



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Parks



Date: April 15, 2014
Board Meeting Date: May 20, 2014
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Marlene Finley, Parks Director

Subject: California Coastal Commission Memorandum of Agreement

RECOMMENDATION:

Adopt a Resolution authorizing the Parks Director, or her designee, to execute a California Coastal Commission Memorandum of Agreement that defines terms of acceptance and use of a fee of \$15,000 for the construction of a public access path west of Highway 1 in El Granada.

BACKGROUND:

The shoulder of Highway 1 along Surfer's Beach used as the California Coastal Trail (CCT) is unpaved and has eroded to approximately 2-foot wide. The narrowness of the shoulder along Highway 1 often forces non-motorized users to go onto the highway to pass each other. Current beach access is down a steep deteriorated grade from this eroded section of Highway 1. Beach users and surfers often carry gear as they travel down this difficult slope which further erodes the impacted slope.

Since 2002, San Mateo County has collaborated with state agencies, local governments, and community stakeholders to provide a solution for safe vertical access to Surfer's Beach from Highway 1, a safe 400-foot section of CCT alongside Highway 1, and to address erosion of the embankment that stabilizes the shoulder area of Highway 1.

Surfer's Beach is recognized in two planning studies including a 2007 Midcoast Parks Action Plan and a 2011 Improving Safety and Mobility along Highway 1 in the County of San Mateo Report. The California Coastal Commission (Commission) convened a September 2011 Multi Agency Scoping Meeting with County officials focused on Surfer's Beach. The meeting resulted in a project scope and cost estimate and the desire by the community for the County to seek funds to implement the suggested solution of a Surfer's Beach Access and Safety Project. An overarching concept was developed encompassing the 400-foot section of CCT north of Mirada Surf County Park

along Surfer's Beach. In addition to creating a safe, stabilized section of Coastal Trail, the Commission has requested that vertical access be provided to Surfer's Beach in the form of a removable staircase.

DISCUSSION:

An individual submitted an application to the Commission for Coastal Development Permit A-2-SMC-10-015, pursuant to the California Coastal Act of 1976, to authorize the subdivision of a 10,865 square foot undeveloped parcel and construction of a three-story, nine-unit condominium complex, removal of 13 non-native Eucalyptus trees, 200 cubic yards of grading, and construction of retaining walls at the property located at 121-137 Avenue Cabrillo, El Granada, in San Mateo County.

On June 18, 2013, the Commission conditionally approved a Coastal Development Permit subject to certain standard and special conditions, including special condition 2 which requires the permittee to pay to an entity acceptable to the Executive Director of the Commission a mitigation fee in an amount of not less than \$15,000 to provide for construction of a public access path to be located west of Highway 1, starting at the intersection of Coronado Avenue and Cabrillo Highway in El Granada and extending north, approximately 400 feet.

A Memorandum of Agreement (MOA) between the Commission and San Mateo County has been prepared, upon execution of which, the permittee shall pay San Mateo County Parks the \$15,000 fee. County Parks will use the funds to provide for the construction of the proposed project (or an approved alternative project) in accordance with the MOA. The money may not be used for planning documents, planning costs or other costs. Any portion of the fee that remains unspent, five years after County Parks receives it, is specified to be donated to Pillar Point Harbor District, County Parks, or another organization acceptable to the Executive Director of the Commission for the purpose of public recreational access improvements in San Mateo County.

County Counsel has reviewed and approved the Resolution and Memorandum of Agreement as to form.

Approval of this Resolution contributes to the Shared Vision 2025 outcome of an Environmentally Conscious Community as execution of the MOA will further the number and quality of natural experiences and recreational opportunities for County Park visitors. Each visitor gains a greater appreciation of the natural environment and the need for its preservation.

FISCAL IMPACT:

Execution of the MOA and acceptance of the \$15,000 mitigation fee has no fiscal impact.