



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM #7

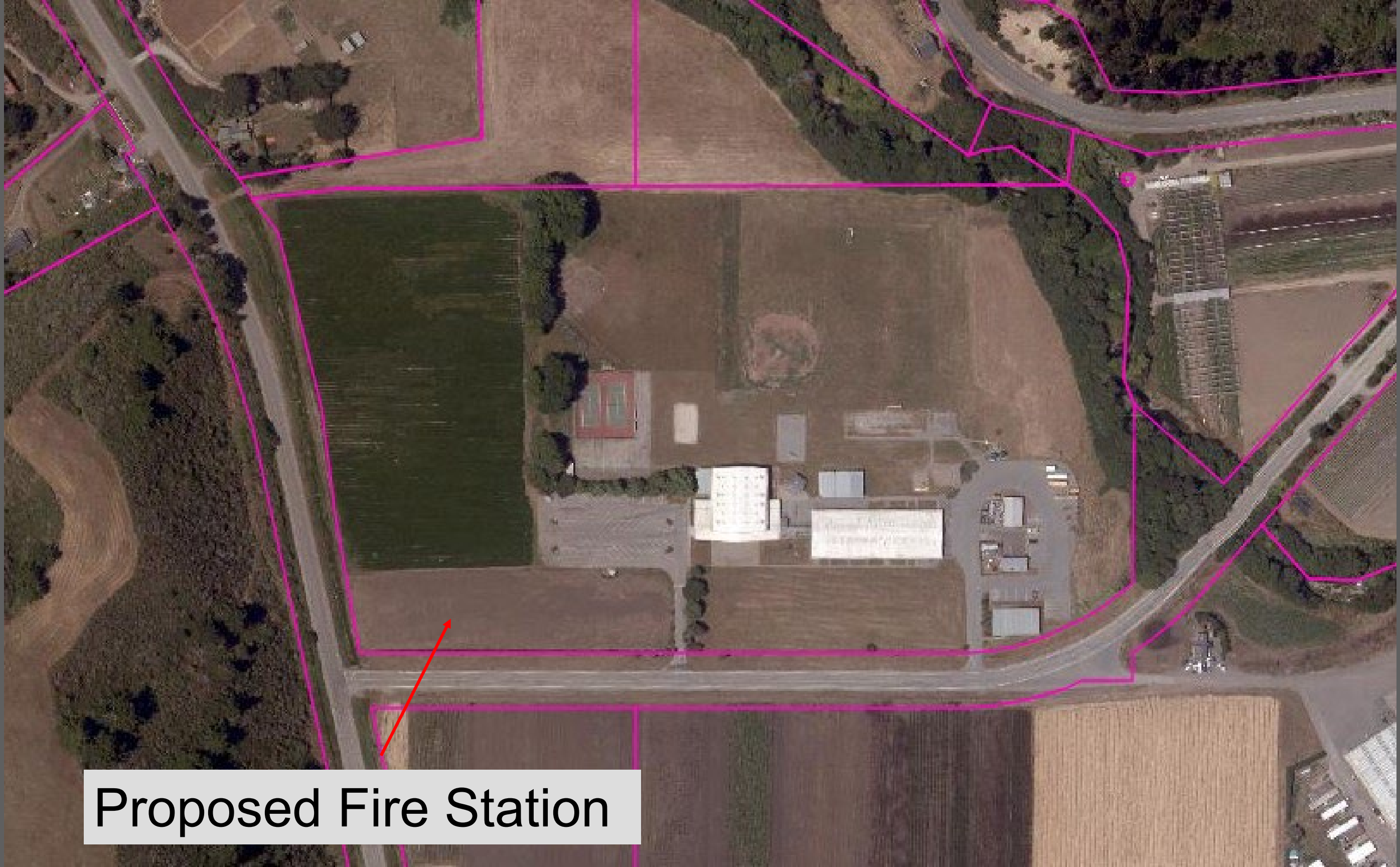
Applicant: **San Mateo County**

File Number: **PLN 2021-00056**

Location: **Pescadero Middle/High School, Pescadero**

Project Description: **Consideration of the California Coastal Commission's suggested modifications to the County's LCP amendments for the Pescadero Fire Station Replacement and CSA 11 water line extension.**





Proposed Fire Station



COUNTY PROPOSED AMENDMENT

Policy 2.60 – Pescadero Fire Station

No provision of this Local Coastal Program shall be interpreted in such a manner as to prohibit, or effectively prohibit, the construction and use of a fire protection facility and related uses at 350-360 Butano Cut Off in the Town of Pescadero, subject to conditions of a permit under Policy 5.6(b)(6) that achieves maximum compliance with Local Coastal Plan policies.



COASTAL COMMISSION MODIFICATION

Policy 2.60 – Pescadero Fire Station

The construction and use of a fire protection facility and related uses at 350-360 Butano Cut Off in the Town of Pescadero shall be allowed provided it achieves maximum compliance with Local Coastal Plan policies, including that all of the following requirements must be met:



COASTAL COMMISSION MODIFICATION

Policy 2.60 – Pescadero Fire Station (con't.)

1. No less environmentally damaging feasible alternative site exists for the facility and related uses.
2. Clearly defined buffer areas are provided between the facility/related uses and adjacent agricultural uses sufficient to ensure no loss of adjacent agricultural viability and/or productivity.



COASTAL COMMISSION MODIFICATION

Policy 2.60 – Pescadero Fire Station (con't.)

3. The viability and/or productivity of any adjacent agricultural land will not be diminished.
4. Any related public service expansions will not impact agricultural viability and/or productivity, including by increased assessment costs or degraded air and water quality; and



COASTAL COMMISSION MODIFICATION

Policy 2.60 – Pescadero Fire Station (con't.)

5. The conversion of prime agricultural land is mitigated on at least a 2:1 basis.



COASTAL COMMISSION MODIFICATION

Table 2.16 – Footnote 6 (Modified language *italicized* and underlined)

County Fire Station No. 59 average daily (CSA-11) potable water use is estimated at 326 gallons per day (gpd) for the proposed replacement station located at 350-360 Butano Cut Off (data based on actual use for the existing fire station facility at 1200 Pescadero Creek Road). Total gpd demand in this Table includes the proposed fire station at Butano Cut Off (326 gpd) and removal of the barracks and continued emergency staffing of the apparatus bay at 1200 Pescadero Creek Road (8 gpd). Source: Todd Groundwater, Town of Pescadero (CSA-11) Water Supply Yield and Sustainability Study, Final, March 31, 2021.



STAFF RECOMMENDATION

Adopt a resolution acknowledging receipt of the California Coastal Commission's conditional certification of the County's LCP amendments for the Pescadero Fire Station replacement and CSA 11 water line extension incorporating the California Coastal Commission's suggested modifications; and directing submittal of the modified LCP amendments to the Executive Director of the California Coastal Commission for final review.