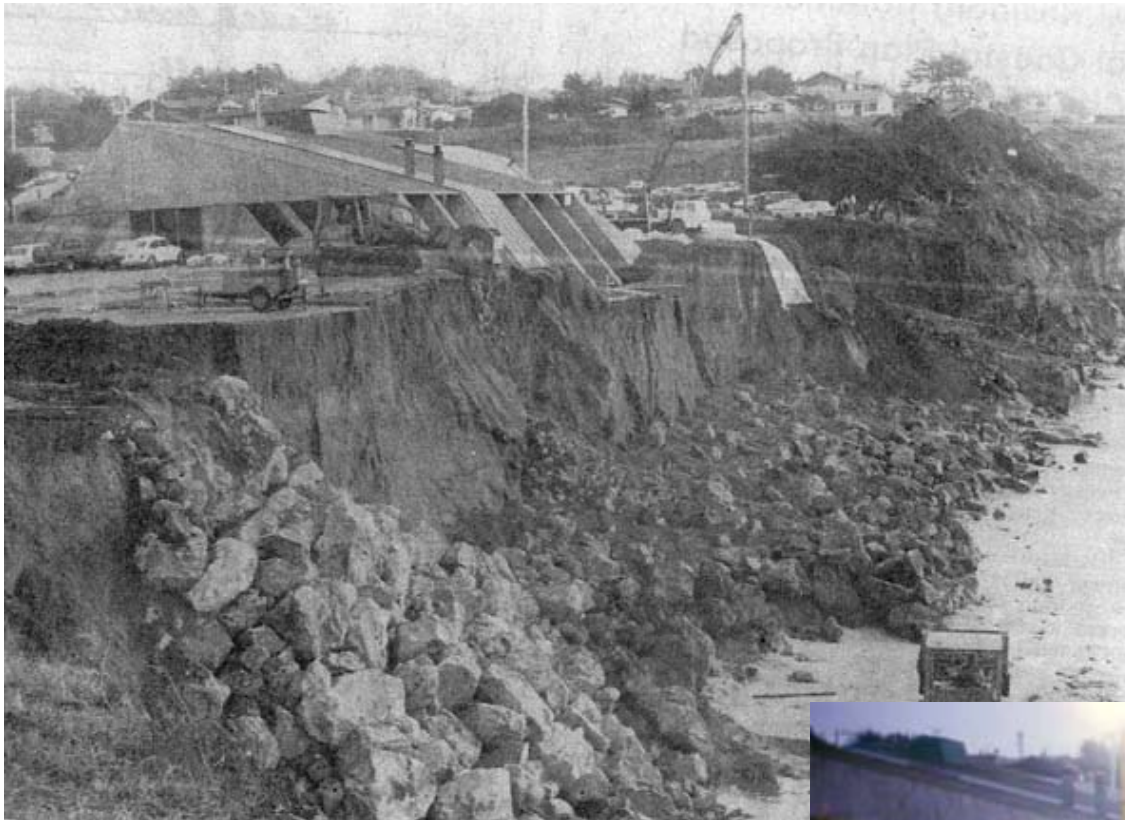


# Deteriorating Riprap at Montara State Beach – Hazards, Scenic Views, and Public Access

Midcoast Community Council  
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Initial distribution: CCC (Nancy Cave, Renée Ananda, John DelArroz),  
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## History

1983 El Niño storms –

Emergency armoring installed on the public beach to protect the Chart House restaurant, only 4 years after construction.



CCC permit findings for the restaurant (P-77-579): “Information from San Mateo County indicates the bluff is not subject to rapid erosion. Landscaping with native plants, improvement of a beach access path and proper channelization of drainage would adequately mitigate development impacts.”



1979: newly constructed Chart House restaurant  
(built on footprint of former 50's motel/restaurant)



2004 CA Coastal Records Project

County approved CDP 83-67 on 2/17/84 to place riprap on 460 lineal feet of ocean bluff, and reconstruct and install storm drainage in the parking lots at 8150 Cabrillo Highway.

At unknown later date, but before 2006, the lower portion of riprap was covered with concrete slurry, for which no permit was obtained.

## Maintenance & Useful Life

Over 30 years old, the steep wall of boulders protecting the restaurant is undermined and hazardous.



2010 report “Poor Drainage and Rip Rap Erosion” by BAGG Engineers for A&G, LLC  
c/o La Costanera Restaurant states:

- The riprap was not keyed into the firm ground underlying the sand.
- The bottom 6 ft of the riprap has been grouted with cement.
- Both parking lots drain to outlet pipes that discharge behind the riprap, causing its undermining.
- The report includes recommendation for rerouting the drainage pipes and repairing the riprap sea wall.



Undermined riprap section just south of staircase --  
Overhanging rocks held together by concrete slurry --  
Large chunks and rocks have fallen onto the beach.

The cave on the right measures 7 ft deep,  
extending back under the large boulders.



Natural cliff face at Montara State Beach

## Aesthetics



Contoured concrete tie-back seawall with beach access stairs mimics the natural cliff face. (Pleasure Point, Santa Cruz)



Alien boulders and concrete slurry contrast harshly with the surrounding natural landscape and scar the view.

Removal of excess boulders that cover the upper slope and top of bluff above the red line on either side of the restaurant would restore public access and views and reduce the area of alien rocks that mar the otherwise pristine viewshed.



Red line marks the upper reach of armorng boulders in front of the restaurant.

Riprap extends onto top of bluff, far beyond where needed for erosion protection, blocking blufftop access and views.



## Landscaping & Ocean Views

Upland riprap area has been invaded by non-native and view-blocking shrubs (pittosporum, etc) and noxious weeds (thistle, hemlock, etc).

All landscaping west of restaurant and parking lots should be locally native and low growing so as to allow beach views from parked cars in cold or inclement weather.





## Enforcement

How will San Mateo County address deterioration of coastal armoring that was constructed under county permit?

Riprap, which inevitably fails, creates a public hazard, blocks lateral beach access, and mars the public view.

Fitzgerald Marine Reserve is another Midcoast public beach impacted by 1983 emergency riprap that the County permitted in order to protect private property. In approving CDP83-12 the County determined that riprap placement on the public beach adjacent to the main access to the Marine Reserve would not impede lateral beach access.

