



# County of San Mateo

## Inter-Departmental Correspondence

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**Department:** COUNTY MANAGER

**File #:** 21-186

Board Meeting Date: 3/9/2021

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

**To:** Honorable Board of Supervisors

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

**Subject:** Agreement for Donation of Real Property Interests over Assessor's Parcel Number 047-330-020 located at 400 Santiago Street, Half Moon Bay, in unincorporated San Mateo County; between the Cabrillo Unified School District, a special district, and the County of San Mateo

### **RECOMMENDATIONS:**

Adopt a resolution authorizing:

- A) The President of the Board to execute an Easement Dedication Agreement ("Agreement") with the Cabrillo Unified School District, a special district, accepting the donation of a new permanent multi-use public trail easement and a new temporary construction easement on the property located at 400 Santiago Street, Half Moon Bay, in unincorporated San Mateo County; and
- B) The President of the Board to execute a Temporary Construction Easement Deed with the Cabrillo Unified School District, a special district, for the donation of a new temporary construction easement on the property located at 400 Santiago Street, Half Moon Bay, in unincorporated San Mateo County; and
- C) The County Manager, or designee, to execute the Certificate of Acceptance for a Deed of Easement and Dedication (Multi-Use Public Trail Easement) for the donation of a new permanent multi-use public trail easement on the property located at 400 Santiago Street, Half Moon Bay, in unincorporated San Mateo County; and
- D) The County Manager, or designee, to execute any and all additional notices, consents, approvals, and documents in connection with the Agreement for the donation of the new permanent multi-use public trail easement and a new temporary construction easement on the property located at 400 Santiago Street, Half Moon Bay, in unincorporated San Mateo County.

### **BACKGROUND:**

San Mateo County is proposing to construct a 0.8-mile, 12-foot wide multi-use trail within unused portions of the Highway 1 right-of-way in the unincorporated community of El Granada.

The Project was initiated by the San Mateo County Board of Supervisors in late 2012. There were public outreach workshops with the Midcoast Community Council in 2015 and 2016. In March 2017, there was a meeting with El Granada Elementary School principal to discuss the trail connection to the school.

At a public hearing on March 11, 2020, the County Planning Commission approved the Coastal Development Permit and adopted the Mitigated Negative Declaration for the project (County File Number PLN 2015-00325). There is no federal funding or involvement with this project, so no NEPA document is required.

### **DISCUSSION:**

This segment of the Midcoast Multi-Modal Trail (MMT), also referred to as the “Parallel Trail,” runs parallel to the inland side of Highway 1 between Coronado Street and Mirada Road. The trail includes an 8-foot wide asphalt surface with a painted stripe down the center, 2-foot wide decomposed granite jogging paths on either side of the asphalt, and 5-foot wide buffers on either side of the trail to facilitate County maintenance of the trail (for a total width of 22 feet). An aerial depiction of the proposed segment of the Parallel Trail that crosses the school property is attached.

The proposed trail will enable people to safely commute by bicycle or foot from El Granada to the south end of Miramar. It will eventually serve as a connection to the Naomi Patridge trail, which connects to Half Moon Bay. The trail will also include a connection to El Granada Elementary School in order to provide a safe route to school for students who live in the Miramar area.

In order for the County to construct the portion of the trail “loop” that provides direct access from the main trail to El Granada Elementary School, the County requires a permanent multi-use public trail easement and temporary construction easement on the school property located at 400 Santiago Street, Half Moon Bay, in unincorporated San Mateo County (APN 047-330-020).

The Cabrillo Unified School District has offered to donate the necessary easements in exchange for the County’s construction, maintenance, and liability for the trail facility.

The Department of Public Works will oversee construction of the project, while the Parks Department will assume ongoing maintenance of the trail facility.

Real Property Services prepared the Easement Dedication Agreement and related deeds, which provide for the donation of a new permanent multi-use public trail easement and a new temporary construction easement required by the County for the construction of the portion of the trail located on the El Granada Elementary School property.

The Department of Public Works and Parks Department concur with the transaction. County Counsel has reviewed the resolution and conveyance documents as to form.

### **FISCAL IMPACT:**

The Cabrillo Unified School District is donating the required easements without monetary compensation. The School District has signed a Caltrans “Acknowledgement of Donation” form

waiving its rights under federal law to have an appraisal performed and to receive just compensation for the easements, and acknowledging that the donation is made without coercion. No escrow is required for this transaction with the School District. Thus, there is no impact to the County General Fund as a result of this easement donation transaction.

**SPECIAL INSTRUCTIONS TO THE CLERK OF THE BOARD:**

After Board action, please have:

- 1) Board President electronically sign Easement Dedication Agreement;
- 2) Board President electronically sign Temporary Construction Easement Deed;
- 3) Clerk of the Board sign hard copy of Certificate of Acceptance attached to Deed of Easement and Dedication (Multi-Use Public Trail Easement) and return hard copy of deed to Don Grady, Real Property Division