



# County of San Mateo

## Inter-Departmental Correspondence

---

**Department:** COUNTY EXECUTIVE

**File #:** 23-180

Board Meeting Date: 3/28/2023

---

**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** Michael P. Callagy, County Executive

**Subject:** Acceptance - Irrevocable Offer to Dedicate Open Space and Conservation Easement and Declaration of Restrictions pertaining to the property located at 2050 Cabrillo Highway, in the unincorporated area of San Mateo County.

**RECOMMENDATION:**

Adopt a resolution:

- A) Authorizing the Board of Supervisors to accept an Irrevocable Offer to Dedicate Open Space and Conservation Easement Grant and Declaration of Restrictions on the property located at 2050 Cabrillo Highway (APN: 089-230-220) in the unincorporated area of San Mateo County; and
- B) Authorizing the President of the Board of Supervisors to execute a certificate of acceptance for and on behalf of the County.

**BACKGROUND:**

The project site is located on an 84-acre parcel (APN 089-230-220), which is located adjacent to the inland side of Hwy 1, in the unincorporated area of San Mateo County, inland of Año Nuevo State Park.

On August 9, 2001, the California Coastal Commission (Commission) approved the de-novo review of appeal A-2-SMC-99-066 (related to San Mateo County Planning Permit PLN1999-00296) allowing the project applicants David R. Lee and Cheryl L. Moser to develop a 6,000 square foot Single Family Dwelling with 700 square foot detached accessory building and swimming pool on a parcel that contained Environmentally Sensitive Habitat Area (ESHA), including habitat suitable for the San Francisco garter snake and California red-legged frog (CRLF).

To protect the ESHA on the site, the Commission approved the project with Special Condition #6 requiring an Offer to Dedicate (OTD) for a habitat conservation easement around a sag pond located in the western portion of the parcel. (Special condition #7 also required Deed Restriction be recorded to protect CRLF dispersal corridors.)

Applicants complied with the requirements of Special Condition #6 and #7 by recording the “Irrevocable offer to Dedicate a Scenic Easement and Declaration of Restrictions” San Mateo County Recorder’s Document #2002-069771, recorded on 4/10/2002.

**DISCUSSION:**

The recorded Offer to Dedicate was recorded in April 2002 and is, by its terms, capable of being accepted for 21 years from that date. The Offer remains binding but is set to expire on April 20, 2023. Acceptance by the County before that date will ensure that this open space easement is protected in perpetuity.

California Coastal Commission planning staff is thus coordinating with San Mateo County Planning Department staff in requesting that the San Mateo County Board of Supervisors agree to accept this offer for the habitat conservation easement described in San Mateo Recorder’s Document Number 2002-069771.

**FISCAL IMPACT:**

There is no anticipated fiscal impact associated with the acceptance of this resolution.