

COASTAL CONSERVANCY

Staff Recommendation
March 10, 2005

PEDRO POINT HEADLANDS COASTAL TRAIL

File No. 03-050
Project Manager: Marina Cazorla

RECOMMENDED ACTION:

Authorization to amend the Conservancy's June 4, 2003 authorization to use the Conservancy funds for preconstruction costs associated with the development of the Coastal Trail over the Pedro Point Headlands.

LOCATION: Pedro Point Headlands, City of Pacifica, San Mateo County (Exhibit 3)

PROGRAM CATEGORY: Coastal Access

EXHIBIT

Exhibit 1: June 4, 2003 Staff Recommendation

Exhibit 2: CEQA Document

Exhibit 3: Project Trail Location

RESOLUTION AND FINDINGS:

Staff recommends that the State Coastal Conservancy adopt the following Resolution pursuant to Sections 31400-31409 of the Public Resources Code:

“The State Coastal Conservancy hereby authorizes the amendment of its June 4, 2003 authorization to use the Conservancy funds of an amount not to exceed two hundred thousand dollars (\$200,000) to the City of Pacifica for preconstruction costs associated with the development of the Coastal Trail connecting Pacifica State Beach with the Devils Slide right-of-way, subject to the following conditions:

1. Prior to the disbursement of funds for construction, the City of Pacifica (the City) shall submit for the review and approval of the Executive Officer of the Conservancy:
 - a. A signing plan for the project acknowledging Conservancy participation.

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- c. A final work plan (including the names of any subcontractors to be used in the completion of the project), and a project schedule and budget.
- 2. At construction, the City shall implement, or shall cause to be implemented, the mitigation measures contained in the City’s Mitigated Negative Declaration, Exhibit 2 to the accompanying staff recommendation, for the project.”

Staff further recommends that the Conservancy adopt the following findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that the amended project remains consistent with the Conservancy’s June 4, 2003 findings regarding coastal access; the Project Selection Criteria and Guidelines adopted by the Conservancy on January 24, 2001; and the California Environmental Quality Act.

PROJECT SUMMARY:

Staff recommends that the State Coastal Conservancy authorize the amendment of its June 4, 2003 authorization to disburse an amount not to exceed two hundred thousand dollars (\$200,000) to the City of Pacifica for preconstruction costs associated with the development of the Coastal Trail connecting Pacifica State Beach with the Devil’s Slide right-of-way (See Exhibit 3). Conservancy funds were previously authorized in June 2003 for construction of the trail but are now needed to complete the final design and permit phase of the project. Caltrans funds are available for the actual construction of the trail, but cannot cover the preconstruction costs.

Site Description: Remains consistent with June 2003 staff recommendation.

Project History: Remains consistent with June 2003 staff recommendation.

PROJECT FINANCING:

Coastal Conservancy	\$ 200,000
City of Pacifica	100,000
Caltrans	<u>800,000</u>
Total Project Cost	\$1,100,000

The source of funds for the proposed project is the previously authorized Coastal Conservancy FY 2000/01 Proposition 12 (the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000) budget appropriation for the Coastal Trail. Consistent with the purposes of this funding source, the grant would be used for preconstruction costs to develop public use facilities in a coastal area within the Conservancy’s jurisdiction. Consistent with Section 5096.346(c) of Proposition 12, the proposed trail would provide air quality benefits by facilitating pedestrian and bicycle travel.

CONSISTENCY WITH CONSERVANCY’S ENABLING LEGISLATION:

Remains consistent with June 2003 staff recommendation.

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STRATEGIC PLAN GOAL(S) & OBJECTIVE(S):

Consistent with **Goal 1 Objective C**, the project will result in the construction of 7 miles of new Coastal Trail within public and private ownerships.

Consistent with **Goal 2 Objective B**, an area currently closed to public use will be opened, while respecting the rights of nearby landowners and the need to minimize impacts on sensitive natural resources.

Consistent with **Goal 2 Objective D**, the project will increase coastal recreational opportunities for residents and visitors by correcting dangerous conditions, installing signs and controlling erosion.

Consistent with **Goal 2 Objective E**, the project will alleviate the negative impacts of traffic and congestion on public lands by providing a safe alternative to automobile travel and separating trail users from automobile traffic.

CONSISTENCY WITH CONSERVANCY'S STANDARDS AND RECOMMENDATIONS FOR ACCESSWAY LOCATION AND DEVELOPMENT:

Remains consistent with June 2003 staff recommendation.

CONSISTENCY WITH CONSERVANCY'S PROJECT SELECTION CRITERIA & GUIDELINES:

The proposed project is consistent with the Conservancy's Project Selection Criteria and Guidelines adopted January 24, 2001, in the following respects:

Required Criteria

1. **Promotion of the Conservancy's statutory programs and purposes:** See the "Consistency with Conservancy's Enabling Legislation" section above.
2. **Consistency with purposes of the funding source:** See the "Project Financing" section above.
3. **Support of the public:** Remains consistent with June 2003 staff recommendation.
4. **Location:** This project would be within the coastal zone of the City of Pacifica.
5. **Need:** Caltrans has agreed to provide funding to construct the trail in exchange for permission to use the trail corridor for a utility corridor for the Highway Tunnel. In order to take advantage of this offer, the City must complete the preconstruction tasks, including permitting. The cost of this work is approximately \$300,000, of which the City has available only \$100,000. Without the Coastal Conservancy grant, the City will not be able to finish the work required to qualify for the Caltrans funds.
6. **Greater-than-local interest:** Remains consistent with the June 2003 authorization.

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Additional Criteria

7. **Urgency:** In order to capture the trail funds being offered by Caltrans, the City must accomplish the preconstruction work for the trail route. It is therefore most urgent that the Conservancy funds be made available immediately so that the Caltrans project can proceed.
8. **Resolution of more than one issue:** The proposed trail over the Pedro Point Headlands would not only provide an important link in the California Coastal Trail, it would make the spectacular Pedro Point Headlands more easily accessible for a wider variety of users.
9. **Leverage:** As discussed in the paragraphs above, the proposed Conservancy grant would enable the City to leverage \$800,000 of Caltrans funding for the trail project.
10. **Readiness:** The City has completed its environmental review and is in the process of securing all the necessary permits.
11. **Realization of prior Conservancy goals:** As discussed in the “Project History” above, the proposed project would help carry out the goals of the “Pedro Point Headlands Trail System Concept Plan.” The proposed project would also help achieve the Conservancy’s goal of developing the California Coastal Trail.
12. **Cooperation:** The City of Pacifica is securing an agreement with a private landowner to allow a portion of the Pedro Point Headlands Trail to be constructed on his property. The City has also secured the cooperation of Caltrans in constructing the trail and has obtained support from the GGNRA for the proposed alignment.

CONSISTENCY WITH LOCAL COASTAL PROGRAM POLICIES:

Remains consistent with June 2003 staff recommendation.

COMPLIANCE WITH CEQA:

Remains consistent with June 2003 staff recommendation. Staff filed a Notice of Determination on August 13, 2002 for the project.