

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: August 8, 2022

TO: Agricultural Advisory Committee
FROM: Sophie Mintier, Interim Assistant Community Development Director
SUBJECT: CSA-11 Extension and Pescadero Fire Station 59 Project

County File Number: PLN 2021-00056

BACKGROUND

At the Agricultural Advisory Committee (AAC) meeting on June 13, 2022, the AAC received a presentation on the CSA-11 Extension and Pescadero Fire Station 59 project by Melissa Ross-Perkins. The Agricultural Advisory Committee members posed a number of questions and information requests requiring follow-up. Responses to these questions and information requests are provided below and in the attachments.

DISCUSSION

1. *Provide the Pescadero Fire Station Replacement Steering Committee letter for AAC review.*

Please see Attachment A, Steering Committee Recommendation, December 8, 2016.

2. *Review the septic field for the replacement fire station for conflicts with the agricultural field to the north.*

The replacement fire station conceptual designs were reviewed by Greg Smith from San Mateo County Environmental Health Services. His response is provided below.

“While there are no setbacks specified from onsite wastewater treatment systems (OWTS), in our county or in other counties that I am aware of, it is generally considered that 10 to 20 feet separation for edible root crops is adequate. In this case, the outer bounds of the proposed effluent distribution trenches are approximately 20 feet from the existing agricultural area to the north (where they have been growing rosemary for as long I can remember).

For this project, I see no conflicts between the proposed OWTS location and the adjacent agricultural fields.” (Source, email from Gregory J. Smith, July 14, 2022)

3. *Is it possible to separate the fire station and connection of CSA-11 in case either project does not go through?*

If the annexation of the school district's parcel and extension of CSA-11's water service to the school were not to be completed for any reason, the replacement Pescadero Fire Station would fail for lack of access to potable water and sufficient fire flows.

If the replacement Pescadero Fire Station were not completed, no current or proposed policies in the Local Coastal Program or other regulations would technically prevent the CSA-11 waterline extension to Pescadero Middle/High School to proceed from a regulatory standpoint.

However, while the engineering and construction of the CSA-11 extension is being funded by the State Water Boards, several of the processes and approvals required for the waterline extension rely on the involvement and participation of the County of San Mateo, including amendment of the Local Coastal Program, annexation of the school site to the CSA-11 district, Coastal Development Permits and building permits, and project management and coordination with numerous County departments and external stakeholders. At present, the project design and scope both assume the existence of the school and the fire station as users of the water line. Proceeding solely with the annexation of the school parcel into CSA-11 and designing a water line that serves solely the school may involve substantial changes in the project, including the identity of the applicant and project proponents, which could delay the project and potentially cause it to fail. Moreover, if the replacement fire station were not to move forward at the school site, the County would need to identify and acquire another site and redesign the fire station, including provision of water supply, which could also impact the project design for the CSA-11 annexation and construction and potentially impact the whole CSA-11 water system in unanticipated ways. Thus, changing the location of and plans for the fire station would divert County resources, including funding and staff time and could delay, prolong or even alter the CSA-11 extension project to the school.

4. *Provide the current status of the CSA-11 wells.*

The Department of Public Works provides monthly updates to the Pescadero Municipal Advisory Council on the surface water level elevation for CSA-11 Well No.1 and Well No.3 (which is the primary well). Well No.2 has always served as a standby well for use in case Well No.1 is out of service, and so is not included in the monthly updates. The latest update for July 12, 2022 is included as Attachment B.

The aquifer that serves CSA-11 has been in overdraft since 1992, meaning the rate of drawdown exceeds the rate of replenishment. This condition of overdraft is expected to continue, with or without the addition of the replacement fire station and school to the CSA-11 system.

According to the Pescadero (CSA-11) Water Supply Yield and Sustainability Study (Todd Groundwater, 2021, <https://www.smcgov.org/media/127971/download?inline=>),

the near-term impact of adding the fire station and school to CSA-11 would be minimal. Total new potable water demand from the school is estimated to be a 4.3% increase over existing use and for the replacement fire station to be an overall 0.04% increase (since current usage at the existing fire station will be replaced with the new fire station, and the existing fire station will only be used in emergencies).

In summary, the Todd Groundwater report found the CSA-11 system has sufficient capacity to supply existing demand and additional demand from addition of the fire station and school for the next 30 to 40 years, a similar time horizon to many public water systems in California. The report also recommended beginning to identify and evaluate options for additional water supplies beyond the next 30 to 40 years.

5. *What are the major and minor incidents that Pescadero Fire Station 59 responds to?*

Please see the summary report for Station 59 calls by incident type for the period July 1, 2021 to June 30, 2022 included as Attachment C.

6. *How much prime agricultural land is in the Pescadero community?*

As defined by the Local Coastal Program, Prime Agricultural Lands are Grade 1, Classes 1-3. There is a total of 3,894 acres of Prime Agricultural Land within Pescadero. This includes 246 acres of Class 1, 2,030 acres of Class 2, and 1,618 acres of Class 3 soil. Attachment D shows the location of these soils in Pescadero.

ATTACHMENTS

- A. Fire Station Steering Committee Recommendation, December 8, 2016
- B. DPW Project Update for PMAC, July 12, 2022
- C. Pescadero Fire Station 59–Major and Minor Incidents, July 1, 2021-June 30, 2022
- D. Map: Prime Agricultural Land Within Pescadero



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ATTACHMENT A

Date: December 8, 2016

To: The Honorable Don Horsley

From: Steering Committee, Pescadero Fire Station Replacement Project

Subject: Site Selection Recommendation

Recommendation: Site D [High School] appears to be the most favorable location for the replacement fire station. Site B [Corp Yard] should remain in consideration as an alternative.

Background:

In August, 2013, the Board of Supervisors accepted the recommendation of the County Manager to authorize \$6 million in Measure A funding to construct a new 7,880 square foot facility on a new site to replace the existing barracks and apparatus building for County Fire Station #59. Built in the mid-1960s, the current facility has a number of structural issues and is constrained by the small parcel size and location in a floodzone.

In July 2014, residents of the greater Pescadero area served by this station requested that the County include more community members directly in the site selection and facility design process to ensure that the new facility would adequately serve the area's needs for many years to come. After a number of public meetings, the Fire Station Steering Committee was formed in August, 2015 to help County Staff gather input and assess information necessary to the project's success.

The primary mission of the Steering Committee is to facilitate clear, complete transfers of information between the community and County staff, to advocate for the community's desires, and to participate in decisions which have the potential to change the landscape and vibrancy of Pescadero for generations to come. The Committee has taken great care to review County provided documents, to ask detailed questions, and to consider the opinions and preferences of residents in each phase of this project, prior to issuing this recommendation. The committee has also identified several areas for continued discussion, which are attached to this recommendation.

Discussion:

The majority of Steering Committee members agree with the following recommendation:

For the project described in the Measure A recommendation adopted by the Board of Supervisors on August 6, 2013, the most favorable location is the site identified as the portion of parcel D-High School, as shown on the maps distributed on November 17, 2016. However, the steering committee also recommends that site B-Corp Yard remain

in consideration as an alternative, in the event that regulatory obstacles or other challenges arise which prevent development of the project on the High School site.

The committee discussed many concerns specific to the High School site. Among these are:

- **Water:** No figures available on the quantity of water needed to support fire station operations; quantity and quality of water available to Site D is currently unknown; extending CSA-11 water lines to the site is considered fiscally unfeasible.
- **Prime soils designation:** While the current site map plan places the fire station on already converted soils (i.e., main parking lot), it is unknown if additional prime agricultural soils may be disturbed or lost due to the development of the fire station or replacement parking areas. Impacts on current and future agriculture need to be further studied and quantified.
- **Parking:** The current site map plan appears to indicate a loss of approximately 70-80 parking spaces. Impact to high school functions (sports activities, community events, emergency shelter, etc.) needs to be studied. No information available on whether sufficient parking can be located on areas already paved, or how weekend/event traffic may impact CalFire's ability to navigate Butano Cut-off in response to calls.

In addition, the committee wishes to note these questions regarding all of the final four sites in consideration.

- 1) **Please confirm or correct this statement:** *As a condition of receiving a Coastal Development Permit for a replacement station at a new location, the existing location [Site A] will be restored to its natural state, potentially allowing the natural floodplain between the Butano Creek and the Pescadero Marsh to reconnect.*
- 2) If the statement above is correct, does that eliminate the possibility of future development on the existing site (e.g., visitor's center, public bathrooms, parking, alternate corp yard)? Will all existing buildings be removed?
- 3) The committee recommends removing Site C-Bean Hollow from further consideration as a fire station site.

The members of the Steering Committee wish to thank the Supervisor, his staff, and all of the County employees who have collaborated on this effort to supply information, interpret regulations, and offer alternative solutions to the community. We understand that the process is complex and that much more investigation, planning and discussion is required. We look forward to continuing to actively meet with County staff to ensure that the community is fully informed of project plans, timelines, adjustments to scope, and other activities related to development of the new fire station.



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ATTACHMENT B

**Pescadero Area – Updates from the Department of Public Works (Department)
July 12, 2022 PMAC Meetings**

Project/Item	Project Type and Location(s)	Update		
CSA 11 Information		<p>CSA 11 Well #1 and #3 Water Surface Measurements – PMAC has requested that water surface elevation information be provided for the Wells #1 and #3.</p> <p>Calculated Water Surface Elevation Above Mean Sea Level (feet)</p>		
		<p align="center">Month/Year</p>	<p align="center">Well #1 (Former Production Well)</p>	<p align="center">Well #3 (Current Production Well)</p>
		Jul. 2022	Not available yet (Typically 10 th of subsequent month)	Not available yet (Typically 10 th of subsequent month)
		Jun. 2022	77.00	74.10
		May 2022	77.20	74.40
		Apr. 2022	77.20	74.30
		Mar. 2022	77.60	75.00
		Feb. 2022	77.30	74.90
		Jan. 2022	77.50	75.40
		Jan. 2021	77.40	75.60 **
		Jan. 2020	77.70	-
		Jan. 2019	77.00	-
		Jan. 2018	77.30	82.00 ***
		Jan. 2017	77.90	
		Jan. 2016	78.20	
		Jan. 2015	78.60	
		Jan. 2014	77.00	
		Feb. 2013	80.92	
		Apr. 2012	78.67	
		Jan. 2011	79.42	
		Jan. 2010	80.00	
		Jan. 2009	81.38	
		<p>* No recording made. ** Well operational on Oct. 7, 2020 with DDW approval. However, level transmitter was not functional until replaced on December 29, 2020. *** Well completion in Aug. 2018 (as-built condition)</p>		

Project/Item	Project Type and Location(s)	Update
		<p>The measuring system for Well #3 is based on recording the water surface elevation as an elevation above mean sea level. This measurement system is different from the measurements for Well #1 that have been provided previously (distance) to the water surface from the top of the well. The data provided above for Well #1 has been converted to water surface elevation information to be represented in the same way as Well #3 data.</p> <p>Based on the measurements listed above, the water surface of Well #1 has dropped 4.38 feet from January 2009 to June 2022. Water surface of Well 3 has dropped 7.90 feet from January 2018 to June 2022.</p> <p>A supply of fire hydrant hangers (50) was ordered on April 28, 2022 for delivery and to be installed by PMAC (Rob Skinner) as a deterrent to unauthorized drawing of CSA 11's water from its hydrants. These were to be delivered in mid-May.</p>
Speeding Issues	Speeding along SR-1	<p>Please contact the Sheriff's Office & CHP for speeding issues in Pescadero and along SR-1.</p> <p>Please contact Caltrans for roadway-related issues along SR-1.</p>
Roadway related issues	Roadway related issues (incl. graffiti) in Pescadero	<p>Please submit roadway related service requests via: https://sanmateo.maintstar.co/portal/#/default-1/1/myRequests</p> <p>Register for an account and submit the request via MaintStar in order for the Department to track and respond to service requests appropriately.</p>
Mowing	Countywide mowing	Coastside mowing activities are on-going and are anticipated to be completed by Mid-August.



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ATTACHMENT C

Pescadero Fire Station 59 - Number of Incident Calls by Type
July 1, 2021-June 30, 2022

Call Type	Number of Calls
TREE DOWN	94
LOCK OUT - VEHICLE	78
FIRE ALARM - SMOKE DETECTOR	72
CLIFF RESCUE	59
PUBLIC ASSIST	58
SMOKE INVESTIGATION	56
FULL ASSIGNMENT RESPONSE	54
GRASS FIRE	50
WIRES DOWN (NOT SPARKING)	36
WATER RESCUE INVESTIGATION	31
FIRE ALARM - MANUAL	26
SPARKING/ARCING WIRES DOWN	26
TRASH FIRE	23
AUTO AID REQUEST	20
OBV DEATH UNQUESTIONABLE - FIRE RESPONSE	18
CARBON MONOXIDE ALARM	15
FIRE ALARM	15
FIRE ALARM - WATER FLOW	13
POLE FIRE	10
PUBLIC ASSIST, WATER PROBLEM	10
ODOR INVESTIGATION	8
TRAFFIC ACCIDENT - STRUCTURE	8
VEHICLE FIRE	7
LANDSCAPE FIRE	5
GAS MAIN BREAK	4
STRUCTURE FIRE	4
FIRE INFORMATION ADVISEMENT	3
Total:	803






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ATTACHMENT D

Prime Agricultural Land in Unincorporated Pescadero

Prime Agricultural Land Land Capability Classification

-  LCC: 1 - Area: 245.88
-  LCC: 2 - Area: 2029.76
-  LCC: 3, Lands Capable of Growing Artichokes or Brussels Sprouts - Area: 1618.45 Acres

