



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY EXECUTIVE

File #: 22-364

Board Meeting Date: 5/17/2022

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Michael P. Callagy, County Manager

Subject: Acquisition of real property located in the unincorporated community of Miramar and in the City of Half Moon Bay for the Mirada Road Pedestrian Bridge Replacement & Bank Stabilization Project [County Project No. P31J1; Project File No. E4983]

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The President of the Board to execute four (4) Purchase and Sale Agreements and Escrow Instructions ("Purchase and Sale Agreements") with the property owners of 1 Mirada Road, 2 Mirada Road, 407 Mirada Road, and 445 Mirada Road, in the City of Half Moon Bay ("Project Property Owners"), for the County's purchase of permanent bank stabilization and subsurface easements, and temporary construction easements for the Mirada Road Pedestrian Bridge Replacement & Bank Stabilization Project; and
- B) The County Executive, or their designee, to execute four (4) Permanent Subsurface Easement Agreements ("Easement Agreements") with the Project Property Owners, accepting the County's purchase of subsurface real property rights for the installation of improvements related to the Mirada Road Pedestrian Bridge and Bank Stabilization Project; and
- C) The County Executive, or their designee, to execute two (2) Temporary Construction Easements with the property owners of 2 Mirada Road, and 445 Mirada Road, Half Moon Bay, for the County's staging of equipment required for the installation of improvements related to the Mirada Road Pedestrian Bridge Replacement and Bank Stabilization Project; and
- D) The County Executive, or their designee, to execute on behalf of the Board of Supervisors any and all additional notices, consents, approvals, and documents in connection with the Purchase and Sale Agreements, Easement Agreements and Temporary Construction Easements for the County's purchase of the permanent and temporary real property interests of 1 Mirada Road, 2 Mirada Road, 407 Mirada Road, and 445 Mirada Road, Half Moon Bay, in unincorporated San Mateo County; and

E) The County Executive, or their designee, to execute on behalf of the Board of Supervisors all deeds and documents required for the Mirada Road Pedestrian Bridge Replacement & Bank Stabilization Project, in a form approved by County Counsel; all certificates of acceptance, notices, exemptions, extensions, and escrow instructions, as required to facilitate the acquisition of the necessary real property interests.

BACKGROUND:

The Mirada Road Pedestrian Bridge Replacement & Bank Stabilization Project (“Project”) is located along Mirada Road in an unincorporated community of Miramar and in the City of Half Moon Bay, within San Mateo County, approximately 0.15 miles west of State Route 1. On July 20, 2020, the Bridge was closed.

The Department of Public Works has completed the design to replace the steel deteriorating pedestrian/bicycle bridge over Arroyo de en Medio in its current location and reinforce the banks adjacent to the bridge. The Project includes removing the existing pedestrian bridge, strengthening the banks below the bridge and installing a new bridge. The new bridge will be manufactured from aluminum to help withstand the harsh marine environment.

DISCUSSION:

The Project area extends along the bluff below Mirada Road, from Medio Avenue to the Mirada Road cul-de-sac south of the existing pedestrian bridge. The Project will retain the current alignment of the pedestrian/bicycle bridge and trail. Temporary and permanent real property interests are required for the Project.

Permanent bank stabilization and subsurface easements, and temporary construction easements required from property owners include: 2 Mirada Road (APN: 048-051-090) and 445 Mirada Road (APN: 048-015-080). The easements are required for the construction of the bank stabilization with the soil nail walls and tieback anchors within these properties, and allow the contractor to mobilize and complete the improvements before the 2022 construction window closes.

Permanent subsurface easements required from property owners include: 1 Mirada Road (APNs: 048-015-190 & 048-015-090), and 407 Mirada Road (APN: 048-015-010). The easements are required for the construction of soil nail walls and tieback anchors within these properties.

County Attorney has reviewed and approved the resolution and agreement as to form.

FISCAL IMPACT:

The Project is financed by General Funds that have been allocated for this work. The cost of acquiring the necessary properties is included in the approved Project budget.