



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
Parks



**Date:** January 5, 2016  
**Board Meeting Date:** February 9, 2016  
**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors  
**From:** Marlene Finley, Parks Director  
**Subject:** Pedro Point Headlands Potential Transfer

**RECOMMENDATION:**

Accept the status report on the potential transfer of 260 acres at Pedro Point to San Mateo County Parks as an extension to park property at Devil's Slide.

**BACKGROUND:**

Pedro Point Headlands is a large promontory located on the southern edge of the City of Pacifica. The City of Pacifica (City) owns 162 acres and the California State Coastal Conservancy (Conservancy) owns 98 acres of undeveloped lands. These lands are directly adjacent to the north end of Devil's Slide Trail County Park. Currently, the public has access to most of these parcels and there are several existing trails.

The Bay Area Upland Habitat Goals Project rates the Pedro Point Headlands as an "area essential to the Conservation Goals of the Santa Cruz Mountains North landscape unit." Site vegetation includes Monterey pine and eucalyptus forests, coastal scrub and coastal prairie. An area of reed-grass prairie has been identified by the California Department of Fish and Wildlife as a rare plant community type.

In 1984, the City appointed an Open Space Task Force to identify significant undeveloped open space and recreation parcels in Pacifica held in private ownership. The Task Force's 1988 Report cited Pedro Point as an important property for public preservation.

In 1989, the Conservancy, Trust for Public Land, and Peninsula Open Space Trust provided assistance to Pacifica residents to form the nonprofit Pacifica Land Trust (PLT) to take a leading role in accomplishing the community's open space goals. Since the mid-1990's, the Conservancy and the City have purchased 260 acres of undeveloped lands in Pedro Point Headlands for open space preservation, natural

resource protection and public access. For both agencies, the PLT has been stewarding Pedro Point Headlands with funding from the Conservancy, private donations, and volunteer labor.

While the original idea was to transfer the parcels to Golden Gate National Recreation Area as parkland, National Park Service representatives indicated that it might make more sense for San Mateo County Parks to manage this park as an extension of Devil's Slide.

On January 26, 2015, the Pacifica City Council approved a Letter of Intent to transfer San Mateo County Assessor Parcel Numbers 023-730-120, 023-730-030, 023-730-210, and 023-740-030 for 157 acres to San Mateo County Parks. In December of 2015, the City purchased Assessor Parcel 023-073-170 comprising five acres, a necessary acquisition to complete the proposed future alignment of the Coastal Trail also intended for transfer to San Mateo County Parks.

On March 26, 2015, the Conservancy's Board of Directors approved the transfer of Assessor Parcel Numbers 023-730-020, 023-730-220 and 023-740-020 comprising 98 acres to San Mateo County. This property was acquired for public access, natural resource protection and open space. A portion of parcel 023-730-020, .06 acres, will be withheld from transfer and sold at fair market value to an adjacent property owner to settle an encroachment dispute.

### **DISCUSSION:**

During 2015, significant collaborative efforts were undertaken to expand, restore and improve the Pedro Point Headlands.

The Association of Bay Area Governments designated the Pedro Point Headlands as a Priority Conservation Area, which provides eligibility for future applications for funding from competitive grant programs. A call for projects should take place in 2017.

A \$1,139,274 California State Parks and Recreation Off-Highway Vehicle (OHV) Program grant was awarded to the PLT for restoration and revegetation work. As the work is being undertaken on both City and State lands neither could serve as lead agency for the Coastal Development Permit for the project. San Mateo County Parks agreed to undertake this role as future conveyance of the lands to the County and management as permanent open space was already under consideration.

On August 4, 2015, your Board awarded a \$350,000 Measure A grant to the PLT for the Pedro Point Headlands Restoration and Trail Building Project. Beyond the scope of the OHV grant, the PLT plans to improve some of the trails, utilizing the Measure A funds along with \$12,000 from the Conservancy. Several existing trails are now being redesigned by the PLT to improve recreational use and minimize erosion.

Under another item on the February 9, 2016 agenda, the Board is asked to award \$80,000 in Measure A funds to the City of Pacifica to assist with acquisition costs of the

five-acre Colt Property that is being added to the Pedro Point Headlands. This property is the final parcel needed for the desired alignment of the future California Coastal Trail on the inland boundary of the Pedro Point Headlands that will connect Devil's Slide Trail to the City's trails system.

Work to prepare our staff recommendation to the Board of Supervisors is underway. San Mateo County Parks, Planning and Building, County Manager's Office and County Counsel are completing due diligence of the City and State Pedro Point Headlands parcels. County, City and Conservancy staff have conducted site visits. County staff are currently reviewing the required documents such as surveys, environmental reports, and parcel deeds.

For the City parcels, County staff are reviewing the grant requirements for lands that were purchased. Grant requirements such as signage, reports and audits will need to be addressed into the future.

For the State properties, additional work at the time of conveyance includes a lot-line adjustment to address a minor encroachment.

**FISCAL IMPACT:**

San Mateo County Parks has prepared a budget estimate for both the startup costs for year one and annual ongoing costs. For example, during the first year, surveys, kiosks, signage, and a brochure will be needed and tools will need to be purchased to manage the additional acres. Both startup and annual costs include labor, supplies, training and materials.

Startup cost: \$293,550 Annual operating costs: \$220,950