

<p>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</p>	<p>Gregg Dieguez, Chair Claire Toutant, Vice Chair Dan Haggerty, Treasurer Scott Bollinger, Secretary Gus Mattammal Kimberly Williams Ann Rothman</p>
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Minutes for Meeting of September 27, 2023

(7:00pm) 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:

- Gregg Dieguez, Chair, Remote, Voting, Emergency Provision
- Claire Toutant, Vice Chair, Remote Voting
- Dan Haggerty, Treasurer
- Scott Bollinger, Secretary
- Gus Mattammal
- Ann Rothman, Remote non-voting
- Kimberly Williams, (Exited the meeting after the consent agenda due to covid-19 concerns, and attended the rest of the meeting as remote, non-voting.)

(7:005)The Council voted 5/0 to approve Gregg Dieguez as a voting member of the council in a remote position.

1. (7:10pm) Board of Supervisors report and reports from other government officials

A. **Mike O'Neill, Community Liaison to Supervisor Mueller**, reported on the following items:

- The County has formed a [Domestic Violence Task Force](#) following the homicides of five women this year. The task force, a subgroup of the San Mateo County Domestic Violence Council, will report back with an action plan to the Council and the larger community.
- The second annual [Countywide Celebration of the Arts](#) is Saturday, Sept. 30th, from noon to 3pm at San Mateo's Central Park. The free event includes dance, music, poetry and more, and is hosted by the San Mateo County Office of Arts and Culture and the Arts Commission.

- County Health's [Park Rx program](#) is hosting Community Nature Day at Huddart Park on Saturday, September 30th from 1 to 3 p.m. The free event offers games, healthy snacks, story time for kids and a nature walk with a doctor. (Parking is free; inform the gate attendant you are there for Nature Day.) Huddart Park is located at 1100 Kings Mountain Road, Woodside.
- Latinx Heritage Month is celebrated from September 15th to October 15th to embrace the history, culture and contributions of Latin American countries and individuals. [San Mateo County Libraries](#) will have an array of music, dance and cultural events as well as a curated selection of books. The Board of Supervisors is expected to proclaim Latinx Heritage Month at their Oct. 3rd meeting.
- Significant portions of Santa Clara and Contra Costa counties are under [quarantine due to infestations of the Oriental Fruit Fly](#), *Bactrocera dorsalis*. Please avoid transporting any backyard fruit from inside the quarantine areas. Always purchase fruits and vegetables from trusted local sources (like local grocery stores, certified farmers markets and permitted farm stands) to ensure the safety of our environment and economy. If you have questions about a fruit fly quarantine/eradication, or if you think you have fruits and vegetables infested with fruit fly larvae, call the CDFA Exotic Pest Hotline at 1-800-491-1899 or San Mateo County Agricultural Commissioner's Office at 650-363- 4700.
- County Health urges residents six months and older to get the seasonal flu vaccine and an updated COVID-19 vaccine. The vaccines are available from primary health care providers or local pharmacies. Use [vaccines.gov](#) to find a location near you. Many pharmacies offer a free COVID-19 vaccine to residents without insurance. Residents without health coverage may also contact County Health at 650-573-2877 or send an email to SMCHHealth_IZ@smcgov.org to learn how to access flu and COVID-19 vaccines at no cost.
- Behavioral Health and Recovery Services and partners are promoting the statewide theme, "Share Hope Together." The act of sharing – of hope, stories, time, resources, or experiences – can serve as a powerful tool in suicide prevention. Free ["Be Sensitive, Be Brave" workshops](#) teach community members to act as eyes and ears for suicidal distress and help connect individuals to help. There will be workshops at the Half Moon Bay Library on September 28th from 5:30 to 7:30pm, and at the Atherton Library on September 27th from 6-8pm.
- Election staff are needed for the March 5, 2024 Presidential Primary Election. Explore open positions and see detailed job descriptions and application instructions at the [County's website](#). Interviews are being scheduled via Zoom and no previous experience is necessary.
- The San Mateo County Veterans Commission's [8th Annual Veterans Recognition Luncheon](#) is on Nov. 9, 2023. Awards will be presented to the Veteran of the Year, Patriot of the Year, and Enterprise Support Partner of the Year. [Tickets can be purchased here](#).

Public Comments/Questions:

- Carlyse Ann Young asked three questions: 1) when will the Measure K listening session results be available? The item is on the October 3rd Board of Supervisors meeting agenda. 2) when will the official ribbon cutting for the Mirada Bridge be held? There was no update. 3) She asked for follow up on the removal of storm debris from the shoulder of highway 1. Mike directed her to the complaint form on Caltrans' website.

Council Comments/Questions:

- It was announced that the Moss Beach SR-1 Congestion and Safety Project Phase 1 video from the recent open house is available to view and people were encouraged to submit comments on the website.
- It was reported that at the Board of Supervisors meeting Supervisor Mueller was told that money will be allocated for a stormwater management plan for the coastside.
- Concerns were expressed about the safety of cyclists on Highway 1 between Montara and Pacifica, and the need for expanded road shoulders and clearing of debris.

2. (7:15) Public Comment & Announcements

Carlyse Ann Young attended the Pacifica City Council meeting Housing Element discussion and she expressed concerns that the housing requirements don't take into account highway capacity.

She also announced that oral arguments related to the HMB vs. Sewer Authority Midcoast lawsuit are coming up on October 5th.

3. Consent Agenda:

The MCC meeting minutes of September 13, 2023 were pulled for further review.

4. (7:30) Regular Agenda:

4a. (7:30) CDP referral from Planning for off-leash dog recreation at Quarry Park. Presentation & Community Discussion. Nicholas Calderon, SMC Parks

Nicholas Calderon presented findings and recommendations from the pilot program for off-leash dog recreation conducted in Quarry Park in El Granada. He asked the Council to consider a letter of support for extending the program in Quarry Park to make it permanent.

Council Comments/Questions:

- **Ann Rothman** asked what areas will be dog free? Nicholas Calderon clarified that there are two areas in the park that are designated dog free.
- **Dan Haggerty** commented that he believes cyclists and dogs can cohabitate. He encouraged establishing guidelines for all trail users.
- **Scott Bollinger** said he hasn't observed any issues between dogs and bikes in Quarry Park.
- **Gus Mattammal** asked about total acreage in the SMC Parks system and how much is available for dogs off leash. In San Mateo County there are approximately 16,000 acres of County park land. Quarry Park would be the only County park

allowing dogs off-leash. Gus commented that the approach in Quarry Park seems balanced.

- **Kimberly Williams** expressed concerns about lack of enforcement of the current policy in Quarry Park and that the off-leash dog policy excludes members of the public who for various reasons may not want to visit a park to be around dogs. Nicholas Calderon said there will be educational engagement with dog owners and potential enforcement for violations of the on-leash and off-leash policy.
- **Gregg Dieguez** expressed support for dogs off leash in off-leash designated areas. He also asked for clarification on what areas are designated as off-leash.

Public Comment:

1. **Chris Johnson** supports the off-leash dog policy in Quarry Park, doesn't see a need for enforcement, and wants the program expanded.
2. **Bob Schmidt** supports the off-leash dog policy in Quarry Park, with no enforcement and more education.
3. **Nicole Sherry** is in support of the off-leash dog policy in Quarry Park.
4. **Amy Tezza** supports the off-leash dog policy in Quarry Park and suggests better signage, enforcement, and reporting of bad experiences. She believes we can have all users in the park.
5. **Carlisle Ann Young** suggested better signage and fencing for the playground. She asked how many citations were written during the pilot. Nicholas replied that education is an effective approach and that although rangers have issued citations in the past, none were issued during the pilot program.
6. **Betsy Caffell** walks her dog in Quarry Park and supports the off-leash policy. She said her experience with cyclists on trails has been courteous and she mentioned some dog waste issues, but reported no negative confrontations.
7. **Chris Tyler** supports the off-leash policy in Quarry Park and supports mountain bikers and dog walkers access.
8. **Brittany Rugier** has a pet care business and she described the need to exercise dogs off-leash. She supports the off-leash policy in Quarry Park.
9. **Devin Squaglia** supports the off-leash dog policy in Quarry Park.
10. **Fran Pollard** said while she supports having off-leash dogs on trails, she is concerned that the 2 acres above the playground should be for people only and this should be enforced.
11. **Burnett Silveria** supports dogs in Quarry Park but would like to see the rules enforced.

12. **Karen Schmidt** supports off-leash dogs in Quarry Park and asked that it be given a chance and encouraged work to improve the program.

After public comment was heard, the Council considered a draft letter in support of making the off-leash dog pilot a permanent policy in Quarry Park.

- **Ann Rothman** recognized that many people are in support of the off-leash dog policy in Quarry Park. She said there should be a balance and she supports some restrictions for safety, good signage, and education. She said the park should be for everyone and that she supports the policy with some conditions.
- **Claire Toutant** is fine with the letter of support. She said she is sensitive to the areas of concern and she asked how many dogs can someone walk at one time. The response was that there is a 3-dog limit and only 2 can be off-leash at any one time. Claire suggested signage improvements and clear rules for the playground area.
- **Dan Haggerty** supports the letter with the understanding that more education is needed and should be easily available, and that clear information is provided.
- **Gus Mattammal** remarked that enforcement goes hand in hand with education, and that enforcing no dogs in the playground is reasonable. He would like the letter to stipulate enforcement of no dogs in the playground area.
- **Kimberly Williams** agreed with Ann's comments and the need for better enforcement, signage and education.
- **Scott Bollinger** asked what does citation mean. The response was that it's a monetary fine; the first citation is \$100 and the fine increases with every citation that an offender receives. Scott noted that there are other designated dog parks for off-leash dogs in the County. The response was that these are fields that aren't conducive to humans and dogs walking.

The Council voted to send a letter in support of the off-leash dog policy in Quarry Park. The vote was 3 in favor, 1 no vote, and 1 abstention. There was a question about what constitutes a majority and Gregg agreed to consult with the County attorney before sending the letter.

4b. Montara Hotel Project.

The Council reviewed an application and plans for a proposed new 3-story hotel project at 1390 Main Street in Montara. Areas of concern identified by the MCC's planning review committee were discussed and feedback was sought from other Council members and the public.

The Council identified the following concerns:

- 1) The amount of parking is likely inadequate.

- 2) Motel standards should be applied instead of hotel standards in light of the isolated location.
- 3) The traffic study seems to underestimate traffic impacts.
- 4) Clarification is needed on the number of rooms designated as affordable. Ideally we would like to see 25% or at least 5 rooms designated as affordable to facilitate access for lower income visitors.
- 5) Clarification on whether the height of the structure conforms to the standard requirements on the coast.
- 6) A certified drainage report and stormwater plan is needed.
- 7) Need clarification on the number of water connections in the building.
- 8) Would like to see water conservation measures taken.
- 9) An exterior lighting plan is needed that complies with DarkSkies International standards.
- 10) There was no mention of signage on the exterior.
- 11) The Council encourages the use of solar energy for this project.

Council members particularly voiced concerns about the need to get the parking right, traffic impact to the flow of Highway 1 and pedestrians crossing from the hotel to the beach, water consumption and water conservation measures, building height, affordable access to the coast, and that the architectural drawings don't seem to be complete.

Public Comment:

- **Justine Cable** commented on limited water resources, the need for better pedestrian and bicycle infrastructure, traffic issues, pollution, and that the project does not benefit the community of Montara. She also expressed concern about lack of an emergency evacuation plan and emergency preparedness. She asked whether Montara would directly benefit from hotel fees and taxes from such a development.
- **Chris Johnson** noted that this project won't come before Design Review because it's not residential. He agreed with the MCC's assessment and concerns.
- **Carl May** expressed concerns that the project detracts from cultivation of a small town nucleus, it blocks the view, and parking is inadequate. He said the building height at 32 feet should be prohibited and that 28 feet from grade should be the maximum,
- **Carlisle Ann Young** agreed with previous commenters. She said EV chargers should be considered. She expressed concerns about undercounting water usage, no plan for catchment or retention of stormwater runoff pollution to the ocean, and lack of storm drains. She also raised that 7th street is a right turn only.
- **Gregg Dieguez** raised the issue of sewer capacity and the IPS.
- **Koran Wong** expressed concerns about limited visibility at the turn onto the highway.

4c. **Montara Mountain North Peak Access Road Maintenance.**

Presentation of findings, current status, and consideration of next steps.

Kimberly Williams and Scott Bollinger presented. Further action will be considered at a meeting in October.

5. **Council Activity:**

- **Gregg Dieguez** met with some geologists regarding Cypress Point geology, to better understand the issues, and he learned that runoff could be worse than currently expected because of loss of significant capacity to absorb water due to installation of impermeable surfaces at the development site. He said a comprehensive geology report is needed.
- **Dan Haggerty** attended the Moss Beach SR-1 safety and congestion project open house. He mentioned issues that weren't covered in the public presentation and expressed concern that there wasn't enough data shared.

6. **Future Agenda:**

- Moss Beach SR-1 Project (10/11)
- Parks' Herbicide Use (10/27)
- CA State Parks Presentation re. Montara Mtn. (Oct. TBD)
- Quarterly update from the Harbor District
- Harbor & Shoreline (TBD)
- Stormwater Follow-up (TBD)
- *Related Meeting:* RCD Study Session on Roundup, 11/1 @RCD

7. **Adjournment (10:20 pm)** Dan Haggerty moved for adjournment.