

COMMUNITY INPUT REPORT

APPENDIX D: COASTSIDE COMMUNITY WORKSHOP SUMMARY

COASTSIDE SAFETY ELEMENT UPDATE
COASTSIDE COMMUNITY WORKSHOP 3 SUMMARY

MEMORANDUM

This memo summarizes the in-person community workshop held as part of the second phase of outreach for the Safety Element Updates for both San Mateo County and the City of Half Moon Bay. It includes a description of the workshop activities and a summary of the feedback received from attendees, which is meant to support the development and refinement of the Safety Element goals, policies, and actions.

Overall, participants expressed strong support for proposed safety policies while highlighting key community concerns about evacuation constraints, wildfire risks near residential areas, creek maintenance needs, emergency communication, and the importance of coordinating with local emergency response teams like CERT. The workshop revealed a strong desire for more educational outreach, especially for youth, and emphasized the need for the County and City to be active partners in helping residents implement hazard reduction measures.

Community Workshop Summary

WORKSHOP PURPOSE AND DESIRED OUTCOMES

The workshop had two primary purposes. First, the project team shared information about the Safety Element update, including the status of the project and the results of the vulnerability assessment. Second, the project team provided draft policy concepts for the City and County's Safety Elements and invited members of the public to provide input. Attendees shared if they supported or opposed a draft policy concept, if they had any concerns or questions regarding a policy concept, and if they had other ideas or requests for policies in the Safety Elements. The project team will use attendee feedback to help inform the goals, policies, and implementation actions for the administrative drafts of these documents, which will be available for public review in Summer/Fall 2025.

AGENDA AND FORMAT

The County of San Mateo and the City of Half Moon Bay hosted an in-person community workshop at the Half Moon Bay Library from 6:00 p.m. to 7:30 p.m. on Monday, April 28, 2025. The workshop began with a welcome and an open-house period, during which time attendees were able to talk with staff, participate in interactive activities, and review information related to hazards and climate change impacts. Following this, the project team gave a short presentation, followed by a discussion and question-and-answer session with project staff. After the presentation, the workshop shifted back into an open house format for the remainder of the event.

The presentation provided an overview of the Safety Element update process, including the structure and purpose of the Safety Element, the Peninsula Resilience Planning (PREP) regional coordination effort, new state Safety Element requirements, the relationship with other planning documents, and findings from the vulnerability assessments. Attendees were able to ask questions, discuss safety issues with project staff, and provide feedback after the presentation.

Before and after the presentation and discussion session, attendees were able to circulate between five stations with posters outlining the purpose and significance of the Safety Element, wildfire hazards, flooding and tsunami risks, other safety issues (including earthquakes, drought, extreme heat, landslides, hazardous materials, and emergent groundwater), and emergency response and communication. There was also a sixth station with representatives from partner agencies, including Coastside Fire Protection District, the San Mateo County Department of Emergency Management, and Community Emergency Response Team (CERT). These partner agencies displayed information and answered questions on topics of relevance to the Safety Element. The station content and associated activities were available in both English and Spanish, and Spanish-speaking staff were available to provide interpretation services as needed.

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City and County staff set up the posters at public locations for multiple weeks following the workshop to gather additional feedback. Staff placed the English-language posters at Supervisor Mueller's office at Pillar Point Harbor, and the Spanish-language posters at the ALAS offices in downtown Half Moon Bay. Members of the public who were not able to attend the April 28th workshop could visit these locations for several weeks after the workshop and provide input.

Consultant, City, and County project team staff jointly staffed the workshop, with consultant team members delivering the presentation and all staff circulating during the open house period to help answer questions. City of Half Moon Bay and San Mateo County staff, along with the consultant team, staffed the information stations to explain components of the Safety Element, answer questions, and ask for feedback. Approximately six members of the community attended the workshop.

STATIONS

The open house offered participants the opportunity to engage with the following five stations:

- » **Station 1: What is a Safety Element?** This station explained what the Safety Element is and why the City and County are updating it as part of the PREP regional effort involving nine jurisdictions. The station described the various hazards addressed in both the City and County's Safety Elements, including airport hazards, coastal erosion, drought, emergency preparedness, emergent groundwater, extreme heat, fire hazards, flooding, hazardous materials, human health hazards, sea level rise, seismic and geologic hazards, severe weather, and tsunamis. It also highlighted climate change impacts affecting the region and how the Safety Elements work together with other plans like Climate Action Plans and the Local Hazard Mitigation Plan.
- » **Station 2: Wildfire.** This station summarized wildfire risks in Half Moon Bay and coastal unincorporated San Mateo County, including maps of the new proposed fire hazard severity zones. The station highlighted key wildfire challenges facing the communities, including rising property insurance costs, older buildings lacking fire-safe features, wildfire smoke impacts, transportation and evacuation constraints, and power outage vulnerabilities. The station presented approaches to address wildfire safety through City and County outreach, development requirements, vegetation management standards, and fire agency coordination.
Activity: At Station 2, attendees were asked to provide feedback on whether they support, were unsure about, or opposed selected draft wildfire policy concepts.
- » **Station 3: Flooding & Tsunamis.** This station described flood conditions in Half Moon Bay and coastal San Mateo County, including areas of special flood hazard, tsunami inundation zones, and projected sea level rise impacts. The station highlighted how climate change is worsening flooding challenges through more intense storms and rising sea levels pushing coastal floodwaters further inland.
Activity: At Station 3, attendees were asked to provide feedback on whether they support, were unsure about, or opposed selected draft flood and tsunami policy concepts. Attendees could also weigh in on any implementation concerns about these policy concepts, what resources they would like to have available for flood and tsunami protection, and preferences for green infrastructure in their neighborhoods.
- » **Station 4: Other Safety Issues?** This station highlighted additional hazards affecting the Mid Coast region, including earthquake risks, drought, extreme heat, landslides, hazardous materials, emergent groundwater, and sea level rise. The station explained how climate change is expected to bring longer dry periods, up to three times as many extreme heat days by 2050, more intense storms triggering landslides and debris flows, and rising sea levels that push groundwater higher and threaten coastal infrastructure.
Activity: At Station 4, attendees were asked to provide feedback on whether they support, were unsure about, or opposed selected draft policies addressing these other hazards. Additionally, a board with four open-ended questions invited attendees to share further feedback—such as thoughts on personal preparedness or other considerations—using sticky notes.

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Station 5: Emergency Response & Communication. This station addressed the unique emergency response and communication challenges faced by the Coastside communities. The station presented draft policies related to critical facilities, evacuation routes, emergency alert systems, and recovery activities.

Activity: At Station 5, attendees were asked to provide feedback on whether they support, were unsure about, or opposed selected draft policies addressing emergency response and communication. Additionally, attendees participated in a dot voting activity to indicate what would help them be better prepared for emergencies.

- » **Station 6: Partner Agencies.** This station featured representatives from partner agencies including the Coastside Fire Protection District and CERT, who provided information about their programs and resources related to emergency preparedness and hazard mitigation.

PARTICIPANT FEEDBACK

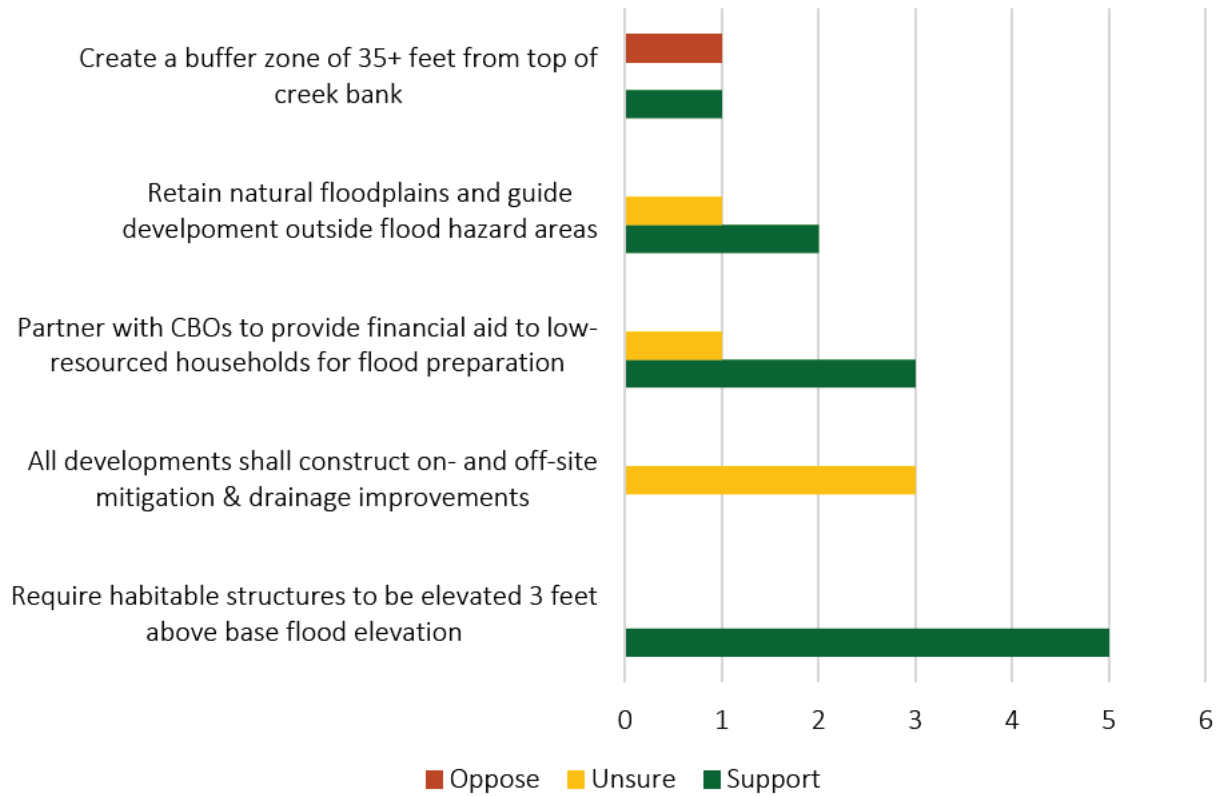
Attendees were able to ask questions before, during, and after the presentation. As attendees circulated between each of the six stations, members of the project team invited them to provide feedback on the content provided on each of the posters. Participants were able to write comments on sticky notes to have affixed to the poster, dictate comments to workshop staff, and use stickers to answer questions and identify areas of high concern on maps.

Activity Responses

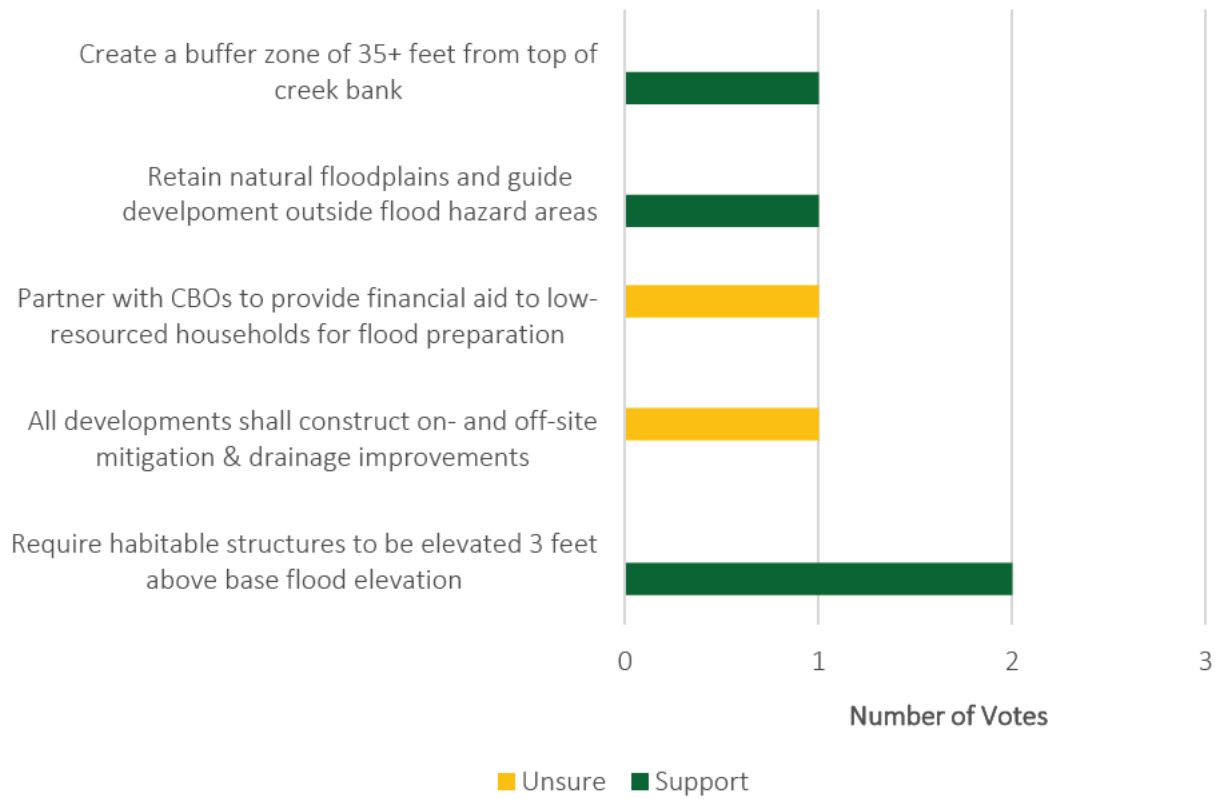
Attendees were able to use stickers to answer questions at Stations 2, 3, 4, and 5. Questions and results are recorded in Figures 1 to 5 below. Overall, there was strong support for most policy concepts presented, with no opposition votes recorded for the evacuation and emergency alert-related policies (Figure 4). The other hazard-related policies (Figure 2) received mostly support, with a few "unsure" votes and comments requesting more clarity on implementation and partner agencies for low-cost assistance programs. Wildfire-related policies (Figure 3) garnered unanimous support, reflecting the community's concern about fire risks.

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Figure 1: Which of the following flooding-related policies do you support, oppose, or are unsure about?

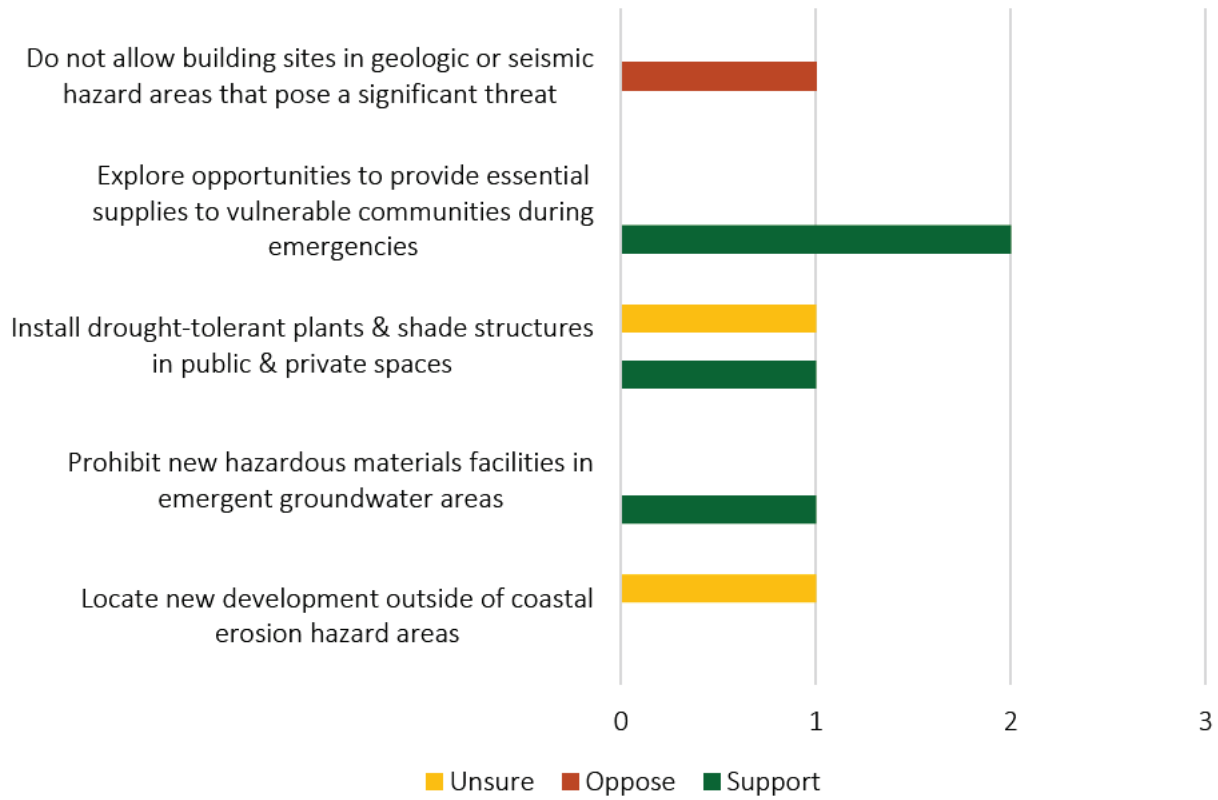


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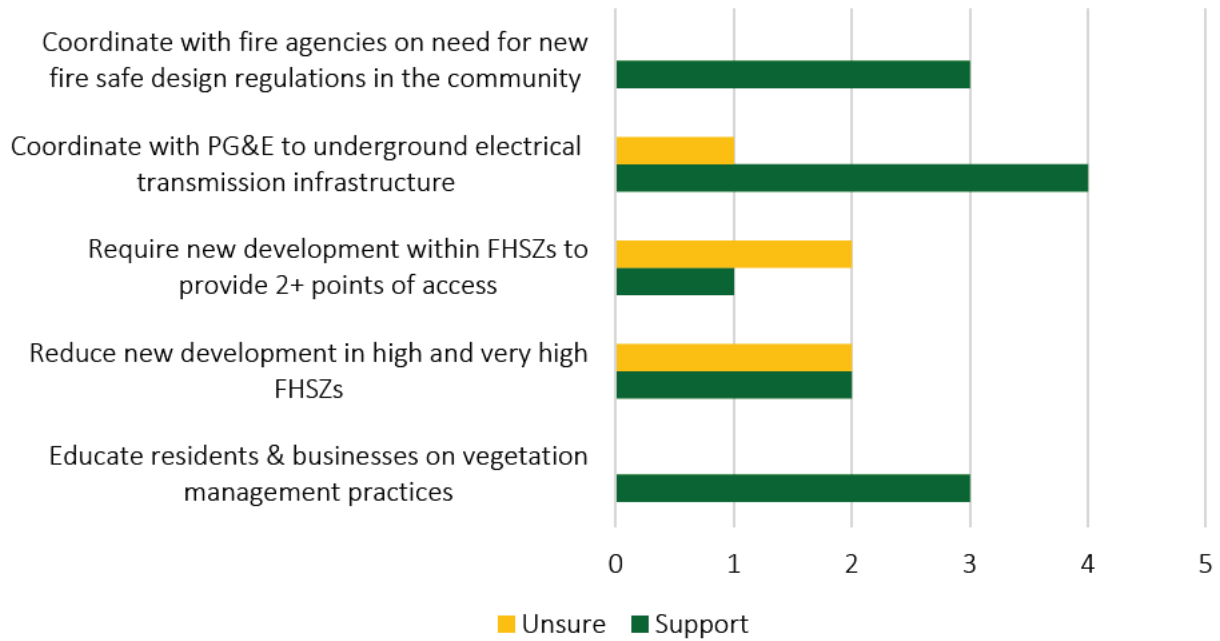
Figure 2¹: Which of the following other hazard-related policies do you support, oppose, or are unsure about?



¹ See Appendix for photos and transcribed comments explaining reasoning for certain votes.

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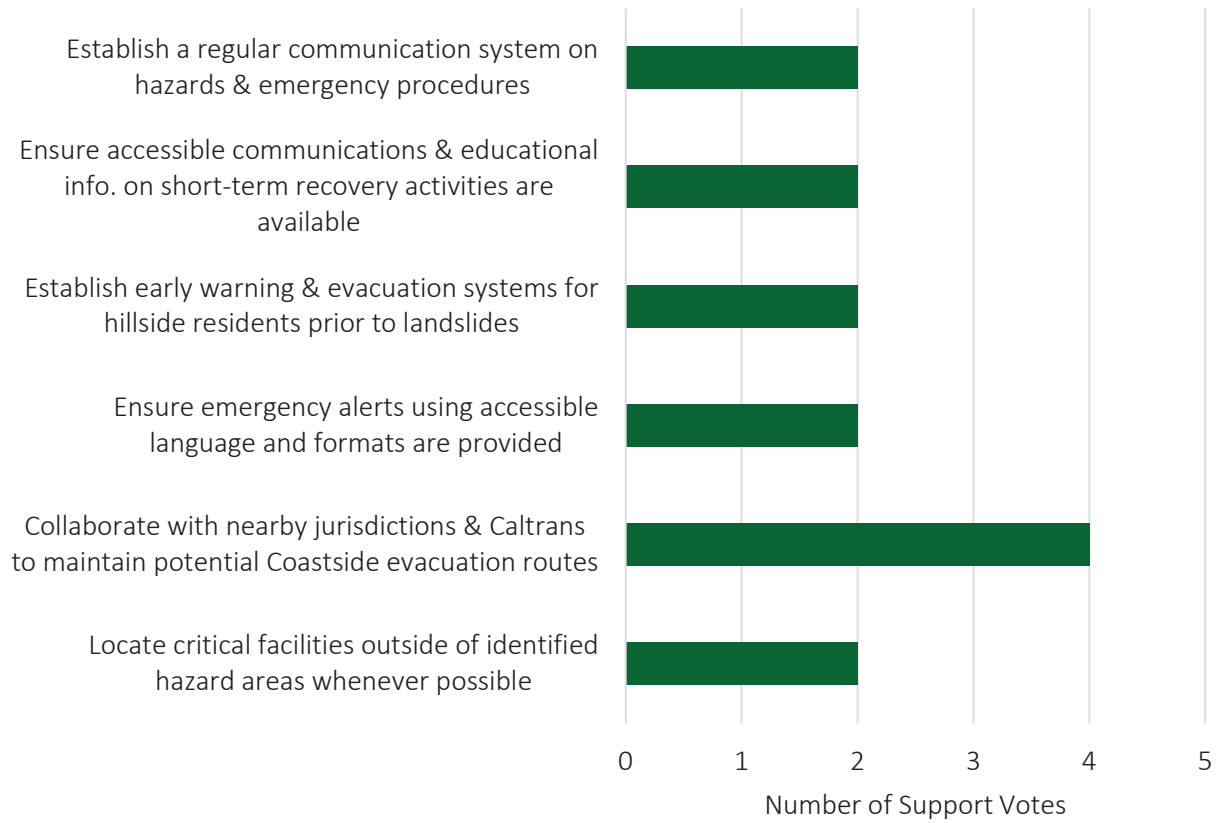
Figure 3: Which of the following wildfire-related policies do you support, oppose, or are unsure about?



There were no votes of opposition on any of the listed policies for this activity.

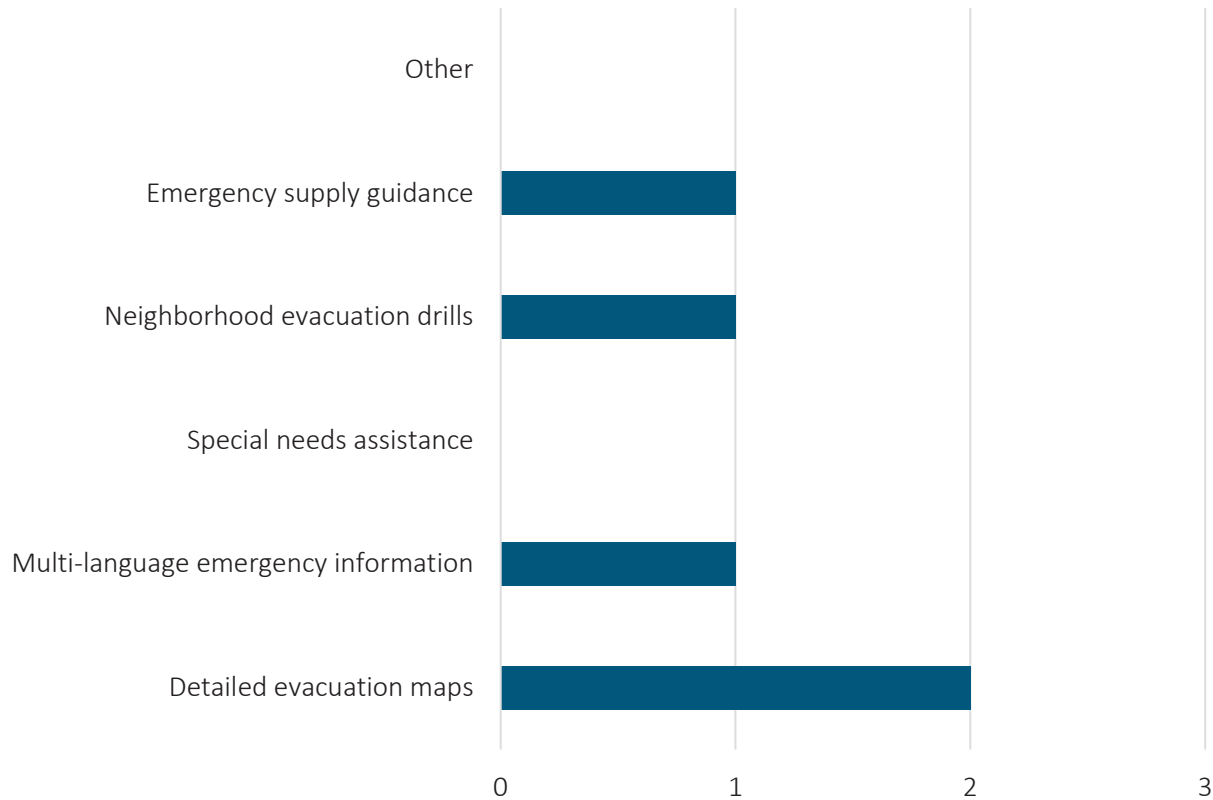
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Figure 4: Which of the following evacuation and emergency alert-related policies do you support, oppose, or are unsure about?



There were no 'Oppose' or 'Unsure' votes on any of the listed policies for this activity.

Figure 5: What would help you be better prepared for emergency events?



Other Feedback

In addition to the structured activities, attendees were able to ask questions of project staff and provide feedback and recommendations in the form of verbal commentary and sticky notes left at each of the stations. The following topics emerged from community feedback:

Wildfire Concerns: Residents from Canada Cove mobile home park noted their proximity to eucalyptus trees and expressed concern about being in a fire hazard zone designated by CAL FIRE in the latest draft fire hazard severity zone maps. Some homeowners reported losing insurance coverage due to fire hazard designations, though City staff noted that they were informed insurance agencies were not using the maps to determine coverage and said they were looking into the issue.

Evacuation Issues: Attendees expressed concerns about evacuation routes, noting that Half Moon Bay and the unincorporated coastside has many bottlenecks and people are unsure how to plan effectively. One comment emphasized the need for "safe places on the coastside that don't require Highway 92 to be an evacuation route, since it is not a practical route for emergency evacuation." Participants also raised about shelter-in-place plans. One participant raised a specific concern regarding how evacuations would proceed if Highway 1 is closed at Surfers Beach, where high waves occasionally overtop the riprap and wash onto the roadbed.

Government Assistance: Attendees emphasized the need for government agencies to help with mitigation, management, and funding to aid residents in meeting new hazard and climate standards. Questions were raised about who would serve as partners for low-cost assistance programs.

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Policy Implementation: One comment noted that "County regulations are based on stale information" and that "County needs to be a partner in this, not just walk away," citing Rancho Palos Verdes as a model. Another requested "more clarity" on how policies would be implemented, while someone else noted the challenge of "overcoming inaction or apathy."

Specific Local Issues: Power outages were identified as "a significant safety issue south of central Half Moon Bay." Residents from the Quarry Park neighborhood in El Granada reported experiencing flooding issues. Concerns were raised about properties on Pilarcitos Avenue in Half Moon Bay conducting brush clearance, , creating a "grey area where people are trying to protect properties but might not be following local laws." Participants identified erosion as a significant issue along Pilarcitos Creek. Attendees expressed a desire for a way to clean up and improve conditions in the creeks, including removal of dangerous eucalyptus trees. It City staff mentioned they were aware of these issues and are working on them, but the feedback from community members suggests that there is a desire for more rapid action.

Other Questions: Attendees asked whether the Safety Element would need to be certified by the Coastal Commission, how conflicting policies between different agencies would be managed, what other opportunities exist to provide input, and if there are programs designed for children to learn about environmental planning and sustainability.

Education and Coordination: Attendees asked whether City and County emergency/safety staff could tour schools to talk about hazard and safety issues. There was specific interest in outreach programs for children and adolescents to teach them about hazards and emergency preparations. Workshop participants also suggested developing more partnerships with other government agencies. Participants shared information about the home repair programs run by the Senior Coastsiders organization, which could potentially be leveraged to reduce home hazard vulnerabilities for older adults.

CERT Resources and Concerns: CERT is very popular in the Half Moon Bay and unincorporated coastsides area, with hundreds of trained volunteers across 37 neighborhoods. Specific safety concerns highlighted by CERT representatives included high winds during storms frequently downing power lines into puddles of water, resulting in electrocution hazards when people walk their dogs during breaks in storms. CERT provides numerous services, including basic medical care and support with large animal evacuation. Suggestions included having City and County emergency response plans incorporate coordination with CERT and preparing a fact sheet informing residents about services that CERT volunteers can provide in an emergency. Another issue that participants raised was the lack of medical care facilities in the area, with a note that the Senior Coastsiders runs a clinic out of their building in Half Moon Bay that could potentially be used to provide basic medical care during emergencies.

Next Steps

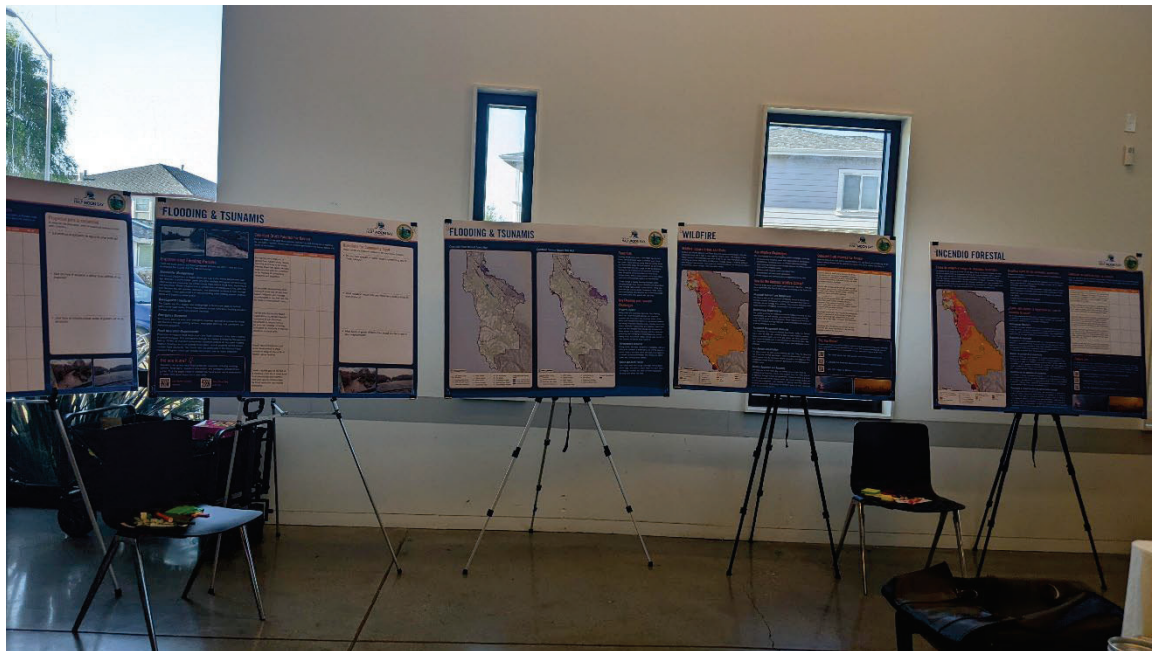
This memo provides the summary of the community workshop for the Mid Coast Safety Element Update for both unincorporated Coastsides San Mateo County and the City of Half Moon Bay. The project team will use the feedback gathered from community members to inform the development of the Safety Element goals, policies, and actions.

Following this community engagement phase, the project team will develop draft Safety Elements for both jurisdictions, which will be made available for public review in Summer/Fall 2025. The adoption hearings for the Safety Elements are expected to take place in Fall 2025.

Appendix: Workshop Photos and Transcript of Written Comments

This appendix presents photographs of the boards as presented at the workshop and at the locations where the boards were hosted for several following weeks.

STATION 1: WORKSHOP OVERVIEW



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STATION 2: WILDFIRE

WILDFIRE

Wildfire Hazard Areas and Risks
Most of the hillsides areas of Half Moon Bay and nearby communities in the Mid and South Coast are in high or very high fire hazard zones. The majority of San Mateo County's unincorporated area is in a high or very high fire hazard zones, including La Honda, Pescadero, and Montara. Climate change is making wildfires more frequent and intense. Even areas not directly threatened by fire can be affected by smoke, power outages, and evacuation orders.

Key Wildfire Challenges
Our communities face multiple wildfire-related challenges, including:
 • Rising property insurance costs, with many residents facing policy cancellations, increasing costs, or difficulty obtaining coverage
 • Older buildings lacking current fire safety features like ember-resistant vents and fire-resistant roofing
 • Wildfire smoke impacts, even from distant fires
 • Transportation and evacuation constraints
 • Power outages and communication vulnerabilities during fires

How Do We Address Wildfire Safety?
There are many ways to best address safety policies into effect. Here are some approaches the County and City are considering in the Safety Element:

Municipal Outreach and Engagement
The County and City will work with community groups to provide educational materials and support to community members about ways to minimize risk and damage from wildfires. This includes resources about home protection, emergency preparedness, and alert systems.

Development Requirements
The County and City will continue to enforce existing standards for new development, and will consider new standards that require building in fire hazard zones to be fire-resistant. These requirements focus on using fire resistant building materials, maintaining defensible space, and ensuring emergency access.

Vegetation Management Standards
The Coastside Fire Protection District, San Mateo County Fire Department, and CAL FIRE will continue to enforce rules requiring property owners to remove weeds, dry brush and debris, and other vegetation from around buildings and in other locations to reduce fire risks. Regular maintenance and inspections help ensure these standards remain effective.

Fire Agency Coordination
The County and City will continue working with CAL FIRE, the Coastside Fire Protection District, San Mateo County Fire Department, and neighboring jurisdictions to coordinate wildfire prevention and response. This ongoing collaboration helps ensure consistent approaches to fire safety across different areas.

Wildfire Response and Recovery
Fire response in Half Moon Bay and nearby communities is led by the Coastside Fire Protection District, with support from CAL FIRE and other agencies through mutual aid agreements. Response times and other factors must account for the coastal terrain and limited access routes. Agencies must coordinate along Highway 1 and Highway 92. During major fires, agencies must coordinate with the County's emergency response system to help coordinate

Selected Draft Policies for Review
Here are some of the draft wildfire policies that the City and County are considering for the Safety Element. Please vote for whether you support the policy, oppose the policy, or are unsure.

	Support	Oppose	Unsure
Educate residents to both special alerting to at-risk populations and businesses in wildfire management practices, including fire safety, landscape water usage and maintenance, ember-resistant vents, and other fire hazard reduction strategies.	●		
Require new development in the high and very high fire hazard severity zones to implement fire protection in project site design, including fire safe design, including defensible space and home venting.	●		●
Require all new developments and retrofits/repairs to be located in fire hazard zones to provide a minimum of two egress routes by means of public roads that are not subject to a wildfire hazard response and evacuation strategies.	●		●
Coordinate with Pacific Gas & Electric to underground electrical transmission infrastructure throughout the County, prioritizing high-voltage transmission lines in the High or Very High Fire Hazard Severity Zones.	●●		●
Coordinate with fire agencies to the need for additional fire safe design requirements for built-out residential areas of the community.	●●		

Did You Know?
Residents can access four wildfire protection resources including home fireproofing guidance, defensible space requirements, emergency preparedness materials, and disaster alert systems. Visit the page below or contact your fire department to learn more about resources in your area.

- San Mateo County Fire Safe Council: www.smcfire.org/resources
- Coastside Fire Protection District: www.coastsidefire.org/youraddress
- CAL FIRE: Ready for Wildfire! www.readyforwildfire.org

INCENDIO FORESTAL

Zonas de peligro y riesgo de incendios forestales
La mayoría de las zonas en el norte de Half Moon Bay y de las comunidades cercanas de la Costa Media y Sur se encuentran en zonas de riesgo de incendio alto o muy alto. La mayor parte del área no incorporada del condado de San Mateo también se encuentra en zonas de riesgo de incendio alto o muy alto, incluyendo La Honda, Pescadero y Montara. El cambio climático está haciendo que los incendios forestales sean más frecuentes e intensos. Incluso las zonas que no están directamente amenazadas por el fuego pueden verse afectadas por el humo, las cortes de electricidad y los órdenes de evacuación.

Desafíos clave de los incendios forestales
Nuestros comunidades se enfrentan a múltiples desafíos relacionados con los incendios forestales:
 • Aumento de los costos de los seguros de propiedad, ya que muchos residentes enfrentan cancelaciones o dificultades para obtener cobertura
 • Edificios antiguos que no tienen elementos de seguridad contra incendios, como techos resistentes a las cenizas y techos resistentes al fuego
 • Efectos del humo de los incendios forestales, incluso los incendios más lejanos
 • Limitaciones de transporte y evacuación
 • Cortes de electricidad y vulnerabilidad de las comunicaciones durante los incendios

Selección de políticas para su revisión
Estas son algunas de las políticas preliminares sobre incendios forestales que la Ciudad y el Condado están considerando para el Elemento de Seguridad. Por favor, vote si apoya esta política, se opone a ella o no está seguro.

	Apoya	En contra	No sé
Educar a los residentes sobre especial alertas a las comunidades de riesgo y a las empresas sobre las prácticas de gestión de la vegetación, incluyendo el mantenimiento del espacio defensible, el uso de materiales resistentes al fuego, el mantenimiento de los techos resistentes a las cenizas y otros enfoques de reducción del riesgo de incendios.	●		
Requerir que el nuevo desarrollo en las zonas de riesgo de incendio alto o muy alto implemente medidas de protección contra incendios en el diseño del sitio, incluyendo el diseño seguro contra incendios, el uso de materiales resistentes al fuego y otros enfoques de reducción del riesgo de incendios.	●		●
Requerir que todos los nuevos desarrollos y remodelaciones en las zonas de riesgo de incendio alto o muy alto implementen un mínimo de dos rutas de escape por caminos públicos que no estén sujetos a una respuesta y evacuación de incendios.	●		●
Coordinar con Pacific Gas & Electric el enterramiento de la infraestructura de transmisión eléctrica en todo el Condado, priorizando las líneas de transmisión de alta tensión en las zonas de riesgo de incendio alto o muy alto.	●●		●
Coordinar con las agencias de respuesta de incendios de la comunidad para la necesidad de requisitos de diseño de seguridad contra incendios para las zonas urbanas de la comunidad.	●●		

¿Cómo abordamos la seguridad en caso de incendio forestal?
Hay muchas maneras de abordar la seguridad en caso de incendio forestal. Aquí hay algunas estrategias que la Ciudad y el Condado están considerando en el Elemento de Seguridad:

Participación Municipal
El Condado y la Ciudad trabajarán con grupos comunitarios para proporcionar materiales educativos y apoyo a los miembros de la comunidad sobre maneras de minimizar el riesgo y el daño de los incendios forestales. Esto incluye recursos sobre protección de viviendas, preparación de planes de evacuación y alertas.

Requisitos de desarrollo
El Condado y la Ciudad continuarán enforcing los estándares existentes para nuevos desarrollos y remodelaciones, y considerarán nuevos estándares que requieran que los edificios en las zonas de riesgo de incendio alto o muy alto implementen un mínimo de dos rutas de escape por caminos públicos que no estén sujetos a una respuesta y evacuación de incendios.

Normas de gestión de la vegetación
El Condado, la Ciudad, el Departamento de Protección contra Incendios del Condado de San Mateo, el Departamento de Bomberos de la Ciudad de Half Moon Bay, el Departamento de Bomberos de la Ciudad de Pescadero y el Departamento de Bomberos de la Ciudad de Montara continuarán enforcing las reglas que requieren que los propietarios de propiedades eliminen la vegetación seca y otros materiales inflamables de las zonas de riesgo de incendio alto o muy alto.

Coordinación de agencias de respuesta
El Condado y la Ciudad continuarán trabajando con CAL FIRE, el Distrito de Protección contra Incendios del Condado de San Mateo, el Departamento de Bomberos de la Ciudad de Half Moon Bay, el Departamento de Bomberos de la Ciudad de Pescadero y el Departamento de Bomberos de la Ciudad de Montara para coordinar la respuesta y la recuperación durante incendios forestales.

¿Sabías que...?
Los residentes pueden acceder a recursos locales de preparación contra incendios forestales, como guías de preparación contra incendios, materiales de preparación de planes de evacuación y alertas, y materiales de preparación de planes de evacuación y alertas. Visite la página web de su departamento de bomberos local para obtener más información sobre los recursos de su área.

- Condado de Seguridad contra Incendios del Condado de San Mateo: www.smcfire.org/resources
- Distrito de Protección contra Incendios del Condado de San Mateo: www.coastsidefire.org/youraddress
- CAL FIRE: Preparación para incendios forestales: www.readyforwildfire.org

STATION 3: FLOODING & TSUNAMIS

Implementing Flooding Policies
There are many ways to put flood protection policies into effect. Here are some approaches the County and City are considering:

Stormwater Management
The County Department of Public Works and City Public Works Department manage networks of storm drains, pipes, and other facilities throughout the community. Maintaining and improving this infrastructure helps reduce flood risks, especially in low-lying areas. Green infrastructure is another form of management that uses natural features like rain gardens, bioswales, and permeable surfaces to help manage stormwater. These approaches can reduce flooding while creating greener neighborhoods and improving water quality.

Development Standards
The County and City require new development in flood-prone areas to be built safely above flood levels. These requirements include rules about building elevation, drainage systems, and flood-resistant materials.

Emergency Response
The County and City work with emergency response agencies to prepare for floods and tsunamis through warning systems, evacuation planning, and community preparedness programs.

Flood Insurance Requirements
Properties in mapped flood zones must carry flood insurance if they have a federally-backed mortgage. This insurance is through the Federal Emergency Management Agency (FEMA), as standard homeowners insurance policies do not cover flooding. However, flooding can occur outside these zones, and all property owners should consider flood insurance. The County and City participate in the National Flood Insurance Program which can provide discounted rates for many properties.

Did you know?
Residents can access local flood protection resources including sandbag stations, flood alerts, insurance information, and emergency preparedness guides. Visit the pages below or contact your local public works department to learn more about resources in your area.

San Mateo County website
Half Moon Bay website

Questions for Community Input
Please provide any additional feedback in the space below. Consider...

- Do you have specific concerns about implementing any of these policies?
- What resources would help you implement these policies on your property?
- What types of green infrastructure would you like to see in your neighborhood?

	Support	Oppose	Unsure
For development proposed in special flood hazard areas, require habitable structures to be safely elevated three feet above the base flood elevation and not contribute to the flooding of surrounding structures and properties.	●●		
All proposed developments shall construct onsite and off-site flood hazard mitigation and drainage improvements or pay their pro-rata fair share of improvement costs.			●
Partner with Community Based Organizations to provide financial assistance to low-resourced households to prepare homes for potential flooding, including assistance for landlords to improve resilience in rental units.			●
Retain natural floodplains and guide development to areas outside of areas of special flood hazard, where feasible.	●		
Create a buffer zone of 35 feet at a minimum from top of creek bank to accommodate and maintain built and natural infrastructure for flood protection and habitat restoration.	●		

INUNDACIONES Y TSUNAMIS

Selección de políticas para su revisión
Estos son algunos de las políticas sobre inundaciones que la Ciudad y el Condado están considerando para el Elemento de Seguridad. Por favor, vote si apoya esta política, se opone a ella o no está seguro.

	Apoyar	En contra	No se
Para el desarrollo propuesto en áreas especiales de riesgo de inundación, exigir que las estructuras habitables sean elevadas de forma segura tres pies por encima de la elevación de la inundación base y no contribuir a la inundación de las estructuras y propiedades circundantes.	●●		
Todos los desarrollos propuestos deberán cumplir en el sitio y fuera del sitio de desarrollo de medidas de inundación y mejoras de drenaje o pagar su parte proporcional de los costos de mejoras.			●
Asociarse con organizaciones comunitarias para proporcionar ayuda financiera a los hogares con bajos recursos para preparar sus casas ante posibles inundaciones, incluyendo la ayuda a los propietarios para mejorar la resiliencia de sus unidades de alquiler.	●		●
Conservar las zonas de inundación naturales y guiar el desarrollo a áreas fuera de las zonas de especial riesgo de inundación, donde sea factible.	●		
Crear una zona de 35 pies como mínimo desde la parte superior del banco del arroyo para acomodar y mantener la infraestructura construida y natural para la protección de las inundaciones y la restauración del hábitat.	●		

Preguntas para la comunidad
Si desea dar más información, rellene el espacio que aparece a continuación. Considere...

- ¿Le preocupa la aplicación de alguna de estas políticas?
- ¿Qué recursos le ayudarían a aplicar estas políticas en su propiedad?
- ¿Qué tipo de infraestructuras verdes le gustaría ver en su vecindario?

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Todos los desarrollos propuestos deberán construir en el sitio y fuera del sitio de mitigación de riesgos de inundación y mejoras de drenaje o pagar su parte proporcional de los costes de mejora.			● (Yellow) ● (Yellow)
Asociarse con organizaciones comunitarias para proporcionar ayuda financiera a los hogares con pocos recursos para preparar sus casas ante posibles inundaciones, incluida la ayuda a los propietarios para mejorar la resistencia de las unidades de alquiler.	● (Blue) ● (Green) ● (Yellow)		
Conservar las llanuras aluviales naturales y orientar el desarrollo hacia zonas situadas fuera de las áreas de especial riesgo de inundación, siempre que sea factible.	● (Yellow)		● (Yellow)
Crear una zona de 30 pies como mínimo desde la parte superior de la orilla del arroyo para acomodar y mantener la infraestructura construida y natural para la protección contra inundaciones y la restauración del hábitat.			● (Yellow)

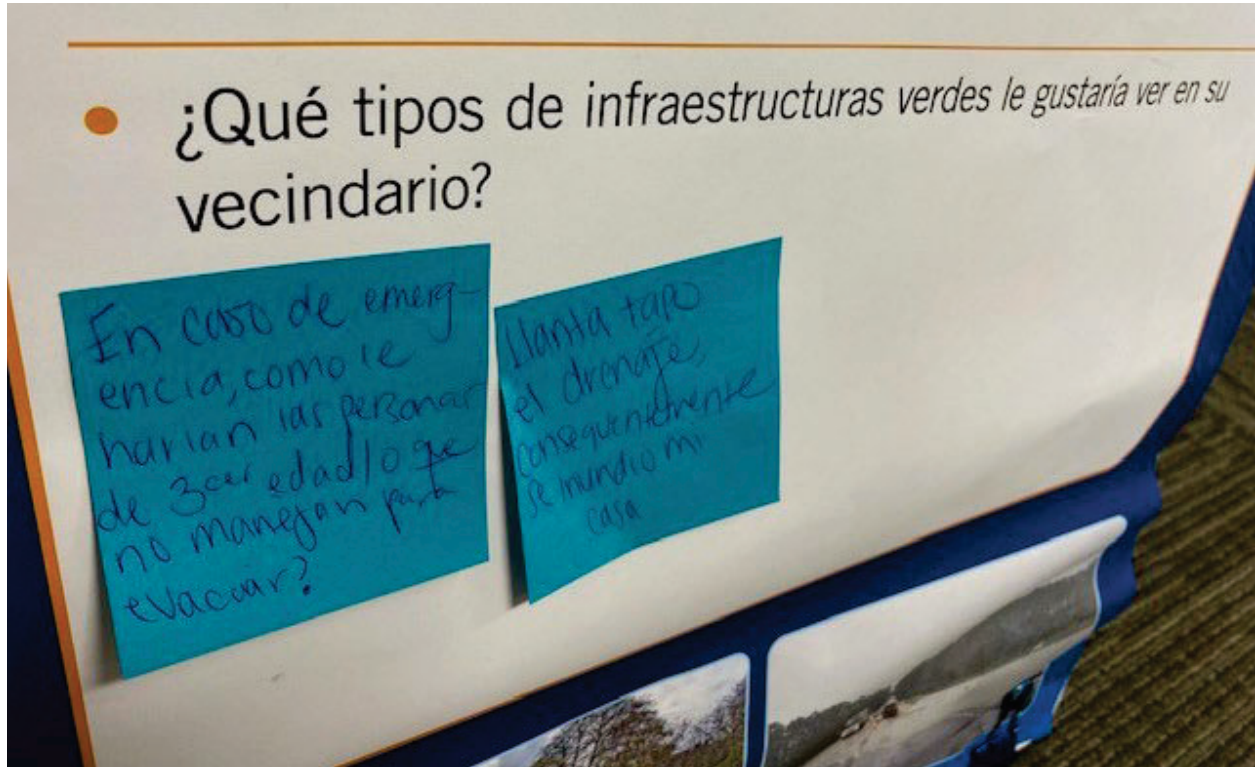
• ¿Qué recursos le ayudarían a aplicar estas políticas en su propiedad?

Aguda daban de Inundaciones drenos

ALAS
 FEMA
 St Vincent de Paul

Presentacion de Emergency Response Plan para la Comunidad en español
 -Mounir idg-

...inos de infraestructuras verdes le gustaría ver en su



COASTSIDE SAFETY ELEMENT UPDATE

COASTSIDE COMMUNITY WORKSHOP 3 SUMMARY- APPENDIX

STATION 4: OTHER SAFETY ISSUES

Selected Draft Policies

Here are some of the draft policies that the City and County are considering for the Safety Element to reduce the threat from other hazards in the community. Please vote for whether you support this policy, oppose this policy, or are unsure.

Selected Draft Policies for Review	Support	Oppose	Unsure
Locate new development (with the exception of coastal-dependent uses or public recreation facilities) in areas where coastal erosion hazards are minimal and where no additional shoreline protection is needed.			●
Prohibit new facilities that use, manufacture, store, or transport hazardous materials in an emergent or high groundwater area.	●		
Install and maintain drought tolerant trees, shade structures, and landscaped areas, including landscaped roofs, as part of cooling strategies in public and private spaces.			●
Explore opportunities to develop more providers of water, backup power, or medical supplies that can be deployed to vulnerable communities during extreme heat events, power shutoffs, and other emergencies.	●		
New building site shall be approved if a historical fault trace, active slide, or other geologic or seismic hazard is present in an area that poses a significant threat to life and property.			●

Mid Coast Groundwater Flooding by Sea Level Rise Scenario (6.6 Feet) Map

South Coast Sea Level Rise Map

OTHER SAFETY ISSUES

Coastside Regional Faults Map

Earthquake Risk

The Half Moon Bay and the Midcoast and South Coast region faces significant earthquake risk due to several major fault lines, particularly the San Andreas Fault which runs through San Mateo County, and the Hayward Fault which affects the Half Moon Bay area, in addition to shaking damage, earthquakes can cause landslides and ground failure in certain areas and may result in tsunamis.

Other hazards that affect Half Moon Bay and the Midcoast and South Coast areas:

- Drought:** Drought conditions which can cause water scarcity and can lead to water rationing. Droughts also can impact the long range fire patterns, and reduce reservoir water levels and forest health.
- Extreme Heat:** While the coastal climate is moderate, extreme heat events are possible. By 2050, Half Moon Bay is projected to experience 10-15 days per year with temperatures above 90°F. Heat stress can be a significant concern for vulnerable populations, including the elderly, young children, and those with pre-existing health conditions.
- Landslides:** Many landslides are not immediately visible and can be triggered by heavy rain, heavy snow, or soil saturation. Landslides can cause property damage, injury, and loss of life. They can also block roads and damage infrastructure.
- Hazardous Materials:** Facilities that store, transport, or use hazardous materials are at risk of leaks, spills, or releases. These incidents can cause property damage, injury, and loss of life. They can also block roads and damage infrastructure.
- Emergent Groundwater:** As sea levels rise, they can groundwater levels higher in some areas. This can cause groundwater to rise and flood basements, damage infrastructure, and cause landslides. It can also cause groundwater to rise and flood basements, damage infrastructure, and cause landslides.
- Sea Level Rise:** Sea levels in the region are projected to rise by 1-6 feet by 2050. This can cause coastal erosion, flooding, and damage to infrastructure. It can also cause groundwater to rise and flood basements, damage infrastructure, and cause landslides.

Implementing Safety Policies

Here are some ways the County and City work to address these hazards.



- Building Standards:** The County and City enforce building codes and standards to make structures more resistant to earthquakes and other hazards. This includes requirements for proper foundation, structural reinforcement, and slide prevention.
- Infrastructure Improvements:** Regular maintenance and upgrades to roads, bridges, and public facilities help them better withstand disasters. This includes strengthening bridges, improving drainage systems, and protecting critical facilities.
- Agency Coordination:** The County and City work closely with regional and state agencies to monitor hazards, coordinate emergency response, and share resources. This helps ensure our communities receive the best support when disasters occur.
- Emergency Preparedness:** Programs help residents prepare for various hazards through education, emergency supply caches, and coordination with neighborhood groups. This includes special attention to vulnerable community members who may need extra assistance.

Questions for Community Input

These provide an additional feedback to the staff below. Consider:

- What resources would help you implement these policies on your property?
- Do you have specific concerns about implementing any of these policies?
- What's missing?
- Any other feedback you would like to share.

OTRAS CUESTIONES DE SEGURIDAD

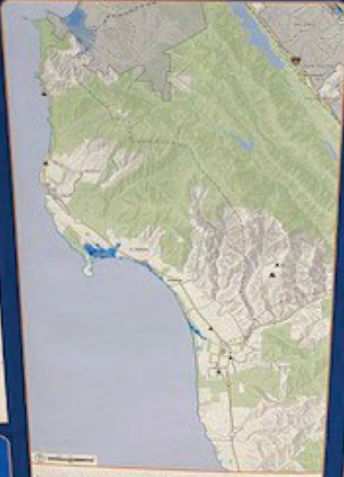
Políticas seleccionados

Estos son algunos de las políticas que la Ciudad y el Consejo están considerando para el Elemento de Seguridad para reducir la riesgo de otros peligros en la comunidad. Por favor, vote si vea esta política, se opone a ella o es más segura.

Barridos de políticas seleccionadas para revisión	A favor	En contra	No se
Poner los nuevos desarrollos con evaluación de los usos dependientes de la costa o las instalaciones recreativas situadas en zonas donde los riesgos de erosión costera sean mínimos y donde no sea necesaria una protección adicional de la línea de costa.			
Instalación de nuevas instalaciones que utilicen, tengan, o permitan a través de sus sistemas drenajes en zonas vulnerables a las aguas subterráneas elevadas.			
Instalar y mantener defensas resistentes a las mareas, estructuras de retención y zonas de jardín, como parte de las estrategias de amortiguamiento en espacios públicos y privados.	●		
Explorar oportunidades para desarrollar procedimientos móviles de agua, almacenamiento de mareas y estructuras móviles en zonas vulnerables a comunidades vulnerables durante períodos de calor extremo, olas de sequía y otros emergencias.			
No se aprueba la construcción de nuevas edificaciones una línea de alta marea, un nivel de marea de tormenta o una zona de riesgo geológico o erosión que implique un riesgo significativo.			

Las acciones de agua y aguas subterráneas de la región están a cargo de varios agencias. El Distrito de Puertos del Condado de Contra Costa proporciona servicios de agua a Half Moon Bay y otras áreas adyacentes, mientras que el Distrito de Saneamiento y de Aguas de Marinilla de Marinilla, Moss Beach y las comunidades circundantes, el Departamento de los Recursos Acuáticos y el Departamento de Recursos del Condado de Contra Costa de Half Moon Bay, el Distrito de Servicios Públicos de San Francisco y el Distrito de Servicios Públicos de San Mateo. Algunas partes de las acciones de agua pueden ser administradas por el Distrito de Servicios Públicos de Marinilla y el Distrito de Saneamiento y de Aguas de Marinilla.

Mapa de inundaciones de aguas subterráneas en la costa central por el aumento del nivel del mar (2 metros)



Mapa del aumento del nivel del mar en la costa sur



COASTSIDE SAFETY ELEMENT UPDATE
COASTSIDE COMMUNITY WORKSHOP 3 SUMMARY- APPENDIX

STATION 5: EMERGENCY RESPONSE & COMMUNICATION.

Emergency Response Challenges
The Coastside region of San Mateo County, including Half Moon Bay and nearby unincorporated communities, faces unique challenges for emergency response:

- Geographic isolation, with limited road access
- Power and communication systems can be disrupted
- Constraints on evacuation routes and access for emergency vehicles

These issues affect the entire Coastside area and require coordinated planning to ensure community safety.

Key Infrastructure Issues

Power Systems	Communication Systems
<ul style="list-style-type: none"> Public Safety Power Shutoff impacts Critical facility backup power Vulnerable populations during outages 	<ul style="list-style-type: none"> Cell service limitations Internet reliability issues Emergency communication barriers

Emergency Alert Systems
Current systems:

- SMC Alert / Wireless Emergency Alerts
- Genetyx Protect / Zonhaven
- Half Moon Bay "Notify Me" Alerts
- Emergency radio broadcasts
- Social media updates
- NOAA Weather Radio

Programs and Resources
Evacuation Routes
New evacuation route maps for San Mateo County and Half Moon Bay are currently being developed as part of the All-Hazards Evacuation Plan. These maps will be made available to the public later in 2025.

CERT (Community Emergency Response Team) Program
The CERT program trains volunteers in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations. CERT members assist their community during and after emergencies.

Emergency Preparedness Guides
San Mateo County's emergency preparedness guides provide information on how to plan for and respond to natural and man-made disasters. They include tips on creating an emergency plan, building an emergency supplies kit, and staying informed during an emergency. The guides also contain important public health and safety phone numbers.

Selected Draft Evacuation and Alert Policies
Here are some of the draft policies related to evacuations and emergency alerts. Please vote for whether you support this policy, oppose this policy, or are unsure.

	Support	Oppose	Unsure
Locate critical facilities outside of identified hazard areas whenever possible, accounting for low climate change may increase the frequency and intensity of hazards. If critical facilities must be in hazard areas, ensure their facilities and their access routes are protected from the hazard risks characteristic to each location.	●	●	
Collaborate with surrounding jurisdictions and Caltrans to maintain potential evacuation routes serving the Coastside, including reviewing and vegetation maintenance on existing roads to support safe evacuations.	●	●	●
Ensure emergency alert systems provide community members with alerts about upcoming or current emergency events in languages and formats accessible to the entire community.	●	●	
Establish early warning and evacuation systems for inland residents to evacuate prior to heavy rains that may lead to landslides and debris flows.	●	●	
Ensure that communications and educational and informational materials on short-term recovery activities are available to all residents, with a focus on accessibility for vulnerable populations.	●	●	
Establish a regular communication program on hazards and emergency procedures, in partnership with local governments and community based organizations, to ensure readiness within the most vulnerable communities.	●	●	

Questions for Community Input
What would help you be better prepared? (dot voting)

- Detailed evacuation maps
- Multi-language emergency information
- Special needs assistance
- Neighborhood evacuation drills
- Emergency supply guidance
- Other (write-in option)

Dificultades de la respuesta de emergencia
La región de Coastside del condado de San Mateo, incluyendo Half Moon Bay y las comunidades no incorporadas cercanas, se enfrenta a desafíos únicos para la respuesta de emergencia.

- Aislamiento geográfico, con acceso limitado por carretera
- Pueden interrumpirse los sistemas de energía y comunicación
- Limitación de las rutas de evacuación y del acceso de los vehículos de emergencia

Estos problemas afectan a toda la zona costera y requieren una planificación coordinada para garantizar la seguridad de la comunidad.

Cuestiones clave de infraestructura

Sistemas de Energía	Sistemas de Comunicación
<ul style="list-style-type: none"> Impactos del corte de energía de seguridad pública Fuente de reserva para instalaciones críticas Condiciones vulnerables durante los apagones 	<ul style="list-style-type: none"> Limitaciones del servicio celular Interrupción de servicios de Internet Barreras de comunicación en caso de emergencia

Sistemas de alerta de emergencia
Sistemas actuales:

- SMC Alert / Alertas de emergencia
- Genetyx Protect / Zonhaven
- Half Moon Bay "Notificar Me" Alertas
- Emisiones de radio de emergencia
- Actualizaciones de redes de emergencia
- Radio del clima

Programas y recursos
Rutas de evacuación
Nuevas mapas de rutas de evacuación para el Condado de San Mateo y Half Moon Bay se están desarrollando actualmente como parte del Plan de Evacuación para Toda Peligros. Estos mapas se harán disponibles más adelante en 2025.

Programa CERT (Equipo Comunitario de Respuesta a Emergencias)
El programa CERT forma a voluntarios en técnicas básicas de respuesta ante catástrofes, como seguridad contra incendios, búsqueda y rescate, organización de equipos e operaciones médicas en caso de catástrofes. Los miembros del CERT ayudan a su comunidad durante y después de las emergencias.

Guías de preparación para emergencias
Las guías de preparación para emergencias del Condado de San Mateo incluyen información sobre cómo identificar y responder a desastres naturales y no naturales, incluyen consejos para crear un plan de emergencia, preparar un kit de emergencia y mantenerse informado durante una emergencia. Las guías también contienen importantes números de teléfono de salud pública y seguridad.

Políticas para revisión
Selección de políticas de evacuación y alerta
Estas son algunas de las políticas relacionadas con las evacuaciones y las alertas de emergencia. Por favor, vote si apoya esta política, se opone o está seguro.

	Apoyas	En contra	Seguro
Localizar instalaciones críticas fuera de las zonas de alto riesgo de inundación siempre que sea posible, teniendo en cuenta que el cambio climático puede aumentar la frecuencia e intensidad de los fenómenos peligrosos. Si las instalaciones críticas deben estar en zonas de alto riesgo, asegurarse de que sus instalaciones y sus rutas de acceso estén protegidas de los riesgos de inundación característicos de cada ubicación.	●	●	
Colaborar con jurisdicciones vecinas y Caltrans para mantener rutas potenciales de evacuación que sirven a la Costa del Condado, incluyendo revisar y mantenimiento de vegetación en carreteras existentes para apoyar evacuaciones seguras.	●	●	●
Asegurar que los sistemas de alerta de emergencia proporcionen a los miembros de la comunidad alertas sobre eventos de emergencia inminentes o actuales en idiomas y formatos accesibles para toda la comunidad.	●	●	
Establecer sistemas de alerta temprana y evacuación para residentes del interior para evacuar antes de las fuertes lluvias que pueden causar deslizamientos de tierra y flujos de escombros.	●	●	
Asegurar que los materiales de comunicación y educativos e informativos sobre actividades de recuperación a corto plazo estén disponibles para todos los residentes, con un enfoque en la accesibilidad para las poblaciones vulnerables.	●	●	
Establecer un programa de comunicación regular sobre peligros y procedimientos de emergencia, en colaboración con gobiernos locales y organizaciones basadas en la comunidad, para garantizar la preparación dentro de las comunidades más vulnerables.	●	●	

Preguntas para la comunidad
(¿Qué te ayudaría a estar mejor preparado? (dot voting))

- Mapas detallados de evacuación
- Información de emergencia en varios idiomas
- Asistencia para necesidades especiales
- Ejercicios de evacuación del vecindario
- Orientación sobre provisiones de emergencia
- Otros servicios a los que desea

TRANSCRIPT OF WRITTEN COMMENTS

Flooding & Tsunami Draft Policies:

- *Policy 1 - For development proposed in a special flood hazard area, require habitable structure to be elevated three feet above the base flood elevation and not contribute to the flooding of surrounding structures and properties:* Or modest and can be mitigated. Want County to manage new development and hazards.
- *Policy 3 - Partner with Community-Based Organizations to provide financial assistance to low-resourced households to prepare homes for potential flooding, including assistance for landlords to improve rental units:* Risks can be managed. County regulations are based on stale information. County needs to be a partner in this, not just walk away. For example, look at how much help the city of Rancho Pales Verdes provides to the residents in Portuguese.

Do you have specific concerns about implementing any of these [flooding] policies?

- Who are partners for low cost assistance?

Other Safety Issues - Questions for Community Input

- *Do you have specific concern about implementing any of these policies?* More clarity.
- *What's missing?* Ways to overcome inaction or apathy.
- *Other feedback:* Power outages are a significant safety issue south of central Half Moon Bay.

Emergency Response and Communication – Questions for Community Input

- *Neighborhood evacuation drills* – What are your shelter in place plans?
- *Other:* Establish safe places on the coastside that don't require Highway 92 to be an evacuation route, since it is not a practical route for emergency evacuation.

What resources would help you implement safety policies on your property?

- Assistance during previous fires: ALAS, FEMA, St Vincent de Paul
- Emergency response preparations for the Spanish-speaking community (Moonridge)

What types of green infrastructure would you like to see in your neighborhood?

- In case of an emergency, how would seniors who do not drive manage to evacuate?
- Tires clogged the drains and consequently my house flooded.