

# Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors  
representing Montara, Moss Beach, El Granada, Princeton, and Miramar  
P.O. Box 248, Moss Beach, CA 94038-0248*

**Laura Stein**      **Lisa Ketcham**      **Bob Kline**      **Len Erickson**      **Dan Haggerty**      **Bill Kehoe**  
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To: Peggy Jensen, Deputy County Manager  
CC: Board of Supervisors  
County Counsel John Beiers & John Nibbelin  
Jim Porter, Director Public Works  
Coastal Commission staff Madeleine Cavaliere, Nick Dreher, Jo Ginsberg

Date: March 27, 2013

Subject: **Montara Coastal Access/Views via County Streets/Rights-of-Way**

Thank you for your memo of 3/21/13 with update and answers to our questions on the subject issue. We would like to stress that our concerns relate to non-motorized public access to the coastal bluff. While road development is not needed or feasible on certain county rights-of-way that end at the coast, these public easements must always be preserved for public non-motorized use to access the coast. It is the County's obligation under the Coastal Act to protect public coastal access from private encroachment via structures, plantings, or signage.

We note the following points included in your memo:

- Re county acceptance of Farallone City rights-of-way: "Accepting the easement that was granted in 1907 gave the County the right to use the land for public purposes, such as a road, if and when needed."
- "The 5<sup>th</sup> Street right-of-way has not been abandoned because the County still retains the easement rights."
- Re Seacliff fence: "Because the fence is located on County property, we have the authority to remove it..."

With that information in mind, we make the following requests:

- 4<sup>th</sup> St. right-of-way: Require removal of encroaching private non-native landscaping which includes shrubs and trees that will grow to block public coastal views.
- 5<sup>th</sup> St. right-of-way: Require removal of private property sign at entry from Highway 1. Protect from private encroachment the public pedestrian/bike access to blufftop views at west end.
- Seacliff (6th): Please consider guardrail placement which allows room for future viewing bench west of the guard rail.
- 7<sup>th</sup> St.: Because the fence is located on County property (as at Seacliff), the County has the authority to remove it. The encroachment permit should be revoked for the public benefit of open coastal views. What is the distinction between the fences at Seacliff and 7<sup>th</sup>, that the County will remove one but not the other? Why wait for CCC appeal hearing when we already know the appeal will not address the fence, and when CCC staff has requested that the County remove the fence? The condition on the CDP that the small entry gate be left open is not sufficient. The fence (or wall) closes off the coastal end of this public street. It should be removed.

Thank you for your consideration.