

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 94038-0248 | midcoastcommunitycouncil.org*

Claire Toutant	Kimberly Williams	Kevin Sniecinski	Connie Santilli	Scott Bollinger
Chair	Vice Chair	Treasurer	Secretary	Gus Mattammal Chris Rogers

Date: August 13, 2025

To: Supervisor Ray Mueller, San Mateo County Board of Supervisors, San Mateo County Planning Commission, San Mateo County Harbor Commission, Granada Community Services District, City of Half Moon Bay, Caltrans, California Coastal Commission

Cc: Gina Quiney, Chief of Staff, Office of Supervisor Ray Mueller
Marisol Escalera, Policy Director, Office of Supervisor Ray Mueller
Chanda Singh, Senior Transportation Planner, Planning and Building
Chuck Duffy, General Manager, Granada Community Services District
James Pruett, General Manager, San Mateo County Harbor District
Matthew Chidester, City Manager, Half Moon Bay
Kelly Ma, Project Manager, Caltrans District 4 - Project Management West
Zachary Gifford, Senior Environmental Planner, Caltrans District 4
Jeneane Crawford, Public Relations, Caltrans
Dan Carl, District Director, California Coastal Commission
Peter Allen, Statewide Transportation Manager, CA Coastal Commission
Kate Anderson, NorCal Transportation Program Manager, California Coastal Commission
Melba Policicchio, Transportation Analyst North Central Coast, California Coastal Commission

Subject: **Request for Collaborative Planning for Public Parking in El Granada and the El Granada Highway 1 corridor**

Dear Stakeholders:

The Midcoast Community Council (MCC) is an elected Advisory Council to the San Mateo County Board of Supervisors, representing the unincorporated areas of Montara, Moss Beach, El Granada, Princeton, and Miramar. As such, the MCC is a primary stakeholder in several proposed actions that would affect public parking in the vicinity of Surfer's Beach, the historic Burnham Strip and Pillar Point Harbor. These include the Caltrans Multi-Asset Roadway Rehabilitation Project, the Granada Community Services District (GCSD) proposal for the Granada Community Park and Recreation Center Project plan, and a Harbor District proposal for a parking lot at the Northeast end of the Burnham Strip. These proposed projects are multi-jurisdictional in scope and will have the greatest impact on local residents in El Granada and the unincorporated Midcoast. It is critical that all stakeholders consider the larger context, communicate, and collaborate across jurisdictional boundaries, rather than approaching these projects piecemeal, as the impact of these potential projects collectively would be substantial.

The MCC has solicited and received comments from the El Granada community as well as the surrounding unincorporated Midcoast in response to recent actions on three unrelated and distinct project proposals that will affect the area: 1) the Granada Community Services District

(GCSD) certified its Mitigated Negative Declaration for the Granada Community Park and Recreation Center Project plan, which includes modification to public parking availability for future park users and beachgoers; 2) In a November 14, 2024 decision, the California Coastal Commission required Caltrans to provide 75 parking spaces to offset the elimination of parking along Highway 1 between Coronado and Capistrano Streets; and, 3) on March 12, 2025, Harbor District General Manager James Pruett described a conceptual plan for a parking lot on a District owned parcel off of Avenue Alhambra (i.e. the northeast end of the Burnham Strip).

In response to these events and planning milestones, the MCC has received many public comments in person and through written communications and phone calls. While there is a range of public opinion from support to opposition on these projects, the MCC has received a majority of negative comments regarding the Harbor District's proposal for a parking lot on the Burnham Strip green space. From the number of questions and comments we have received from the public since February of this year, these issues are substantially resonating with people. We also are aware that independent resident-driven petitions related to these projects are circulating in our community and have garnered a significant number of signatures.

We acknowledge the difficulty of representing and summarizing all the concerns that have been expressed, but also recognize that the volume and frequency of the comments is indicative of the importance of the parking issue to the community. We believe that this complex and multi-dimensional issue requires a closely coordinated effort by all the stakeholder agencies to craft an integrated solution to public parking issues. The goals of the community and the public amenities and facilities that are located here will not be well-served without a transparent and collaborative process that carefully evaluates at all facets of the local public parking challenge, considers community input on quality of life impacts on neighborhoods adjacent to proposed developments, remains open to creative and "out-of-the-box" ideas, and is open to some compromise on individual stakeholder goals.

The following summarizes some of the major themes that have been expressed in public comments:

- Uncoordinated parking proposals will increase traffic congestion, lighting, and crime in the adjacent neighborhood.
- Public parking in the GCSD's Burnham Park plan is substantially less than currently available in the skate ramp lot and at the intersection of Obispo Rd. and Coronado St., with an assumption that unused parking on Obispo Road will make up the difference.
- Public parking is being incrementally pushed into the El Granada neighborhoods and residential streets, including tying up spaces in front of the post office and businesses on Portola, with impacts on aesthetics, rural character and quality of life.
- The Harbor District's north Burnham Strip parking lot proposal should be presented as part of an updated strategic plan so that the community can better understand how it fits into the District's long-term objectives. Members of the public question its need, consistency with zoning, traffic impacts, biological impacts to the riparian corridor of Deer Creek, public access and safety. Several comments discourage the Harbor District from trying to solve Caltrans' parking needs (resulting from the conditions of its CDP for highway improvements), and that beachgoers will be unwilling to walk the distance to Surfers Beach.
- Caltrans' long-term resiliency planning for Highway 1 in the face of sea level rise and relocation from the shoreline must factor into current decisions about public parking (as

well as many other issues, including several trail segments also planned in the same area).

- Alternative locations for parking or other approaches to managing parking needs should be transparently discussed in public forums, not announced after plans are finalized.
- Compliance with DarkSky International lighting guidelines is mandatory.

Additionally, we note that in public comments, community members have suggested or expressed preferences for several alternative solutions. These include the following:

- 1) Relocate bike lanes inland to the east side of the Burnham Strip through El Granada, allowing the east side of Highway 1 to accommodate formal shoulder parking.
- 2) Preserve the existing informal parking lot across from Surfer's Beach to help fulfill parking needs.
- 3) Reinstate Surfers Beach visitor parking in the space the Harbor District removed to lease to a private RV park.
- 4) Extend the multi-modal trail through the proposed park and formalize shoulder parking on Highway 1.

We have attached a copy of a letter from the County Supervisor, Ray Mueller, supporting the MCC's participation as a primary stakeholder in planning conversations and discussion of solutions that have up to now been taking place in a nontransparent manner among some stakeholders who have their own specific interests which are revenue driven and separate from those of the local community.

Additionally, in an effort to encourage all stakeholders to come together to talk about the parking issues and encourage collaborative solutions, the MCC would like to organize a workshop where everyone can contribute ideas, fostering a transparent and interactive collaborative process. The MCC will be in touch with all stakeholders as follow up to this letter, to schedule a stakeholder meeting.

We hope by this letter to facilitate greater collaboration, equity, transparency and a more holistic approach to planning for these overlapping projects and proposals that will have significant and lasting impacts on the unincorporated Midcoast communities, and especially the local residents and businesses of El Granada who will be most impacted.

Sincerely,

Midcoast Community Council
s/Claire Toutant, Chair

From: [Conway, Bruce R](#)
To: [Wency Ng](#)
Cc: [Carter Choi](#); [Planning Commission](#); [Ann Stillman](#); [PLANNING PlanningProjects](#)
Subject: RE: Entrada Way Culvert Repair - project update meeting
Date: Monday, August 25, 2025 9:31:13 AM

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

In regards to the project represented as “ Entrada Way Culvert Repair Project”

Miss Ng,

After consulting legal counsel, I will not accept your plan as is.

You already have access both through an easement on the other side of the creek and from Entrada way on the bridge. You do not need access to my property to complete the project, plus the excessive damage to my property is totally unacceptable. You have also done your plans without giving me a single diagram, only briefly showing me one plan that was extremely intrusive.

Your secretive planning of this entire project is extremely disturbing and follows a very bad pattern by the county of attacking my land with intrusions. IE, the AT&T building generator project and the backflow preventer project that encroaches on my property line. I will accept no meeting with you in private. I instead insist on a public hearing with the planning commissioner present.

Any incursions, or attempt to obtain an easement on my land, will be met with litigation. This situation is entirely your fault for planning in secret then arranging meetings to dictate what you will be doing to my land rather than working with me. The really terrible part of all of this is that the vast majority of the damage to the road is entirely the county’s fault. First by creating damage and leaving large debris in the creek in 2000 when the county conducted a very ill planned cleanup in the creek following the century flood. Secondly by building a massive drainage project on the hill without building a drainage canal that could handle the runoff.

Lastly Miss Ng, I am going through my records regarding the aforementioned AT&T building generator project. I believe you were the manager of that project as well. The same dictating tactics were used on that project, but I made it to the public hearing despite the very short notice and argued my case. The Planning commissioner at the time agreed with me that the project was ill advised and referred it back to allowing the two parties involved to negotiate without the county involvement. The fact that the commissioner dressed down the head of the project in a public hearing makes me concerned that there is at least the appearance of retaliatory action for that past case. If you were the one in charge of that action, I will request that the county have you recused from any further involvement with this project.

Again I emphasize that any actions you try to take on my property will be met with litigation. I am also filing a grievance with state Fish and Game that your proposal is extremely destructive and will endanger the riparian zone.



Bruce Conway
Principal Scientist
Aerospace Defense & Marine

TEL +1 650 361 2027 EMAIL bruce.conway@TE.com

From: Wency Ng <wng@smcgov.org>
Sent: Friday, August 22, 2025 6:13 PM
To: Conway, Bruce R <Bruce.Conway@te.com>
Cc: Carter Choi <cchoi@smcgov.org>
Subject: Entrada Way Culvert Repair - project update meeting

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Hi Bruce,

I hope this email finds you well. Our designer has completed the conceptual design. We would like to setup a meeting with you to ensure we address your comments and concerns. Our design consultants will be present to provide detailed information and answer any questions you may have.

We would like to have a 1.5 hour in-person meeting onsite (to allow time for a presentation, questions/discussions, and site walk).

During the meeting, the following topics will be covered:

1. Purpose of this project - Entrada Way is at risk of washing out if no action
2. Design alternatives analysis
3. Proposed project design
4. Discussion on existing condition vs after project condition of your property
5. Temporary and permanent easement
6. Open discussion/Questions/Answers
7. Site walk to visualize project

Would Wednesday, September 10, 2025, 3:30pm-5:00pm work for you?

Please feel free to contact me at wng@smcgov.org or 650-599-1432 if you have any questions or need additional information.

Thanks,
Wency

From: [Niket Sirsi](#)
To: [Planning Commission](#); [Steve Monowitz](#); [Kelly Parisi](#); [NFO Trees](#); ["Margaret Watson" via Neighbors on Ninth](#); [Laura Caplan](#); [SMC SupGauthier](#)
Subject: Re: Tree Removal on Fair Oaks and 11th Ave
Date: Tuesday, September 2, 2025 6:43:58 PM

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Hello,

Our neighborhood has a request to understand why and how a heritage oak was removed from the traffic circle on 11th and Fair Oaks. We were extremely surprised that this tree was removed as most of us viewed it as a strong, healthy and vibrant tree. As far as we know, no notice was given for the tree removal, or if it had gone out, it was not to a sufficient distance.

Is there a county arborist report on the health of the tree, and what remediation can be done?

We've been fighting to keep the tree canopy in the neighborhood health for many years now, and are upset that this seems to have been done counter to the new tree ordinances or without the support of the community.

Thank you, and await your response,

-Niket Sirsi
NFO for Trees committee

IN MEMORY OF
TILLIE "GRANDMA" BLOCK
1928-1993
COAST LIVE OAK



From: tejaswini.ravindra@gmail.com
To: diana.mohan
Cc: [Niket Sirsi](#); [Planning Commission](#); [Steve Monowitz](#); [Kelly Parisi](#); [Trees NFO](#); ["Margaret Watson" via Neighbors on Ninth](#); [Laura Caplan](#); [SMC SupGauthier](#)
Subject: Re: Tree Removal on Fair Oaks and 11th Ave
Date: Tuesday, September 2, 2025 7:30:18 PM

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Is there going to be a replacement tree planted ?

Sent from my iPhone

On Sep 2, 2025, at 7:21 PM, diana mohan <diana.mohan@gmail.com> wrote:

Hi Niket,

I saw a notice of removal on that tree. The foliage had completely dried up and unfortunately I think the tree had died.

- Diana

On Tue, Sep 2, 2025 at 6:43 PM Niket Sirsi <nsirsi@gmail.com> wrote:

Hello,

Our neighborhood has a request to understand why and how a heritage oak was removed from the traffic circle on 11th and Fair Oaks. We were extremely surprised that this tree was removed as most of us viewed it as a strong, healthy and vibrant tree. As far as we know, no notice was given for the tree removal, or if it had gone out, it was not to a sufficient distance.

Is there a county arborist report on the health of the tree, and what remediation can be done?

We've been fighting to keep the tree canopy in the neighborhood health for many years now, and are upset that this seems to have been done counter to the new tree ordinances or without the support of the community.

Thank you, and await your response,

-Niket Sirsi
NFO for Trees committee

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To unsubscribe from this group and stop receiving emails from it, send an email to nfo-trees+unsubscribe@googlegroups.com.

To view this discussion visit <https://groups.google.com/d/msgid/nfo-trees/CAKN2%2BEHpATzaMETcS2Rf7qk0LUu9cJkkZoB4HxOQT-Gn4Apfag%40mail.gmail.com>.

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For more options, visit <https://groups.google.com/d/optout>.

From: JJ Gray
To: Donatella Rossignoli
Cc: Niket Sirsi; Planning Commission; Steve Monowitz; Kelly Parisi; Trees NFO; "Margaret Watson" via Neighbors on Ninth; Laura Caplan; SMC_SupGauthier
Subject: Re: Tree Removal on Fair Oaks and 11th Ave
Date: Wednesday, September 3, 2025 10:50:06 AM

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Whether from lack of watering or something else, the tree was dead. It was starting to drop large limbs on the roadway and was a hazard.

Bummer, yes. They are removing the stump this morning, and I hope they are going to replant something in that spot. But the tree was toast, unfortunately.
JJ Gray

Sent from my iPhone

On Sep 3, 2025, at 10:34 AM, Donatella Rossignoli <donyrossignoli@gmail.com> wrote:

Was it possible the tree needed some watering? Lots of trees look dried up in the Summer, I hope it's not a valid reason for removal, or our battle is lost. I am shocked by how quickly the County takes a huge tree out with almost no consensus from the community.

On Tue, Sep 2, 2025 at 7:34 PM Niket Sirsi <nsirsi@gmail.com> wrote:
Hello all,

Following up, I haven't been by the tree in some time. I was voicing concerns from several neighbors.

I have since been informed that FOBA was in communication with the county regarding the tree, and that it had in fact dried up in the past few months. It looks like some miscommunication has happened within our community.

Please disregard the original message.

Thank you,
-Niket

On Tue, Sep 2, 2025, 6:39 PM Niket Sirsi <nsirsi@gmail.com> wrote:
Hello,

Our neighborhood has a request to understand why and how a heritage oak was removed from the traffic circle on 11th and Fair Oaks. We were extremely surprised that this tree was removed as most of us viewed it as a strong, healthy and vibrant tree. As far as we know, no notice was given for the tree removal, or if it had gone out, it was not to a sufficient distance.

Is there a county arborist report on the health of the tree, and what remediation can be done?

We've been fighting to keep the tree canopy in the neighborhood health for many years now, and are upset that this seems to have been done counter to the new tree ordinances or without the support of the community.

Thank you, and await your response,

-Niket Sirsi
NFO for Trees committee

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