

### **Summary**

#### *Site Description:*

Broadway Avenue is a rural road without curbs or sidewalks located in the Princeton area of Moss Beach. The area of the site improvements is not paved. The end of Broadway terminates at a rip rap stabilized bluff overlooking the outer harbor at Pillar Point. Coastal access could be provided by a staircase to the beach. The beach extends from the site up to Pillar Point, the Pillar Point marsh and on to the southern entry of the Fitzgerald Marine Reserve. The beach is underwater at high tide.

#### *Ownership/Easement:*

Broadway's seventy foot right-of-way is owned by the County of San Mateo. There is a lateral easement on Ronald Mickelsen's property "located on the subject property seawall from the base of the existing rip rap to the south property line." This easement is unsuitable for development because it is under water at high tide. As a condition of a permit issued to the landowner, the landowner agreed to pay the County a fee of ten thousand dollars (\$10,000) for the construction of a public coastal access in the Princeton area. These funds are expected to be directed to this purpose either at this site or at another suitable site selected in the project area. Refer to the "Mickelsen Agreement" in this document.

#### *Description of Proposed Improvements:*

A concrete beach access stairway is proposed over the rip rap at the southern end of Broadway. In addition, two "Coastal Access" signs are proposed. No parking signs are included in the improvements.

#### *Opportunities and Constraints:*

During high tide, the beach is underwater. A San Mateo County Department of Public Works Ordinance does not permit the construction of parking bays in the mid-coast area, hence the opportunity for formalizing beach and coastal trail access parking is not currently present. Mr. Mickelsen has provided partial funding for public access somewhere in the Princeton area. Refer to the "Mickelsen Agreement" in this document.

The Harbor District has completed a shoreline protection feasibility study in this area. Findings from this study conclude that these public access improvements could be incorporated into the revetment structure recommended by the shoreline protection feasibility study, recognizing that lateral public access on the beach near Broadway is severely limited. The Harbor District intends to replace the Romeo Pier. Siting the new pier at the end of Broadway would preclude the provision of public 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 want to consider applying Ronald Mickelsen's contribution to public access improvements at a location less subject to inundation, such as the terminus of Vassar Street. Alternately, the County may wish to implement shoreline access at the terminus of Broadway as originally contemplated. 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 not 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 decided 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*  
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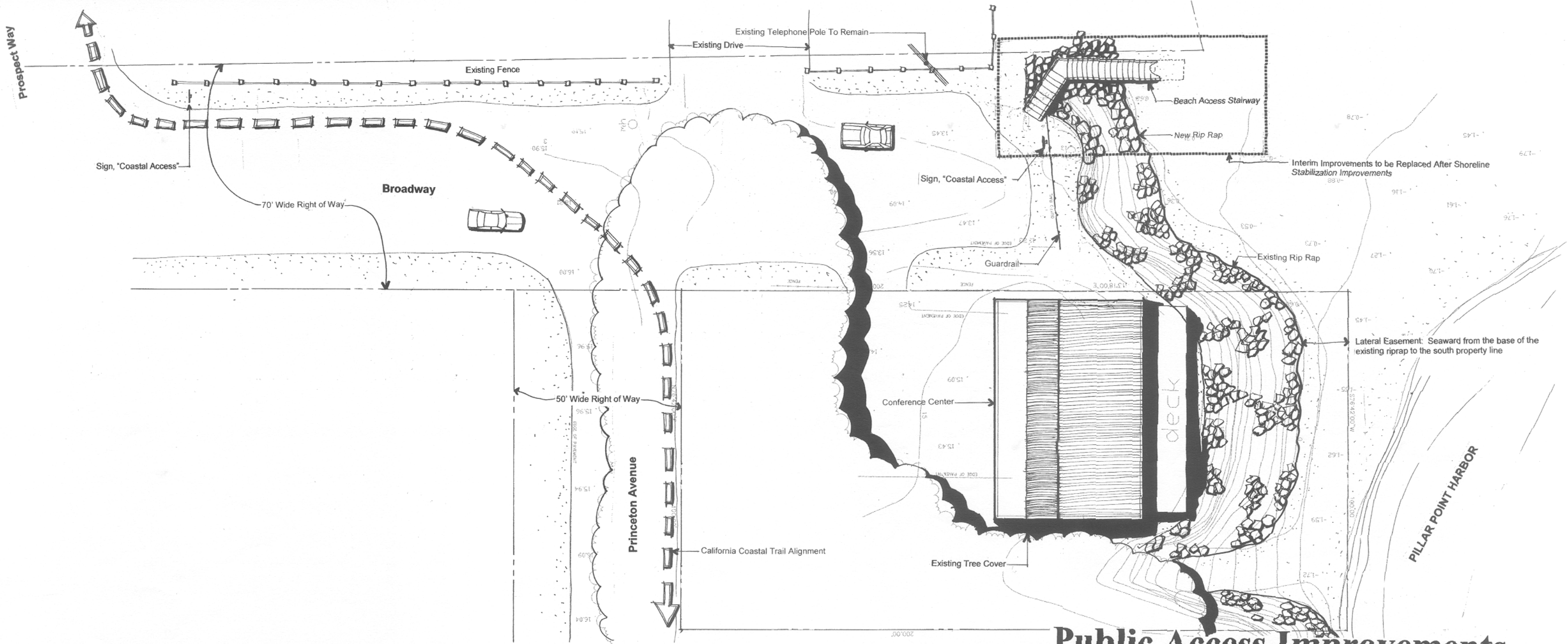
**Aerial Photo**  
**Mickelsen Property**

*Five Coastal Sites*

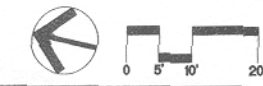
## Site Photos: Mickelsen Property (Broadway)

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# Public Access Improvements Concept Plan Broadway



 **County of San Mateo**

Callander Associates  
00.049 11/8/01

Five Coastal Sites

prepared for the  
County of San Mateo

**Estimate of Probable Construction Costs  
Five Coastal Sites  
Preliminary Plan**

**Mickelsen Property (Broadway)**

prepared on: 10/21/02

prepared by: SR  
checked by: MS

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal	
<b>A</b>	<b>Start-up</b>						
1.	Mobilization	Allow	LS	\$500.00	\$500.00		
2.	Bonding	Allow	1.5%	\$577.50	\$577.50		
3.	Staking	Allow	LS	\$1,000.00	\$1,000.00		
						\$2,080.00	
<b>B</b>	<b>Site Preparation</b>						
1.	Clearing and grubbing, removal, minor grading	Allow	LS	\$2,500.00	\$2,500.00		
						\$2,500.00	
<b>C</b>	<b>Site Construction</b>						
1.	Concrete steps and handrail	Allow	LS	\$35,000.00	\$35,000.00		
						\$35,000.00	
<b>D</b>	<b>Site Furnishings</b>						
1.	Signage, access	2	EA	\$500.00	\$1,000.00		
						\$1,000.00	
<b>E</b>	<b>Subtotal</b>					\$40,580.00	
<b>F</b>	<b>Contingencies</b>						
1.	Design	Allow	2%	\$811.60	\$811.60		
2.	Construction	Allow	10%	\$4,058.00	\$4,058.00		
						\$4,870.00	
<b>G</b>	<b>Total of Construction</b>					\$45,450.00	
<b>H</b>	<b>Professional Services</b>						
1.	Topographic and boundary survey	(completed 3/15/01)					
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	\$5,500.00	\$5,500.00		
5.	Bidding and construction administration	Allow	LS	\$2,000.00	\$2,000.00		
6.	Reimbursable expenses	Allow	LS	\$1,000.00	\$1,000.00		
						\$24,000.00	
<b>I</b>	<b>TOTAL OF CONSTRUCTION AND PROFESSIONAL SERVICES</b>					<b>\$69,450.00</b>	

**Callander Associates  
Landscape Architecture, Inc.**

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prepared for the  
**County of San Mateo**

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Five Coastal Sites  
Preliminary Plan**

**Mickelsen Property (Broadway)**

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Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
<b>Based on drawing entitled "Public Access Improvements Concept Plan, Broadway" dated 11/8/01</b>						
<i>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.</i>						

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