

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

**DATE:** November 15, 2022

**TO:** Honorable Board of Supervisors

**FROM:** Steve Monowitz, Community Development Director

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of Local Coastal Plan Map and Text Amendment to change the land use designation of the subject parcel from “Agriculture” to “Institutional” and Public Works Component policies, to facilitate future construction of a replacement fire station (County Fire Station No.59) and extension of CSA-11 boundaries to serve the fire station and Pescadero Middle/High School located at 350-360 Butano Cut Off; certification of the project’s Initial Study/Mitigated Negative Declaration; and application for Sphere of Influence amendment and annexation. The project is located in the unincorporated Pescadero area of San Mateo County.

County File Number: PLN 2021-00056 (County of San Mateo)

**PROPOSAL**

The County of San Mateo proposes to amend the San Mateo County Local Coastal Program (LCP) to facilitate construction of a replacement County Fire Station (Station No.59 in Pescadero), and to amend County Service Area 11’s (CSA-11) boundaries, to enable a water line extension to serve the replacement fire station and the existing Pescadero Middle/High School, located at 350-360 Butano Cut Off Road. No other new connections to the extended water line are allowed by the proposed amendment, which includes the following changes:

- revise the subject parcel’s Local Coastal Plan Land Use Map designation from “Agriculture” to “Institutional”;
- make minor changes to Local Coastal Plan Policies 2.37 (*Monitoring*), 2.39 (*Service Area Boundary*);
- add new Policy 2.60 (*Pescadero Fire Station*); and,
- amend Table 2.16 (*Estimate of Water Consumption Demand at Land Use Plan Buildout for the Town of Pescadero*).

The proposed amendments are limited to those required to allow the County to pursue the Coastal Development Permit required to construct the needed replacement fire station and water line extension.

## **RECOMMENDATION**

That the Board of Supervisors certify the project's California Environmental Quality Act document, adopt a resolution directing staff to submit the Local Coastal Program Amendments for California Coastal Commission certification and adopt a resolution of application to the Local Area Formation Commission (LAFCo) for a Sphere of Influence (SOI) Amendment and Annexation for CSA-11, by adopting the findings in Attachment A, and specify the Community Development Director at 455 County Center, 2<sup>nd</sup> Floor, Redwood City, California as custodian of the documents or other material which constitute the record of proceedings upon which this decision is based

## **SUMMARY**

The County seeks to relocate Station No. 59 because its current location is partially within a floodplain which has resulted in annual interior flooding, mold, and plumbing backups to the barracks building, among other issues. Seasonal flooding of the adjacent Butano Creek also impacts Pescadero Creek Road by restricting and sometimes prohibiting vehicle movement on the Road. This flooding also results in isolating Station No. 59 from the town of Pescadero, with subsequent delays in responding to emergency calls that originate on the east side of Butano Creek.

Pescadero Middle/High School serves approximately 170 students in Grades 6 through 12. The school relies upon groundwater for its water needs. The State Water Resources Control Board (Division of Drinking Water) has cited the school's well for exceeding maximum allowed nitrate and coliform contaminant levels. The school currently relies on bottled water for consumption needs. Past attempts to drill new wells have failed due to insufficient water quality and quantity on the property which will be remedied by connecting the school to CSA-11.

The County's recently adopted Multi-Jurisdictional Local Hazard Mitigation Plan created long- and short-term programs and policies to reduce injury and damage resulting from natural hazards. The existing Pescadero Fire Station was identified as a vulnerable facility with a short-term timeline and high social equity lens priority. Additionally, the school is an evacuation center and served residents as such during the CZU Lightning Complex Fire. These critical facilities are essential to the health and welfare of the population, serve as community lifelines, and enable continuous operation of government functions. Replacement of the fire station and connection of the school and fire station to CSA-11 water will ensure these facilities can continue to effectively serve visitors and the Pescadero community.

The standard of review for the proposed amendments, which will be applied by the Coastal Commission after the amendments have been submitted, is consistency with applicable sections of the California Coastal Act. In addition, both the County and the Commission must ensure that once amended, the LCP will remain internally consistent. As detailed by the staff report, the proposed amendments have been carefully crafted to conform to these requirements.