

Summary

Site Description:

This 14-Acre Site is bordered by Highway 1 on the north side and the Pacific Ocean on the south. It is bordered on the east and west by Peninsula Open Space Trust (P.O.S.T.) properties. Whaler's Cove lies to the west and a portion of the Cloverdale Coastal Ranch lies to the east. It is mostly covered with low coastal shrubs and grasses. There is farmland on the western third of the property that is designated prime agricultural land. There is extensive damage from motor vehicle traffic on the eastern third of the property. The entire site slopes moderately to short steep bluffs. There is one area on the eastern edge of the property that currently provides unimproved beach access.

Ownership/Easement:

The 14-Acre Site is owned in fee by the County of San Mateo. Caltrans owns an easement along Highway 1, which penetrates roughly one hundred feet into the site.

Description of Proposed Improvements:

The proposed improvements would provide a trail system that would allow visitors to walk about the site and enjoy the scenic views. The trail consists of decomposed granite and includes overlook areas that provide benches, and interpretive signs. Areas previously damaged by unlimited access will be restored with hydroseed.

Site amenities include benches and interpretive signs.

A concrete stairway provides beach access on the eastern edge of the site. Future access to P.O.S.T. properties on either side of the site would be accomplished with bridges spanning drainage channels. The P.O.S.T. property to the north would provide parking for the site and a trail and bridge to the 14-Acre Site. The construction of the bridge to the south will be delayed until there is a southern trail to connect to. All of these trails would be a part of the California Coastal Trail.

Opportunities and Constraints:

This site provides an excellent opportunity for more of the public to enjoy the scenic coast. With over 1.1 miles of trail, there is also ample opportunity for strolling. Future development of the P.O.S.T. parcels to the north and south suggests that the 14-Acre Site will be a critical link in the ultimate development of a Coastal Trail. Improved beach access can be easily implemented and would permit visitors with a means of accessing Whaler's Cove during low tides. Opportunities for bench donations exist. Although the 14-Acre Site is owned in fee by the County of San Mateo, the Route One right-of-way extends well into the site. An Encroachment Permit from Caltrans will be necessary before any construction begins in the Highway 1 right of

way. Parking would be provided on the P.O.S.T. property to the north (see letter from P.O.S.T. dated September 17, 2002, in the correspondence section of this document).

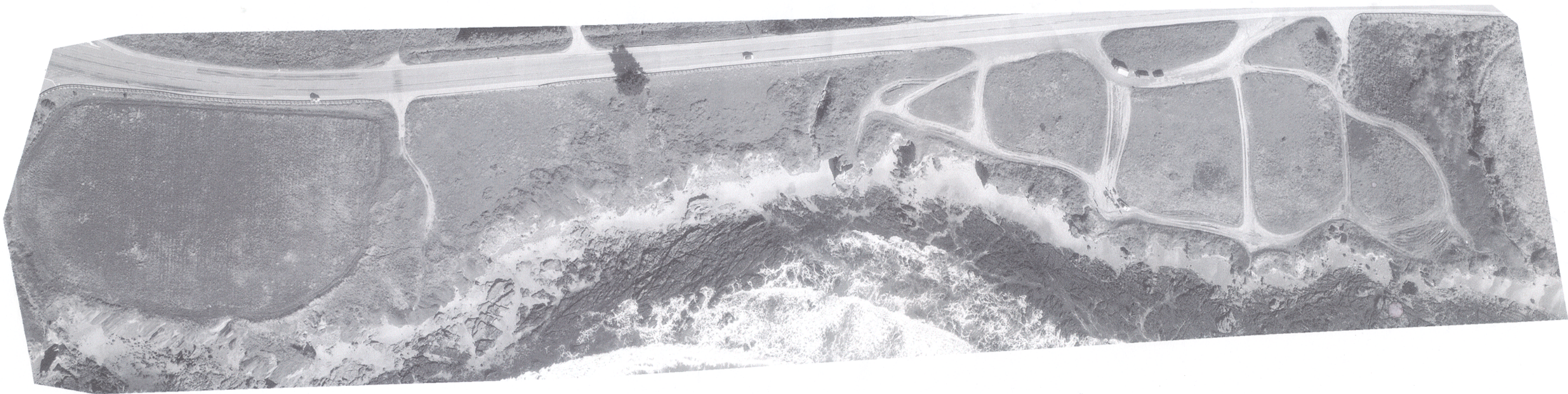
Implementation:

An initial study with a Mitigated Negative Declaration is the minimum environmental documentation that would be required. If potentially significant environmental effects are found, an Environmental Impact Report would be required.

A Coastal Development Permit will be required. This must be issued by the County Planning Division.

An Encroachment Permit must be obtained from the Department of Transportation (Caltrans). The Negative Declaration will address traffic impacts and if found to be potentially significant, then mitigations will be offered in the Negative Declaration. If mitigations are found to not be enough to reduce impacts to a level of insignificance, then a more comprehensive traffic analysis might be required.

The County would need to retain a consultant to facilitate design development, permitting and to prepare final plans and specifications. In addition to County funds that would be needed to construct the proposed improvements, additional matching funds may be sought from the Coastal Conservancy, State Parks, Caltrans and other potential public and private sources.



County of San Mateo

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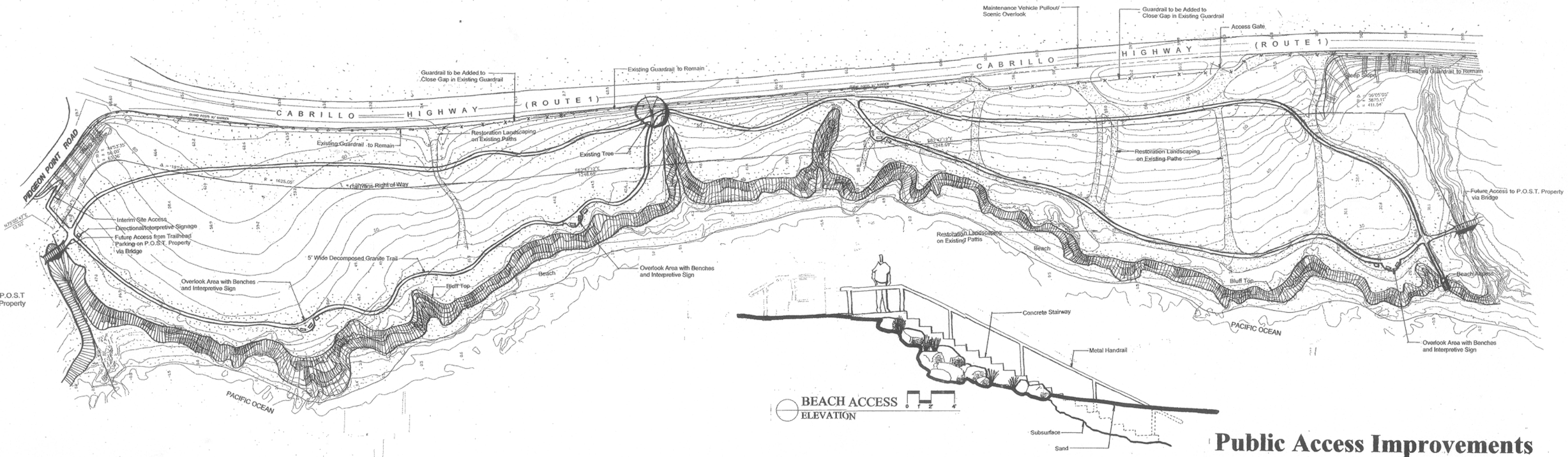


Aerial Photo

14 Acre Site

Five Coastal Sites

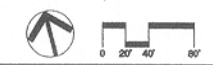




County of San Mateo

Callander Associates
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**Public Access Improvements
Concept Plan
14 Acre Site**



Five Coastal Sites

prepared for the
County of San Mateo

**Estimate of Probable Construction Costs
 Five Coastal Sites
 Preliminary Plan**

14-Acre Site

prepared on: 10/21/02

*prepared by: SR
 checked by: MS*

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A	Start-up					
1.	Mobilization	Allow	1%	\$2,892.60	\$2,892.60	
2.	Bonding	Allow	1.5%	\$4,338.90	\$4,338.90	
3.	Traffic control	Allow	LS	\$10,000.00	\$10,000.00	
4.	Staking	Allow	LS	\$5,000.00	\$5,000.00	
						\$22,230.00
B	Demolition					
1.	Clearing and grubbing	106,600	SF	\$0.20	\$21,320.00	
2.	Asphalt paving	1,000	SF	\$2.50	\$2,500.00	
3.	Sawcutting	30	LF	\$3.00	\$90.00	
						\$23,910.00
C	Grading and Drainage					
1.	Trail grading, 20,000 s.f. x 3" depth	250	CY	\$20.00	\$5,000.00	
						\$5,000.00
D	Site Construction					
1.	Asphalt paving for pull out	9,700	SF	\$2.50	\$24,250.00	
2.	Decomposed granite paving	27,200	SF	\$3.00	\$81,600.00	
3.	Concrete stairs and handrail	Allow	LS	\$40,000.00	\$40,000.00	
4.	Guardrail (Caltrans standard)	1,000	LF	\$60.00	\$60,000.00	
						\$205,850.00
E	Site Furnishings					
1.	Bench	8	EA	\$1,000.00	\$8,000.00	
2.	Signage, interpretive	4	EA	\$2,500.00	\$10,000.00	
3.	Signage, access	4	EA	\$500.00	\$2,000.00	
4.	Signage, regulatory	4	EA	\$500.00	\$2,000.00	
						\$22,000.00
F	Soil Preparation and Fine Grading	70,000	SF	\$0.30	\$21,000.00	
						\$21,000.00
G	Planting					
1.	Hydroseed	70,000	SF	\$0.10	\$7,000.00	
						\$7,000.00
H	Landscape Maintenance					
1.	Three months	3	MO	\$1,500.00	\$4,500.00	
						\$4,500.00
I	Subtotal					\$311,490.00
J	Contingencies					
1.	Design	Allow	2%	\$6,229.80	\$6,229.80	
2.	Construction	Allow	10%	\$31,149.00	\$31,149.00	
						\$37,380.00

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prepared for the
County of San Mateo

**Estimate of Probable Construction Costs
 Five Coastal Sites
 Preliminary Plan**

14-Acre Site

prepared on: 10/21/02

*prepared by: SR
 checked by: MS*

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
K	Total of Construction, Initial Improvements					\$348,870.00
L	Professional Services					
1.	Topographic and boundary survey (completed 3/15/01)					
2.	Design development, including permits	Allow	LS	\$8,000.00	\$8,000.00	
3.	Environmental documentation					
	a. Mitigated negative declaration	Allow	LS	\$5,000.00	\$5,000.00	
	b. Archaeological	Allow	LS	\$2,500.00	\$2,500.00	
	c. Biological	Allow	LS	\$5,000.00	\$5,000.00	
	d. Geological	Allow	LS	\$4,000.00	\$4,000.00	
4.	Construction documents	Allow	LS	\$40,000.00	\$40,000.00	
5.	Bidding and construction administration	Allow	LS	\$14,000.00	\$14,000.00	
6.	Reimbursable expenses	Allow	LS	\$8,000.00	\$8,000.00	
						\$86,500.00
M	Total of Construction and Professional Services, Initial Improvements					\$435,370.00
N	Future Improvements					
1.	Prefabricated bridge spans (2 @ 60 ft.)	120	LF	\$1,000.00	\$120,000.00	
2.	Prefabricated bridge abutments	4	EA	\$15,000.00	\$60,000.00	
						\$180,000.00
O	TOTAL OF CONSTRUCTION AND PROFESSIONAL SERVICES, ALL IMPROVEMENTS					\$615,370.00

Based on drawing entitled "Public Access Improvements Concept Plan, 14-Acre Site" dated 10/21/02

The above items, amounts, quantities, and related information are based on CA's judgment at this level of document preparation and is offered only as reference data. CA has no control over construction quantities, costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.

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Summary

Site Description:

The Arnold/Miller property is located at 10257 Cabrillo Highway in Pescadero. It is a privately owned, approximately two acre residential property developed with one single family home. The property has an informal row of Monterey Cypress on the eastern edge, with low vegetation covering most of the site. Steep bluffs make beach access difficult without significant facility improvements.

Ownership/Easement:

The Arnold/Miller property is owned by James E. Arnold and Kenneth A. Miller. An irrevocable Offer to Dedicate Public Access Easement was recorded October 30, 1985. This document describes a lateral easement "from the mean high tide line to a line twenty-five feet inland from and parallel to the edge of the ocean bluff."

The vertical easement is described as being "at least ten feet in width and located along the entire length of the southern property boundary from the state highway right-of-way to the mean high water line." The entrance drive to this property is owned by Caltrans.

There is a deed restriction that requires the landowners to keep the vertical and lateral easements "open and free from impediments to pedestrian use at all times". The County is considering rescinding that restriction. (See letter dated May 22, 2002 under Correspondence section.)

Description of Proposed Improvements:

Proposed improvements include two gravel parking spaces within the Caltrans right-of-way, a four foot wide decomposed granite path, a wire mesh fence, and regulatory signs to discourage trespassing. The residential drive on the property would have to be realigned outside of the dedicated vertical easement.

Opportunities and Constraints:

This property provides an excellent opportunity for coastal views from the bluff top. The lateral easement may provide an important link in the California Coastal Trail which will be constructed within Caltrans right-of-way in this area, not along the bluff top.. The steep bluff precludes beach access and presents a potential safety concern that must be addressed during plan development.

The driveway adjoining Route One is difficult to anticipate and would require signing to improve visibility. This situation may be alleviated by other developments in the area that may necessitate access improvements.

Implementation:

As stated in the San Mateo County Environmental Services Agency letter of 6/22/02 addressed to Mssr's Arnold and Miller (attached), development should be deferred until the California Coastal Trail is completed in the vicinity of the property. In the interim, a written agreement or Encroachment Permit should be obtained to protect the legal status of the easements.

A Coastal Development Permit would be required. This may be issued by the County Planning Division.

The County would need to retain a consultant to facilitate design development, permitting and to prepare final plans and specifications. In addition to County funds that would be needed to construct the proposed improvements, additional matching funds may be sought from the Coastal Conservancy, State Parks, Caltrans and other potential public and private sources.



County of San Mateo

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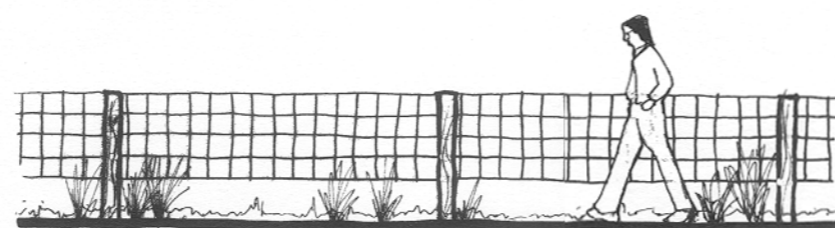
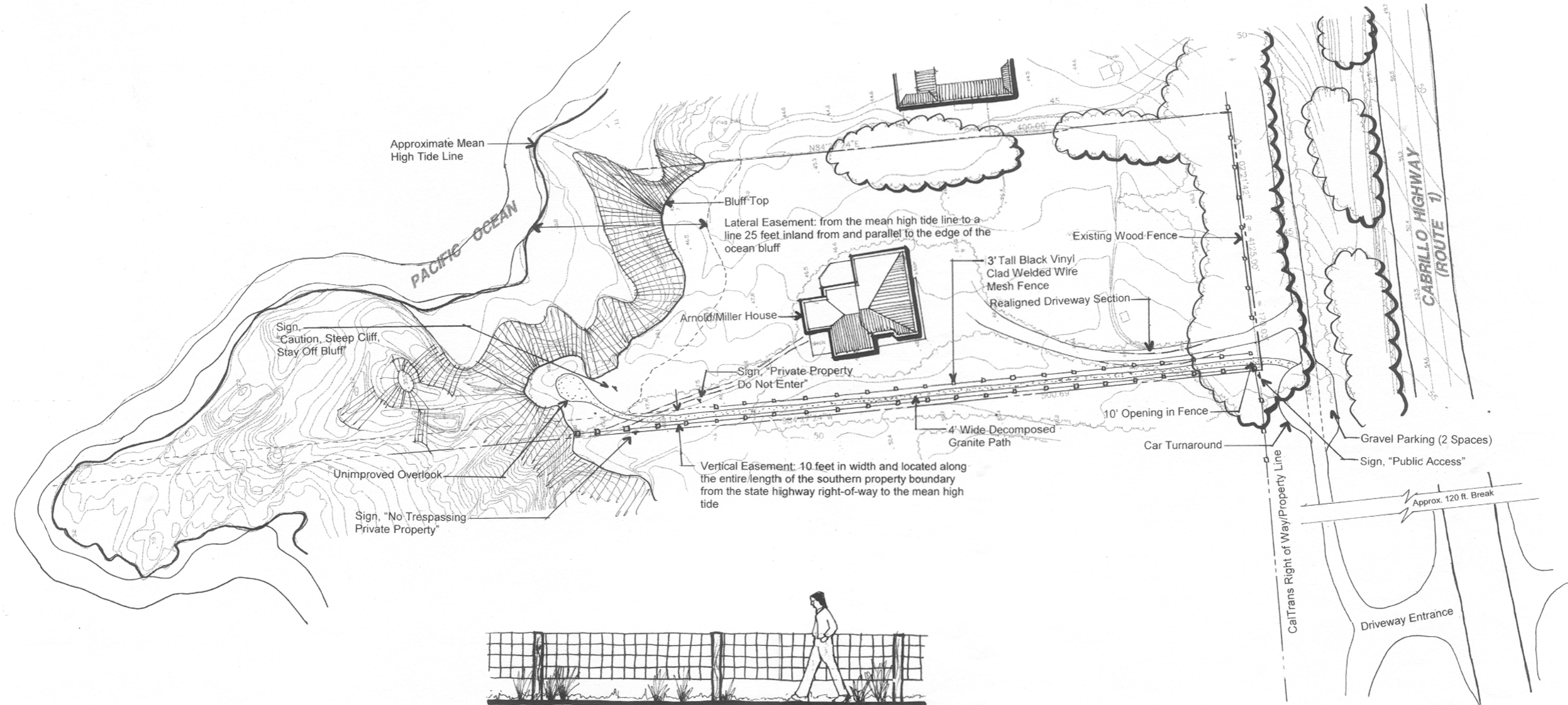


Aerial Photo
Arnold/Miller Property

Five Coastal Sites

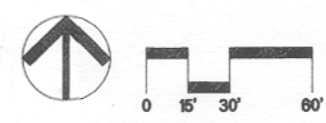
Site Photos: Arnold/Miller Property





3' Tall Vinyl Clad Wire Mesh Fence

Public Access Improvements Concept Plan Arnold/Miller Property



prepared for the
County of San Mateo

**Estimate of Probable Construction Costs
 Five Coastal Sites
 Preliminary Plan**

Arnold/Miller Property

prepared on: 10/21/02

prepared by: SR

checked by: MS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A	Start-up					
1.	Mobilization	Allow	1%	\$400.80	\$400.80	
2.	Bonding	Allow	1.5%	\$601.20	\$601.20	
3.	Staking	Allow	LS	\$3,000.00	\$3,000.00	
						\$4,000.00
B	Demolition					
1.	Clearing and grubbing	4,300	SF	\$0.20	\$860.00	
2.	Asphalt driveway (by Owner)	800	SF	\$0.00	\$0.00	
3.	Wood fence, 10 l.f.	Allow	LS	\$500.00	\$500.00	
4.	Sawcutting	90	LF	\$3.00	\$270.00	
						\$1,630.00
C	Grading and Drainage					
1.	Trail and parking area grading	40	CY	\$20.00	\$800.00	
						\$800.00
D	Site Construction					
1.	Asphalt paving, 800 s.f. (by Owner)	Allow	SF	\$0.00	\$0.00	
2.	Gravel paving	1,600	SF	\$2.50	\$4,000.00	
3.	Decomposed granite paving	2,300	SF	\$3.00	\$6,900.00	
4.	Black vinyl clad welded wire mesh fence, 3' tall	830	LF	\$25.00	\$20,750.00	
						\$31,650.00
E	Site Furnishings					
1.	Signage, access	3	EA	\$500.00	\$1,500.00	
2.	Signage, regulatory	3	EA	\$1,500.00	\$4,500.00	
						\$6,000.00
F	Subtotal					\$44,080.00
G	Contingencies					
1.	Design	Allow	2%	\$881.60	\$881.60	
2.	Construction	Allow	10%	\$4,408.00	\$4,408.00	
						\$5,290.00
H	Total of Construction					\$49,370.00
I	Professional Services					
1.	Topographic and boundary survey (completed 3/15/01)					
2.	Design development, including permits	Allow	LS	\$4,000.00	\$4,000.00	
3.	Environmental documentation					
a.	Mitigated negative declaration	Allow	LS	\$5,000.00	\$5,000.00	
b.	Archaeological	Allow	LS	\$2,500.00	\$2,500.00	
c.	Biological	Allow	LS	\$5,000.00	\$5,000.00	

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**Estimate of Probable Construction Costs
 Five Coastal Sites
 Preliminary Plan**

Arnold/Miller Property

prepared on: 10/21/02

prepared by: SR

checked by: MS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
	d. Geological	Allow	LS	\$4,000.00	\$4,000.00	
4.	Construction documents	Allow	LS	\$8,000.00	\$8,000.00	
5.	Bidding and construction administration	Allow	LS	\$3,000.00	\$3,000.00	
6.	Reimbursable Expenses	Allow	LS	\$2,000.00	\$2,000.00	
						\$33,500.00
J	TOTAL OF CONSTRUCTION AND PROFESSIONAL SERVICES					\$82,870.00

Based on drawing entitled "Public Access Improvements Concept Plan, Arnold/Miller Property" dated 11/1/01

The above items, amounts, quantities, and related information are based on CA's judgment at this level of document preparation and is offered only as reference data. CA has no control over construction quantities, costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.

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Summary

Site Description:

Broadway Avenue is a rural road without curbs or sidewalks located in the Princeton area of Moss Beach. The area of the site improvements is not paved. The end of Broadway terminates at a rip rap stabilized bluff overlooking the outer harbor at Pillar Point. Coastal access could be provided by a staircase to the beach. The beach extends from the site up to Pillar Point, the Pillar Point marsh and on to the southern entry of the Fitzgerald Marine Reserve. The beach is underwater at high tide.

Ownership/Easement:

Broadway's seventy foot right-of-way is owned by the County of San Mateo. There is a lateral easement on Ronald Mickelsen's property "located on the subject property seawall from the base of the existing rip rap to the south property line." This easement is unsuitable for development because it is under water at high tide. As a condition of a permit issued to the landowner, the landowner agreed to pay the County a fee of ten thousand dollars (\$10,000) for the construction of a public coastal access in the Princeton area. These funds are expected to be directed to this purpose either at this site or at another suitable site selected in the project area. Refer to the "Mickelsen Agreement" in this document.

Description of Proposed Improvements:

A concrete beach access stairway is proposed over the rip rap at the southern end of Broadway. In addition, two "Coastal Access" signs are proposed. No parking signs are included in the improvements.

Opportunities and Constraints:

During high tide, the beach is underwater. A San Mateo County Department of Public Works Ordinance does not permit the construction of parking bays in the mid-coast area, hence the opportunity for formalizing beach and coastal trail access parking is not currently present. Mr. Mickelsen has provided partial funding for public access somewhere in the Princeton area. Refer to the "Mickelsen Agreement" in this document.

The Harbor District has completed a shoreline protection feasibility study in this area. Findings from this study conclude that these public access improvements could be incorporated into the revetment structure recommended by the shoreline protection feasibility study, recognizing that lateral public access on the beach near Broadway is severely limited. The Harbor District intends to replace the Romeo Pier. Siting the new pier at the end of Broadway would preclude the provision of public access at this location.

The California Coastal Commission and the California Coastal Conservancy will be working with the property owners along the Princeton waterfront to develop shoreline improvements such as a seawall and development of the Coastal Trail, independent of dredging. The Princeton Citizen's Advisory Committee (PCAC) supports street improvements in the Princeton area. Refer to the letter dated September 10, 2002 in the "Correspondence" section of this document.

Implementation:

The County may want to consider applying Ronald Mickelsen's contribution to public access improvements at a location less subject to inundation, such as the terminus of Vassar Street. Alternately, the County may wish to implement shoreline access at the terminus of Broadway as originally contemplated. It is probable that the Harbor District's plans for shoreline stabilization and the replacement of the Romeo Pier will not be implemented for at least 10 years. The California Coastal Commission and the California Coastal Conservancy may initiate development of these shoreline stabilization improvements. The County may wish to pursue interim shoreline access with the understanding that these improvements will require reconstruction subsequent to the shoreline stabilization and pier construction. The County would not need to make a change to its current policy in order to provide maintenance for any improvements that are developed in the right-of-way. The County may also decided to hold off on public access improvements until these shoreline stabilization improvements are completed. County Planning must issue a Coastal Development Permit.



County of San Mateo

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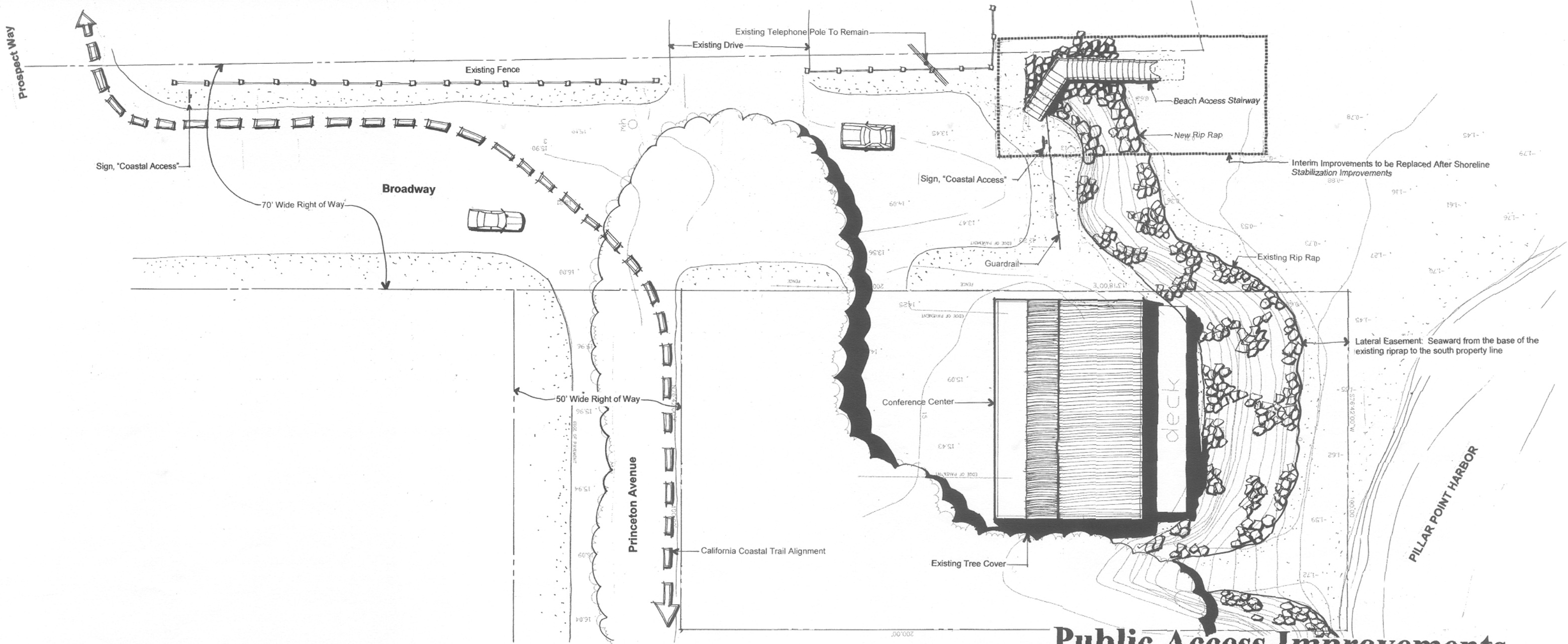


Aerial Photo
Mickelsen Property

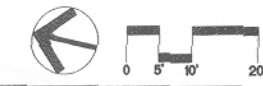
Five Coastal Sites

Site Photos: Mickelsen Property (Broadway)





Public Access Improvements Concept Plan Broadway



prepared for the
County of San Mateo

**Estimate of Probable Construction Costs
Five Coastal Sites
Preliminary Plan**

Mickelsen Property (Broadway)

prepared on: 10/21/02

prepared by: SR
checked by: MS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A	Start-up					
1.	Mobilization	Allow	LS	\$500.00	\$500.00	
2.	Bonding	Allow	1.5%	\$577.50	\$577.50	
3.	Staking	Allow	LS	\$1,000.00	\$1,000.00	
						\$2,080.00
B	Site Preparation					
1.	Clearing and grubbing, removal, minor grading	Allow	LS	\$2,500.00	\$2,500.00	
						\$2,500.00
C	Site Construction					
1.	Concrete steps and handrail	Allow	LS	\$35,000.00	\$35,000.00	
						\$35,000.00
D	Site Furnishings					
1.	Signage, access	2	EA	\$500.00	\$1,000.00	
						\$1,000.00
E	Subtotal					\$40,580.00
F	Contingencies					
1.	Design	Allow	2%	\$811.60	\$811.60	
2.	Construction	Allow	10%	\$4,058.00	\$4,058.00	
						\$4,870.00
G	Total of Construction					\$45,450.00
H	Professional Services					
1.	Topographic and boundary survey			(completed 3/15/01)		
2.	Design development, including permits	Allow	LS	\$4,000.00	\$4,000.00	
3.	Environmental documentation					
	a. Mitigated negative declaration	Allow	LS	\$5,000.00	\$5,000.00	
	b. Biological	Allow	LS	\$2,500.00	\$2,500.00	
	c. Geological	Allow	LS	\$4,000.00	\$4,000.00	
4.	Construction documents	Allow	LS	\$5,500.00	\$5,500.00	
5.	Bidding and construction administration	Allow	LS	\$2,000.00	\$2,000.00	
6.	Reimbursable expenses	Allow	LS	\$1,000.00	\$1,000.00	
						\$24,000.00
I	TOTAL OF CONSTRUCTION AND PROFESSIONAL SERVICES					\$69,450.00

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00049CEMickelsenProperty(Broadway)10-21-02.xls

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prepared for the
County of San Mateo

**Estimate of Probable Construction Costs
Five Coastal Sites
Preliminary Plan**

Mickelsen Property (Broadway)

prepared on: 10/21/02

prepared by: SR

checked by: MS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
Based on drawing entitled "Public Access Improvements Concept Plan, Broadway" dated 11/8/01						
<i>The above items, amounts, quantities, and related information are based on CA's judgment at this level of document preparation and is offered only as reference data. CA has no control over construction quantities, costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.</i>						

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Summary

Site Description:

The lateral easement extends inland 25 feet from the mean high tide line. As described, the easement falls within the Ocean Boulevard right-of-way and does not overlap the subject property. A site more suitable for public access was identified. The site, Vassar Road, is an existing public right-of-way that allows coastal access from Princeton Avenue to the shore. Vassar is an unmaintained, dirt road in the Princeton area of Moss Beach. There is beach access to Pillar Point Harbor at the terminus of Vassar Road. The beach extends from the site up to Pillar Point, the County-owned Pillar Point marsh which is part of the Fitzgerald Marine Reserve, and on to the southern entry of the Fitzgerald Marine Reserve.

Ownership/Easement:

The County of San Mateo owns a fifty foot right-of-way along Vassar Road.

Description of Proposed Improvements:

A ramp is proposed from the southern terminus of Vassar Road to the beach. Low shrubs and groundcover surround the ramp and new rip rap will stabilize the access. Two "Coastal Access" signs are also proposed. Directional signs to the accessway are proposed.

Opportunities and Constraints:

Vassar Road right-of-way is County owned, however it is not maintained and there are no plans for the maintenance of Vassar Road. During high tide, the beach is underwater. A San Mateo County Public Works Ordinance prohibits parking bays in the mid-coast area, thus precluding coastal trail access parking.

Although Vassar Road provides a good opportunity for accessible beach access, the Harbor District's plans for shoreline stabilization cloud the picture. The Harbor District has completed a shoreline protection feasibility study. Findings from the study conclude that these public access improvements could be incorporated into the revetment structure recommended by the shoreline protection feasibility study. The Harbor District intends to replace the Romeo Pier. Siting of the new pier at the end of Vassar Road could preclude beach access at this location.

The California Coastal Commission and the California Coastal Conservancy will be working with the property owners along the Princeton waterfront to develop shoreline improvements such as a seawall and development of the Coastal Trail, independent of dredging.

The Princeton Citizen's Advisory Committee (PCAC) supports street improvements in the Princeton area. Refer to the letter dated September 10, 2002 in the "Correspondence" section of this document.

Implementation:

The County may wish to implement shoreline access at the terminus of Vassar recognizing that these improvements would be interim in nature and would require reconstruction when the shoreline stabilization improvements are implemented.

It is probable that the Harbor District's plans for shoreline stabilization and the replacement of the Romeo Pier will not be implemented for at least 10 years. The California Coastal Commission and the California Coastal Conservancy may initiate development of these shoreline stabilization improvements. The County may wish to pursue interim shoreline access with the understanding that these improvements will require reconstruction subsequent to the shoreline stabilization and pier construction. The County would need to make a change to its current policy in order to provide maintenance for any improvements that are developed in the right-of-way. The County may also decide to hold off on public access improvements until these shoreline stabilization improvements are completed. County Planning must issue a Coastal Development Permit.



County of San Mateo

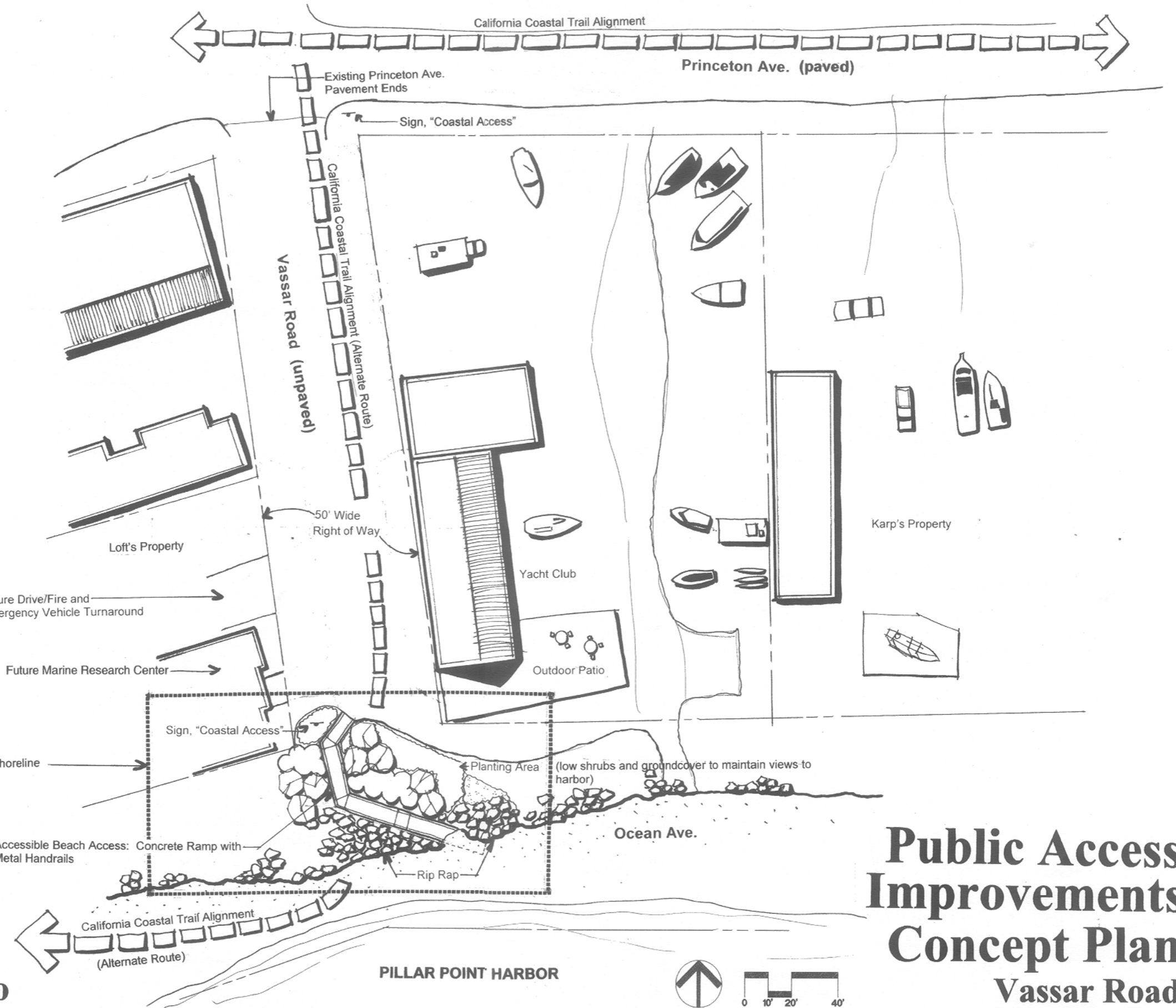
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Aerial Photo
Vassar Road

Five Coastal Sites





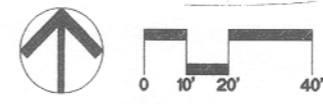
Public Access Improvements Concept Plan

Vassar Road

 **County of San Mateo**

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Five Coastal Sites



prepared for the
County of San Mateo

**Estimate of Probable Construction Costs
 Five Coastal Sites
 Preliminary Plan**

Vassar Road

prepared on: 10/21/02

prepared by: SR
 checked by: MS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A	Start-up					
1.	Mobilization	Allow	LS	\$500.00	\$500.00	
2.	Bonding	Allow	1.5%	\$466.50	\$466.50	
3.	Staking	Allow	LS	\$1,000.00	\$1,000.00	
						\$1,970.00
B	Site Preparation					
1.	Clearing and grubbing, removal, minor grading	Allow	LS	\$2,500.00	\$2,500.00	
						\$2,500.00
C	Grading and Drainage					
1.	Rough grading	190	CY	\$20.00	\$3,800.00	
						\$3,800.00
D	Site Construction					
1.	Concrete ramp	550	SF	\$20.00	\$11,000.00	
						\$11,000.00
E	Site Furnishings					
1.	Signage, access	2	EA	\$500.00	\$1,000.00	
						\$1,000.00
F	Soil Preparation and Fine Grading	2,500	SF	\$0.30	\$750.00	
						\$750.00
G	Irrigation					
1.	Point of connection	Allow	LS	\$5,000.00	\$5,000.00	
2.	Irrigation system	2,500	SF	\$1.00	\$2,500.00	
						\$7,500.00
H	Planting					
1.	Shrubs, 5 gallon	20	EA	\$25.00	\$500.00	
2.	Groundcover from flats	2,500	SF	\$0.40	\$1,000.00	
3.	Mulch	2,500	SF	\$0.50	\$1,250.00	
						\$2,750.00
I	Landscape Maintenance					
1.	Three months	3	MO	\$600.00	\$1,800.00	
						\$1,800.00
J	Subtotal					\$33,070.00
K	Contingencies					
1.	Design	Allow	2%	\$661.40	\$661.40	
2.	Construction	Allow	10%	\$3,307.00	\$3,307.00	
						\$3,970.00
L	Total of Construction					\$37,040.00

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prepared for the
County of San Mateo

**Estimate of Probable Construction Costs
 Five Coastal Sites
 Preliminary Plan**

Vassar Road

prepared on: 10/21/02

prepared by: SR

checked by: MS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
M	Professional Services					
1.	Topographic and boundary survey	Allow	LS	\$5,000.00	\$5,000.00	
2.	Design development, including permits	Allow	LS	\$4,000.00	\$4,000.00	
3.	Environmental documentation					
	a. Mitigated negative declaration	Allow	LS	\$5,000.00	\$5,000.00	
	b. Biological	Allow	LS	\$2,500.00	\$2,500.00	
	c. Geological	Allow	LS	\$4,000.00	\$4,000.00	
4.	Construction documents	Allow	LS	\$6,500.00	\$6,500.00	
5.	Bidding and construction administration	Allow	LS	\$2,000.00	\$2,000.00	
6.	Reimbursable Expenses	Allow	LS	\$1,000.00	\$1,000.00	
						\$30,000.00
N	TOTAL OF CONSTRUCTION AND PROFESSIONAL SERVICES					\$67,040.00

Based on drawing entitled "Public Access Improvements Concept Plan, Vassar Road" dated 11/8/01

The above items, amounts, quantities, and related information are based on CA's judgment at this level of document preparation and is offered only as reference data. CA has no control over construction quantities, costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.

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Summary

Site Description:

The subject parcel is a privately owned, approximately one-third acre residential property with coastal access. It lies directly adjacent to, and down slope of, the Moss Beach Distillery, a well known restaurant and historic site. The site is fairly uniformly pitched at a 2:1 slope toward the beach. That portion of the site fronting the beach is exposed and has been eroded by wave action. In 1976 rip rap was placed at the toe of the slope. There is an exposed escarpment of 5 to 10 feet between the top of the rip rap and the bottom of the vegetated slope where erosion has continued. The slopes are covered by coastal scrub, including Coyote bush and Toyon. There is an existing concrete drainage channel running along the southwestern property line. There is approximately 25 feet of fall across the site from east to west. The beach at the base of the slope is Seal Cove and is a portion of the Fitzgerald Marine Reserve on National Marine Sanctuary maintained by the County (see cover photo).

Ownership/Easement:

The property is owned by Stuart Leeb. An Irrevocable Offer to Dedicate Public Access Easement was recorded on August 25, 1982. This document describes a vertical easement "located on that ten foot width from Cove Lane to the Beach." It also describes a lateral easement "between the seaward edge of the rip rap and the mean high tide line".

Description of Proposed Improvements:

To navigate the steep terrain of the site, log steps anchored with steel spikes are proposed along the south eastern property line. These steps lead down to the existing concrete drainage channel, over which a series of expanded metal steps would be placed. These metal steps would allow access to the beach, while preventing visitors from walking directly in the drainage channel. Access to the beach over the rip rap at the end of the drainage channel would be provided by a concrete staircase which would include an interpretive sign.

Opportunities and Constraints:

The Leeb easement does not connect to a public right-of-way. To provide access to the beach via the Leeb easement the County must acquire an OTD on the Barbour property between the Leeb parcel and the public right-of-way. This parcel is the site of the Moss Beach Distillery. In 1995, a permit was issued by the County for the expansion of the restaurant. A condition of approval included dedication of 14 public access parking spaces and recordation of an offer to dedicate a vertical easement. Although the permit has been executed, to date the County has opted not to enforce the permit condition requiring the recordation of the offer to dedicate. If this offer to dedicate is recorded and accepted, continuous public access could be implemented from Beach Way to the shore. The steeply sloping nature of the site precludes development of whole access.

The beach is part of the Fitzgerald Marine Reserve known as Seal Cove Beach. The Master Plan for the Reserve recommends access to the beach. The Master Plan further states that concentrated uses of limited areas within the preserve has caused degradation of those areas and suggests that dispersed access to the preserve could help alleviate this problem.

Implementation:

An offer to dedicate a trail easement by John Barbour must be recorded and accepted by the County in order to provide access to the Leeb easement. The County's pursuance of this OTD is contingent upon a determination that access to the Fitzgerald Marine Reserve should be pursued at this location.

An initial study with a Mitigated Negative Declaration is the minimum environmental documentation that will be required. If significant environmental impacts are found, an Environmental Impact Statement will be required.

A Coastal Development Permit would be required. This must be issued by the County Planning Division.

The County would need to retain a consultant to facilitate design development, permitting and construction document preparation. Funding for implementation may be sought through the Coastal Conservancy.



County of San Mateo

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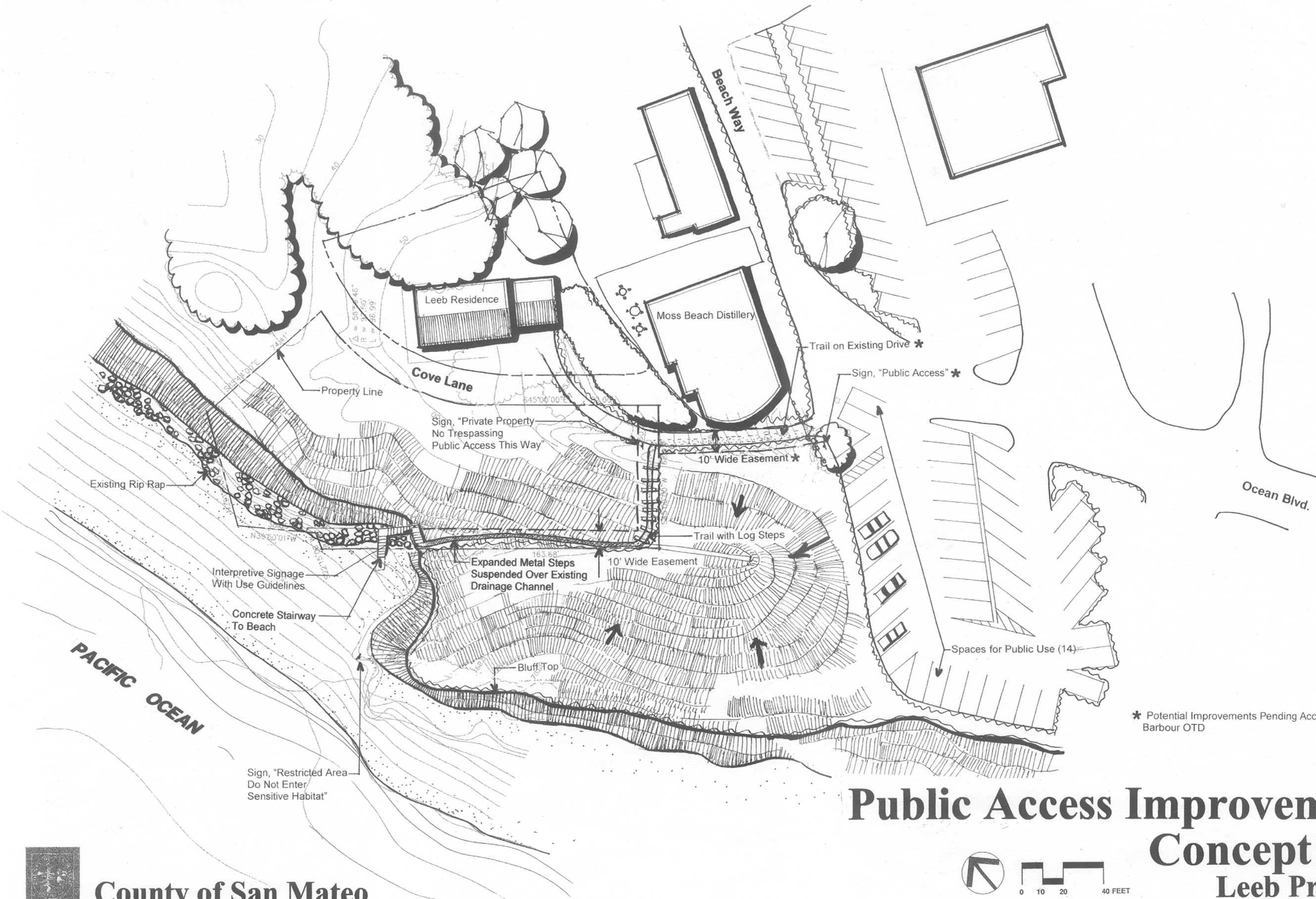


Aerial Photo

Leeb Property

Five Coastal Sites

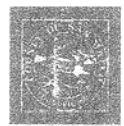
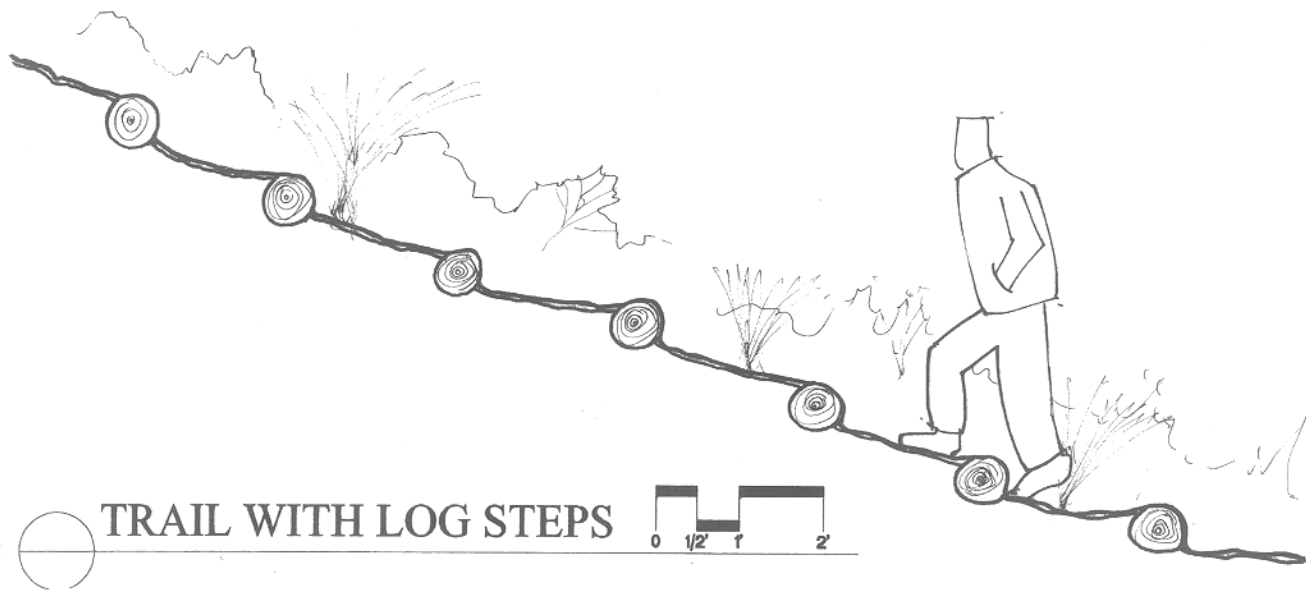
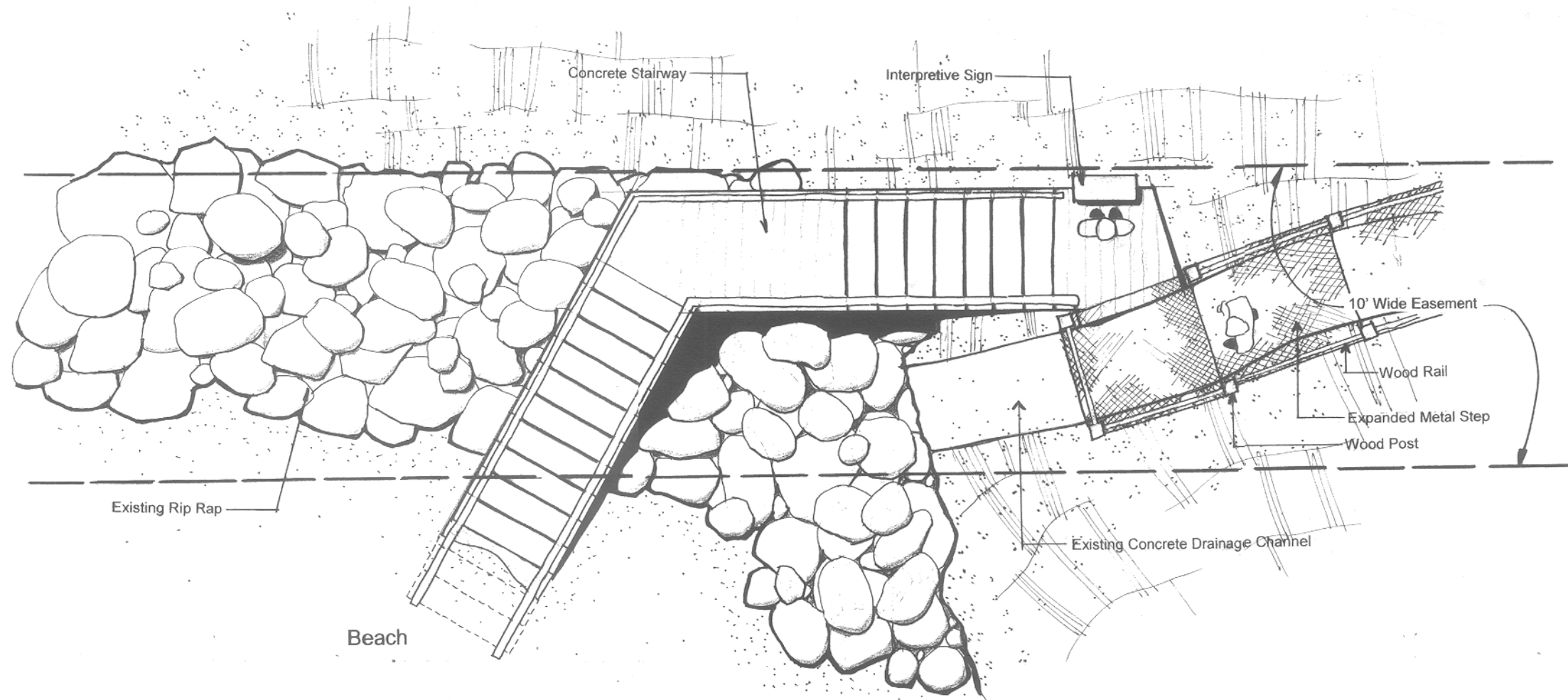




* Potential Improvements Pending Acceptance of Barbour OTD

Public Access Improvements Concept Plan Leeb Property

 **County of San Mateo**



County of San Mateo

Public Access Improvements Leeb Property

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Five Coastal Sites

prepared for the
County of San Mateo

**Estimate of Probable Construction Costs
 Five Coastal Sites
 Preliminary Plan**

Leeb Property

prepared on: 10/21/02

prepared by: SR
 checked by: MS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A	Start-up					
1.	Mobilization	Allow	LS	\$650.00	\$650.00	
2.	Bonding	Allow	1.5%	\$1,117.50	\$1,117.50	
3.	Staking	Allow	LS	\$2,000.00	\$2,000.00	
						\$3,770.00
B	Demolition					
1.	Clearing and grubbing, 1,700 s.f.	Allow	LS	\$1,000.00	\$1,000.00	
						\$1,000.00
C	Site Construction					
1.	Concrete stairs and handrail	Allow	LS	\$50,000.00	\$50,000.00	
2.	Expanded metal steps, 550 s.f.	Allow	LS	\$15,000.00	\$15,000.00	
3.	Log steps, 25 steps x 6' long, 2' o.c.	Allow	LS	\$4,000.00	\$4,000.00	
						\$69,000.00
D	Site Furnishings					
1.	Signage, interpretive	1	EA	\$2,500.00	\$2,500.00	
2.	Signage, access	2	EA	\$500.00	\$1,000.00	
3.	Signage, regulatory	2	EA	\$500.00	\$1,000.00	
						\$4,500.00
E	Slope Stabilization and Seeding	Allow	LS	\$1,000.00	\$1,000.00	
						\$1,000.00
F	Subtotal					\$79,270.00
G	Contingencies					
1.	Design	Allow	5%	\$3,963.50	\$3,963.50	
2.	Construction	Allow	15%	\$11,890.50	\$11,890.50	
						\$15,850.00
H	Total of Construction					\$95,120.00
I	Professional Services					
1.	Topographic and boundary survey (completed 3/15/01)					
2.	Design development, including permits	Allow	LS	\$5,000.00	\$5,000.00	
3.	Environmental documentation					
	a. Mitigated negative declaration	Allow	LS	\$5,000.00	\$5,000.00	
	b. Archaeological	Allow	LS	\$2,500.00	\$2,500.00	
	c. Biological	Allow	LS	\$5,000.00	\$5,000.00	
	d. Geological	Allow	LS	\$4,000.00	\$4,000.00	
4.	Construction documents	Allow	LS	\$20,000.00	\$20,000.00	
5.	Bidding and construction administration	Allow	LS	\$3,000.00	\$3,000.00	
6.	Reimbursable Expenses	Allow	LS	\$2,000.00	\$2,000.00	
						\$46,500.00

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prepared for the
County of San Mateo

**Estimate of Probable Construction Costs
 Five Coastal Sites
 Preliminary Plan**

Leeb Property

prepared on: 10/21/02

prepared by: SR
 checked by: MS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
J	TOTAL OF CONSTRUCTION AND PROFESSIONAL SERVICES					\$141,620.00

Based on drawing entitled "Public Access Improvements Concept Plan, Leeb Property" dated 11/8/01

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