

## IMPLEMENTATION PLAN

### **Property Disposition Plan for Pedro Point Headlands Property Administered by the State Coastal Conservancy**

1. The State Coastal Conservancy (“Conservancy”) has jurisdiction over real property (“Property”) located in San Mateo County (San Mateo County Assessor Parcel Numbers 023-730-020, 023-730-220 and 023-740-020) as shown on the attached Exhibit A.
2. The County of San Mateo (“County”) has agreed to accept conveyance at no charge of fee title to Property 1, which consists of almost all of the Property with the exception of 0.6 acres which portion is described as Property 2, as described in the attached Exhibit B. County does not wish to acquire Property 2.
3. In September 2013, an inspection by staff of the National Park Service, the anticipated long term property transferee at the time, revealed that there were encroachments on Property 2.
4. Property 2 does not have the characteristics of the larger Property 1 in terms of habitat and public access values, as determined by a site inspection on November 20, 2013 by Conservancy staff, as advised by a native plant restoration expert and a specialist from the Golden Gate National Recreation Area.
5. To settle these encroachment issues, David and Kimberly Olsen (“the Olsens”), who own and live on property adjacent to the Property, agreed to purchase at fair market value fee title to Property 2.
6. County shall permanently dedicate Property 1 for public access, open space preservation, and natural resource protection purposes.
7. The transfer to County of fee title to Property 1 implements Chapter 9 of Division 21 of the Public Resources Code by enabling the development, operation and management of coastal lands for public access purposes.
8. County and the Olsens shall assume all property management responsibilities for their respective property interests acquired, thereby relieving the State of management responsibility and associated costs.

Therefore, the Conservancy requests that the Director of General Services, in accordance with Public Resources Code Section 31107, convey fee title to Property as described below. In consideration of the benefits of the conveyance that would accrue to the State and the people of California, the Conservancy requests that:

- Property 1 be conveyed to County at no charge; and

Exhibit 2: Pedro Point Headlands Implementation Plan

- Property 2 be conveyed to the Olsens at fair market value, which has been determined to be \$56,000 by the May 13, 2014 appraisal commissioned by the Conservancy.

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Samuel P. Schuchat, Executive Officer  
State Coastal Conservancy

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Date

EXHIBIT A

# PEDRO POINT HEADLANDS COASTAL TRAIL

CITY OF  
PACIFICA  
PROPERTY

CITY OF  
PACIFICA  
PROPERTY

STATE OF  
CALIFORNIA  
PROPERTY  
023-730-220

STATE OF  
CALIFORNIA  
PROPERTY  
023-730-020

STATE OF  
CALIFORNIA  
PROPERTY  
023-740-020

PROPOS  
OF HEAL  
COASTA

PRIVATE

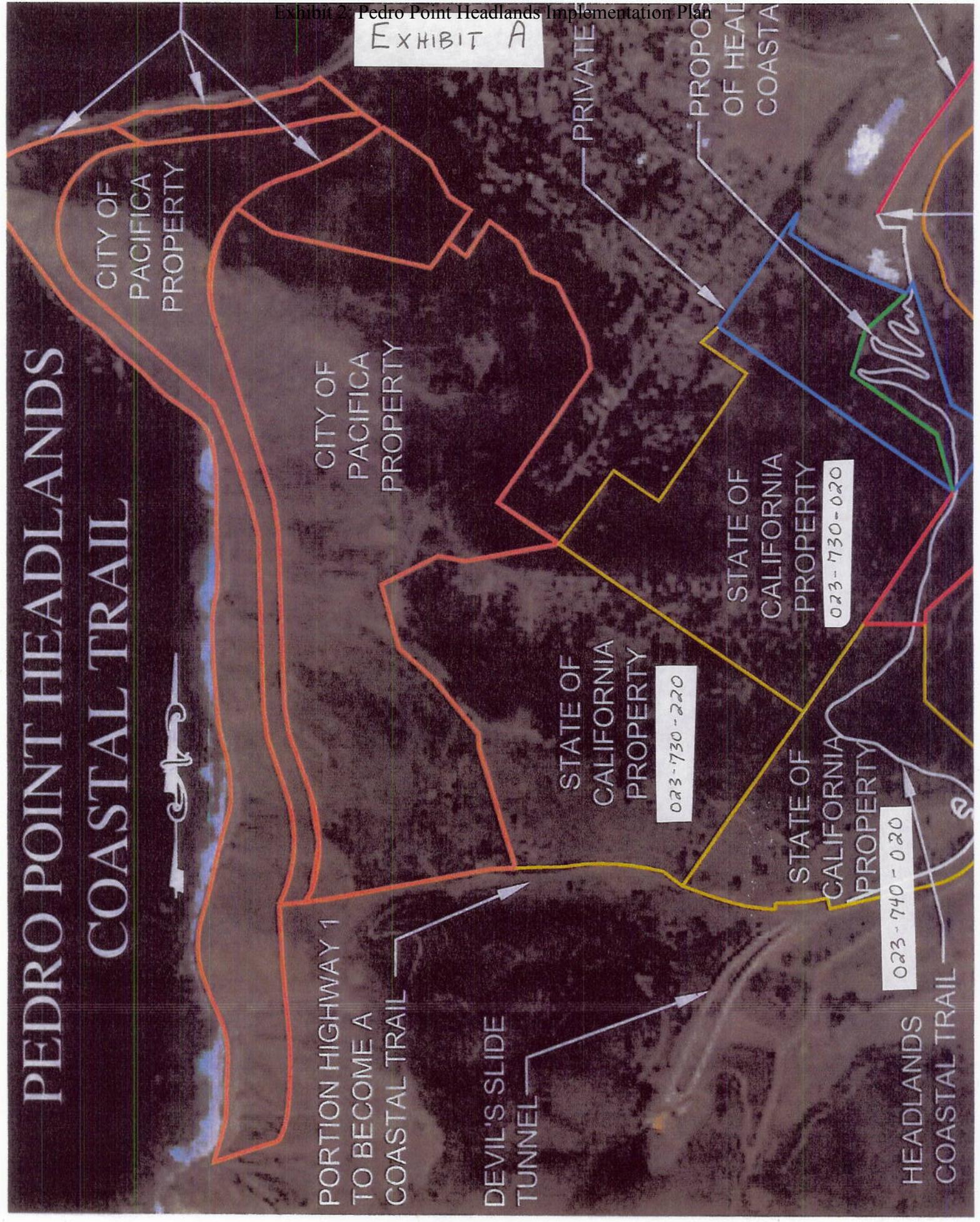
PORTION HIGHWAY 1  
TO BECOME A  
COASTAL TRAIL

DEVIL'S SLIDE  
TUNNEL

HEADLANDS  
COASTAL TRAIL



*Stem*



# Property Conveyance Pedro Point Headlands

