

KEP comments/
questions. 9/20/12

MCC Committee

Midcoast California Coastal Trail

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Committee Update: September 11, 2012



Overview

This is a working document of the MCC Midcoast California Coastal Trail (CCT) committee. It is a draft for a Concept Plan for the Midcoast CCT from Pillar Point to the Devil's Slide Tunnel and Portals (tunnel).

In the city of Half Moon Bay (from the Ritz Hotel to Miramar) the CCT is characterized by a no grade, paved surface for walking and bicycles. For major portions of the trail there is a formal equestrian strand. There are also small informal walking strands closer to the coast than the formal paved trail. The extension of CCT in the Midcoast from Miramar to Pillar Point Harbor continues this format.

The terrain from Princeton to the tunnel is characterized by a variety of grades and surfaces. It passes through parklands and areas with significant commercial and residential development. There is no opportunity for implementing the style of continuous, paved multi-use trail found in Half Moon Bay

Multiple strands comprise the trail in the Midcoast. The committee especially wants to identify a walking trail that provides the closest access to the shoreline. The committee feels it is important to identify this trail strand so that it gains public recognition and support.

Next Steps

At the August 28 committee meeting, specifics for documenting the trail for public review and adoption by the Board of Supervisor were discussed with Sam Herzberg representing San Mateo County Parks. Further county feedback will be provided at the Midcoast Parks and Recreation Committee meeting on September 11.

Following the September 11 meeting, the Midcoast CCT Trail committee will decide whether to complete the Concept Plan and establish a schedule for completing the document.

SPECIAL NOTE:

In the August 28 meeting, Airport Street and the Parallel Trail presented issues for CCT discussions.

Airport Street is an important interior connecting road and its associated future trails, walkways, and bicycle lanes are important for the community, but are not necessary long term coastal trail components. The mapping of the Highway 1 Safety and Mobility Study will address these considerations.

The parallel trail is a separate trails project which will be undertaken soon by the county with associated planning process that will involve the community. In Montara the Coastal Trail will use the proposed parallel trail route. In the GGNRA parkland a proposed spur of the parallel trail connects the community to a park trail head. Parallel trail and GGNRA Trail planning will address these topics.

Midcoast CCT Sections

The focus are of this document are the four primary sections. Each section is comprised of one or more named segments documented here with maps taken from Google Earth:

- Pillar Point Bluff
- Seal Cove / Fitzgerald Marine Reserve
- Moss Beach West / Montara Lighthouse / Montara Water and Sanitary District
- Montara / Montara State Beach / GGNRA

The area north of Montara State Beach are the responsibility of parks agencies. Summary plans will be provided, but they are not the focus of this document.

- McNee State Park - Grey Whale Cove State Beach
- Green Valley Trail / South Portal / Linear Park
- North Portal to Pacifica

An earlier, approved concept plan had issues relating to coast access and coastal erosion that require additional conceptual treatment. Updated comment will be provided on the following sections:

- Mirada Road
- CCT at Coronado (400 Feet of Danger)
- Princeton

Midcoast CCT Primary Sections

Each primary section will be supported with maps and photos and discussion of the following points:











- Trail Strands
All trails strand which will be referenced on published maps are addressed for the primary segments.
- Signage
Current signs and a proposed new type of sign are proposed for the trail. Reference pictures are at the end of this document
- Property rights
Areas were property ownership, access, easements are identified
- Coastal access
Beach and view access points are identified along with property or infrastructure needs to support the access
- Walkways
In developed areas where there is not a primary trail, specific road markings or walk ways may be needed. These may require proposed modification of current road standards
- Highway 1 Crossing
Crossings of Highway 1 are required in certain locations and required special plans itemized or referred to by this document.
- Parking
Provisions for parking that supports use of the trail must be identified
- Jurisdiction / Responsibility
Agencies and organizations that have responsibility to execute or support items must be identified.

CCT Midcoast Sections

A legend for trails and segments is provided on the next page and initial documentation for each section follows.

Legend for Trails and Segments

Trails

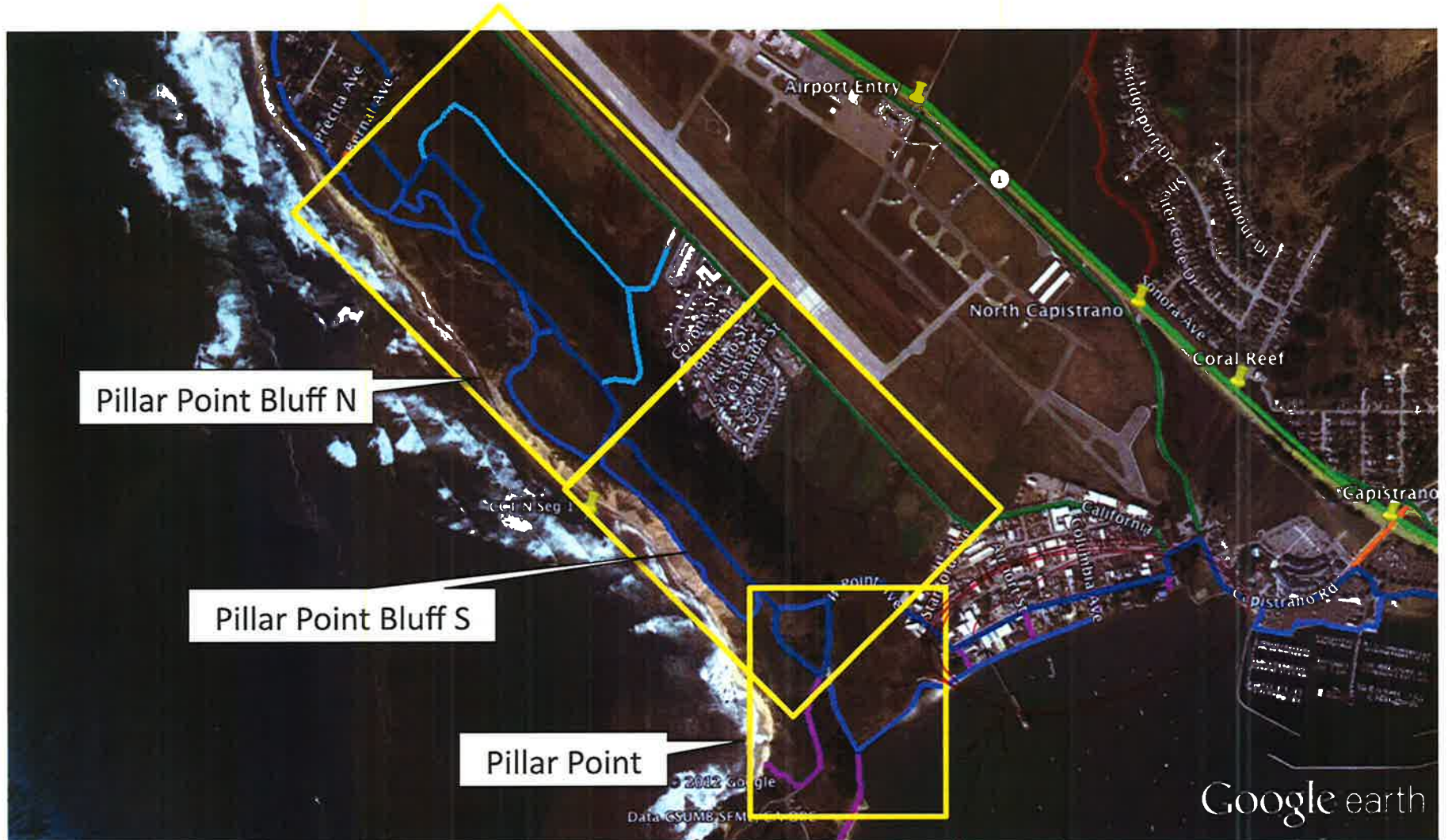
-  • California Coastal Trail
-  • Coastal Trails (Coastal Edge)
-  • Coastal Trail Access
-  • Beach Access
-  • Bike Lanes
-  • Connectors
-  • Parallel Trail
-  • Bike Trail Connections / Alternates
-  • Mountain Trail Connections
-  • Mountain Trails

Segments

Trail in an area with housing and / or commercial development

Trail in an area that is largely park land or open space

Pillar Point



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⊛ such as path along edge of newly reconstructed road

Are proposed trails shown consistent with what was previously discussed during design of Broadway/Princeton ⊛ Reconstruction Project?

Pillar Point Notes

The Pillar Point Bluff North section trails are well developed. The Pillar Point Bluff South has private property and Air Force property that require easements or acquisition.

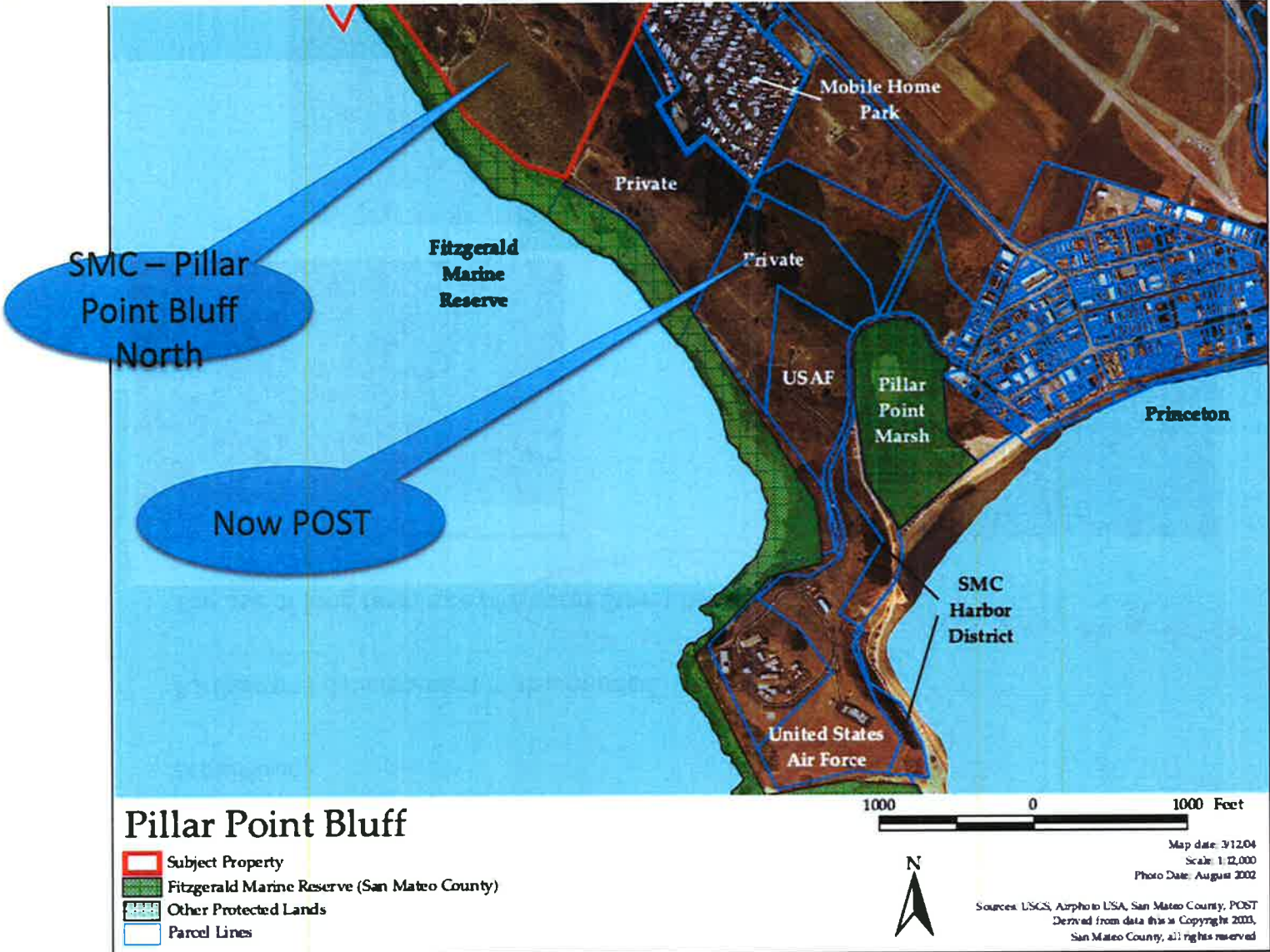
Further trail development is also needed.

The use of long term role of Airport Street needs definition.

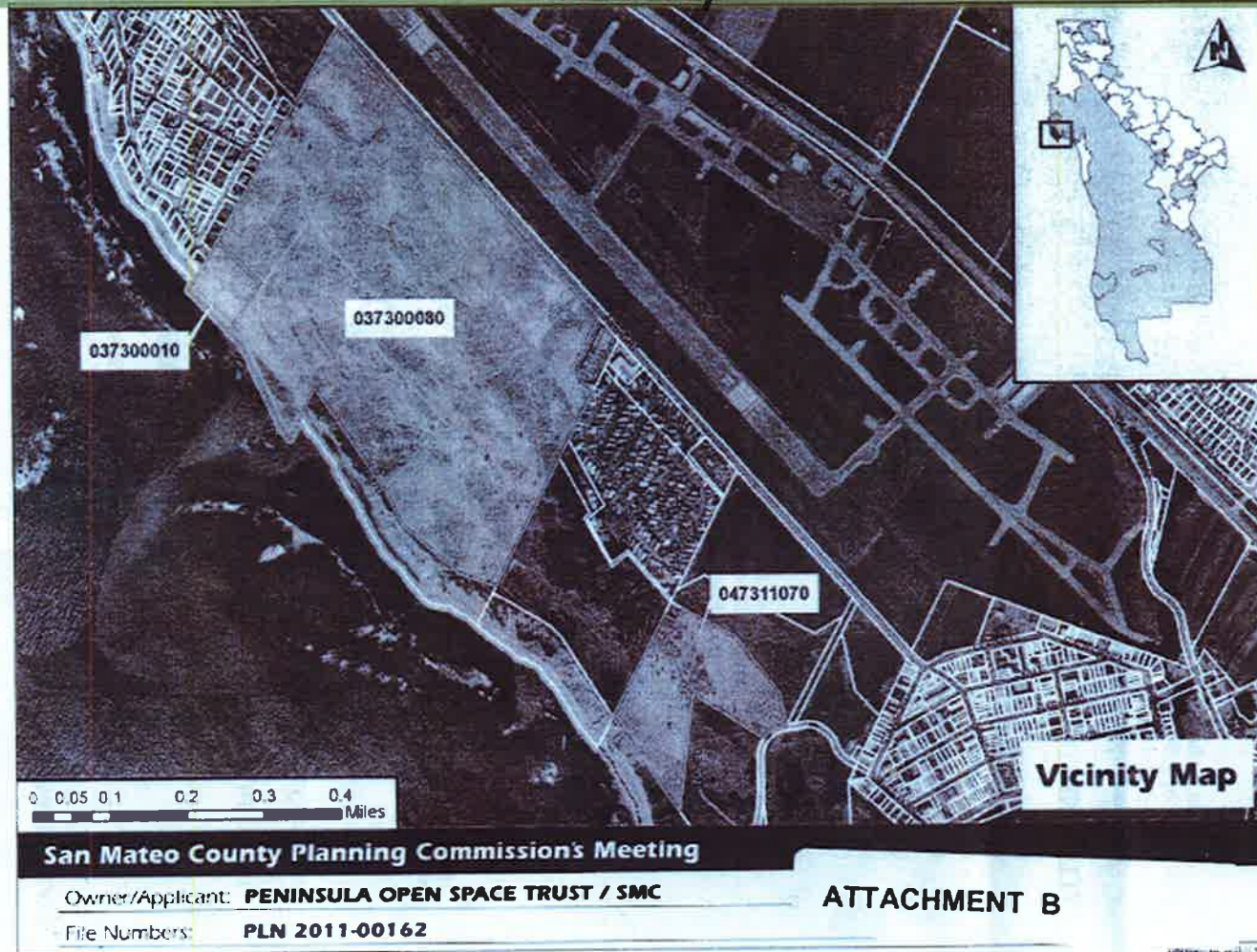
what exactly does this mean?



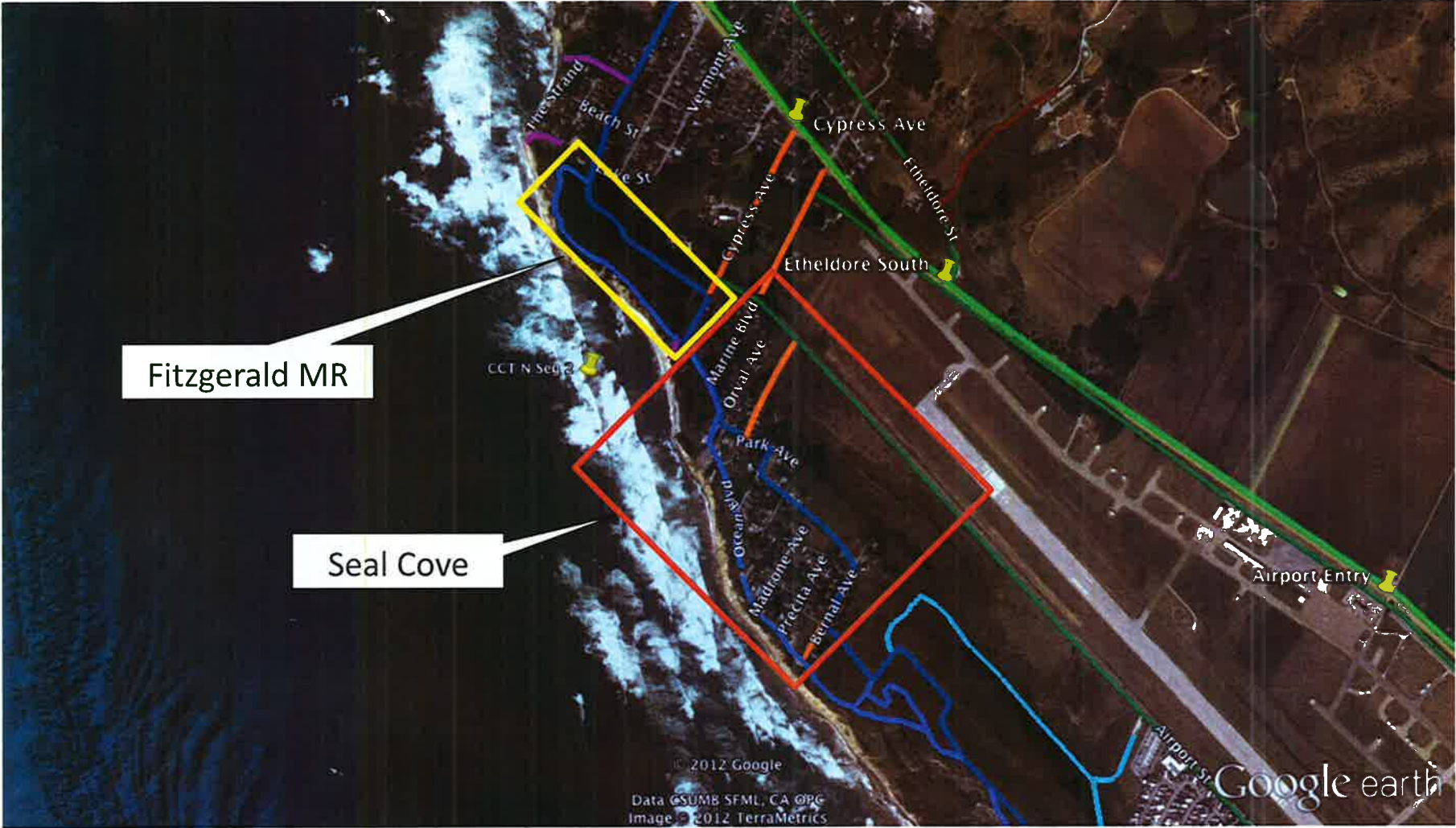
Pillar Point Bluff



Pillar Point Bluff – Parcels transferred from POST to County



Seal Cove | Fitzgerald Marine Reserve



Fitzgerald MR

Seal Cove

Seal Cove / FMR Notes

Notes on Seal Cove streets, the decommissioned section of Ocean Boulevard and Fitzgerald trails are needed.

Moss Beach West



MWSD / Montara Lighthouse



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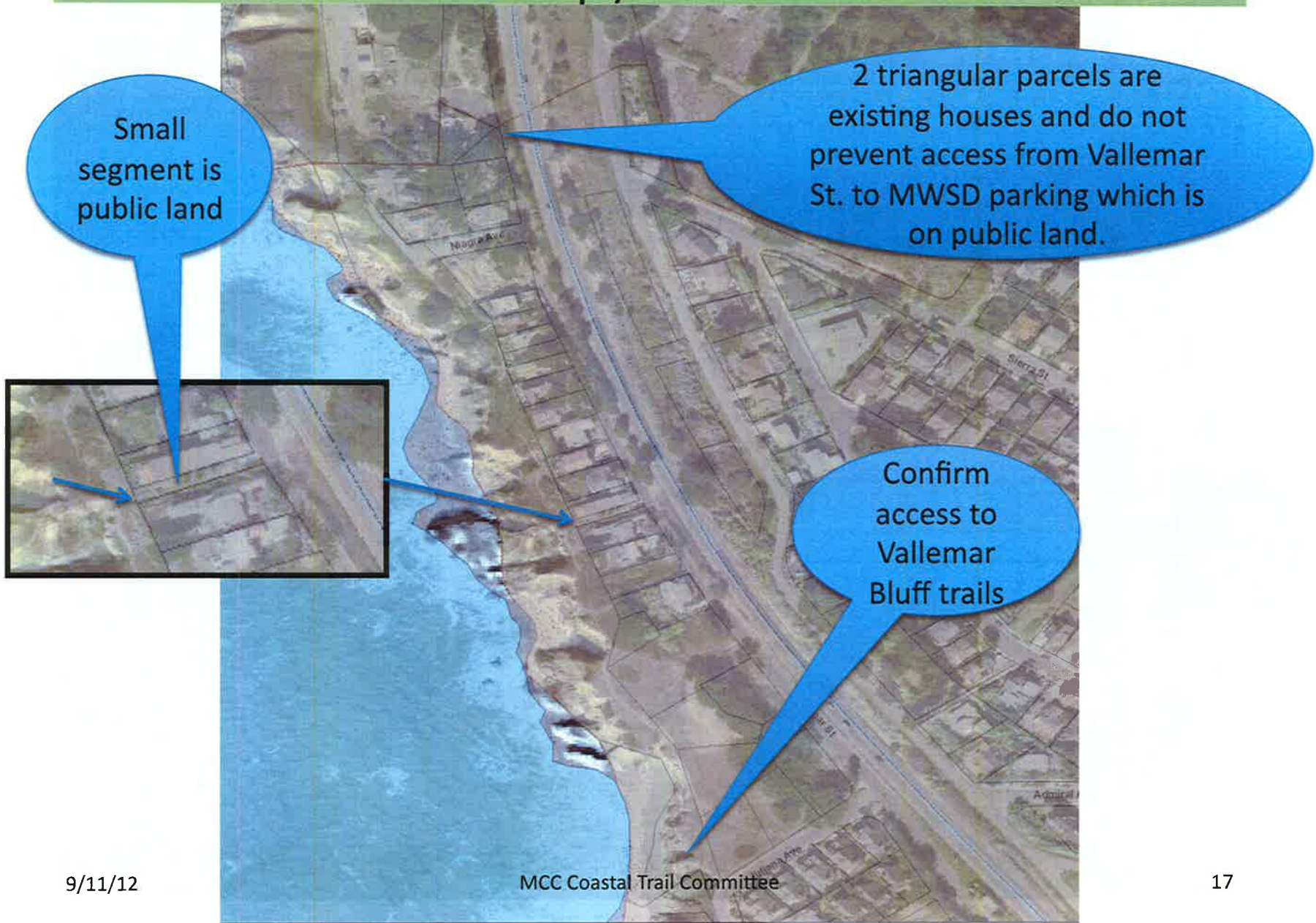
Moss Beach West and Montara Lighthouse Notes

This section traverse several blocks of housing with streets that transition to the bluff area where the Montara Water and Sanitary District and the Montara Lighthouse are located.

A critical Highway 1 crossing is needed in this segment. Caltrans is currently installing left turn lanes. The crossing proposal from the Highway 1 Safety and Mobility Study needs to be reviewed after the Highway 1 left turn lanes project is completed.

have there been discussions with Caltrans on this, in order for Caltrans to approve of the crossing?

Ownership / Access Issues



Ownership / Access Issues

Ellendale/Strand – Public view access and access to unimproved trail to Sunshine Valley & beach



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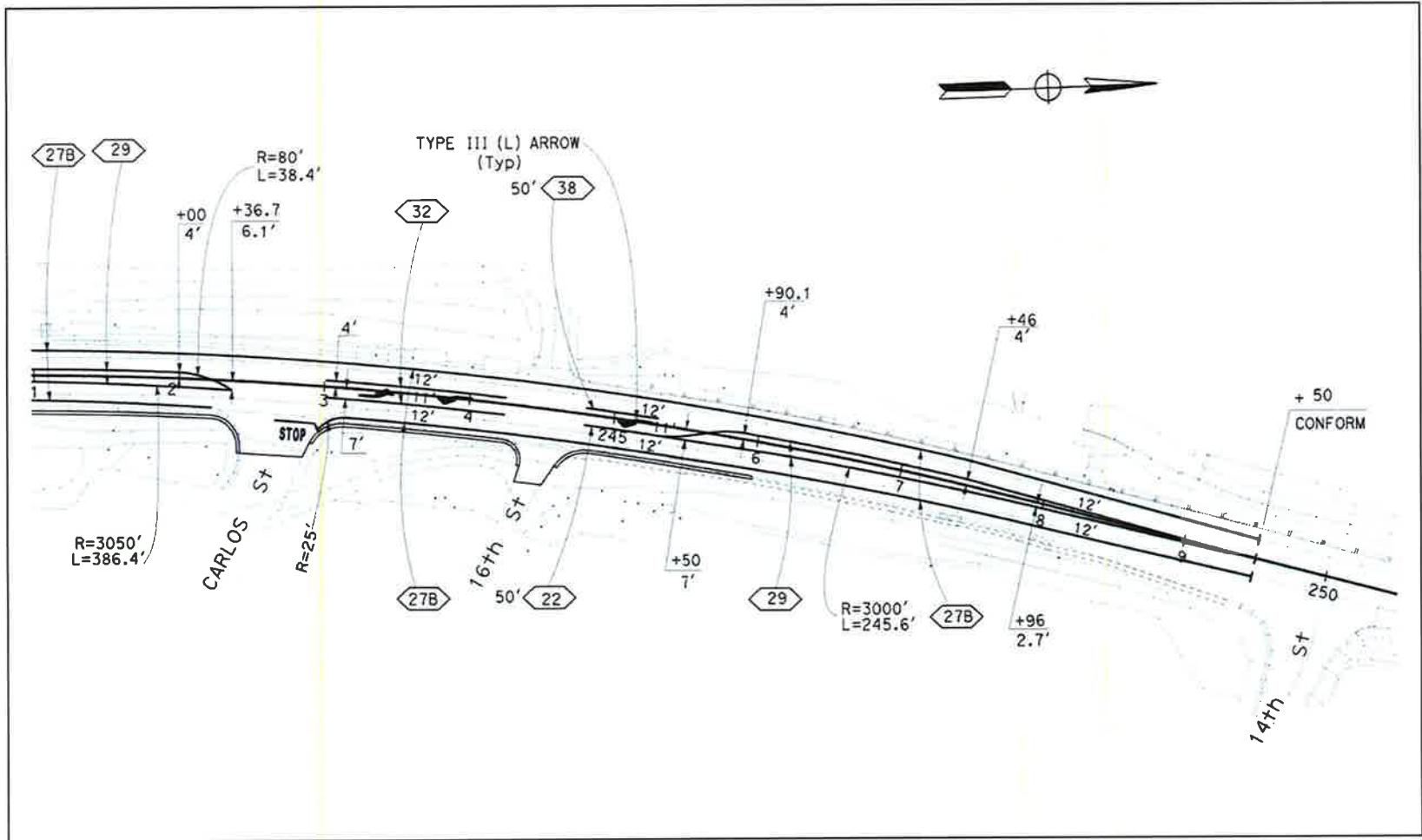
Highway 1 Crossing
 Proposed treatment of area in the
 Highway 1 Safety and Mobility Study
 Phase 2
 (Page 50)

Short Term Option: Pedestrian Crossing at Grade

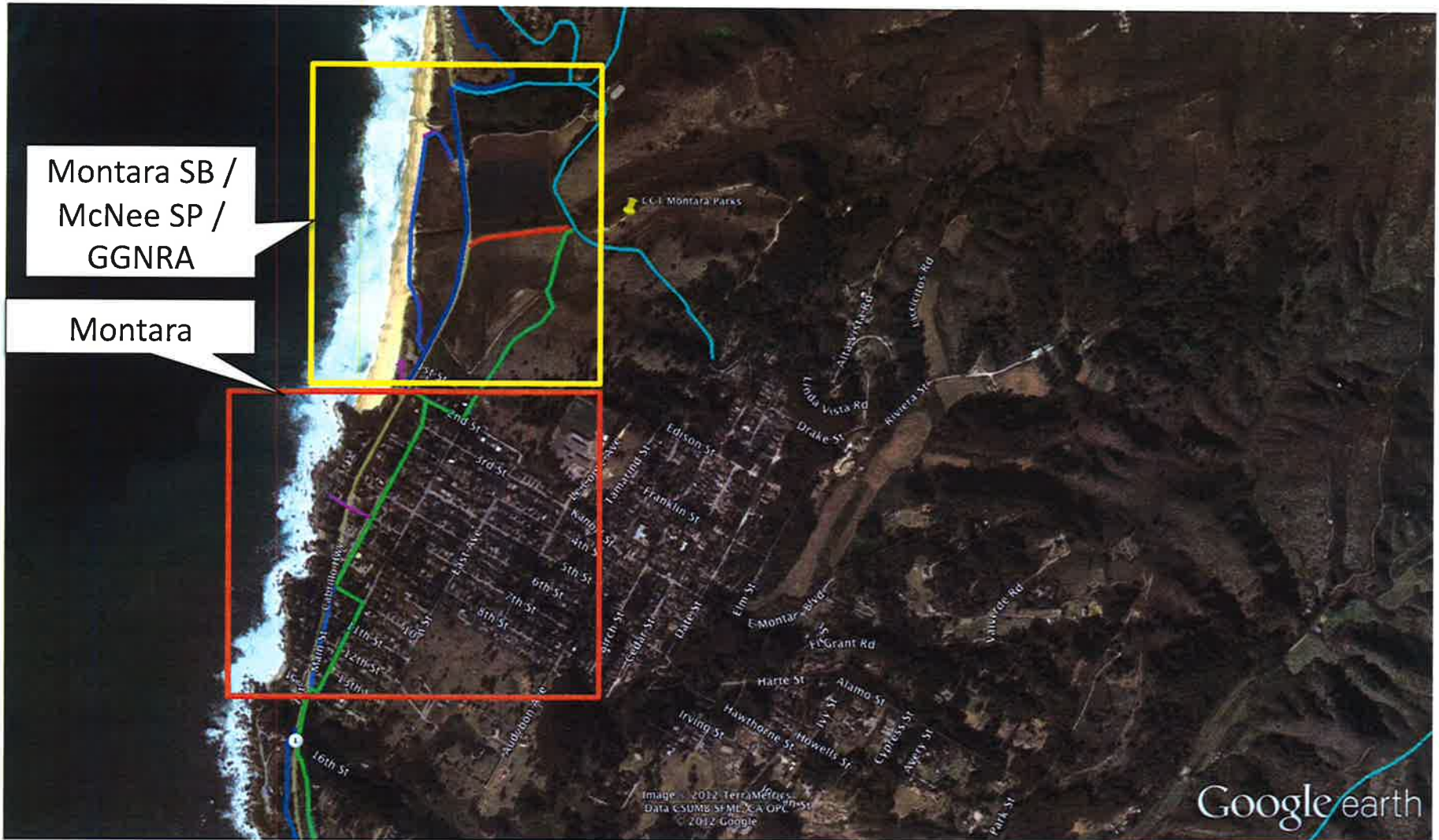


The addition of medians, left turn bays, trails and designated crossing to connect trails on opposite sides of the highway is shown above.

New Left Turn Lanes



Montara | Montara State Beach and GGNRA



Montara Notes

The trail route through the community of Montara uses the proposed parallel trail route. The proposed county action plan for the parallel trail calls for an extension into the center of the Rancho Corral de Tierra hillside area.

The committee comments that this segment of trail is needed and is more appropriately considered a coastal trail segment providing a hillside view of the coast.

A parallel trail segment should be considered for the area north of Montara community streets. It would provide access to Farallone View school.

↑
What area is being proposed. Note the environmentally sensitive area there and potential restrictions.

Parking and the Coastal Trail

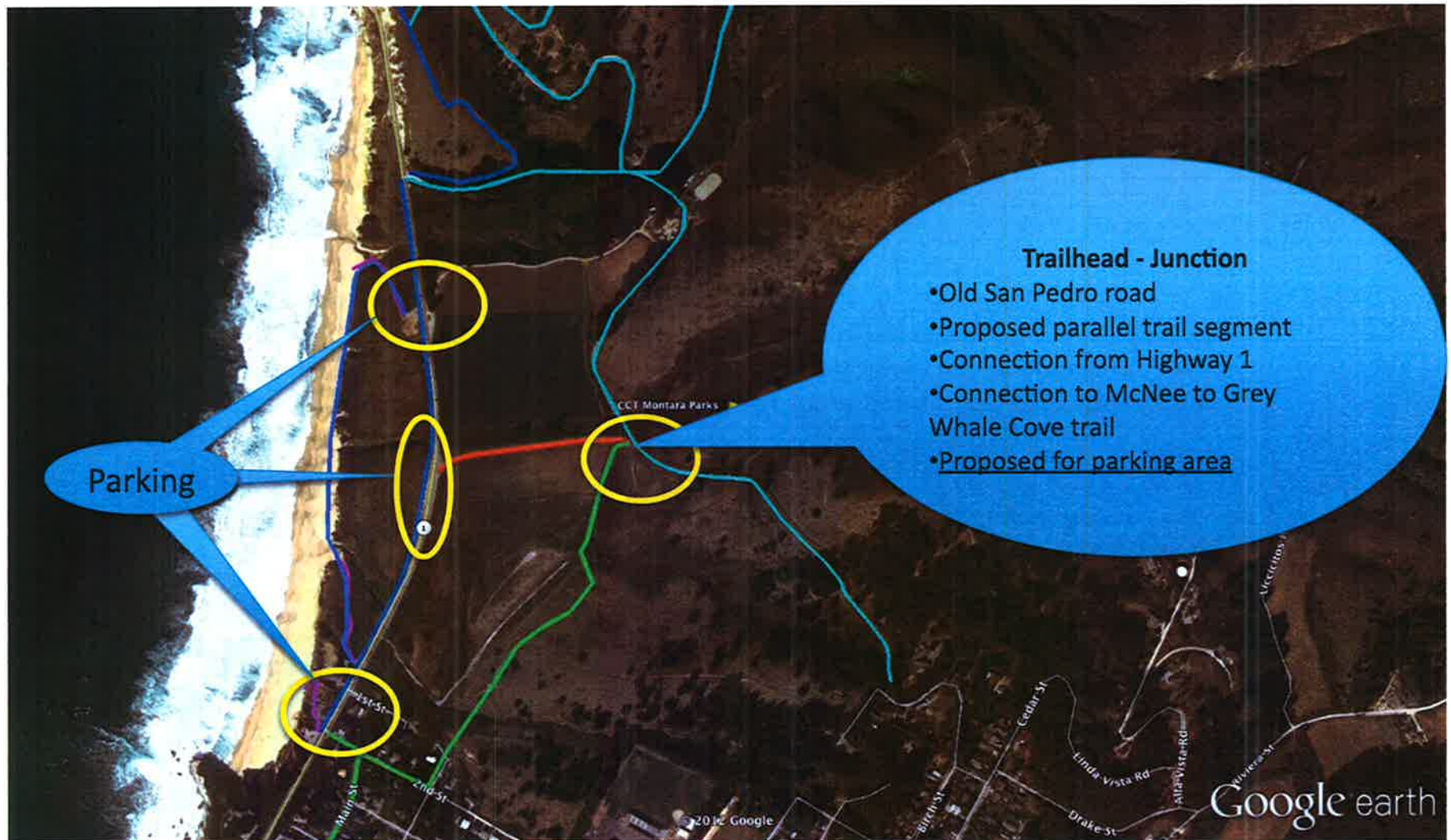
Parking near the coastal trail is a concern because the parking allows visitors the opportunity to leave their cars and walk. There are many small formal or informal parking opportunities. Two areas present special issues.

The Coastal Trail plan should consider whether this combination of parking sites is the best solution to meet the access needs of users of the California Coastal Trail, Mountain trails and parks and Montara State Beach.

The area north of Montara has the Midcoast California Coastal Trail and visitor parking and Highway 1 in close proximity. Sites and analysis (current and proposed from the Highway 1 Safety and Mobility Study) are covered in the discussion of the Montara segments.

Shouldn't more formal/dedicated parking areas be proposed based on both current & future needs?

Montara State Beach / McNee State Park / GGNRA

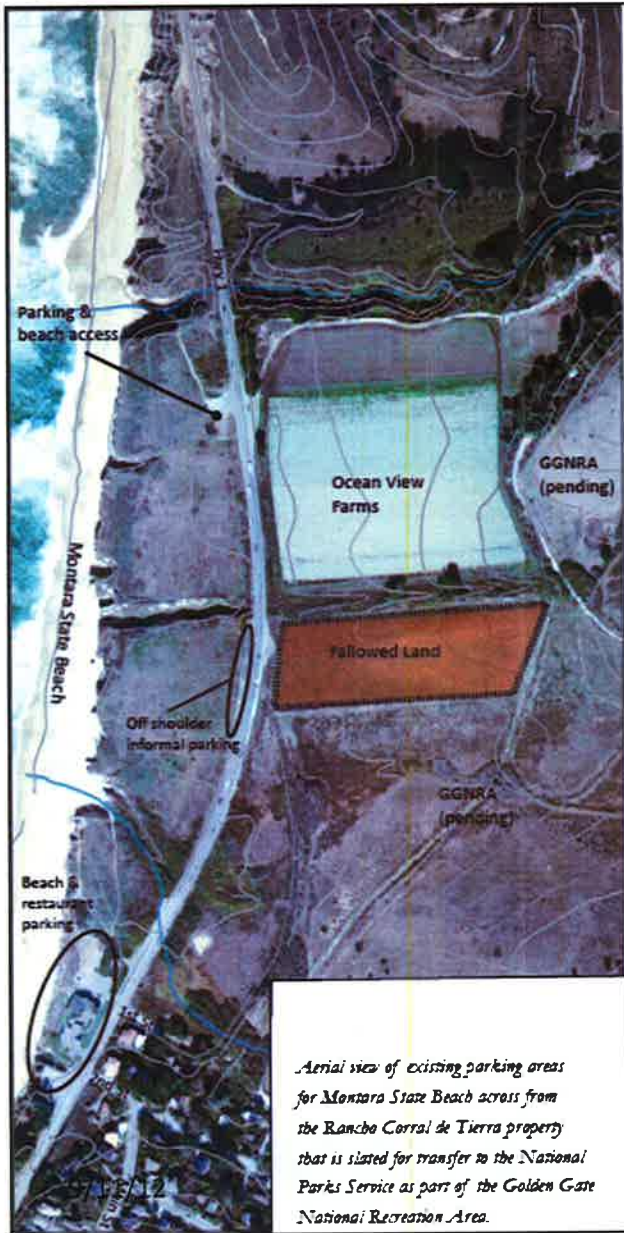


Parking Design - Highway 1 Safety & Mobility Study

Focus Area Design Proposals



Parking Options – Highway 1 Safety & Mobility Study



Focus Area Design Proposals

Existing Parking Supply: Montara Beach

Beach Parking	Spaces	Status
Montara State Beach - North Lot	37	Unpaved
Montara State Beach - South Lot	22	Paved
Restaurant North Lot	27	Paved (publicly available until 5:00 PM)
Restaurant South Lot	18	Paved (publicly available until 5:00 PM)
Subtotal: Legal Spaces	104	
Informal Parking ¹	59	Unpaved shoulder west side of highway
Total Spaces	163	

¹Estimate does not include parking off shoulder in areas restricted with no parking signs.

Proposed Parking Supply: Montara Beach

Beach Parking	Spaces	Status
Montara State Beach - North Lot ¹	37	Unpaved
Montara State Beach - South Lot	22	Paved
Restaurant North Lot	27	Paved (publicly available until 5:00 PM)
Restaurant South Lot	18	Paved (publicly available until 5:00 PM)
Formalized Parallel Parking ²	31	Currently unpaved, west side of hwy
Subtotal	135	

GGNRA Parking

New Off-Street Surface Lot	60	Fallow field 1/4 mile east of highway
Subtotal: Spaces for Trail Access	60	
Total Spaces	195	

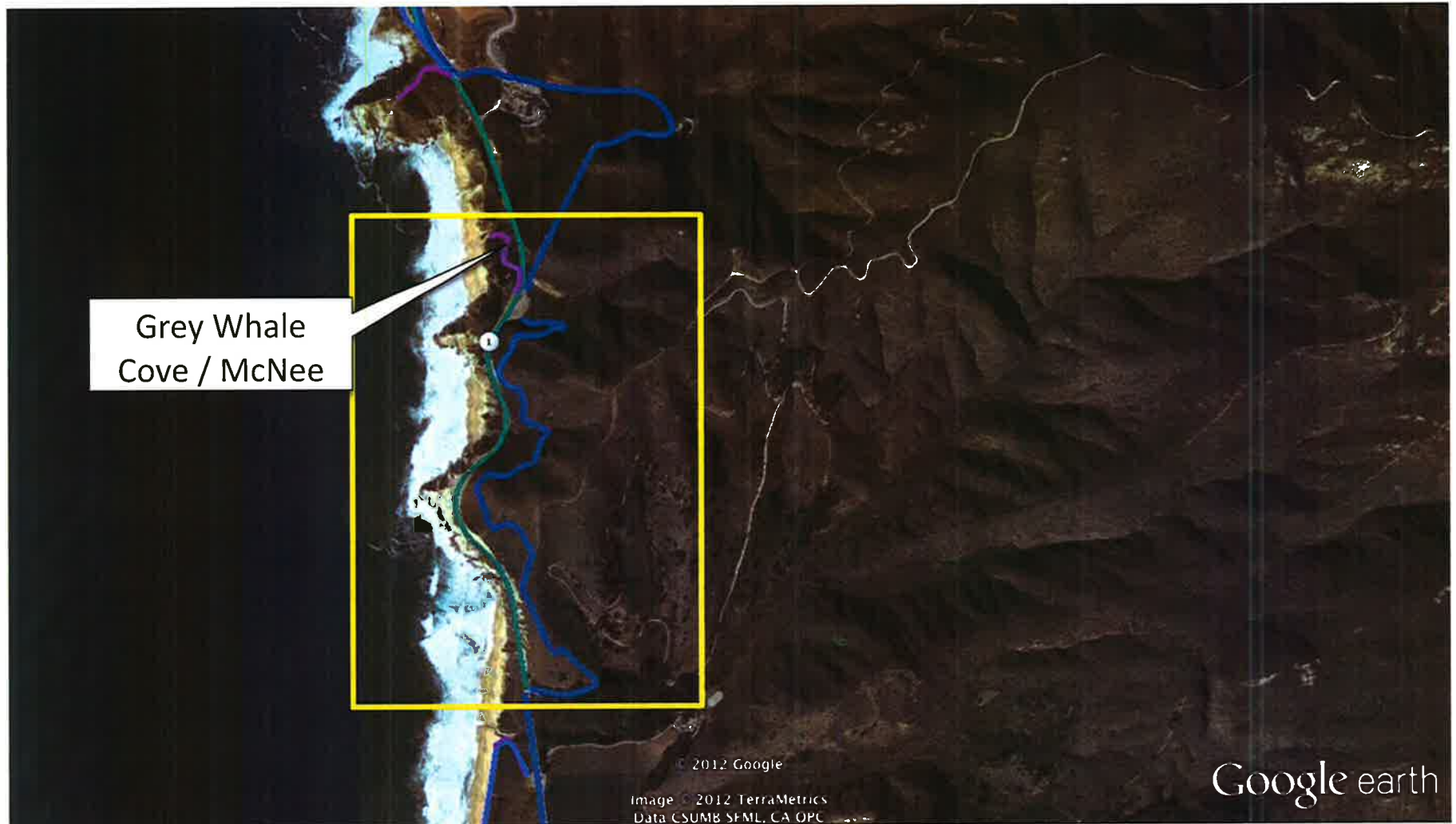
¹Consider formalization and expansion of lot if surveys show that utilization at all 3 paved facilities regularly exceeds 90% occupancy AND if illegal on-street parking remains prevalent. ²Formalize dirt shoulder parking area west side of the hwy as parallel parking, with barrier separation from the hwy and one lane, one-way SB access lane extending approximately 600' from a one-way entrance on the north end to a one-way exit on the south end.

North of Montara State Beach

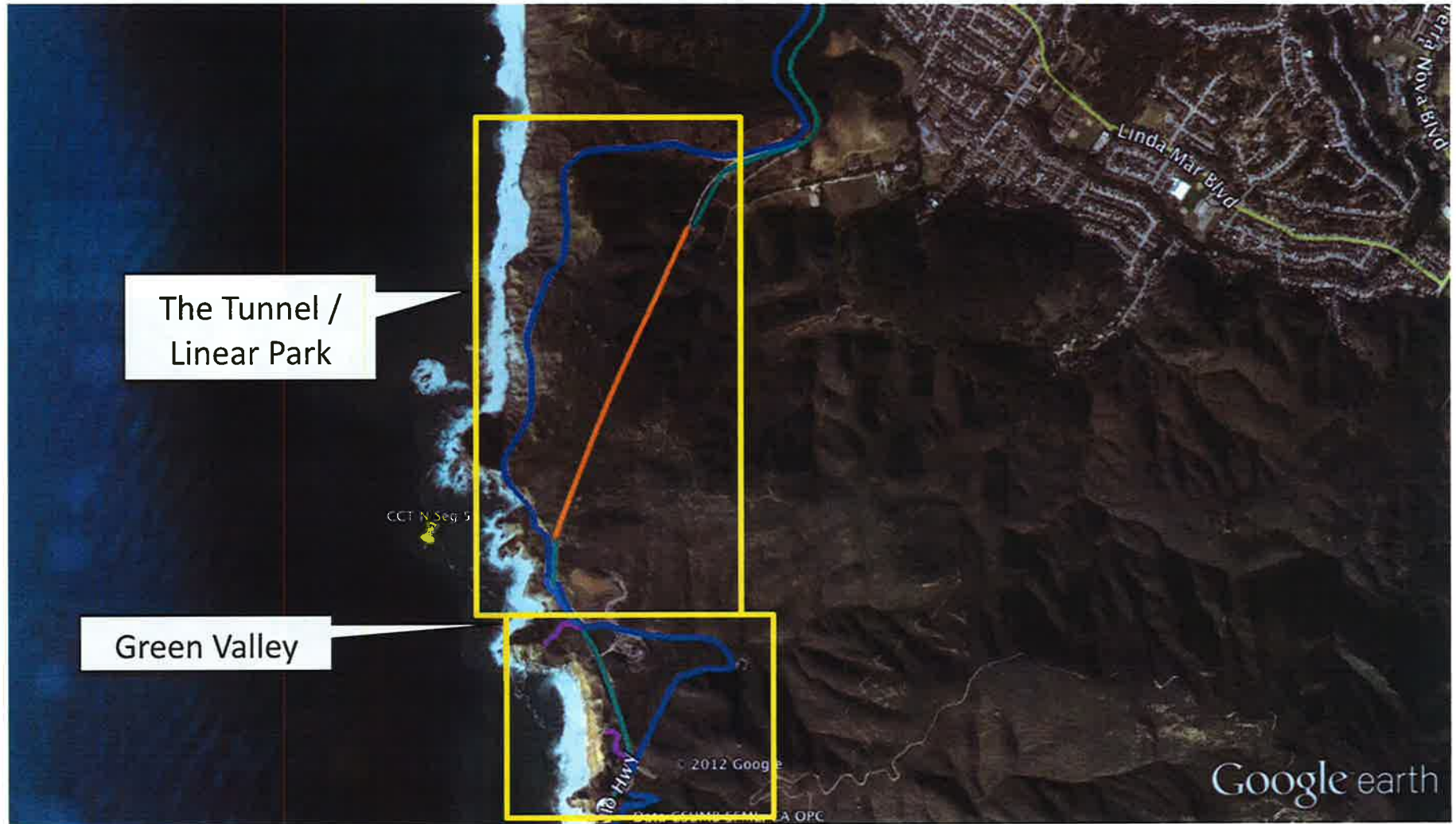
The trail segments north of Montara State Beach are all part of park land or planned park land property. The planning and coordination for this area has been managed by the agencies of the Devil's Slide Task Force. Their goal is to have a continuous trail from Grey Whale Cove parking area to Pacifica available in 2014.

The MCC Coastal Trail Committee will publish summary plans for this effort but it is not an area where the committee plans to make recommendations.

McNee / Grey Whale Cove



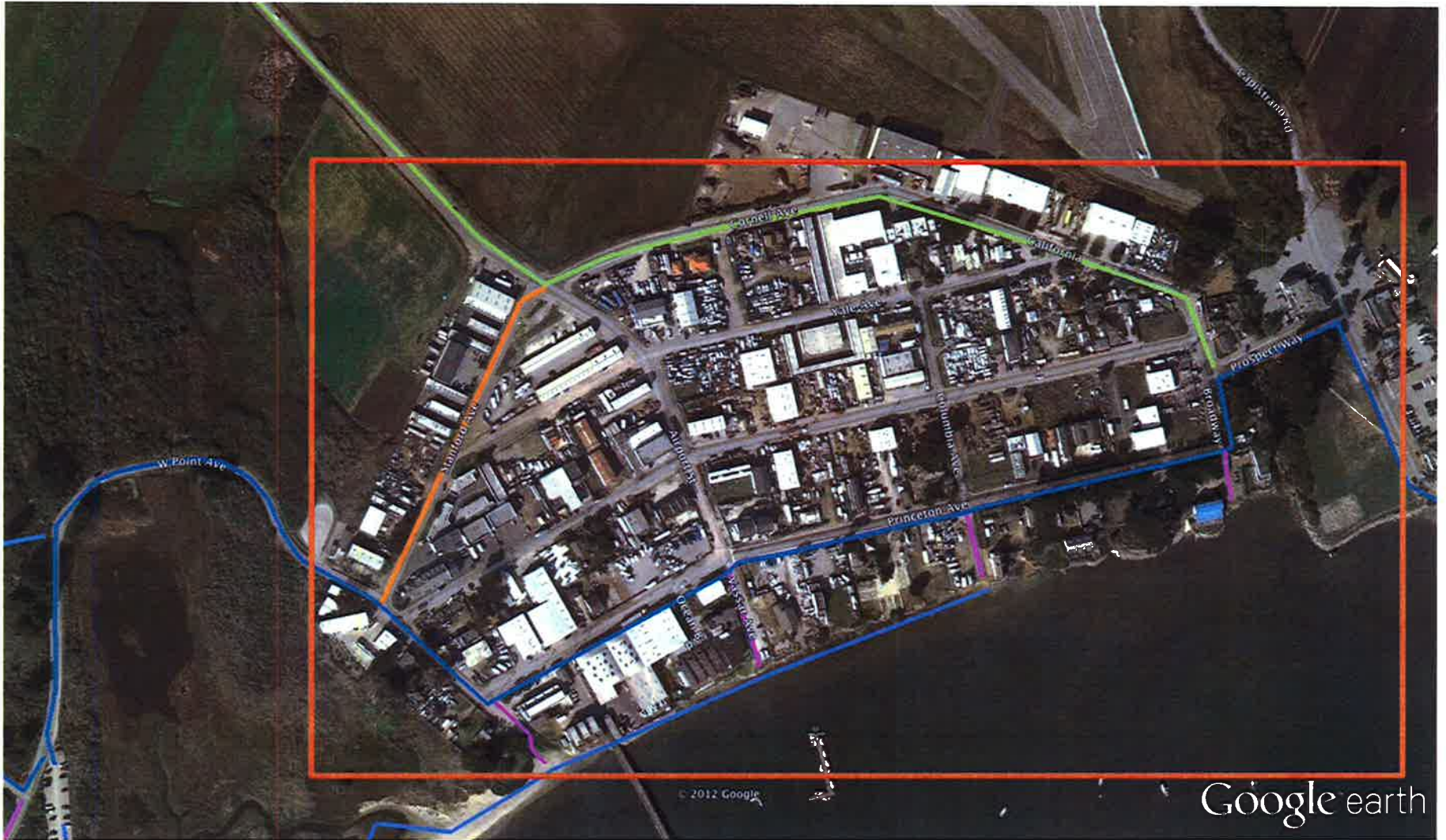
Green Valley | Linear Park



North Portal | Pacifica



Princeton



Princeton Notes

Princeton was covered in the approved concept plan for the first portion of the Midcoast CCT. It is included in this document to address the coast access issues in improved detail.

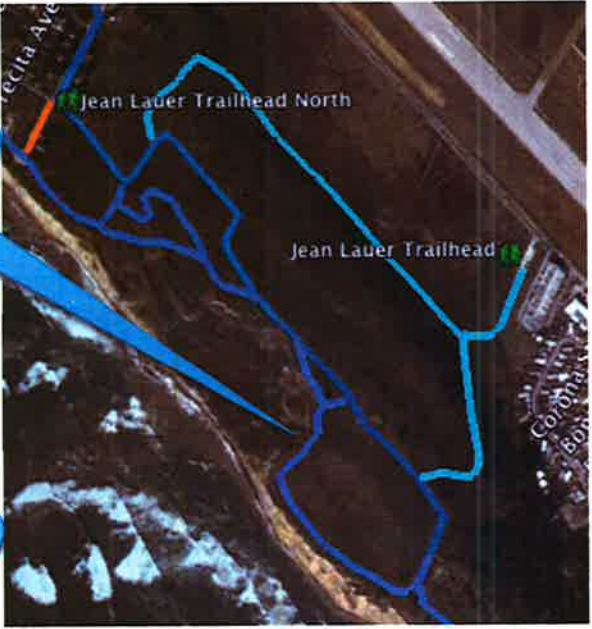
Additional Notes

General comments on the points that need to be covered for each segment are provided in the following slides.

Examples: Walkable Strands in Addition to Multiuse



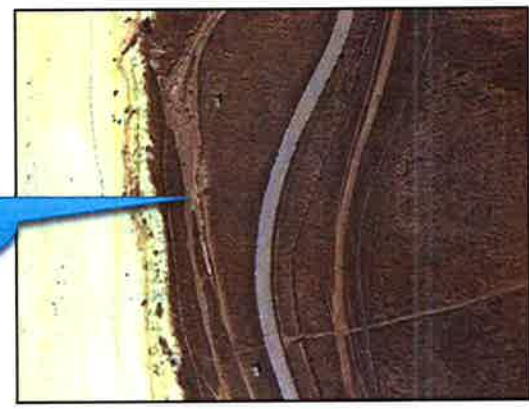
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Walking areas in HMB



Signage

The pictures on the next slide depict current identification markers for the Coastal trail and the concept of using interpretive signs to identify trail strands in certain areas.

Maps on Interpretive Signs & Path Markers



When is this



an effective
alternative to



Path Markers



Access

Access to the coast is provided in communities as well as planned access in park lands. The following is a **partial list** that needs to be completed for each section.

ACCESS IN COMMUNITIES

Princeton

- Broadway (view only)
- Columbia
- Vassar
- West Point

Moss Beach West

- Ellendale (view / access trail opportunity)
- Vallemar Bluff (view / access trail opportunity Wienke Cove)

Montara

- 7th Street (view only)

ACCESS IN PARK LANDS

Pillar Bluff

Fitzgerald Marine Reserve

Grey Whale Cove

