



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
County Manager



**Date:** July 9, 2014  
**Board Meeting Date:** September 9, 2014  
**Special Notice / Hearing:** Five days posting  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** John L. Maltbie, County Manager

**Subject:** Easement Agreement for shoreline improvements over Coyote Recreation Area bay tidelands property in the City of Burlingame

**RECOMMENDATION:**

Adopt a Resolution authorizing the President of the Board to execute an Easement Agreement conveying rights to construct and obligations to maintain shoreline improvements over APN: 029-321-020 in the City of Burlingame and further authorizing the County Manager or designee to execute any documents required to meet the terms of the Easement Agreement.

**BACKGROUND:**

350 Beach Road, LLC has obtained approvals from the City of Burlingame (City) for a commercial development project located at 300 Airport Boulevard in the City – the Burlingame Point Project (“Project”). The Project includes a campus with six buildings, a realigned road, publicly-accessible shoreline areas, shoreline protection improvements, and a bicycle/pedestrian path on a 20 acre site. The Project area is adjacent to County Parks APN 029-321-020 at Coyote Recreation Area and some of the planned improvements extend onto this parcel along the length of the shoreline. The portion of County property impacted is approximately 40 feet wide by 916 feet long. The Project area also includes a segment of Airport Boulevard, which is currently operated and maintained by the City. The road right of way will be relocated away from the Bay shoreline toward the interior of the Project to allow for an improved segment of the Bay Trail with associated bay overlooks at the shoreline edge and open space for use by the public. See Attachments 1-6. The improved trail will connect to the segment of trail through Coyote Point Recreation Area to the east.

**DISCUSSION:**

350 Beach Road LLC is requesting that the County of San Mateo grant an easement over approximately 0.84 acres of Bay tideland that is part of Coyote Recreation Area. The easement would allow the encroachment for a portion of proposed shoreline

revetment work. The revetment work includes the removal of degrading concrete slabs, asphalt, and other materials from the shoreline, pulling the bank back, and re-armoring the shoreline with an engineered stone and concrete riprap revetment. Some of the work will be below the high tide line within jurisdictional waters of the United States in the San Francisco Bay. The Project developer will be responsible for securing the requisite permits and approvals for the Project.

The Parks Department has reviewed the proposed shoreline work. The developer has agreed to provide the County with final construction drawings and as-built drawings. The developer or assignee will maintain the revetment and provide reports on the condition of the revetment every two years for 48 years. The County will maintain access rights to the easement area.

Based on the size and type of easement and the fact that a majority of the easement is under water, the value of the easement is estimated to not exceed \$25,000, which allows the County to convey its rights pursuant to Government Code Section 25526.5.

The City prepared and certified a Final Environmental Impact Report for the Project on June 18, 2012. The Project is within the City's General Plan and within the boundaries of the City's Bayfront Specific Plan.

Counsel has reviewed and approved the Easement Agreement as to form.

Approval of the Easement Agreement contributes to the Shared Vision 2025 outcome of a Collaborative Community by promoting regional solutions that benefit the public as a whole.

**FISCAL IMPACT:**

There is no impact to the General Fund.