



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
County Manager



Date: May 29, 2013
Board Meeting Date: July 9, 2013
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: John L. Maltbie, County Manager

Subject: Transfer of property from Caltrans to the County of San Mateo for Devil's Slide Tunnel Bypass Public Access Improvements

RECOMMENDATION:

Adopt a Resolution:

- A) Waiving the County's right to protest Caltrans' notice of intent to relinquish the bypassed segment of State Route 1 in connection with the completion of Devil's Slide Tunnel; and
- B) Authorizing the County Manager or his designee to execute documents required to accept fee title to the bypassed segment of State Route 1; fee title to five parcels located immediately to the west of the bypassed segment; and an easement interest located to the east of the bypassed segment

BACKGROUND:

The Devil's Slide Tunnel Project ("Project") resulted in construction of two tunnels between Pacifica and Montara beneath San Pedro Mountain. At the northern end of the tunnels, a 1,000-foot bridge spans the valley at Shamrock Ranch. At the south end of the tunnels, State Route 1 has been realigned to provide a safe transition into and out of the tunnel.

The tunnels are now in use but certain terms and conditions set forth in the San Mateo County Coastal Development Permit for the Devil's Slide Tunnel (PLN-2003-00428 dated July 6, 2004, hereinafter ("Devil's Slide Permit") and San Mateo County Local Coastal Plan ("Coastal Plan") must still be met.

DISCUSSION:

The Devil's Slide Permit and Coastal Plan contemplate that the California Department of Transportation ("Caltrans") will relinquish the bypassed segment of State Route 1 along with certain collateral facilities ("Relinquished Segment"), identified in Exhibits A and B, attached to this staff report. The Devil's Slide Permit obligated Caltrans to install certain public access improvements within one year of the completion of the tunnel. The improvements include parking areas, pedestrian signal lights, traffic and informational

signage, trash receptacles, guardrails, gates and water hookups. In the event that Caltrans was unable to conclude an agreement with a third party entity to assume responsibility for the public access improvements in the Relinquished Segment, the Devil's Slide Permit and Coastal Plan require the County of San Mateo to accept responsibility for opening and operating the Relinquished Segment as a non-motorized trail. No permanent operating entity has been found and the County must therefore assume responsibility for operating the trail

Part of this process is the transfer of ownership of the associated property to the County. The transfer is effectuated through Section 73 of the Streets and Highways Code, which requires that the State notify the County of the intent to relinquish a highway and/or collateral facilities not less than ninety days before recordation of the transfer. Within this period, the County may protest the relinquishment. By the County waiving the right to protest, the California Transportation Commission can approve the relinquishment immediately at its meeting on August 6, 2013, and the transfer will become effective upon recordation of the CTC's relinquishment resolution.

Further, an Agreement between the County and Caltrans authorizes the conveyance by Director's Deeds, at no cost, of five parcels on the west side of the Relinquished Segment. The Agreement also authorizes the conveyance of an easement on the east side of the segment for access at the south portal of the tunnel to adjacent State Park and County lands via the proposed Green Valley Trail. These five parcels and the easement are identified on attached Exhibits A and B. The acceptance of these parcels is the result of cooperative discussions between County and Caltrans staff. Parcel 4, also identified as Right of Way Parcel 59336 or Assessor's Parcel Number 023-742-020, is subject to a historic preservation covenant, which covenant will obligate the County to preserve the cultural resources and World War II bunker site to the extent funds are made available. Parcels 2,3 5 and 6 are steeply sloped. The Directors Deeds will be recorded with the relinquishment resolution.

County Counsel has reviewed and approved the Agreement and Resolution as to form. The Interim Director of the Parks concurs in this recommendation.

Waiver of the right to protest the relinquishment and acceptance of the property interests and collateral facilities contributes to the Shared Vision 2025 outcome of a Livable Community by incorporating property and facilities into the County parks system for scenic vistas and use by the County's constituents and others travelers.

FISCAL IMPACT:

This property transfer has no impact on the General Fund. The Board of Supervisors has budgeted \$1,991,525 in FY13/14 to reconstruct this section of State Highway 1 into a multi-use non-motorized public trail. The real property administrative expenses associated with this property transfer will be paid from that funding. There is no purchase cost associated with the transfer of property interests.

ATTACHMENTS:

Exhibits A and B

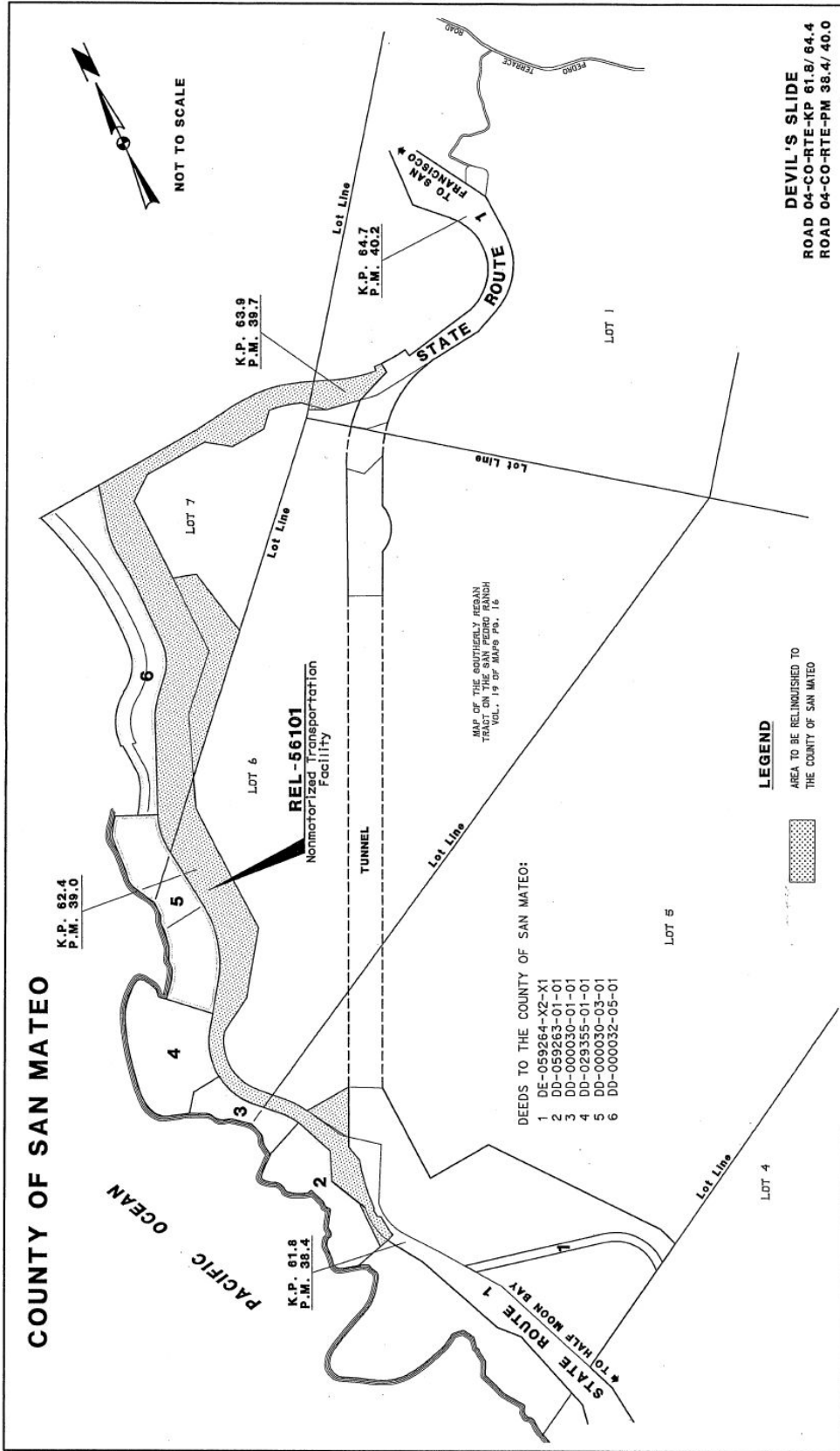
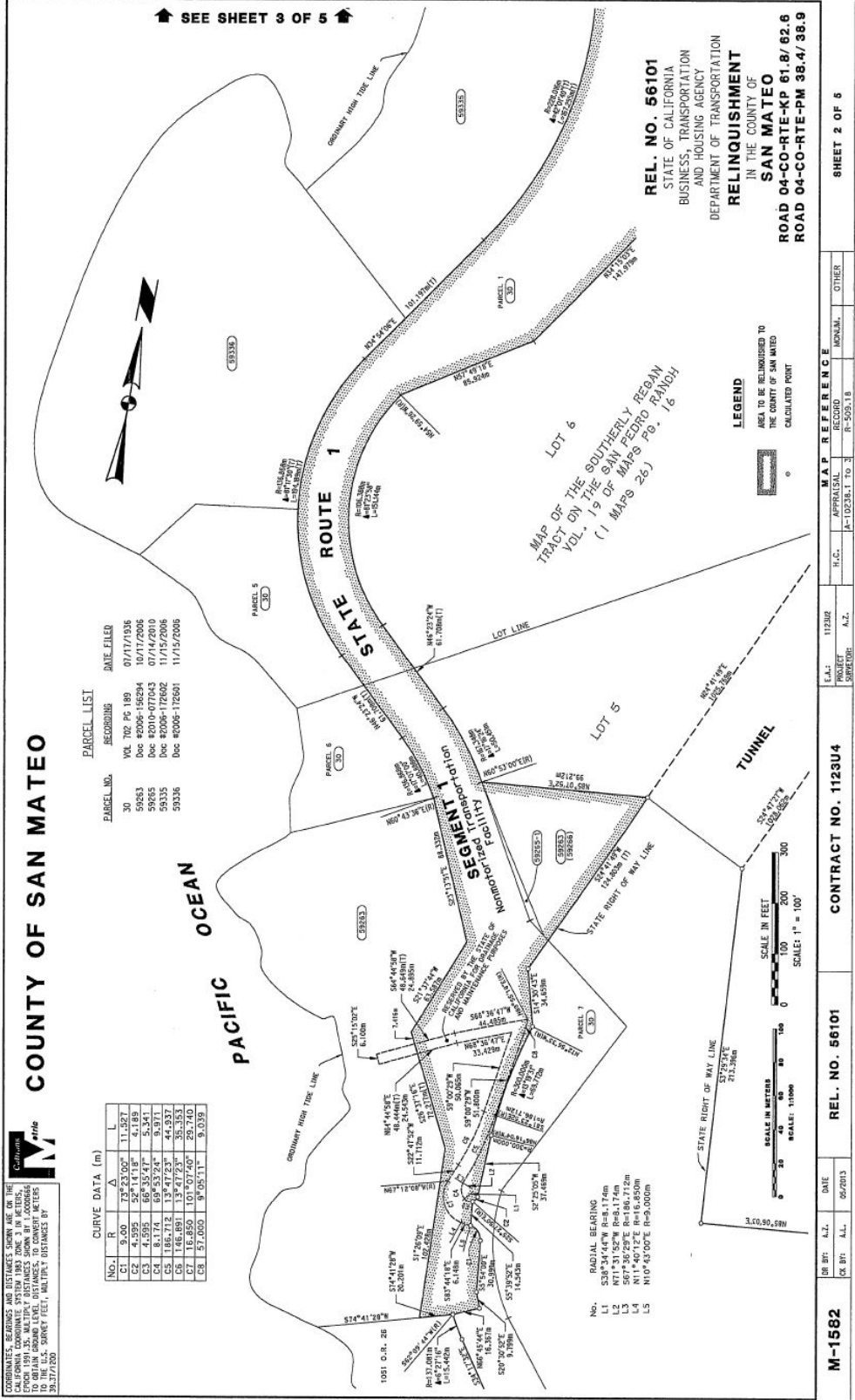


Exhibit A



COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE BASIS OF THE NAD 83 DATUM. DISTANCES ARE IN FEET AND DECIMALS THEREOF. BEARINGS ARE IN DEGREES, MINUTES AND SECONDS. DISTANCES ARE IN FEET AND DECIMALS THEREOF. BEARINGS ARE IN DEGREES, MINUTES AND SECONDS. DISTANCES ARE IN FEET AND DECIMALS THEREOF.

PARCEL NO.	RECORDING	DATE FILED
30	VOL 702 PG 180	07/17/1936
59253	Doc #2006-158294	10/17/2006
59255	Doc #2010-077043	07/14/2010
59335	Doc #2006-172602	11/15/2006
59336	Doc #2006-172601	11/15/2006

CURVE DATA (m)			
NO.	R	Δ	L
C1	9.00	73°23'00"	11.527
C2	4.592	52°14'18"	4.189
C3	4.592	56°35'47"	5.341
C4	1.117	13°47'23"	44.337
C5	146.891	13°47'23"	35.353
C6	16.850	107°07'40"	29.740
C7	37.000	9°05'11"	9.039

- NO. RADIAL BEARING DISTANCE
- L1 S31°45'00"E 1.125m
 - L2 N71°31'52"E R=1.171m
 - L3 S67°35'29"E R=1.861712m
 - L4 N11°40'12"E R=16.850m
 - L5 N10°43'00"E R=9.000m

REL. NO. 56101
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
RELINQUISHMENT
IN THE COUNTY OF
SAN MATEO
ROAD 04-CO-RTE-KP 61.8/ 62.6
ROAD 04-CO-RTE-PW 38.4/ 38.9

M-1582	ON DT: A.L.	DATE	REL. NO. 56101	CONTRACT NO. 1123U4	MAP REFERENCE		
					APPRAISAL	RECORD	OTHER
	CK DT: A.L.	05/2013					
				PROJECT SHEET: A.Z.	H.C.	MON.M.	
					112302		
						A-10234.1 TO 3 R-509.18	

COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE
SOUTHERLY REGAN SYSTEM USING ZONE 10 IN METERS.
TO OBTAIN HORIZONTAL DISTANCES, TO CONVERT METERS
TO FEET, MULTIPLY BY 3.28084.
TO OBTAIN VERTICAL DISTANCES, TO CONVERT METERS
TO FEET, MULTIPLY BY 3.28084.
30.11/1/200

COUNTY OF SAN MATEO

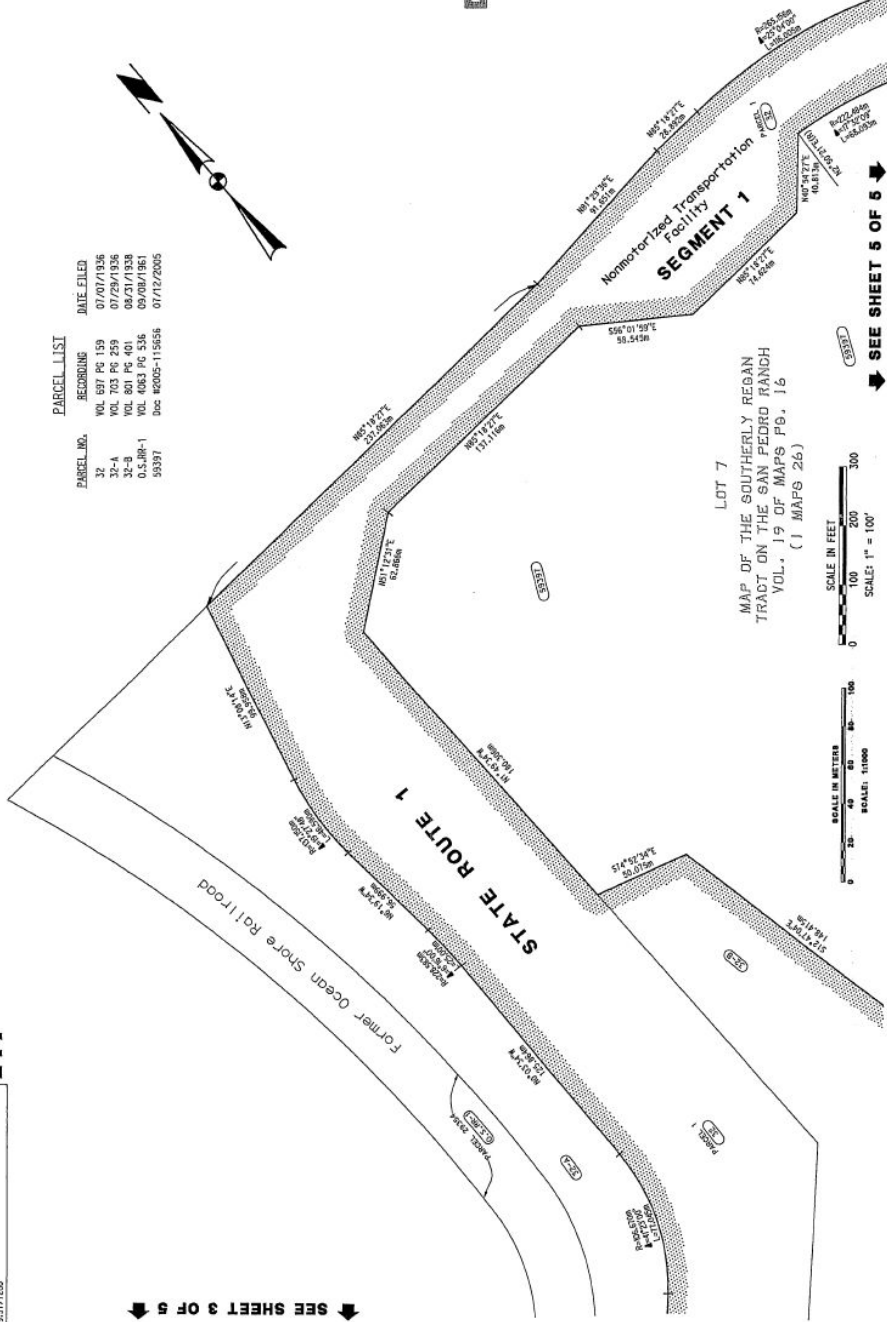
PARCEL INFO.	RECORDS	DATE FILED
32	VOL 697 PG 159	07/03/1985
32-A	VOL 723 PG 239	07/03/1985
32-B	VOL 801 PG 401	08/31/1938
0.5-RR-1	VOL 4083 PG 538	09/08/1961
93397	Doc #2005-115536	07/17/2005

SEE SHEET 3 OF 5



LEGEND

AREA TO BE RELINQUISHED TO
THE COUNTY OF SAN MATEO



REL. NO. 56101
STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION
AND HOUSING AGENCY
DEPARTMENT OF TRANSPORTATION
RELINQUISHMENT
IN THE COUNTY OF
SAN MATEO
ROAD 04-CO-RTE-KP 63.4/ 64.0
ROAD 04-CO-RTE-PM 39.4/ 39.8

M-1582	REL. NO. 56101	CONTRACT NO. 1123U4	MAP REFERENCE	SHEET 4 OF 5
DATE	DATE	DATE	DATE	DATE
05/01/13	05/01/13	05/01/13	05/01/13	05/01/13
OK BY:	OK BY:	OK BY:	OK BY:	OK BY:
A.L.	A.L.	A.L.	A.L.	A.L.
PROJECT	PROJECT	PROJECT	PROJECT	PROJECT
1123U4	1123U4	1123U4	1123U4	1123U4
RECORD	RECORD	RECORD	RECORD	RECORD
P-102365	P-102365	P-102365	P-102365	P-102365
MONITOR	MONITOR	MONITOR	MONITOR	MONITOR
OTHER	OTHER	OTHER	OTHER	OTHER

COUNTY OF SAN MATEO

SEE SHEET 4 OF 5
 MAP OF THE SOUTHERLY REGAN TRACT ON THE SAN PEDRO RANCH VOL. 19 OF MAPS PG. 16 (1 MAPS 26)



COORDINATES, BEARINGS AND DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM 1983 ZONE 3 IN METERS, UNLESS OTHERWISE NOTED. DISTANCES ARE SHOWN IN FEET TO THE U.S. SURVEY FEET. MULTIPLY DISTANCES BY 0.3048 TO OBTAIN METERS.

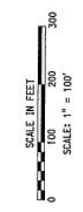
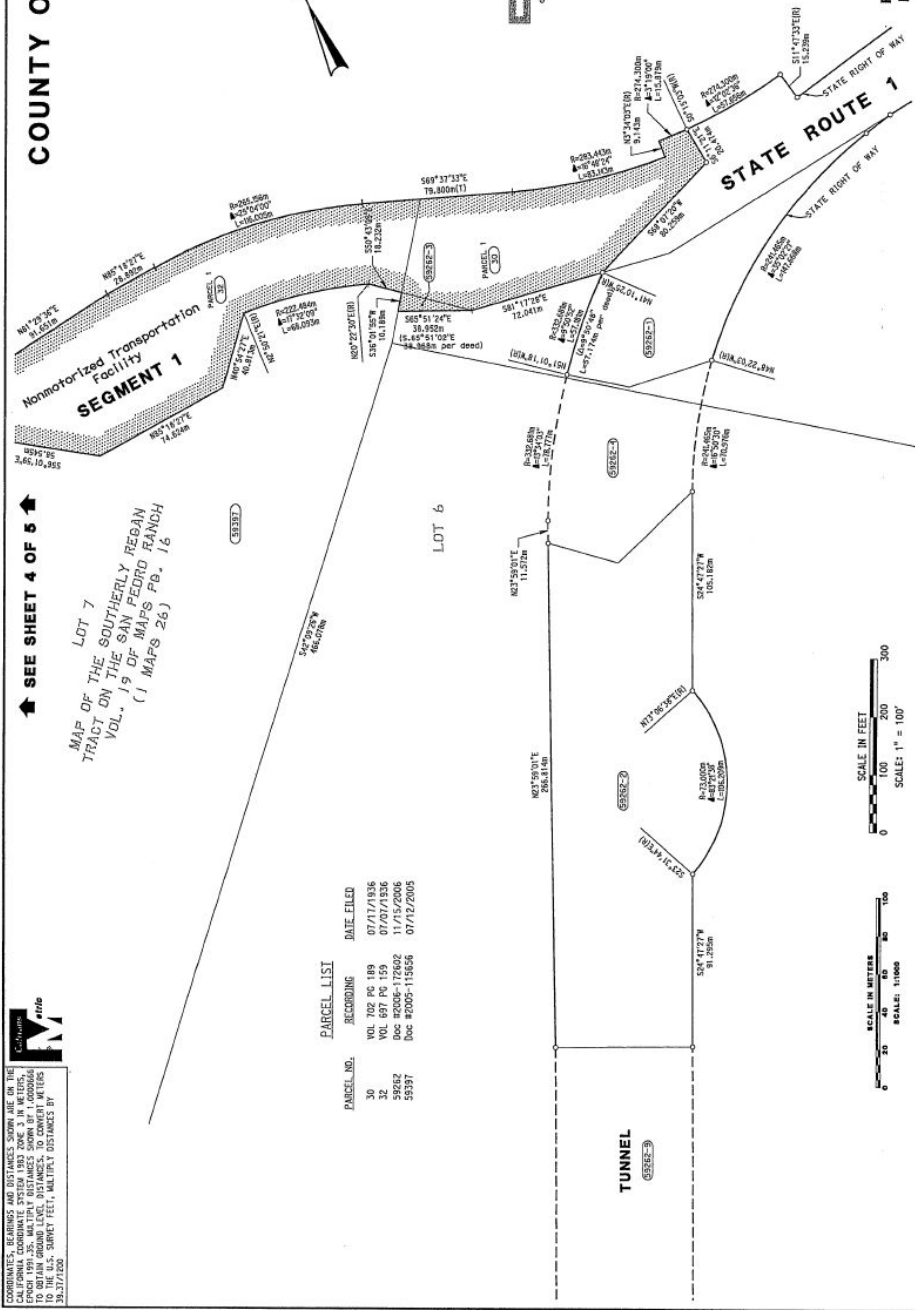
PARCEL LIST

PARCEL NO.	RECORDING	DATE FILED
30	VOL 702 PG 189	07/17/1936
32	VOL 697 PG 159	07/07/1936
33	Doc 82005-115556	11/15/2005
33937	Doc 82005-115556	07/12/2005

LEGEND

AREA TO BE RELINQUISHED TO THE COUNTY OF SAN MATEO
 CALCULATED POINT

REL. NO. 56101
 STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION
 AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION
RELINQUISHMENT
 IN THE COUNTY OF
SAN MATEO
 ROAD 04-CO-RT-PM 64.0/ 64.4
 ROAD 04-CO-RT-PM 39.8/ 40.0



M-1582	DR BY: A.L.	DATE: 05/20/13	REL. NO. 56101	CONTRACT NO. 1123U4	MAP REFERENCE	SHEET 5 OF 5		
	CK BY: A.L.					APPROVAL	RECORD	OTHER
						A-102334.5 & 6	R-508.19	