

**STATE COASTAL CONSERVANCY
NOTICE OF PROPOSED RULEMAKING ACTION**

**California Code of Regulations
Title 14. Natural Resources
Division 5.6. State Coastal Conservancy
Chapter 5: Use of Pedro Point Headlands in San Mateo County
(§ 13770 to § 13796)**

These regulations are submitted to the Office of Administrative Law on March 24, 2026, with an intended notice publication date of April 3, 2026.

NOTICE IS HEREBY GIVEN that the State Coastal Conservancy (the “Conservancy”) proposes to adopt regulations as described below, after considering all comments, objections, and recommendations regarding the proposed action.

PROPOSED REGULATORY ACTION

The Conservancy proposes adopting Chapter 5, Article 1, Sections 13770 through 13783, and Article 2, Sections 13784 through 137966, within Title 14, Division 5.6 of the California Code of Regulations. The proposed regulations concern the use of land within the Pedro Point Headlands in San Mateo County under the Conservancy’s ownership or control.

WRITTEN COMMENT PERIOD

(Section 11346.5(a)(15) of the Government Code)

Any person, or their authorized representative, may submit written comments relevant to the proposed regulatory action to the Conservancy. The written comment period closes May 19, 2026, at 11:59 p.m., 45 days after the April 3, 2026, publication date. The Conservancy will only consider written comments received by the end of the written comment period, described above. Written comments may be submitted by either of the following methods:

1. By email to: Erin.Gravley@scc.ca.gov.

2. By mail or hand delivered to:
State Coastal Conservancy
Attn: Erin Gravley
1515 Clay Street, Suite 1000 (10th Floor)
Oakland, CA 94612

To facilitate timely review of comments, please label all comments with this title/subject line: “Public Comment Letter – Proposed Regulatory Action for Use of Pedro Point Headlands in San Mateo County.”

Please note that under the California Public Records Act (Government Code Section 7920.00 et seq.), your comments, attachments, and associated contact information will become part of the public record and can be released to the public upon request.

PUBLIC HEARING

(Section 11346.5(a)(17) of the Government Code)

The Conservancy does not intend to hold a public hearing, unless a hearing is timely requested; however, any interested person or duly authorized representative may request, no later than 15 days prior to the close of the written comment period, described above, a public hearing pursuant to Section 11346.8 of the Government Code.

ACCOMMODATION NOTICE

If any member of the public requires accommodation to participate in a public hearing and/or meeting, please contact Taylor Samuelson at Taylor.Samuelson@scc.ca.gov no later than five (5) working days prior to the noticed public meeting and/or hearing.

AUTHORITY AND REFERENCE

(Section 11346.5(a)(2) of the Government Code)

Authority Cited: Section 31102 of the Public Resources Code.

Reference: Sections 31000-31414 of the Public Resources Code.

INFORMATIVE DIGEST

(Section 11346.5(a)(3) of the Government Code)

Summary of Existing Laws and Effect of the Proposed Action

The Conservancy is a state agency with responsibility for protecting, restoring, and enhancing natural resources along the coast and in coastal watersheds, protecting coastal agriculture, and providing public access to the coast. The Conservancy's enabling legislation is located at Division 21 of the Public Resources Code ("Division 21"). Existing law, Section 31105 of the Public Resources Code, authorizes the Conservancy to acquire real property or interests for purposes specified in Division 21. In addition, existing law, Section 31104.1 of the Public Resources Code, requires the Conservancy to serve as a repository for lands whose reservation is required to meet the policies and objectives of the California Coastal Act of 1976 (Division 20 of the Public Resources Code), a certified local coastal plan or program, or the San Francisco Bay Plan as implemented by the San Francisco Bay Conservation and Development Commission pursuant to Title 7.2 of the Government Code. Pursuant to the authority derived from Section 31104.1 of the Public Resources Code, the Conservancy may accept dedication of fee title, easements, development rights, or other interests in lands, including interests required to provide public access to recreation and resources areas in the coastal zone. As a result, the Conservancy owns and manages properties across the State of California to carry out Division 21 purposes. One property the Conservancy owns is a popular recreational area located within Pedro Point Headlands ("Pedro Point Headlands"), San Mateo County.

This regulatory action proposes adopting Chapter 5, Article 1, Sections 13770 through 13783, and Article 2, Sections 13784 through 137965, within Title 14, Division 5.6 of the California Code of Regulations. The proposed regulatory action will create a clear framework for the Conservancy to protect the public, prevent habitat degradation or disruption to wildlife, and protect or restore the natural environment.

Other state laws related to the use of public land and to the proposed regulations include the following:

- Penal Code Section 384a, which makes it a misdemeanor to willfully or negligently cut, destroy, mutilate, or remove plant material that is growing upon public land without a written authorization, signed by the owner of the land or an authorized agent.
- Penal Code Section 450 et seq., which criminalizes arson of forest land.
- Penal Code Section 594 et seq., which criminalizes graffiti and vandalism.

Anticipated Benefits of Proposed Regulations

The anticipated benefits of the proposed regulatory action include increasing public safety, reducing conflict between different user groups, providing clear information to the public, and protecting and restoring the natural environment. For example, establishing specific procedures for temporary closure of Pedro Point Headlands when there are risks to public safety, habitat, wildlife, and/or natural or cultural resources will help to mitigate those risks, and such procedures promote transparency regarding the reasons for and duration of closures. In addition, reasonable restrictions on the hours of use and vehicles protect the environment by reducing potential impacts to sensitive habitat and wildlife. The anticipated benefits to this state property and the public outweigh minor limitations on public access and are consistent with the Conservancy's responsibility as a land steward.

Evaluation of Inconsistency/Incompatibility with Existing State Regulations

The proposed regulatory action is not inconsistent or incompatible with existing state regulations. To date, the Conservancy has not adopted regulations concerning the use or management of Pedro Point Headlands. Regulations adopted by other state agency land managers are not applicable to Pedro Point Headlands.

Evaluation of Existing, Comparable Federal Regulation or Statute

The Conservancy is not aware of a substantial difference from an existing, comparable federal regulation or statute.

Forms Incorporated by Reference

None.

MANDATED BY FEDERAL LAW OR REGULATIONS

(Sections 11346.2(c) of the Government Code)

The Conservancy is not aware of any federal regulations or statutes that address the specific subject matter addressed by the proposed regulatory action; however, the Conservancy is working with the federal government to ensure the regulations are largely consistent with the regulations governing federal land in San Mateo County.

OTHER STATUTORY REQUIREMENTS

(Section 11346.5(a)(4) of the Government Code)

The Conservancy is not aware of any other requirements prescribed by statute applicable to the Conservancy, or to the specific regulations or class of regulations.

DISCLOSURES REGARDING THE PROPOSED ACTION

(Section 11346.5(a)(5), (6), (7), (8), and (12) of the Government Code)

The Conservancy has made the following initial determinations and/or declarations:

- Mandate on local agencies and school districts: None.
- Cost or savings to any other state agency: None.
- Cost to any local agency or school district which is required to be reimbursed: None.
- Other nondiscretionary costs or savings imposed on local agencies: None.
- Cost or savings in federal funding to the state: None.
- Significant statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other States: None.
- Significant effect on housing costs: None.

COST IMPACTS ON REPRESENTATIVE PERSONS OR BUSINESSES

(Section 11346.5(a)(9) of the Government Code)

The Conservancy is not aware of any cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the proposed regulatory action.

RESULTS OF THE ECONOMIC IMPACT ASSESSMENT

(Section 11346.5(a)(10) of the Government Code)

Section 11346.3 of the Government Code requires state agencies to assess the potential economic impacts on California businesses and individuals when proposing to adopt or amend a regulation. The following is a summary of the results from the economic impact analysis:

- Creation or Elimination of Jobs within the State of California: The proposed regulatory action is not expected to create or eliminate jobs within the State of California.
- Creation or Elimination of Businesses within the State of California: The proposed regulatory action is not expected to create or eliminate businesses in the State of California.

- Expansion of Businesses Currently Doing Business within the State of California: The proposed regulatory action is not expected to encourage or discourage businesses from expanding their business in the State of California.
- Benefits of Regulation to Health and Welfare of California Residents, Worker Safety, and the State's Environment: The proposed regulatory action will benefit the health and welfare of California residents and the State's environment, by providing the Conservancy with additional tools to manage Pedro Point Headlands. For example, the proposed regulations will benefit the health and welfare of California residents by informing visitors of hazards and how to safely recreate at Pedro Point Headlands and closing the property, or a portion of the property, when there is a hazard or maintenance. The proposed regulatory action will benefit the State's environment by prohibiting uses that would otherwise damage or degrade natural resources and habitats or harm or disrupt wildlife. The proposed regulatory action will allow for effective management of Pedro Point Headlands.

SMALL BUSINESS DETERMINATION

1 CCR 4(a) and (b)

Minimal to no impacts are expected for small businesses. Any such impact will come from the proposed prohibition to charge for events or services on public lands. The proposed regulatory action may affect small businesses that charge the public a fee for events on public property or commercial dog walking. However, such impacts are expected to be minimal to none. The proposed regulatory action establishes a process by which the public can seek written authorization for select events. In addition, Pedro Point Headlands has steep terrain and narrow trails not necessarily compatible for commercial dog walking, and there are other coastal areas in San Mateo County to walk dogs. Thus, it is possible that the regulations may have an impact on small businesses that charge the public a fee for events on public land or provide commercial dog walking, but the impacts are expected to be minimal to none.

CONSIDERATION OF ALTERNATIVES

(Section 11346.5(a)(13) of the Government Code)

In accordance with Section 11346.5(a)(13) of the Government Code, the Conservancy must determine that no reasonable alternative it has considered or that has otherwise been identified and brought to its attention would be more effective in carrying out the purpose for which the action is proposed, would be as effective and less burdensome to affected private persons than the proposed action, or would be more cost-effective to affected private persons and equally effective in implementing the statutory policy or other provision of law. The Conservancy has not identified such a reasonable alternative, and invites interested people to provide comments regarding any alternatives to the proposed regulatory action during the written comment period.

CONTACT PERSONS

(Section 11346.5(a)(14) of the Government Code)

Please direct inquiries concerning the proposed action or regulatory process to:

State Coastal Conservancy
Attn: Erin Gravley
1515 Clay Street, Suite 1000 (10th Floor)
Oakland, CA 94612
Erin.Gravley@scc.ca.gov
(510) 286-2239

The backup contact person is Desiree Staeffler, by email at Desiree.Staeffler@scc.ca.gov and telephone at (510) 286-4171.

**NOTICE AND AVAILABILITY OF RULEMAKING PACKAGE; AND
AVAILABILITY OF DOCUMENTS ON THE INTERNET**

(Sections 11346.4(a)(1)-(4), (6) and 11346.5(a)(16), (20) of the Government Code; 1 CCR 86)
The Conservancy is emailing people and/or groups it believes to be interested in the proposed regulatory action and posting on its website, mentioned below, this Notice of Proposed Action on or before April 3, 2026, which is at least 45 days prior to close of the public comment period and any public hearing, if a hearing is requested.

In addition, the Conservancy will have the entire rulemaking file available for inspection and copying at its office at the address above. Copies of the Notice of Proposed Action, Initial Statement of Reasons, text of the regulations with any modifications illustrated, as well as the Final Statement of Reasons, when completed, and modified text, if any, may be accessed through the Conservancy's website at: <https://scc.ca.gov/public-notices/>; or may be obtained by contacting the agency contact person(s) named in this notice.

AVAILABILITY OF CHANGED OR MODIFIED TEXT

(Section 11346.5(a)(18) of the Government Code)

After considering all timely and relevant comments received during the written comment period, the Conservancy may adopt the proposed regulatory action substantially as described in this notice. If the Conservancy makes substantial changes, it will make the modified text (with the changes clearly indicated) available to the public for at least 15 days before the Conservancy adopts, amends, or repeals the resulting regulation. A copy of any modified regulation may be obtained from the agency contact person(s) named in this notice or on the Conservancy's website at the URL provided above. The posting on the Conservancy's website will start the 15-day window. Non-substantial changes will not be further noticed.

AVAILABILITY OF THE FINAL STATEMENT OF REASONS

(Section 11346.5(a)(19) of the Government Code)

Upon its completion, the Final Statement of Reasons will be available on the Conservancy's website at the URL provided above and may be requested from the contact person(s) named in this notice.