

FIRE EVACUATION ROUTE SUDDENLY BLOCKED FOR RESIDENTS

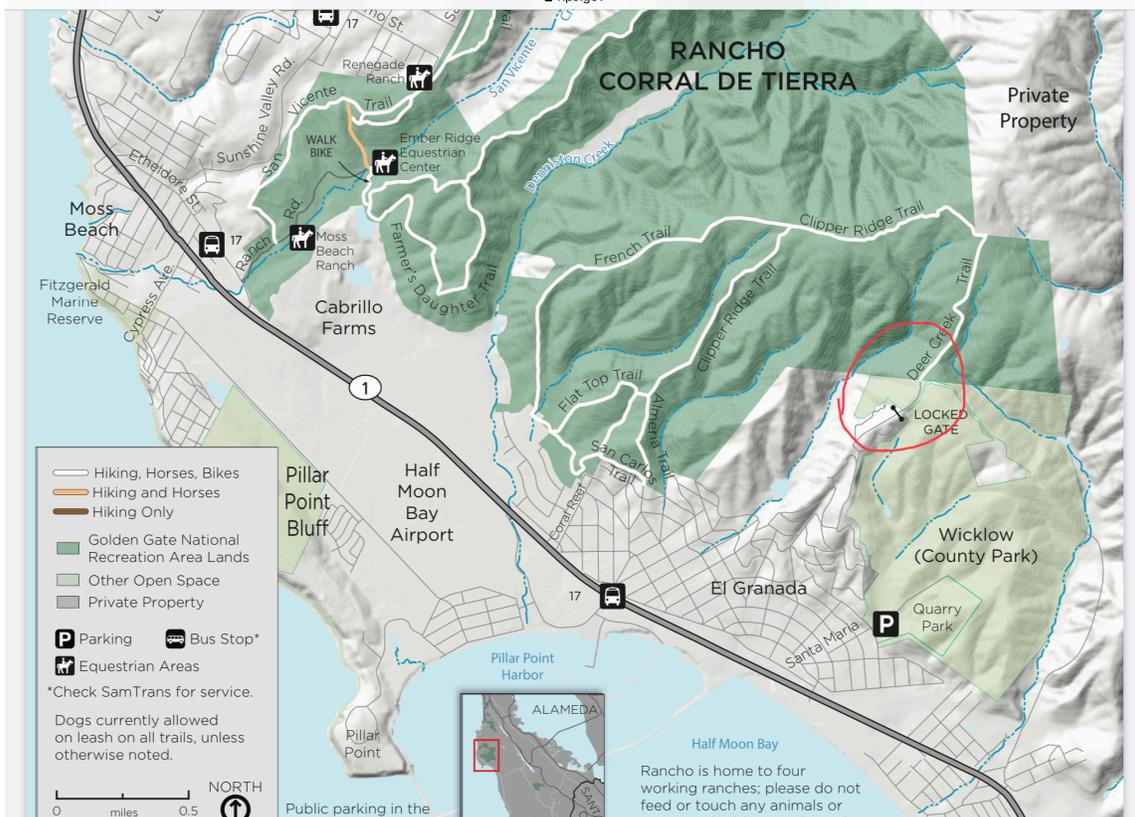
Residents on El Granada Blvd
Blocked from Access They've
Had for Years to POST/GGNR
road that Provides Essential
Fire Escape Route if Lower
Road is Blocked



8:40 AM Tue Apr 13

nps.gov

78%





Top of El Granada Blvd: Yellow right-hand road goes to private residence located at north edge of Quarry Park. Left-hand road is County-owned a few feet after the locked fence.

SUMMARY OF ISSUES:

A traditional access point has suddenly been closed to residents as a fire evacuation route as well as to GGNR trails used by residents for decades. The new owner of an adjacent road (800 El Granada Blvd) recently welded shut the pedestrian access point to the left of this fence. In an evacuation emergency, with the traditional access point now blocked, many residents would not be able to climb this gate since it is quite high.

The attached map images very clearly show the narrow 20' bulb-shaped portion of the access road that is blocking public access to hundreds of acres of public land - access they have had for well over a decade. An appropriate public easement could restore a safe fire and recreational access point without causing any undue inconvenience or harm to the O'Neill's residence that is literally almost a mile away on a completely different road.

The entire area at the top of El Granada Blvd is designated Open Space in the County General Plan. In this specific case, the public's expectation is that a very small link could create a permanent fire access evacuation route and connection to thousands of acres of public lands.

1. Blocked Access to Fire Evacuation Route

- The access point at the side of the left-hand gate leading to GGNR land has been available to residents for well over a decade. I and many other residents living in the top portion of El Granada Blvd (“EG Blvd”) have been counting on this access if the lower part of EG Blvd is blocked by downed power lines or trees in a fire evacuation situation.
- High-transmission power lines cross EG Blvd over 34 times in less than a mile, and this area often gets northeast winds of 30-50+ mph. A downed line that sparked a fire, or any fire in the lower part of the road, would likely block evacuation access for uphill residents and result in potentially hundreds of residents being trapped at the top of the hill.
- There is no other evacuation route for residents above 262 EG Blvd. If the lower part of the road is blocked, these residents will be trapped and there is nowhere to go but uphill. The only possible escape route would be beyond the left-hand gate, up the paved road to chaparral-covered land without flammable eucalyptus trees. Residents could possibly shelter in place away from Quarry Park and eucalyptus-lined EG Blvd, or take the left-hand single-track path a mile up that road that can be walked or biked down to Highway 1.

2. Blocked Access to GGNR Trails

- Access point at side of left-hand locked gate has been used by residents for well over a decade to access POST and GGNR park trails for hiking and biking. The ranger who lived further along this road specifically told me and many other residents for years that they had every right to access this road and the public trails of Rancho Corral de Tierra past this gate.
- The left-hand road leads uphill to the old gun club and ridge, and has been used for many years for a hiking and biking route to access POST and GGNR land by local residents.
- The right-hand road leads to a private house, the “Wicklow House,” at 800 El Granada Blvd on the north edge of Quarry Park (see attached survey), which the new owner is trying to sell.
- Two main trails that connect Quarry Park to GGNR land are well-established and have been used for years. (There are STRAVA heat maps and other digital trackers that can be provided establishing longstanding use of these access points including the gate crossing on EG Blvd, if needed.)
- The O’Neills, previous owner of the Wicklow House, granted an easement to POST for use of the left-hand gate, but the land beyond was never part of the Wicklow estate.

We respectfully request that access be restored immediately, since a dangerous fire season is approaching. Ideally a permanent prescriptive easement could restore access. The residents of El Granada would appreciate appropriate action by San Mateo County, POST, and GGNRA to accomplish this important coastal safety feature with the byproduct of recreational access that was the original intent of the public acquisition of this land.

- Karen Allanson, El Granada Blvd resident

BACKGROUND

2003 - the land at right gate that surrounds the Wicklow house was deeded to Peninsula Open Space Trust (POST). The land at the left gate was never part of Wicklow and belonged to another family was deeded to POST as well.

2003 - when the land was deeded to POST there was a line adjustment done (attached record of lot line adjustment survey sheet 1 and 2 of Record of Survey lot line adjustment [2003-065504](#)). For reasons not currently understood that lot line was adjusted to include the left gate that was not originally part of the Wicklow property.

2006 - the O'Neill family, dba Wicklow House, granted an easement to POST for nonexclusive use of the roadway. The easement included access for "emergency use only" and to "connect to utilities" and for "ingress and egress through the northerly gate/driveway area abutting El Granada Boulevard". The easement also provided that O'Neill would not construct "buildings or similar structures which would impede the use of the Easement Area" (document Attachment).

2014 - POST transferred APN: [047-340-290](#) including all easements to San Mateo County via grant deed. POST conveyed the property to the County "with the expectation that if possible the Property remain in its natural state with existing recreational uses on designated trails such as walking, jogging, mountain biking and dog walking on a leash." (See Sources below.)

2019 - Wicklow House, [800 EG Blvd](#), was inherited by Sean O'Neill.

2021 - historical pedestrian emergency and recreational access was blocked without notice or permits.

PUBLIC STATEMENTS and Promises from POST and San Mateo County

"Thanks to the O'Neill family, you will be able to hike from the beach at Mirada Surf up through the eucalyptus forest of Wicklow through Rancho Corral de Tierra to Montara Mountain. You'll then have the opportunity to trek down through the complex of state and county parks that lead to Pacifica or over to the trail that will be formed along Highway 1 after the Devil's Slide tunnel is complete." [POST Press Release from 2002.]

San Mateo County - 2014

In 2014 POST transferred the Wicklow property to San Mateo County.

"The existing facilities like parking and restrooms at neighboring Quarry Park make for a natural gateway to the Wicklow addition," said Parks Director Marlene Finley.

https://www.smdailyjournal.com/news/local/san-mateo-county-accepts-478-coastside-acres-from-peninsula-open-space-trust/article_60a70d94-b15d-510c-84a8-bf0c736534e0.html

[San Mateo County accepts 478 coastside acres from Peninsula Open Space Trust](https://www.smdailyjournal.com/news/local/san-mateo-county-accepts-478-coastside-acres-from-peninsula-open-space-trust/article_60a70d94-b15d-510c-84a8-bf0c736534e0.html)

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SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF DAVID MITCHELL, DURING APRIL, 2002.

BRUCE D. WOODWORTH, L.S. 4850
 LICENSE RENEWAL DATE 09-30-04



LINE	FIELD LENGTH	FIELD BEARING	RECORD BEARING
1	35.07	N46°25'36"W	N47°14'06"W
120	25.17	S47°30'30"E	N28°42'10"W
121	20.57	S29°17'51"E	
122	20.56	S29°17'51"E	

RECORD COURSES ARE AS SHOWN ON 15 MAPS 26

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT THIS 22ND DAY OF MARCH 2003.

NEIL R. CULLEN
 DIRECTOR OF PUBLIC WORKS
 RCE 19109 LICENSE EXPIRATION DATE 09-30-05



COUNTY RECORDER'S STATEMENT

FILED THIS 13TH DAY OF MARCH 2003 AT 10:31 A.M. IN BOOK 24 OF L.L.S. MAPS AT PAGES 85-87 AT THE REQUEST OF BRUCE WOODWORTH.

FILE NUMBER 2003-065505 FEE \$12.00
 WARREN SLOCUM, SAN MATEO COUNTY RECORDER

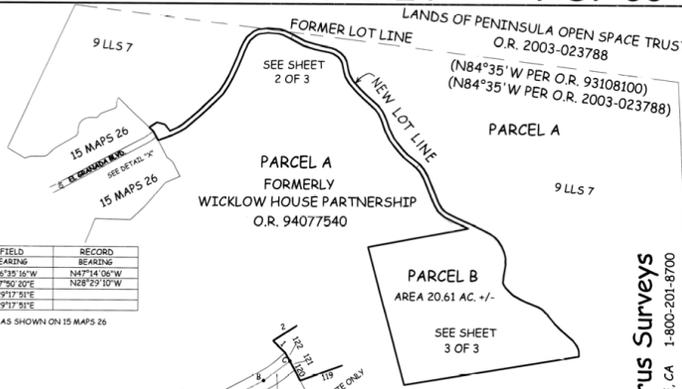
BY: [Signature]
 DEPUTY

THIS MAP IS BEING FILED IN ACCORDANCE WITH SECTION 8762(E) OF THE LAND SURVEYOR'S ACT.



LEGEND & NOTES

- A-M MONUMENT DESIGNATION
 - FOUND MONUMENT AS NOTED
 - SET BRASS TAG LS 4850 AND SPIKE IN ROAD EXCEPT AS NOTED.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 NO EASEMENTS ARE SHOWN ON THIS MAP; USERS ARE DIRECTED TO CURRENT TITLE RESEARCH, AS NEEDED.



LANDS OF PENINSULA OPEN SPACE TRUST, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

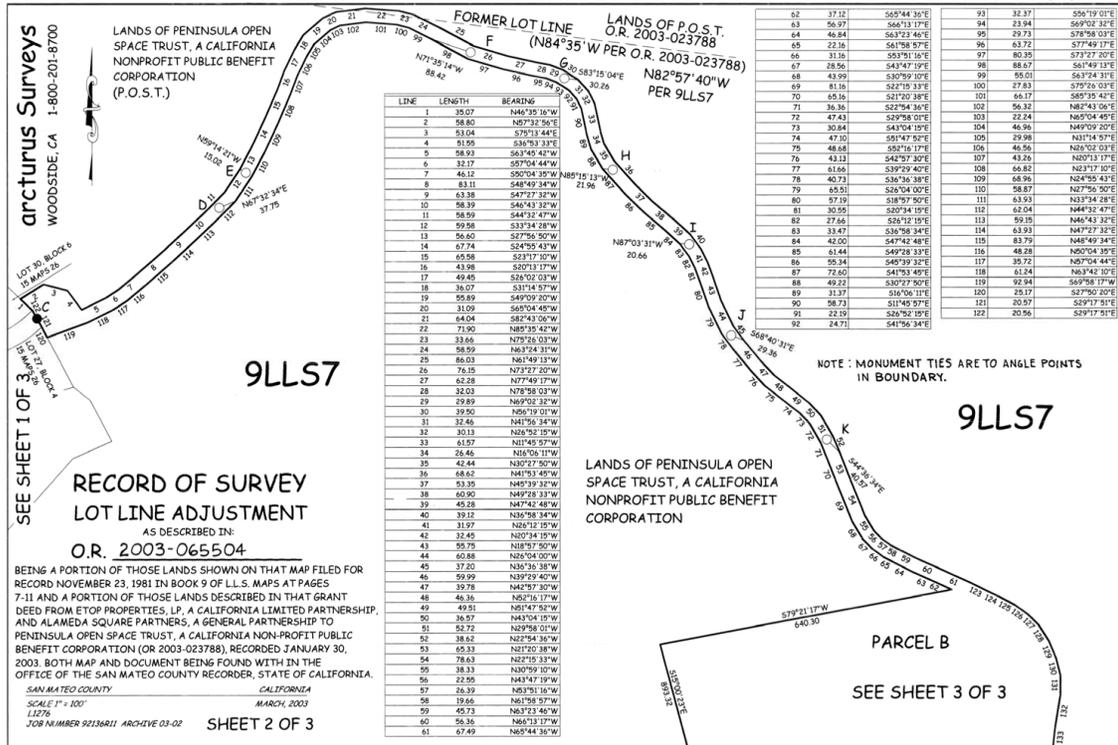
RECORD OF SURVEY LOT LINE ADJUSTMENT

AS DESCRIBED IN:
 O.R. 2003-065504

BEING A PORTION OF THOSE LANDS SHOWN ON THAT MAP FILED FOR RECORD NOVEMBER 23, 1981 IN BOOK 9 OF L.L.S. MAPS AT PAGES 7-11 AND A PORTION OF THOSE LANDS DESCRIBED IN THAT GRANT DEED FROM ETOP PROPERTIES, LP, A CALIFORNIA LIMITED PARTNERSHIP, AND ALAMEDA SQUARE PARTNERS, A GENERAL PARTNERSHIP TO PENINSULA OPEN SPACE TRUST, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION (OR 2003-023788), RECORDED JANUARY 30, 2003, BOTH MAP AND DOCUMENT BEING FOUND WITH IN THE OFFICE OF THE SAN MATEO COUNTY RECORDER, STATE OF CALIFORNIA.

SAN MATEO COUNTY CALIFORNIA
 SCALE 1" = 300'
 L1276
 JOB NUMBER 92136811 ARCHIVE 03-02

arcturus Surveys
 1-800-201-8700
 WOODSIDE, CA



LINE	LENGTH	BEARING
1	35.07	N46°35'16"W
2	58.80	N87°32'56"E
3	53.04	S79°31'44"E
4	51.95	S35°53'33"E
5	58.93	S63°40'42"W
6	32.17	S27°04'44"W
7	46.12	S50°04'35"W
8	83.11	S48°49'34"W
9	63.38	S47°32'32"W
10	58.39	S46°43'33"W
11	58.99	S44°32'47"W
12	59.58	S33°54'28"W
13	56.60	S27°56'50"W
14	67.74	S24°55'40"W
15	65.58	S23°17'10"W
16	43.98	S20°13'17"W
17	49.45	S38°02'03"W
18	36.07	S31°14'57"W
19	55.89	S49°09'20"W
20	31.09	S69°04'48"W
21	64.04	S82°43'06"W
22	71.90	N89°35'47"W
23	33.66	N79°52'03"W
24	58.59	N63°24'31"W
25	86.03	N61°49'13"W
26	76.15	N73°07'20"W
27	62.28	N77°49'17"W
28	32.03	N78°58'03"W
29	29.89	N69°07'25"W
30	39.50	N56°19'01"W
31	32.46	N41°36'34"W
32	30.13	N26°52'19"W
33	61.57	N11°45'57"W
34	26.46	N26°06'17"W
35	42.44	N30°17'50"W
36	68.62	N41°33'45"W
37	53.35	N49°59'37"W
38	60.90	N49°28'33"W
39	45.28	N47°42'48"W
40	39.11	N36°58'34"W
41	31.97	N26°12'18"W
42	32.45	N20°14'19"W
43	55.75	N18°57'50"W
44	60.88	N26°04'00"W
45	37.20	N36°36'38"W
46	59.99	N39°59'40"W
47	39.78	N42°57'30"W
48	46.36	N52°16'17"W
49	49.51	N61°57'56"W
50	36.57	N43°04'19"W
51	52.72	N29°58'07"W
52	38.62	N42°54'16"W
53	65.33	N21°03'38"W
54	78.63	N22°53'33"W
55	38.33	N30°59'19"W
56	22.55	N43°47'19"W
57	28.39	N53°51'17"W
58	19.66	N61°58'57"W
59	49.73	N63°23'40"W
60	56.36	N65°13'17"W
61	67.49	N68°44'36"W

62	37.12	S69°44'36"E
63	56.97	S66°13'17"E
64	46.84	S63°23'40"E
65	22.16	S61°58'57"E
66	31.16	S53°51'16"E
67	28.56	S45°47'19"E
68	43.99	S30°59'10"E
69	61.16	S22°15'33"E
70	65.16	S21°20'38"E
71	36.36	S22°54'36"E
72	47.43	S19°58'01"E
73	30.84	S43°04'19"E
74	47.10	S51°47'52"E
75	48.68	S55°16'17"E
76	43.13	S42°57'30"E
77	61.66	S39°29'40"E
78	40.73	S36°56'38"E
79	65.51	S26°04'00"E
80	57.19	S18°57'50"E
81	30.59	S20°14'19"E
82	27.66	S36°12'19"E
83	33.47	S36°58'34"E
84	45.00	S47°42'48"E
85	61.44	S49°28'33"E
86	59.34	S49°39'23"E
87	72.60	S45°03'49"E
88	49.22	S30°27'50"E
89	31.37	S16°06'11"E
90	56.73	S11°45'57"E
91	22.19	S26°52'19"E
92	24.71	S41°56'34"E
93	32.37	S56°19'01"E
94	23.94	S69°02'32"E
95	29.73	S78°58'03"E
96	63.72	S77°49'17"E
97	60.35	S73°27'20"E
98	88.67	S61°49'19"E
99	55.01	S63°24'31"E
100	27.83	S75°58'03"E
101	66.17	S85°35'42"E
102	56.32	N82°43'06"E
103	22.24	N85°04'49"E
104	46.96	N49°09'20"E
105	29.98	N31°14'37"E
106	46.56	N29°52'03"E
107	43.26	N20°13'17"E
108	66.82	N23°17'17"E
109	68.96	N24°56'43"E
110	58.87	N27°56'50"E
111	63.93	N33°34'28"E
112	62.04	N44°32'47"E
113	59.15	N46°43'32"E
114	63.93	N49°27'32"E
115	63.79	N48°49'34"E
116	48.28	N50°04'35"E
117	35.71	N57°04'44"E
118	61.24	N63°42'10"E
119	92.94	S69°58'17"W
120	28.17	S27°50'20"E
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arcturus Surveys
WOODSIDE, CA 1-800-201-8700

LANDS OF PENINSULA OPEN SPACE TRUST, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION (P.O.S.T.)

FORMER LOT LINE
LANDS OF P.O.S.T. O.R. 2003-023788
N84°35' W PER O.R. 2003-023788
N82°57' 40"W PER 9LLS7

9LLS7

9LLS7

RECORD OF SURVEY
LOT LINE ADJUSTMENT
AS DESCRIBED IN:
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SAN MATEO COUNTY CALIFORNIA
SCALE 1" = 100' MARCH, 2003
L1276
JOB NUMBER 92136111 ARCHIVE 03-02
SHEET 2 OF 3

LANDS OF PENINSULA OPEN SPACE TRUST, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

NOTE: MONUMENT TIES ARE TO ANGLE POINTS IN BOUNDARY.

PARCEL B

SEE SHEET 3 OF 3