



PLANNING COMMISSION

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM

Owner: Peninsula Open Space Trust
Applicant: San Mateo County Real Property Services Division
File Number: PLN 2020-00066
Location: San Gregorio area
APN: 081-060-020, 081-060-030 and 081-060-130

Project Description:

The County of San Mateo proposes to acquire the subject parcels for the creation of a County park with visitor-serving amenities. Per California Government Code Section 65402, prior to acquisition of property, the County must request an analysis of the proposed acquisition's conformity with the County General Plan.

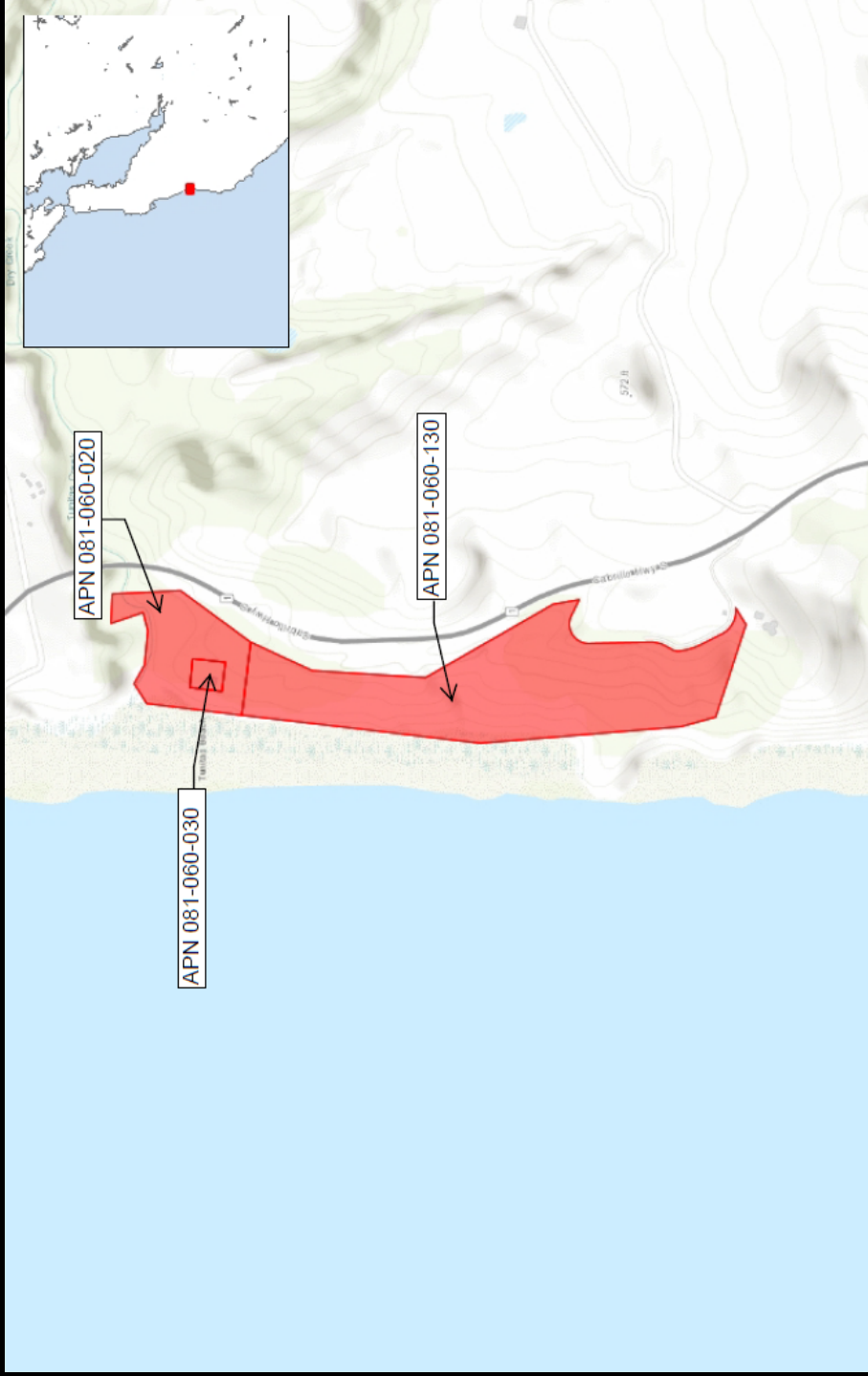
PLANNING AND BUILDING DEPARTMENT



PROJECT DESCRIPTION

The County of San Mateo proposes to acquire the subject parcels for the creation of a County park with visitor-serving amenities. The subject parcels are ocean front and located on the western side of Cabrillo Highway between Half Moon Bay and Pescadero. Any specific developments proposed on the property would require appropriate permits and would be reviewed by the County at the time of project submittal.

Per California Government Code Section 65402, prior to acquisition of property, the County must request an analysis of the proposed acquisition's conformity with the County General Plan.





Pacific Ocean



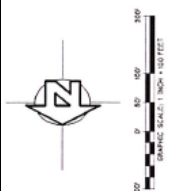
- ## Basis of Bearings

LOCAL BEARING BASE: STATION "POINT A" TO "POINT B" 516°35'00"™

STATION	NORTHING (Y)	EASTING (X)
LOS STATION	N=1,941,017.76	E=6,008,000.34

THE LOCAL BASIS OF BEARINGS IS $506^{\circ}36'00''W$, $383.53'$, BETWEEN POINT "A" AND POINT "B" AS SHOWN HEREIN AND ESTABLISHED ON CALIFORNIA DEPARTMENT OF TRANSPORTATION, MONUMENT RECORD FOR STATION X-64 AND 1-66, DIVISION OF HIGHWAYS, 1963, BEING A NOTATION OF $027^{\circ}19'58''$ FROM THE CORO BEARING ($514^{\circ}56'00''W$).

TABLE 1. DISTANCES SHOWN HEREIN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.



MONUMENT FOUND AS NOTED
 M = SAN WATCO COUNTY RECORD MAP
 RECORD DATA
 1A1 8011-0-0-WAY 0510 0957.08-139
 1A2 8011-0-0-WAY 0510 0957.08-473
 1A3 8011-0-0-WAY 0510 0957.08-136
 1B CALTRANS 8011-0-0-WAY MAP 8024012, 8024013
 1C BOOK 20 OF U.L.S. MAPS AT PAGES B-83
 1D MAP OF SAN WATCO HIGHWAYS, ROUTE 3, DAVENSON 3, SECTION 1
 1E OFFICIAL RECORDS 2013-104458
 1F BOOK 99 OF RECORDS, PAGE 328

- | | | | | |
|-----------------------|--|-----------|------|-------|
| LOW | | MEAN | HIGH | WATER |
| ----- | | ----- | | ----- |
| PRODIGITY LINE | | ----- | | ----- |
| BOUNDARY LINE | | ----- | | ----- |
| EDGE OF WATER | | - - - - - | | ----- |
| EDGE OF SANDY BEACH | | ----- | | ----- |
| SURFACE TO SURFACE | | ----- | | ----- |
| 1/2° CONTOUR INTERVAL | | ----- | | ----- |
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

[illegible]



REGULATIONS CONFORMANCE

The proposed acquisition potentially implicates the following categories of General Plan policies:

- Vegetative, Water, Fish and Wildlife Resources Policies
- Park and Recreation Resource Policies
- Rural Land Use Policies

The proposed acquisition does not conflict with any of the relevant General Plan policies. The intended use for the property as a San Mateo County park with visitor serving amenities is generally compatible with the relevant General Plan policies. The County has not proposed any specific developments on the subject property, or any changes to the conditions or uses of the properties at this time. Any future improvements or changes to use would be subject to review by the County at time of application.



ENVIRONMENTAL REVIEW

A determination that the proposed acquisition of property conforms to the County General Plan is exempt from environmental review under the “common sense exemption” that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)). Any future action on the subject property would be subject to applicable CEQA requirements.



RECOMMENDATION AND FINDINGS

That the Planning Commission find the proposed acquisition by the County of San Mateo of three parcels (APNs 081-060-020, 081-060-030 and 081-060-130) for the purpose of creating a San Mateo County park with visitor-serving amenities conforms to the County General Plan.

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