

# Midcoast Issues and Priorities

**Medley of slides from Council Members & Residents**

# Discussion Guidelines

- These problems are not new
- These aren't all the issues
- Some issues require verification
- No ideas are bad ideas
- Don't expect conclusions tonight
- The agenda can be flexed, but not the time

# C.R.I.S.P.\* Priority Areas

## Coastside Resilient Infrastructure Strategic Plan

- Inadequate infrastructure in several dimensions:

1. Water & Wastewater
2. Stormwater
3. Wildfire
4. Schools
5. Emergencies
6. Telecommunications
7. Power
8. Healthcare
9. Transportation
10. Harbor & Shoreline



\$427M funding deficit,  
...and counting

- We need:

- **Assessment** of critical infrastructure requirements
- Those requirements **priced**
- Those requirements **funded**

# Lifeline Communications Deficiencies

MCC Work Group led by Leo Gomez

- Inadequate internet & cell coverage and speed
- Unreliable services (redundancy, backup power)
- Amateur Emergency Radio Communications
- No oligopoly or regulator cures likely
- Dozens of recommendations in report...
  - Option: forming a **Community Fiber Network\***
- Findings endorsed by local agencies
- **Need: Funding for Feasibility Study**

\* Hundreds of communities nationwide:

<https://communitynets.org/content/community-network-map>

# Coastside Telecommunication Deficiencies

- **The Issues**

- A. *The largest home telecommunications provider (Comcast/Xfinity) **lacks a redundant fiber optic** line on the coast, leading to frequent extended outages.*
- B. ***Only ~30%** of service providers have generator power backup, leaving residents unable to call for emergency services during power outages (usually caused by severe storms).*
- C. *Most cellular service providers **lack coverage** of have poor coverage in many residential areas around the coast.*
- D. ***Only ~27% of Coastside residences** have access to modern redundant fiber optic internet services let alone reliable internet service.*

- **The Oligopoly Does Not Respond**

*National service providers are only concerned with profits and the not the good of the community, they have not and will not fix redundancy, backup and access issues on the Coastside.*

- **The Solution**

*The construction of a **community fiber network**. This type of network would allow the community to provide its own high level modern services to its residents and deploy fiber optic networks to locations best suited for cellular coverage. 100's of communities across the United States have already seen success deploying their own community fiber systems. Local agencies and the City Of Half Moon Bay agree that the community needs.*

- **The Ask**

*We are requesting finding to conduct a feasibility study for the creation of a community owned fiber optic network for the entire Coastside.*

# Fiscal UN-sustainability

- Most San Mateo County Public Works agencies lack Reserves for replenishing aging assets.
- Borrowing instead, they will add 75% to 150% to the cost of the assets financed...
- ...thus digging deeper deficits for future generations of ratepayers

PW Entity	Remaining Life (Years)	Reserves (Net Current Assets)	Reserve Deficiency (\$000)	Implied Remaining Life
MWSD w/ SAM	13.8	9,162	-\$41,061	147.2
GCSD w/ SAM	15.2	5,868	-\$40,920	344.1
HMB w/ SAM	20.1	10,535	-\$49,051	271.7
CCWD	23.8	11,647	-\$36,304	141.0
NCCWD	28.5	16,167	-\$22,520	92.5
Millbrae – all PW	37.4	34,769	-\$32,507	90.3
San Bruno – all PW	17.9	73,954	-\$31,828	31.8
Daly City – all PW	14.9	47,402	-\$164,252	153.5
Pacifica Sewer	14.3	5,025	-\$115,561	746.5
Brisbane	39.1	6,778	-\$37,516	420.2
San Mateo, City of	32.4	73,058	-\$146,288	138.1
SMC Harbor District	13.8	22,880	-\$51,884	107.9
Belmont w/SVCW	17.0	51,333	\$7,317	12.9
San Carlos w/SVCW	20.7	33,377	-\$4,660	25.0
Redwood City w/SVCW	31.1	89,310	-\$200,469	139.8
West Bay SD w/SVCW	17.6	46,508	-\$49,074	47.5
Cal Water (entire firm)	23.4	43,882	-\$1,838,879	1,526.6
East Palo Alto S.D. (2021)	17.8	21,746	\$4,749	9.0
<b>Weighted Avg. PW Utilities</b>	<b>23.2</b>	<b>603,402</b>	<b>-\$2,563,854</b>	<b>180.8</b>

Data as of 6/30/21

# Water In-Security

## CCWD example

Alternative water sources cost 5x, 7x, 10x current supply...

### Chapter 7

#### Water Service Reliability and Drought Risk Assessment

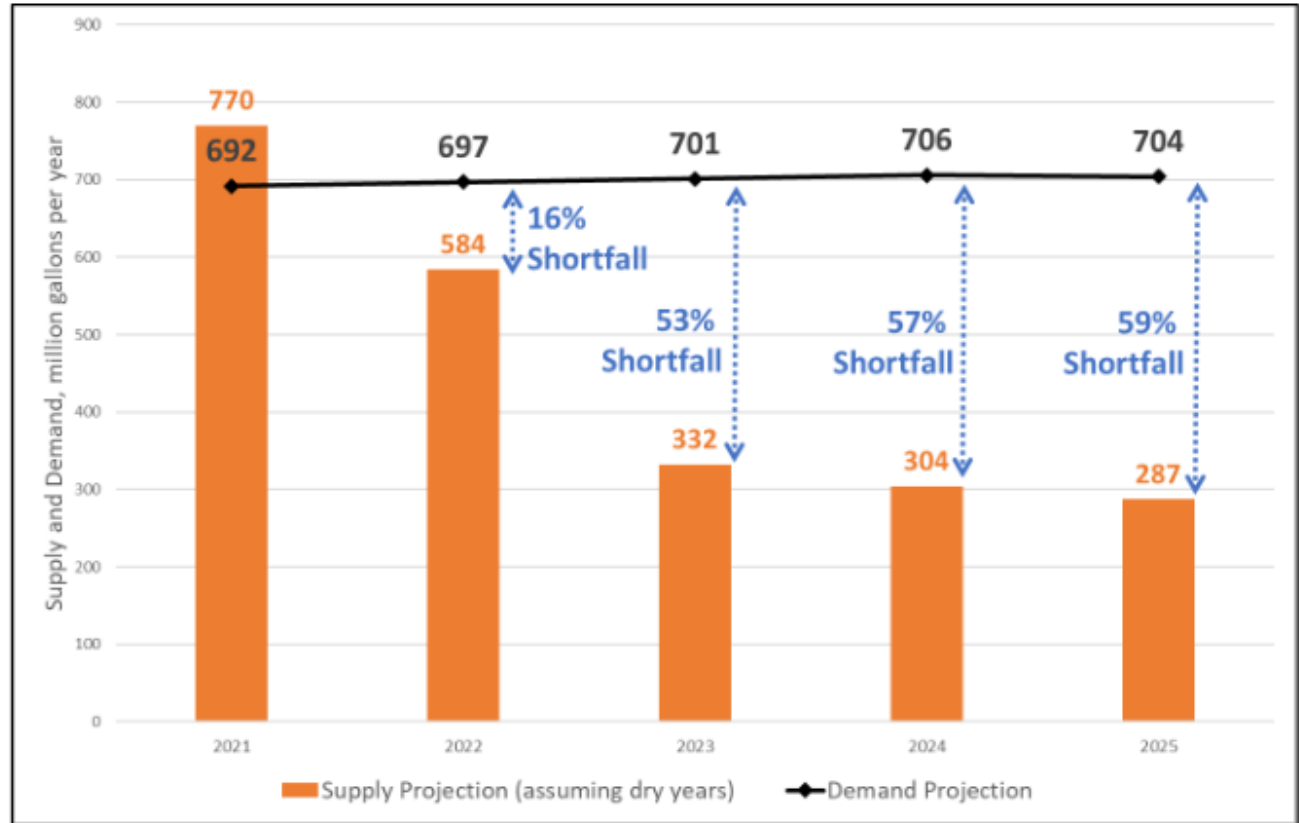


Figure 7-4. Projected Demand vs. Five Year Drought Supplies from 2021 to 2025 (includes SFPUC and Local Supplies)

# Unfunded Stormwater Plans

## Infrastructure Costs

- A. C\CAG Stormwater presentation
- B. Missing SMC & others
- C. \$ are 2013-14, now larger?

	Storm Drain Master Plan Cost (total)	High Priority Projects	Med Priority Projects	Low Priority Projects	Dedicated Annual Revenue
Atherton	\$45	\$18	\$24	\$3	\$0.000
Belmont	\$57	\$13	\$13	\$31	\$0.300
Brisbane	\$20	\$15	\$3	\$2	\$0.055
East Palo Alto	\$39	\$31	\$5	\$3	\$0.125
Hillsborough	\$58	\$26	\$14	\$18	\$0.030
Menlo Park	\$39	\$23	\$16		\$0.335
Millbrae	\$42	\$3	\$30	\$9	\$0.240
Pacifica	\$11	\$9	\$2		\$0.178
San Bruno	\$26	\$19		\$7	\$0.575
San Carlos	\$56	\$43	\$13		\$0.435
San Mateo	\$57	\$33	\$16	\$8	\$0.000
South San Francisco	\$54	\$23	\$27	\$4	\$0.425
<b>Total</b>	<b>\$504</b>	<b>\$256</b>	<b>\$163</b>	<b>\$85</b>	<b>\$3</b>

Note: All costs in \$ millions, for jurisdictions with storm drain master plans available to C/CAG  
Data are preliminary, not to be cited



# Unfinished Business: Quarry Park Wildfire Risk

- **Red line** is the VHF Zone. The **yellow** shows area where Parks have done work using wildfire funds since 2017. **Blue** is the median tree removal
- Incomplete EGB fire break in highest risk area next to homes
- No follow-up on simulation study of priority areas.



# Wildfire: Failure to Finish

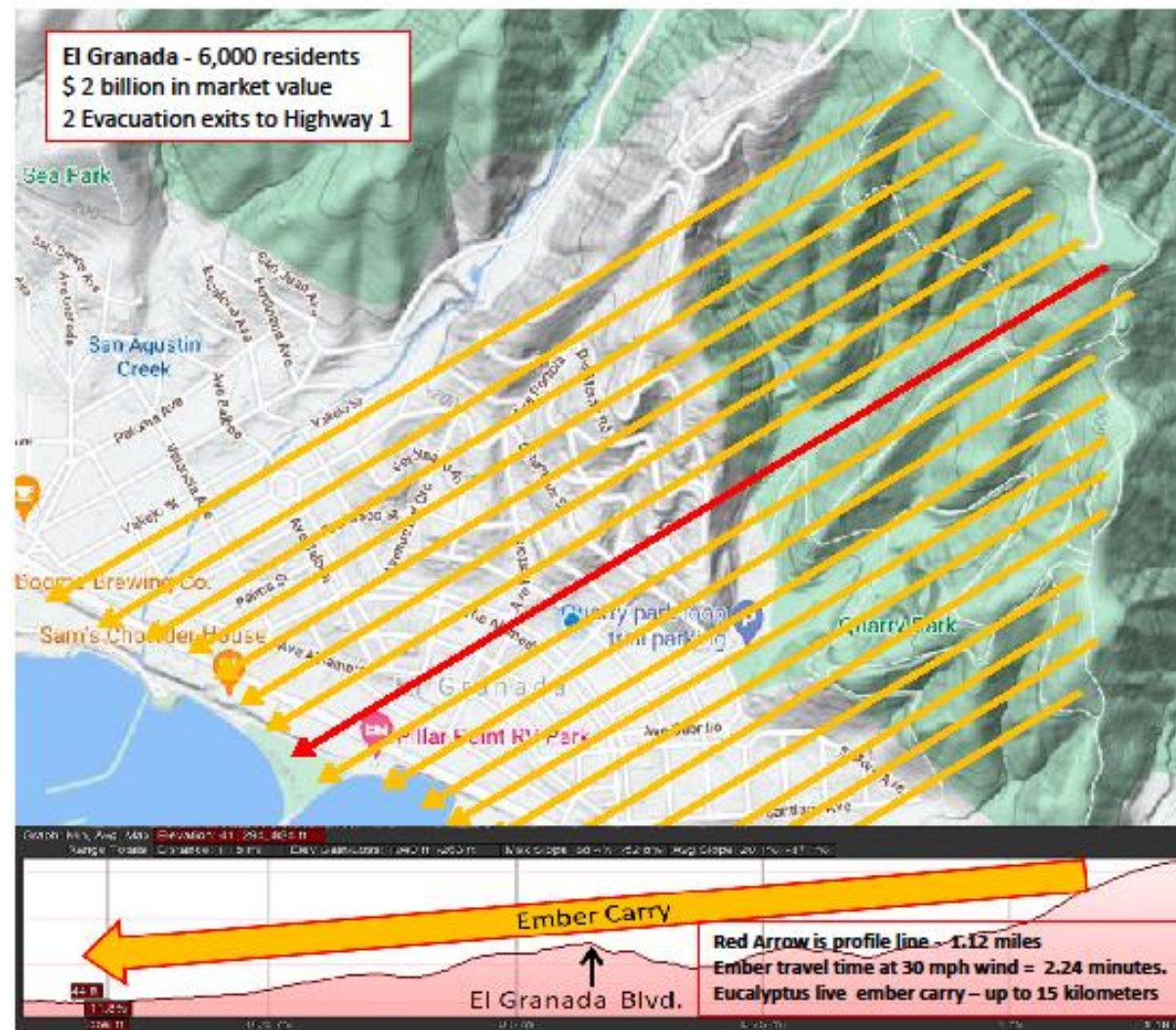
- Prioritizing lives and property (Parks' claim) or using wildfire funds to do park improvements?
- Upper EGB has 200+ souls with a single easily compromised evacuation route.
- The **red line** is the VHF Zone. The **yellow** shows area where Park have done work using wildfire funds since 2017. **Blue** is the median tree removal.
- Incomplete EG Blvd. fire break (claimed complete by parks in 2018?)
  - Lack of any study on the claim that it wasn't done because of slide risk.
  - This area was the highest risk in the Panorama scoping projects, and was included as part of Deer Creek, despite backing on to Quarry Park, rather than the Deer Creek chaparral.
- No visible plan or progress after RCD's Scoping Study



# Canopy Wildfire Risk

Similar  
conditions to  
Oakland Hills  
Firestorm of  
1991

## Ember Carry Path mapped to "Fire Weather" Wind Path



# Lack of regulation and enforcement: Lighting

Overly bright, unshielded, glaring lights: Fire Station, houses, B&B's, Harbor...

- ✓ Disrupt wildlife
- ✓ Waste energy and money
- ✓ Hampers visibility when too bright; undermines security
- ✓ Adverse effects on human health
- ✓ Block nighttime views of coast and sky

# Lack of Code Enforcement by Building Department

- The [Coastside Design Review Committee](#) (CDRC) has in place a successful feedback loop with **Planning Dept.** to minimize controversial projects.
- But things often get missed by **Building Dept.** at sign-off.
  - Frequent example — (from [Coastside Design Review Standards](#)):

*All exterior, landscape, and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site. Low-level lighting directed toward the ground is encouraged.*
- Related community concern: the [Midcoast Design Review Standards \(DRS\) Update](#) effort seems to have stalled.
  - Among other things, it would:

*Expand the CDRC's purview to non-residential structures in the Midcoast (e.g., Commercial, Industrial).*
  - Stark example: Recent construction of the new fire station in El Granada.
    - Explicit condition of approval: No exterior lighting to shine off property.
    - SMC Building Dept. Unable or unwilling to enforce condition.
    - Result: Area lights, sidewalk lights, and wall sconces all emit very bright light off property.

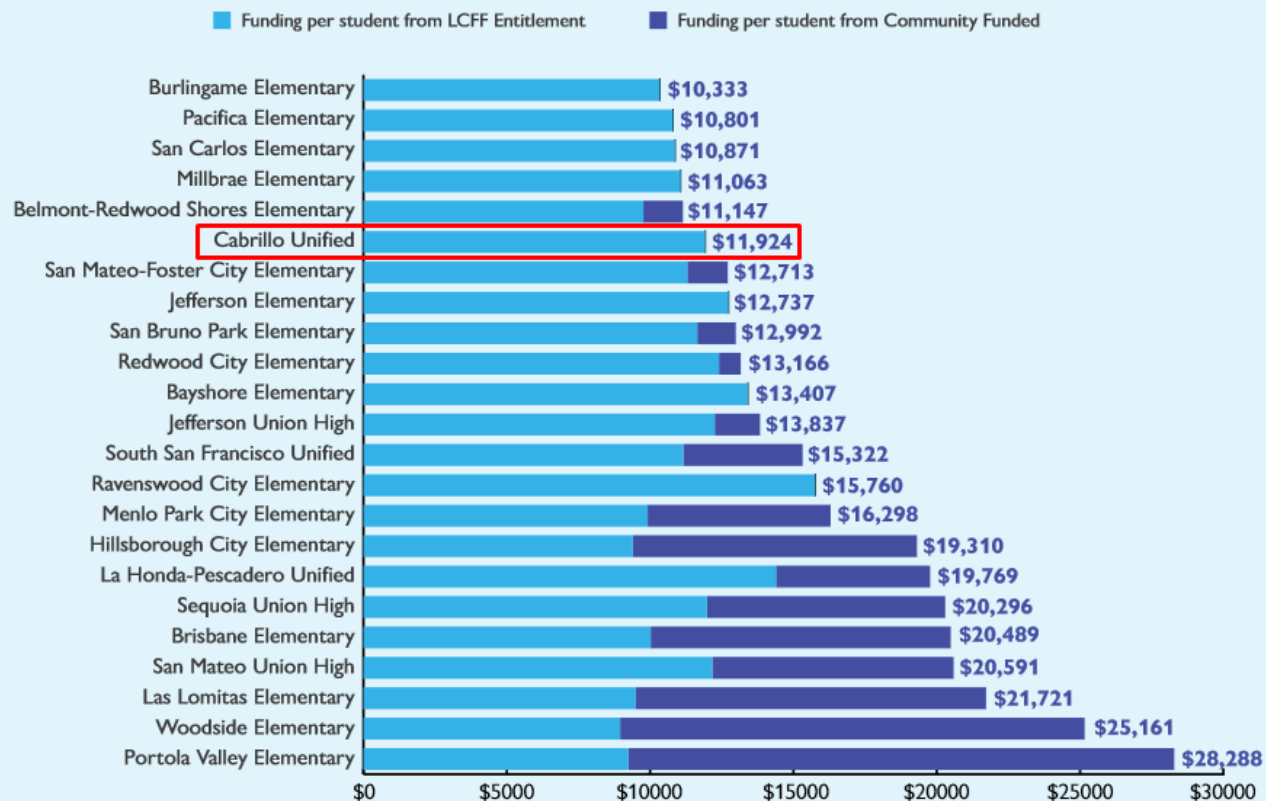
## Recommendations:

1. Setup a functional feedback loop between the CDRC and SMC Building Inspectors & Code Enforcement.
2. Re-kindle the Midcoast DRS Update effort, encouraging broad community input & involvement.

# Midcoast Kids Left Behind

- Cabrillo property tax funding badly lags other County districts
- Students and staff suffer
- Fiscal sustainability challenging; repeated reliance on bonds
- CA Public education funding needs an overhaul

Funding Per Student: 2022-23 Local Control Funding Formula (LCFF) Vs. Local Taxes\*





# Evacuation is a Disaster

- Paradise had 5 roads out of town; we have one 2-lane road
- Power and telecommunications routinely fail under stress
- County ZoneHaven web-based service requires electricity to use
- Roads often clogged with visitors who know nothing about Midcoast disaster protocols
- The County keeps permitting more population...





# Moss Beach Earthquake Liquefaction Zones

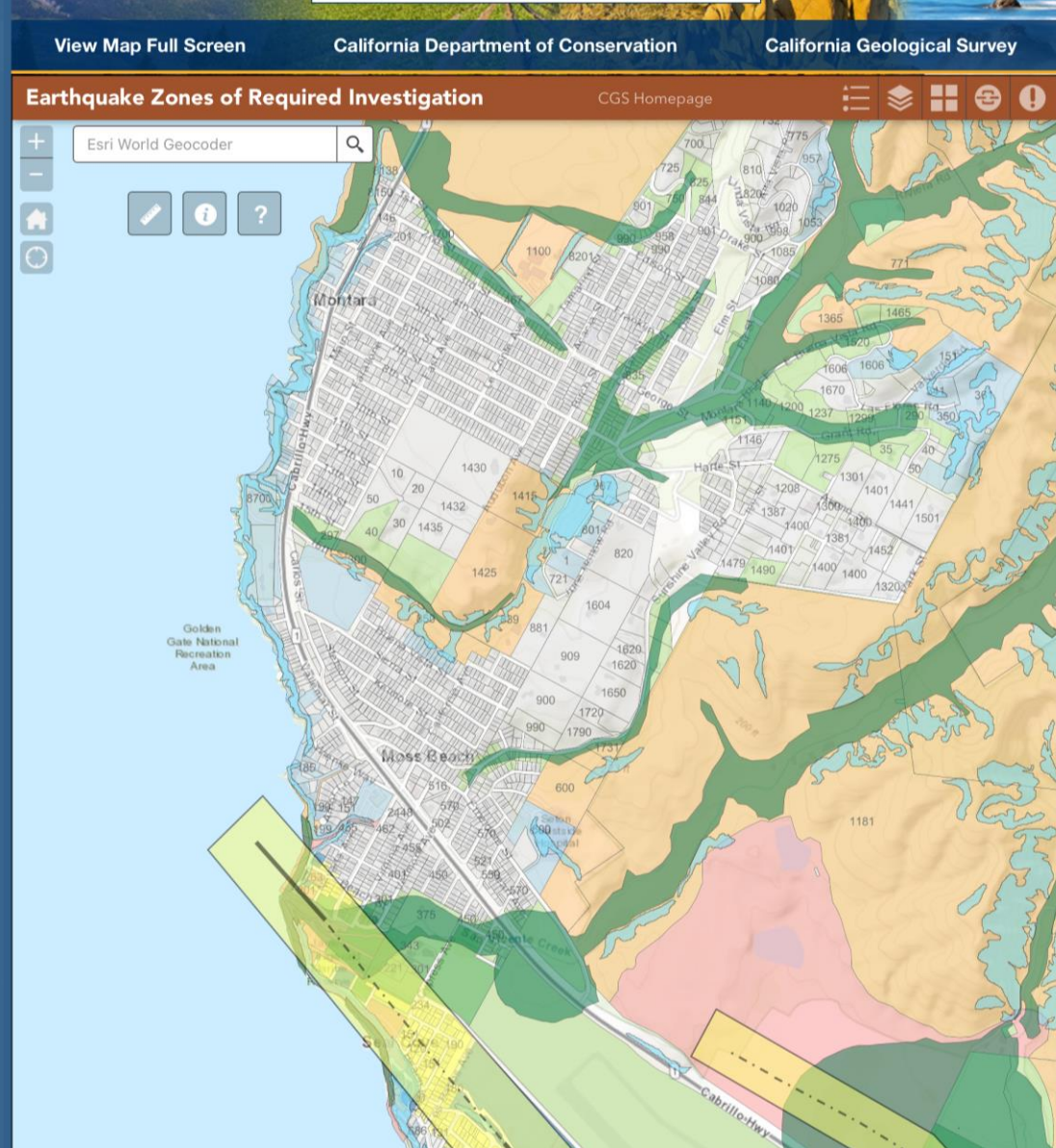
## Implications:

Infrastructure risks

Public safety concerns

Impede First Responders

Roundabout feasibility





# Armoring Ruining Beaches

Fitzgerald Marine Reserve (FMR)  
Sunshine Valley (Dean Creek) to San Vicente Creek



Prior to 1983, public beach access existed both north & south of the FMR access ramp.

County 1980's armoring permit approvals noted the wide beach and that lateral access would not be blocked by riprap placed on the public beach to protect 3 houses: 97 & 101 Beach, and 201 Nevada



199 Arbor Ln, 2018 CDP:  
no future armoring

263 Nevada, 2012 CDP:  
no future armoring

# Audit the Midcoast Flow of Funds

Conduct a financial review of funds transferred **to** the County of San Mateo from the Midcoast **versus** the funds received by the Mid Coast **from** the County of San Mateo.

## Methods:

Review the tax records and financial reports of San Mateo County (*these should be publicly available*). Help from the County may be necessary to break out the information by geographic region. A per capita comparison with other County regions would be the focus of the study. The scope should include the most recent past 5 fiscal years.

## Intended outcome:

A better understanding of the finances of the Midcoast. This is important for future planning of maintenance and replenishment of, or improvements to, infrastructure.

# Follow The Money

- Midcoast pays 17% more of property taxes to the County than cities/towns do. Basically double, yet...
- The MCC has no staff
- There is no budget for Midcoast expenses
- There is no accounting of where our tax money is going, what funds are held where, etc.
- There is no approval process whereby we can influence those expenses

# Transportation Issues 2023

A. Three major transportation funded projects require community input:

- SR 1 Multi-Asset Roadway Rehabilitation
  - ✓ Focus – Surfers Beach
  - ✓ Focus – Medio Creek SR1 Crossing
- Moss Beach SR1 Corridor Study
- Midcoastside Transportation Demand Management

B. Two new projects that will affect Surfers Beach area:

- GCSD will submit Granada Community Park for a CDP this summer it has important transportation impacts
- Design work needed for the Eastside Trail in the Caltrans ROW at Surfers Beach *How do we make that happen?*



# Hwy 1

Time to Get Moving, the Road, that is...

[Link to Hwy 1 study](#)

## STATE ROUTE 1 at Surfer's Beach

### ADAPTIVE CAPACITY, CONSEQUENCES, AND POTENTIAL ADAPTATION

#### Adaptive Capacity

The overall adaptive capacity of the asset is low. However, in the near-term, adaptive capacity is moderate as Caltrans is engaged in routine maintenance to maintain road access and repair the road expeditiously following a disruption.

Future adaptive capacity to sea level rise is low because alternate routes, such as Avenue Alhambra and Obispo Road, are a slow and short-term alternative during temporary closures on this section of road. These routes are not considered suitable permanent alternatives for the volume of SR1 traffic, and they do not provide beach access.

SENSITIVITY  
High

EXPOSURE  
High

ADAPTIVE CAPACITY  
Low

CONSEQUENCES  
High

### ASSET CHARACTERISTICS

#### Cabrillo Highway (SR1) | El Granada

#### Asset Description and Function:

In El Granada, SR1 passes Coronado Street and Pillar Point RV Park at Surfer's Beach, primarily serving automobile, truck, and bicycle travel. The road is on a small cliff above the beach. Surfer's Beach serves 20,000 people locally, and the road accommodates an average of 28,000 cars per day. SR1 provides regional and wider tourist access to many small businesses, residential communities, beaches, and coastal state parks. There is a stormwater line under SR1 which runs north of the highway.

Transportation Issues - 2023



# Move Highway 1 Inland

- Surfer's Beach already eroding
- Montara State Beach threatened, esp. if remove rip-rap
- Medio Creek increasingly erosive
- Don't waste \$42m patching Hwy 1; bundle the effort with relocation, adding underground power and fiber, stormwater, water and sewer system changes.
- We're running out of time for our only lifeline...

# What we didn't cover

- HMB baseless lawsuit vs. SAM JPA
- Landfill/Dump overflow in 2034. [Grand Jury report.](#)
- Dangerous, blocked walkways in EG
- Dangerous, unsigned school intersections in Montara
- Locked gate atop EG Blvd blocks wildfire escape
- SFPUC chopped the top off Montara Mountain
- Airport noise and lead pollution
- Crime increase (?)

# In Summary, so far:

- Funding for Community Fiber Network feasibility study
- Funding for Stormwater plan for the Midcoast (*at least*) and preferably HMB and Moonridge, if not the entire unincorporated County
- Changes to population expansion policies; enforceable conditions with funded mitigation and restitution for damages
- Staff support for Midcoast priorities; the MCC can help
- More to come...



**End of slides:  
now, Open Discussion**

# Communications: With the County and among ourselves

- ✓ Who calls Ray/Gina/Mike when and why?
- ✓ Who logs and tracks issues where?
- ✓ Who reports to MCC on County activities of note to MCC?
- ✓ How to sponsor an MCC agenda item; what to prepare, when
- ✓ General conduct of MCC meetings
- ✓ Outreach to the Community: for engagement and for new membership

# Next Steps: Follow-up & Action Items

- Letters by issue/request
- Reports by topic area
  - Telecommunications
  - Stormwater
  - More....
- Enlist community in work groups
- Survey stakeholders for comment & endorsement
- Create CARS (Coastside Action Request System)
- Publicize the issues and actions
- County to address staff support, issue management & funding