



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM # 10

Applicant: **San Mateo County**
Owner: **San Mateo County**
File Number: **PLN 2021-00056**
Location: **Pescadero Middle/High School, Pescadero**
APN: **087-053-010**

Project Description: **Consideration of 1) Local Coastal Plan Map and Text Amendments to change the land use designation of the subject parcel from “Agriculture” to “Institutional” and Public Works Component policies, and 2) a resolution to approve an application for a Sphere of Influence Amendment and Annexation of the subject parcel into CSA-11 to facilitate future construction of a replacement fire station (County Fire Station Number 59) and extension of CSA-11 water lines to serve the fire station and Pescadero Middle/High School.**



PRESENTATION OUTLINE

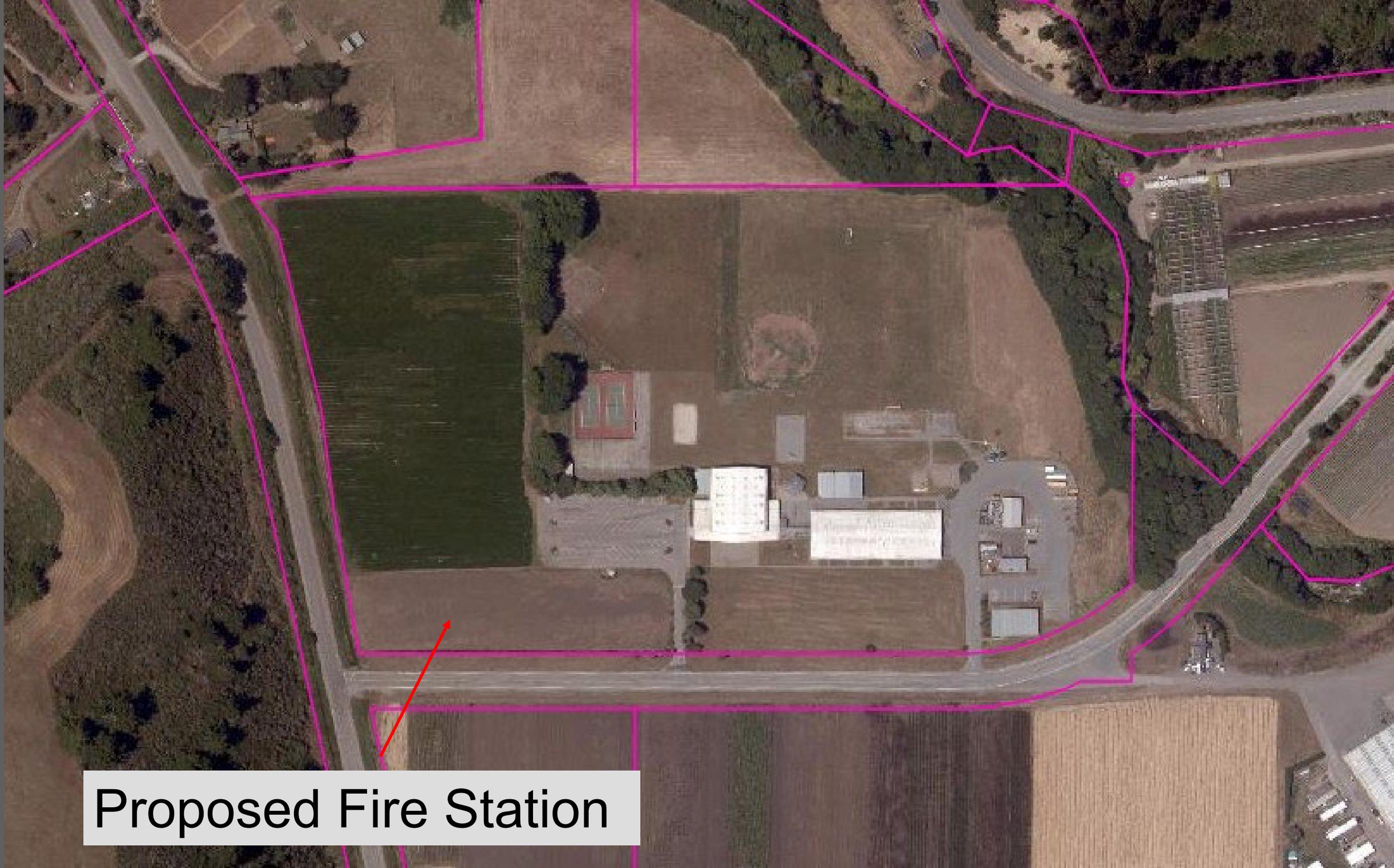
- **Project Background**

- A) Current Pescadero Fire Station**

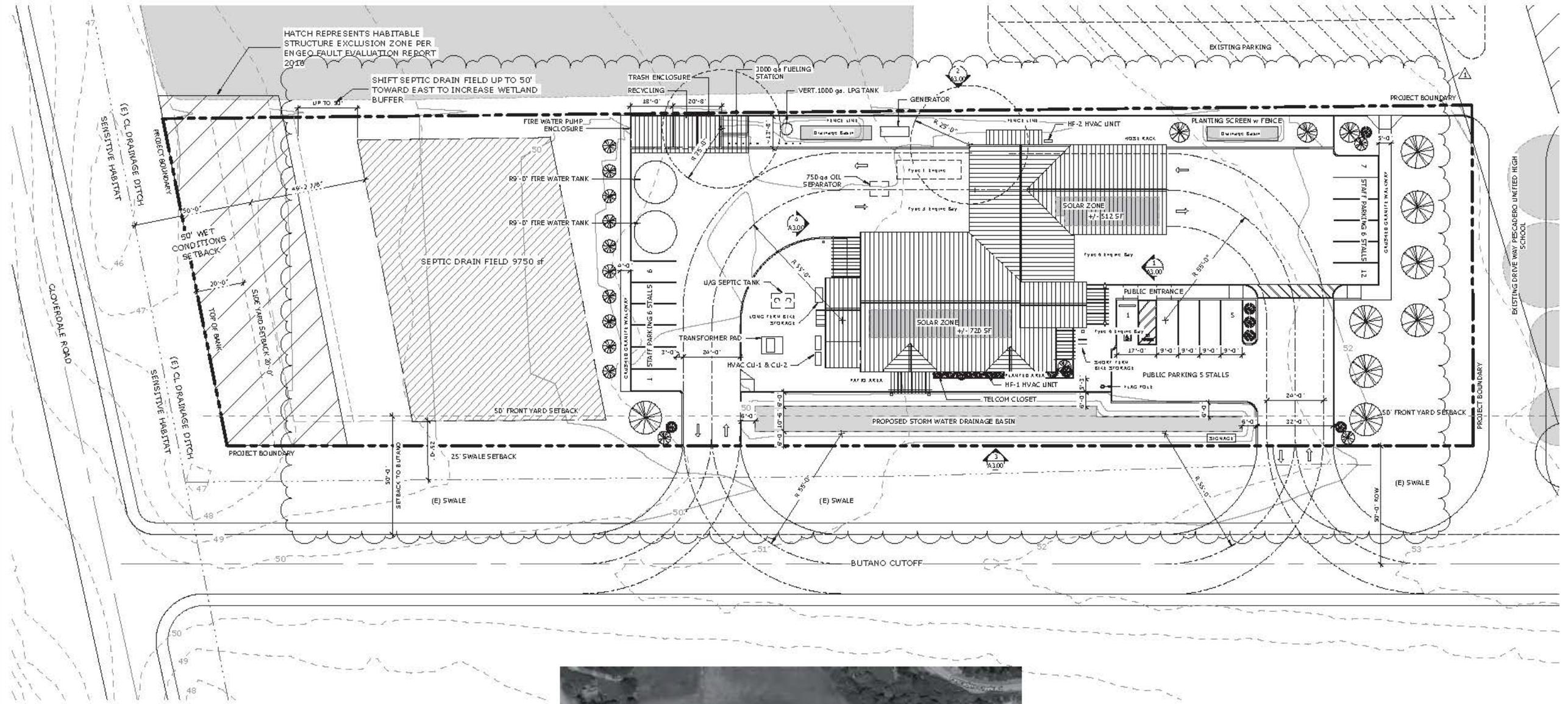
- B) Pescadero Middle/High School**

- Project Description
- Coastal Act Compliance
- Staff's Recommendation

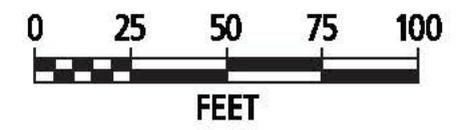




Proposed Fire Station



New Fire Station location





PRESENTATION OUTLINE

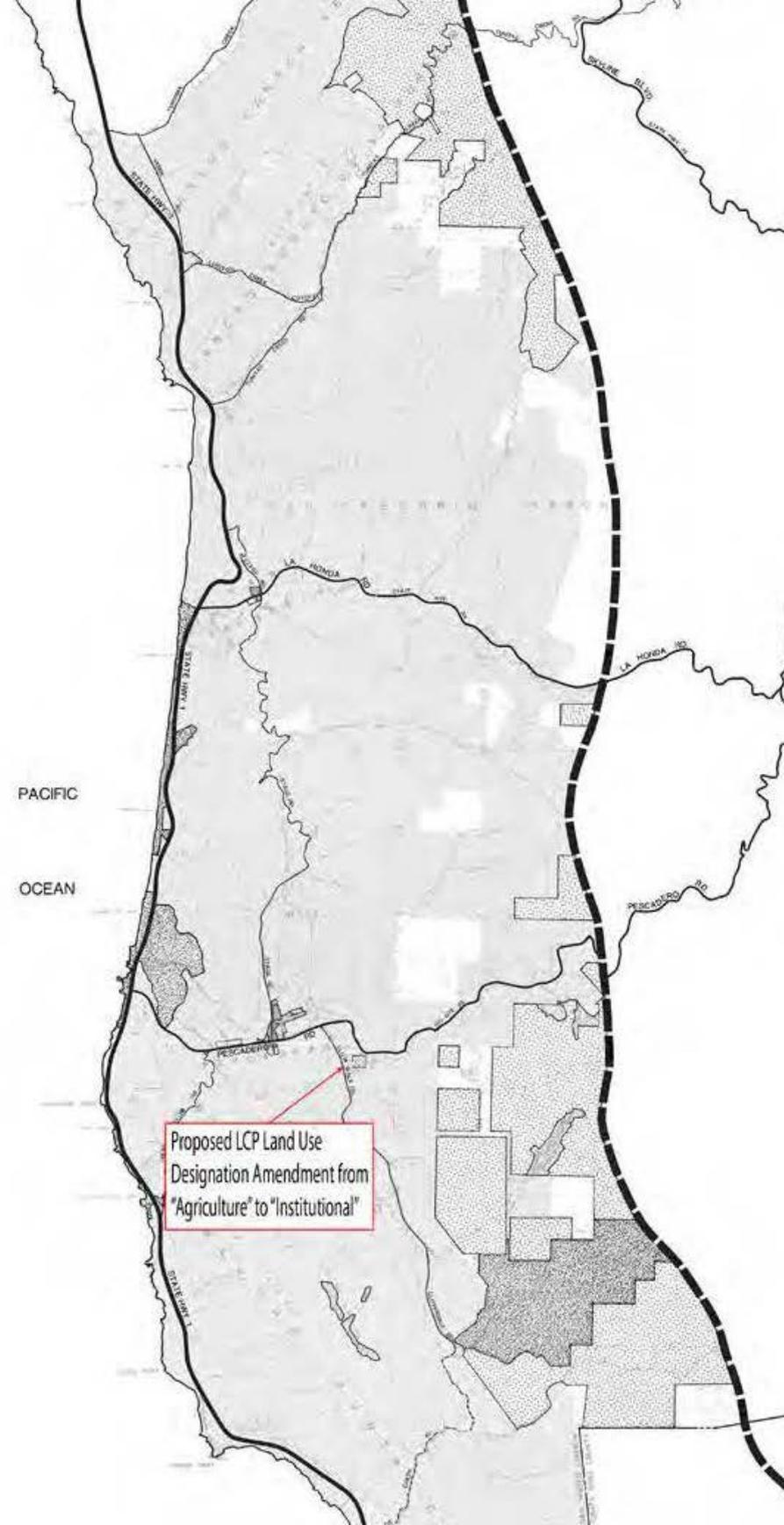
- Project Background

- **Project Description**

1) LCP Amendments

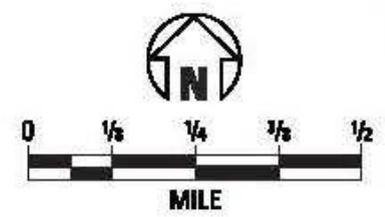
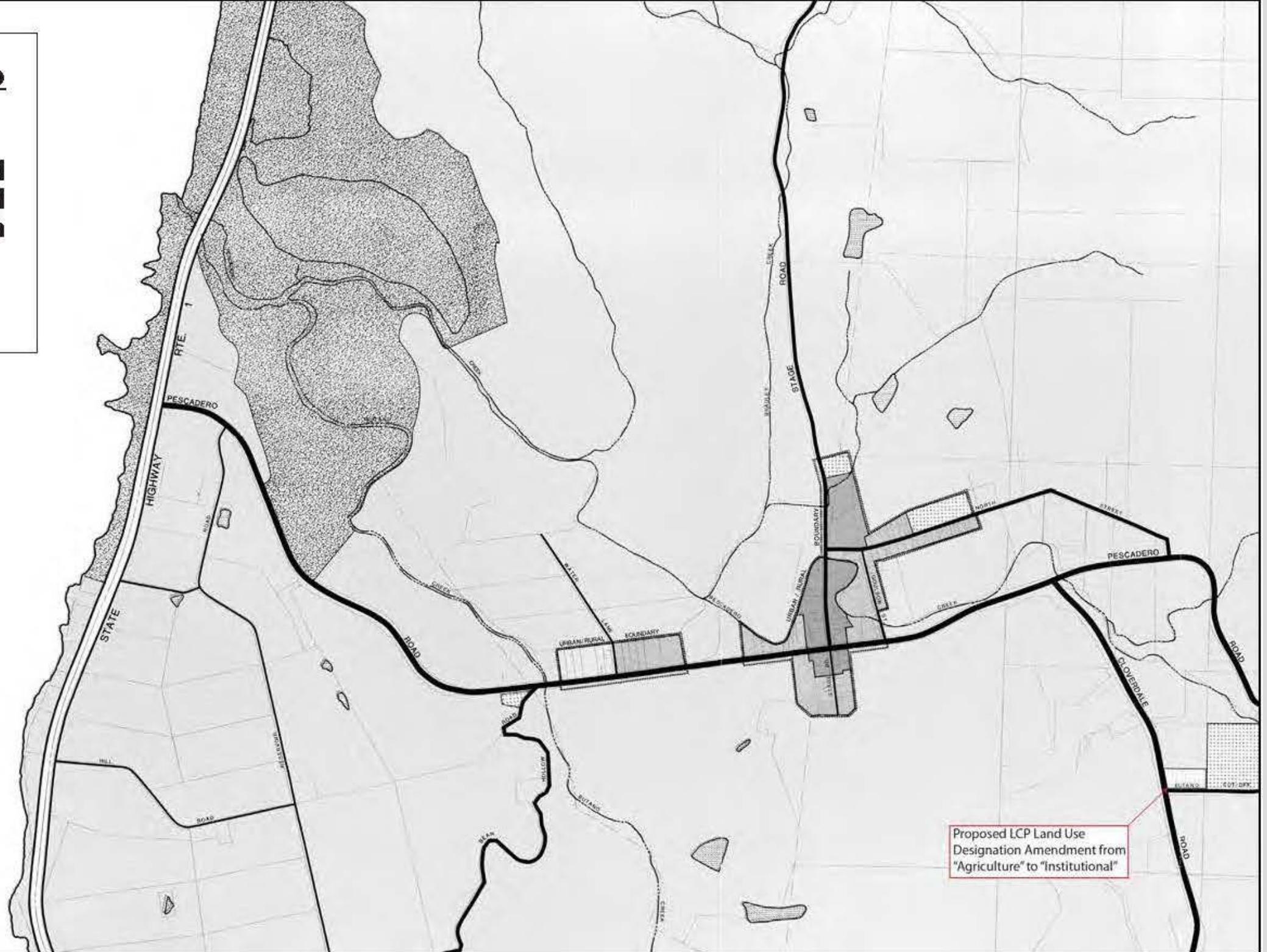
2) LAFCO Sphere of Influence Amendment and Annexation into CSA-11

- Coastal Act Compliance
- Staff's Recommendation



LAND USE:

-  LOW DENSITY RESIDENTIAL 0.3-2.0 DU/AC
-  MEDIUM LOW DENSITY RESIDENTIAL 2.1-6.0 DU/AC
-  MEDIUM HIGH DENSITY RESIDENTIAL 9.1-16.0 DU/AC
-  NEIGHBORHOOD COMMERCIAL
-  COMMERCIAL RECREATION
-  INSTITUTIONAL
-  PUBLIC RECREATION
-  AGRICULTURE
-  TIMBER PRESERVE
-  GENERAL OPEN SPACE
-  WATER



LAND USE:

 LOW DENSITY RESIDENTIAL 0.3-2.0 DU/AC	 MEDIUM HIGH DENSITY RESIDENTIAL 9.1-16.0 DU/AC	 INSTITUTIONAL	 AGRICULTURE
 MEDIUM DENSITY RESIDENTIAL 6.1-9.0 DU/AC	 NEIGHBORHOOD COMMERCIAL	 PUBLIC RECREATION	 WATER



PRESENTATION OUTLINE

Policy 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 and the ~~reservations~~ **reservation of capacity** for the priority uses ~~annually on~~ ~~the basis of~~ **based on** this monitoring.



PRESENTATION OUTLINE

Policy 2.39 - Service Area Boundary

Limit water connections to uses within the boundary of the rural service center and to the fire protection ~~facility~~ **facilities and public schools** serving the rural service center ~~on July 28, 1993.~~



PRESENTATION OUTLINE

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.



TABLE 2.16
ESTIMATE OF WATER CONSUMPTION DEMAND
AT LAND USE PLAN BUILDOUT FOR THE TOWN OF
PESCADERO

	Existing	Proposed	Total	Demand GPD ⁵
Dwelling Units	125 ¹	125 ³	250	61,250–97,000
Commercial Outlets	20 ²	20 ⁴	40	9,800–15,520
Fire Station ⁶	1	1	2	4,000 334
<u>Middle/High School</u> ⁷	<u>0</u>	<u>1</u>	<u>1</u>	<u>835</u>
TOTAL				72,050–113,520 <u>72,219 – 113,689</u>

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 No.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**



PRESENTATION OUTLINE

- Project Background
- **Project Description**
 - 1) LCP Amendments
 - 2) LAFCO Sphere of Influence Amendment and Annexation into CSA-11**
- Coastal Act Compliance
- Staff's Recommendation



PRESENTATION OUTLINE

- Project Background
- Project Description
- **Coastal Act Compliance**
- Staff's Recommendation



COASTAL ACT COMPLIANCE

Relocation of the Fire Station and connection of the station and the middle/high school leads to better protection of coastal resources and integration into the community:

- Protection of agricultural lands and mitigation for necessary conversion. (CA Sect. 30250)
- Protection of scenic resources (CA Section 30251)



COASTAL ACT COMPLIANCE

- Minimize risks to life and property in areas of high geologic, flood, and fire hazard (CA Section 30253)
- Expansion of Public Works is limited to essential public services (CA Section 30254)



PRESENTATION OUTLINE

- Project Background
- Project Description
- LCP Compliance
- **Staff's Recommendation**



RECOMMENDATION

That the Board of Supervisors:

- 1) Certify the project's IS/MND;
- 2) Adopt the resolutions directing staff to submit the Local Coastal Program amendments for California Coastal Commission certification, by adopting the findings in Attachment A; and
- 3) Adopt a resolution to approve an application to the Local Area Formation Commission for a Sphere of Influence Amendment and Annexation of the subject parcel into CSA-11.