the first option, they could tax themselves and build sidewalks where the community wishes. Those that want sidewalks would be taxed and those who don't want sidewalks would not be taxed. The second option is to require through the County permitting process that new developments are required to put in sidewalks.

Clarifying questions from the council

Dan asked if a property owner can be compelled to create a clear path in front of his property if one doesn't exist. Answer: A clear path can be enforced only when a sidewalk has been part of the initial design or is an approved addition.

Len asked what constitutes a community? Answer: the traditional communities, El Granada, Moss Beach, Montara, Princeton are the basis for holding a community meeting. Such a meeting could establish whether specific actions would be taken at a neighborhood level.

Clarifying questions from the community

Mark Willbanks asked what constitutes a sidewalk. Answer: certain blocks may already be designated as having sidewalks from previous action. DPW conducts periodic inspections

and can issue a citation if there are obstacles. Enforcement may take a long time. Cid Young asked Khoa to confirm, if a group of residents decide they want sidewalks, DPW can support the effort, but the residents will have to pay for the construction. Dolores Silva said that in her area in Moss Beach a request to have a road paved carried an associated requirement for a sidewalk. Dan asked for clarification of the process for a neighborhood to request a sidewalk. Khoa walked through the process including BoS review and approval.

Actions to be Taken

Gregg will work with the community and Khoa to hold a workshop and establish an appropriate scope for a community meeting.

Second Item: [Montara Stop Signs](#) near Farallone View school.

Gregg summarized his work to make a formal request for stop signs. When this was done it was pointed out that a formal study would be expensive and would show that the streets did not meeting the legal requirements (warrants) for stop signs.

<[Link](#)> Khoa discussed alternatives. He described the option of using “yield signs” which requires a study which could be done in twelve months. A step that could be taken is landscaping to trim vegetation that interferes with driver visibility. Radar speed signs did not support the record excessive speeding.

Cid commented that speed bumps have been used in Seal Cove.

Michelle asked if sidewalks could be used to address the situation. Sidewalk construction has been discussed earlier.

Actions to be Taken

Gregg will work with Khoa on his remediation efforts using yield signs and speak with the supervisor about funding a study.

4b. (8:30) Consideration of MCC Comments on Cypress Point Affordable Housing Application (PLN2022-00220)

Claire opened with notes on elements missing from the Environmental Impact Report and reviewed the focus points for tonight’s discussion. She emphasized that anyone who wants to speak in a later appeals process should write their own letter on the project. Claire noted letters the MCC has already received. She started with a list of starting priority points: poor transit, safe access to Highway One, lack of infrastructure, lack of stores and amenities in Moss Beach, lack of a disaster plan, inadequate review of site contamination.

Suggested item from each council member:

Dave - lack of access at Carlos St/16th

Gregg - inadequate infrastructure, water supply

Dan – endorse the ECO position

Len – complete streets for pedestrian and bikes, with special concern about Carlos Street

Michelle – lack of disaster preparedness / evacuation plan

Jill – nothing additional

Claire – safe routes to school

Suggestions from the Community

Barbra Green – concern about Carlos St. and parking

Ann – concern about water supply, presence of lead, future drought

Harold – hazardous materials, especially asbestos, being driven through the community

Dolores – cumulative impacts

Theresa – adequate water for firefighting

<[Link](#)> The structured priority identification was followed by further open discussion.

Michelle presented a final list for group review

- Traffic impacts and timing of improvements (developer should pay)
 - Safety of access to/from SR1, especially at Carlos (existing documents state it will not be safe)
 - Flaws in existing study, only minor change from 2018 to 2022 (all traffic data from April 2017)
 - Complete Streets
 - Lack of bicycle and pedestrian trails
 - Proposed traffic changes to existing streets
 - Sidewalks
 - Lack of crosswalks
 - EV charging
 - Inadequate parking and standard used
- Poor public transit options
- Lack of access to stores and amenities
- Request for preference for local residents
- Overall impact on infrastructure (developer should pay)
 - Fire hydrants
 - Water supply
 - Sewers
 - Stormwater
- Environmental issues
 - Inadequate environmental review
 - Possible presence of endangered species.
 - Possible soil contamination
 - Potential asbestos contamination
 - Potential lead contamination

- o Hauling soil to/from site
- o Lack of biological impact report
- Lack of comprehensive disaster/evacuation plan
 - o Emergency access off Lincoln
- Cumulative development impacts
- Audit process

Draft Letter writing

Claire Toutant, Dave Olson and Gregg Dieguez were assigned to bring a draft letter for consideration at the next MCC meeting.

5. (9:15) Council Activity – Correspondence and meetings attended

Claire attended the Age Friendly Community Meetings

Len attended the Fire Safe SMC Meeting and reports that RCD has hired a replacement for Sheena.

Dan and Jill supported the MCC booth at the MidPenOSD celebration. The Medio Creek Bridge pictures were well received.

6. (9:30) Future Agendas

Cypress Point Affordable Housing Development Comment Letter

Public Works/Local Road Safety Program

MROSD land purchases

Quarry Park Master Plan

(9:35) Adjournment

Motion To Adjourn (Gregg), Second (Dave), Approved (7-0)