

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

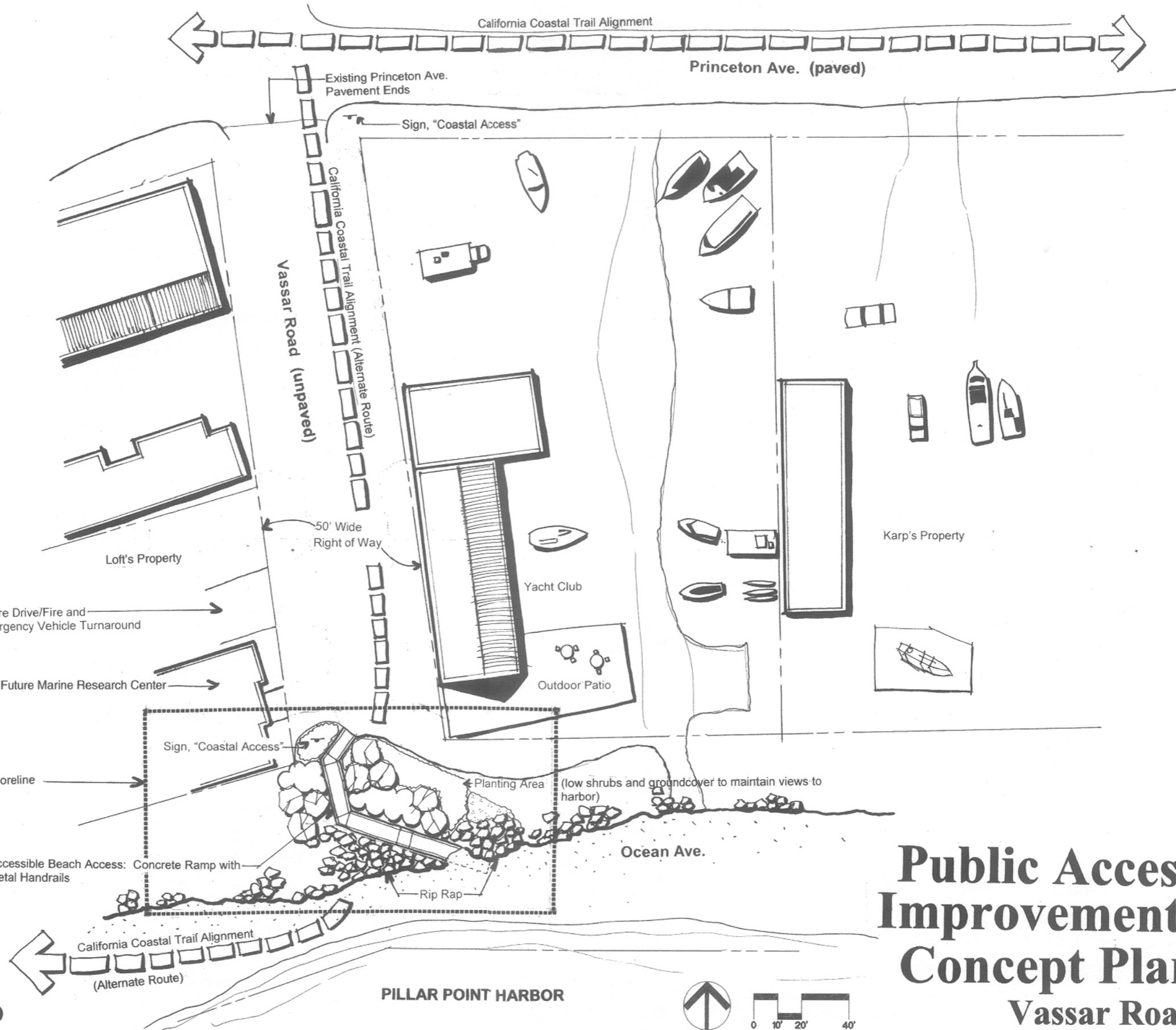
Callander Associates
00.049 04/19/01



Aerial Photo
Vassar Road

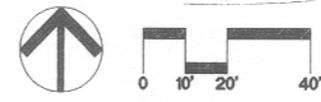
Five Coastal Sites





Public Access Improvements Concept Plan

Vassar Road



 **County of San Mateo**

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

**Callander Associates
 Landscape Architecture, Inc.**

00049CEVassarRoad10-21-02.xls

© copyrighted 2002 Callander Associates
 Landscape Architecture, Inc.

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.

**Callander Associates
 Landscape Architecture, Inc.**

00049CEVassarRoad10-21-02.xls

© copyrighted 2002 Callander Associates

Landscape Architecture, Inc.