

**RESOLUTION NO. .**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

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**RESOLUTION DIRECTING STAFF TO SUBMIT THE PROPOSED LOCAL COASTAL PROGRAM LAND USE PLAN AMENDMENTS FOR COASTAL COMMISSION REVIEW AND CERTIFICATION**

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**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, that

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**WHEREAS**, in 1980, the San Mateo County Board of Supervisors (Board of Supervisors) approved, and the California Coastal Commission certified the San Mateo County Local Coastal Program (LCP), establishing policies, consistent with the Coastal Act, to guide development within the County's Coastal Zone while protecting Coastal resources and providing coastal access for all; and

**WHEREAS**, since its certification, LCP has been amended various times, to improve its conformity with the California Coastal Act or respond to local circumstances; and

**WHEREAS**, in 2011 the County initiated a study to determine the feasibility of replacing or moving the existing Pescadero Fire Station. Persistent flooding of nearby Butano Creek has caused damage to the existing Fire Station buildings and hampered emergency response times for the fire crew; and

**WHEREAS**, in 2015 the County formed the Pescadero Fire Station Steering Committee, composed of County staff and community members, to determine the best course of action, including identification of potential re-location sites; and

**WHEREAS**, in February 2016 the Steering Committee hosted a public workshop with the Community of Pescadero to consider all alternatives, including potential re-location sites. Based upon input from the Community and early consultation with the Coastal Commission, the school site was selected as the preferred location for a new fire station. However, the preferred location is outside the Urban-Rural Boundary for the Pescadero Rural Services Center and thus currently ineligible to receive water from CSA-11; and

**WHEREAS**, the Pescadero Middle/High School was constructed in 1960 and serves as an educational facility for the community, as well as an emergency evacuation center for the south county area; and

**WHEREAS**, the Middle/High School has previously relied upon groundwater for its potable water uses. In 2017, the State Water Resources Control Board issued a citation against the school for high nitrate levels in their drinking water. Since then, the school has relied upon bottled water for their drinking water; and

**WHEREAS**, the County's Multi-Jurisdictional Local Hazard Mitigation Plan identified the existing Pescadero Fire Station 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 new fire station to CSA-11 water will ensure these facilities can continue to effectively serve visitors and the Pescadero community.

**NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the San Mateo County Board of Supervisors:

1. Amend the San Mateo County LCP Public Works Component to revise Policy 2.37 and Table 2.16 to add the Middle/High school as a water consuming use and include revised water consumption rates for the replacement fire station, as shown in Exhibit "A" of this Resolution.
2. Amend the San Mateo County LCP Public Works Component to revise Policy 2.39 to allow the connection of the replacement fire station and the Middle/High school to the CSA-11 water delivery system, as shown in Exhibit "B" of this Resolution.
3. Amend the San Mateo County LCP Public Works Component to add Policy 2.60 to facilitate the construction of the replacement fire station on the school property, as shown in Exhibit "C" of this Resolution.

**AND, BE IT FURTHER RESOLVED**, that the San Mateo County Board of Supervisors direct staff to transmit the proposed amendments to the Coastal Commission for certification of conformity with the California Coastal Act; and

**AND, BE IT FURTHER RESOLVED**, that these Local Coastal Program amendments shall not have the force of law until thirty (30) days after the California Coastal Commission has confirmed that the County's action acknowledging the Commission's certification, and accepting any modifications required as a condition of certification, is legally adequate.

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**EXHIBIT “A”**

2.37 Monitoring

Require the managing entity of the water system to: 1) monitor water consumption by use, groundwater level trends and sustainability, and 2) annually revise the estimated buildout capacity limits (shown in Table 2.16) and the reservation of capacity for priority uses (shown in Table 2.18) based on this monitoring.

**Table 2.16**

**Delete existing Table 2.16 and replace it with the following new Table 2.16**

TABLE 2.16				
ESTIMATE OF WATER CONSUMPTION DEMAND AT LAND USE PLAN BUILDOUT FOR THE TOWN OF PESCADERO				
	Existing	Proposed	Total	Demand GPD <sup>5</sup>
Dwelling Units	125 <sup>1</sup>	125 <sup>3</sup>	250	61,250–97,000
Commercial Outlets	20 <sup>2</sup>	20 <sup>4</sup>	40	9,800–15,520
Fire Station <sup>6</sup>	1	1	2	334
Middle/High School <sup>7</sup>	0	1	1	835
<b>TOTAL</b>				72,219 – 113,689
NOTES:				
1. In the special census done for Pescadero in 1977, there were 100 households and 143 dwelling units in the census area. For the purpose of projecting water connections, it is assumed that when safe water is available, approximately 25 of the abandoned dwellings will be rehabilitated or repaired.				
2. Count of retail outlets.				
3. All lots infilled, all residential areas fully developed at densities shown.				
4. Assumes slightly higher ratio of acreage to commercial outlets than exists, since best sites are already developed.				

5. Assumes average consumption per connection at 245 to 388 gpd.

Basis: Per capita consumption of 70 gpd is low compared to Midcoast per capita consumption of 90 gpd; 70 gpd is considered sufficient in Pescadero providing water conservation is practiced and/or public domestic supply is supplemented by water from existing private wells for non-potable uses such as lawn watering or car washings. Household size at buildout is assumed to be 3.5 persons.  $(3.5)(70) = 245$  gpd. It is also assumed that each commercial outlet will consume as much water as one residence, with stores and similar establishments with low water needs balancing restaurants with greater water needs.

6. County Fire Station 59 average daily (CSA-11) potable water use is estimated at 326 gpd for the replacement station located at 350-360 Butano Cut Off (data based on actual use for the fire station facility at 1200 Pescadero Creek Road). Total GPD demand in this Table includes the fire station at Butano Cut Off and removal of the barracks and continued emergency staffing of the apparatus bay at 1200 Pescadero Creek Road of 8 days per year at 8 gpd – 64 gallons per year). Source: Todd Groundwater, Town of Pescadero (CSA-11) Water Supply Yield and Sustainability Study, Final, March 31, 2021.
7. Pescadero Middle/High School located at 350-360 Butano Cut Off anticipated average daily potable water use is 835 gpd. Source: Todd Groundwater, Town of Pescadero (CSA-11) Water Supply Yield and Sustainability Study, Final, March 31, 2021.

## **EXHIBIT “B”**

### 2.39 Service Area Boundary

Limit water connections to uses within the boundary of the rural service center and to fire protection facilities and public schools serving the rural service center.



## EXHIBIT "C"

### 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.