

CALIFORNIA COASTAL COMMISSION

STATEWIDE COASTAL ACCESS PROGRAM
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W 6 c

September 16, 2016

TO: Commissioners and Interested Parties

FROM: Jack Ainsworth, Acting Executive Director
Linda Locklin, Coastal Access Program Manager
Kelly Cuffe, Statewide Land Use Planner

The report is available only in digital format; it is linked from the October 2016 meeting agenda and is provided on the electronic packet disk.

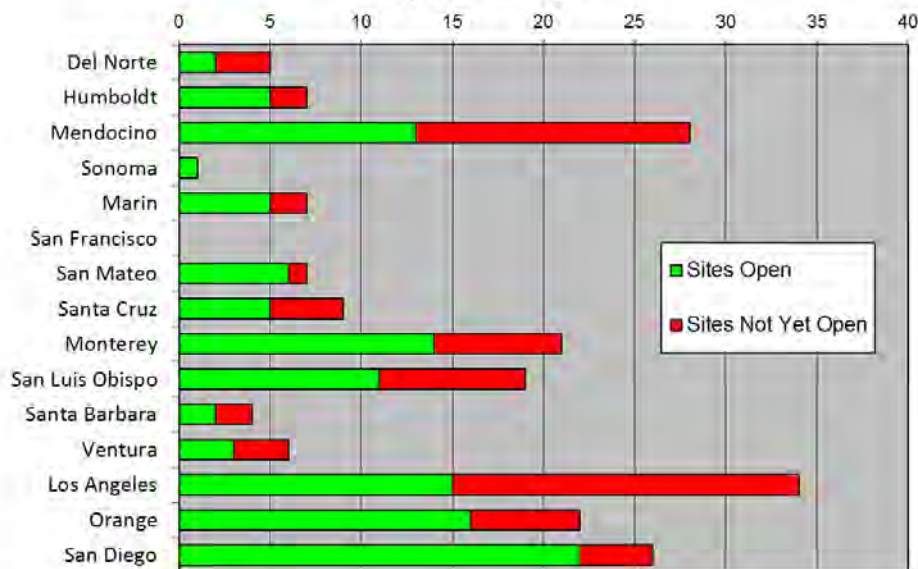
RE: Public Access Program: Status Report of Vertical Accessways Acquired by California Coastal Commission Actions from 1973 to 2015 in Northern California – Del Norte, Humboldt, Mendocino, Sonoma, Marin, San Francisco, San Mateo, Santa Cruz and Monterey Counties.

For Commission review and comment at the October 5, 2016 Commission hearing;
No action is required by the Commission.

Background: In 2009 the Statewide Coastal Access Program staff prepared the first detailed analysis and report of vertical accessways acquired through Coastal Commission permit actions. The report covered San Diego and Orange Counties and was presented to the Commission in December 2009. In 2011, the report was expanded to add analysis of vertical accessways located in Los Angeles, Ventura, Santa Barbara, and San Luis Obispo Counties and was presented to the Commission in January 2012.

This 2016 report completes the analysis statewide. As summarized in the chart below, a total of 196 vertical accessways have been acquired through Commission permit actions. Of these, 61% (120 sites) have been opened to the public.

**Recorded Vertical Accessways
Acquired by Coastal Commission Permits
(1973-2015)**



Public Access Report:

-

**Status of
Vertical Accessways
in Northern California
Acquired by
California Coastal
Commission Actions
1973 to 2015**

**Del Norte, Humboldt, Mendocino,
Sonoma, Marin, San Francisco,
San Mateo, Santa Cruz and
Monterey Counties**

-

September 30, 2016



California Coastal Commission
Statewide Public Access Program



Status of Vertical Accessways in Northern California Acquired by California Coastal Commission Actions 1973 to 2015

**Del Norte, Humboldt, Mendocino, Sonoma, Marin, San Francisco,
San Mateo, Santa Cruz and Monterey Counties**

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California Coastal Commission
Jack Ainsworth, *Acting Executive Director*
Susan Hansch, *Chief Deputy Director*
September 30, 2016



Status of Vertical Accessways in Northern California
Acquired by California Coastal Commission Actions
1973 - 2015

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*This report was prepared with financial assistance from the
Office of Coastal Management, National Oceanic and Atmospheric Administration,
under provisions of Section 309 of the Coastal Act Reauthorization Amendments of 1990.*

Cover Photo: Stairway leading to Westport Beach, Mendocino County



INTRODUCTION

The California Coastal Act of 1976 and the Coastal Commission's Public Access Program

One of the highest priorities in the California Coastal Act of 1976 is the mandate to maximize public access to the coast. Provisions in Chapter 3 of the Coastal Act (Sections 30210-30214) set forth requirements for the provision of public access which must be met in order for the Commission to approve a proposed development project or a Local Coastal Program (LCP), including:

- Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization;
- Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects;
- Public facilities shall be distributed throughout an area to prevent overcrowding or overuse.

Section 30001.5(c) of the Coastal Act also declares that one of the basic goals of the State for the coastal zone is to:

Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

Getting to the Coast - The Importance of Vertical Accessways

A vertical accessway generally provides access from the nearest public road to the shoreline. When improved and opened, vertical accessways are extremely important because they provide a new way for the public to get to the coast, which is especially valuable in areas with limited or inadequate access. For this reason, the Coastal Commission has prioritized the opening of all vertical accessways acquired through its regulatory process.

How Public Access is Acquired in the Regulatory Framework

One of the main regulatory tools that the Coastal Commission has used to offset the impacts of private development on public access to and along the shoreline, is the requirement for permit applicants to record a legal document that protects or provides for public access across their property.

Generally, the Commission has used either an Offer to Dedicate (OTD) a public access easement or a Deed Restriction (DR) to protect these future public accessways to the coast.

What is an Offer to Dedicate a Public Access Easement?

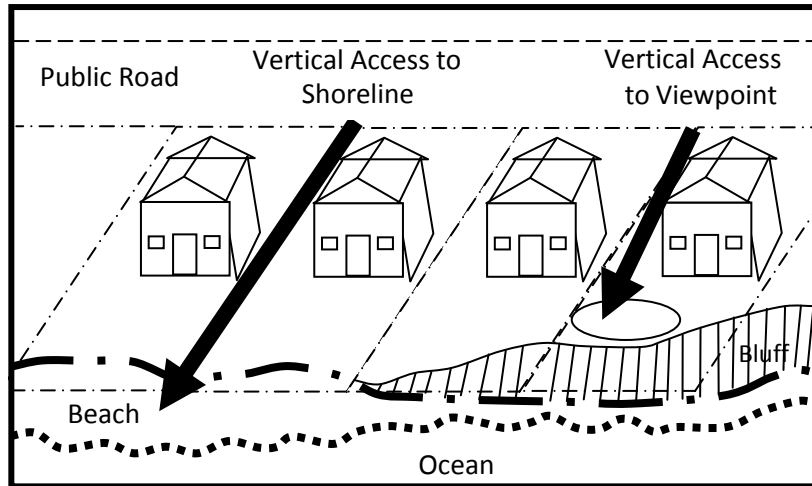
An Offer to Dedicate (OTD) is a legal document that offers an easement across private land for a future public accessway. In order to effectuate the OTD and open the accessway or stairway for public use, it must be accepted for management by a responsible agency and then improved and opened.

What is a Deed Restriction for Public Access?

A Deed Restriction (DR) is a legal document that places responsibilities upon the landowner to protect public use within a specifically defined area of the property, in order to allow for a public accessway.



Types of Vertical Access



Examples:



Stairway to Carmel Beach, City of Carmel.



Blufftop path leads to stairway at Lands End, Pacifica.



Path and steps to Carmel River State Beach.



Scenic viewpoint overlooking Mendocino Bay.



Summary of Vertical Accessways Acquired Through Commission Actions (1973-2015)

Statewide: Since 1973, the Commission has acquired approximately 195 vertical accessways in connection with new development, which account for about 12% of all access sites acquired through Commission actions (lateral beach access dedications and inland trails, not included in this report, account for the other 88% of accessways acquired through Commission actions). Of the 195 vertical accessways required, 61% have been opened for public use.

Del Norte to Monterey County: This report is the first detailed analysis of all vertical accessways that have been acquired through Coastal Commission actions, from 1973 through 2015, in Northern California (from Del Norte County south through Monterey County).

This report identifies the location and background information for each vertical accessway acquired through Commission actions, and

whether it is open for public use or not yet open. For those that are not yet available for public use, staff is taking steps to ensure they are opened as soon as possible.

San Luis Obispo to San Diego County: Vertical accessways acquired through Commission actions for counties south of Monterey were documented in a December 2011 report titled "Status of Vertical Accessways Acquired by California Coastal Commission Actions 1973 to 2011 - San Diego, Orange, Los Angeles, Santa Barbara, Ventura and San Luis Obispo Counties."

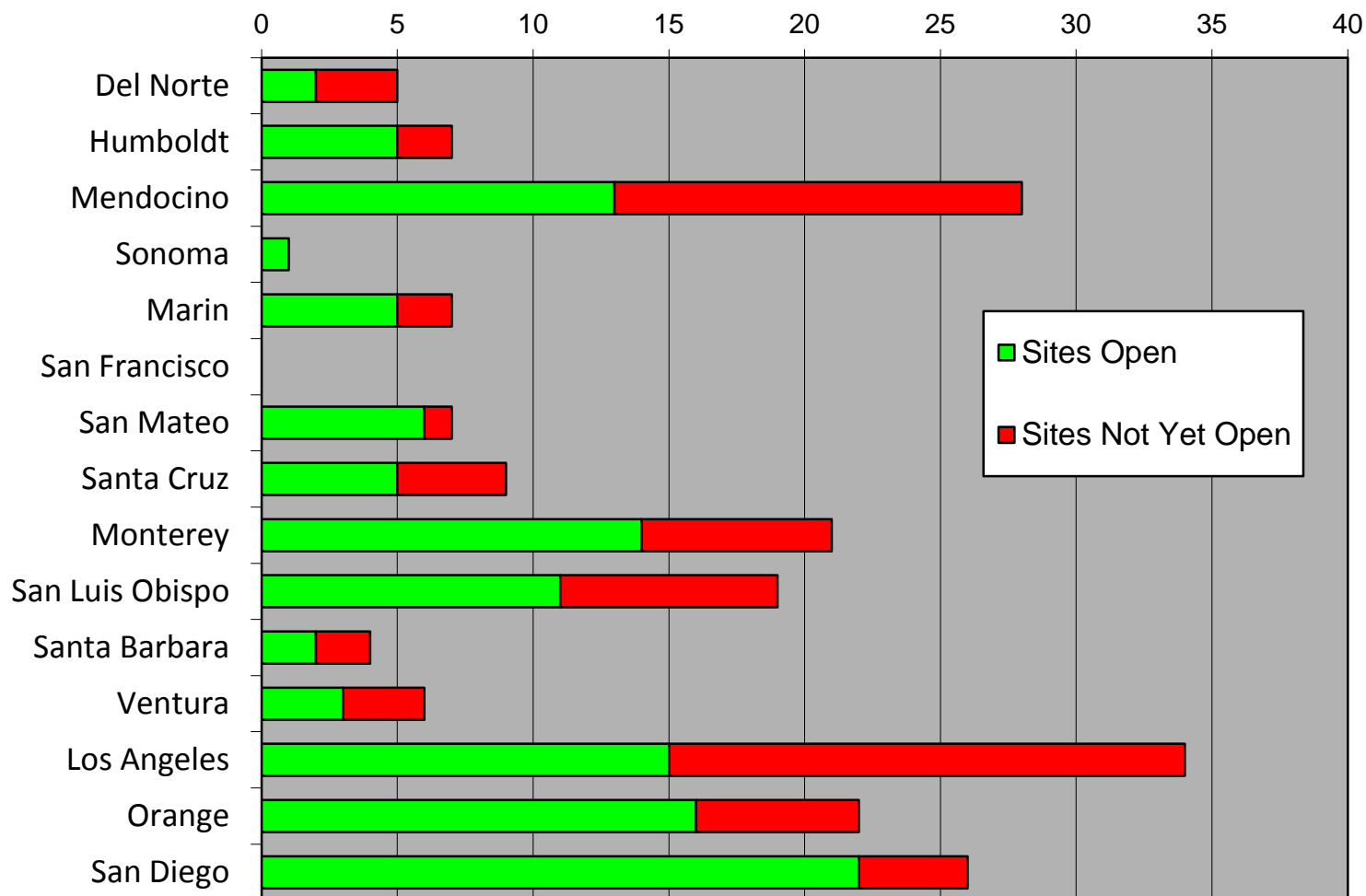
Both the new Northern California Vertical Accessways and the 2011 Southern California Vertical Accessways report are available on the Commission's website. www.coastal.ca.gov.



Stairway to Cantus Cove, Fort Bragg, Mendocino.



Recorded Vertical Accessways Acquired by Coastal Commission Permits (1973-2015)

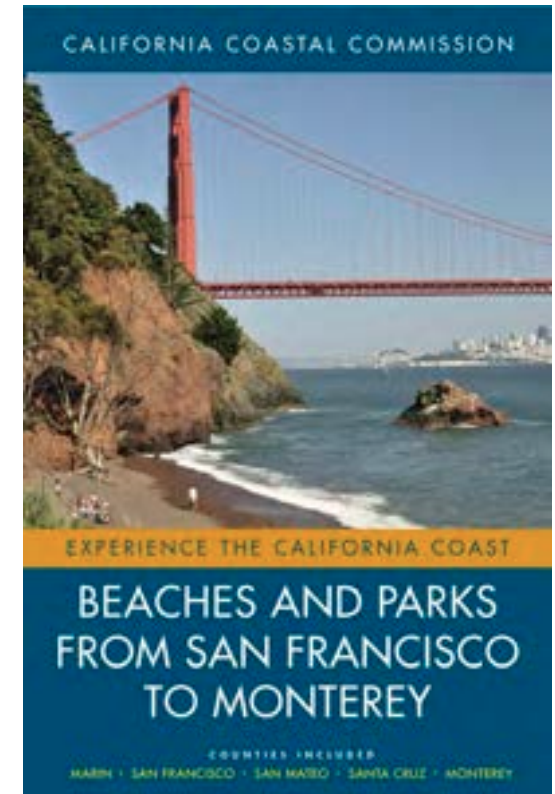
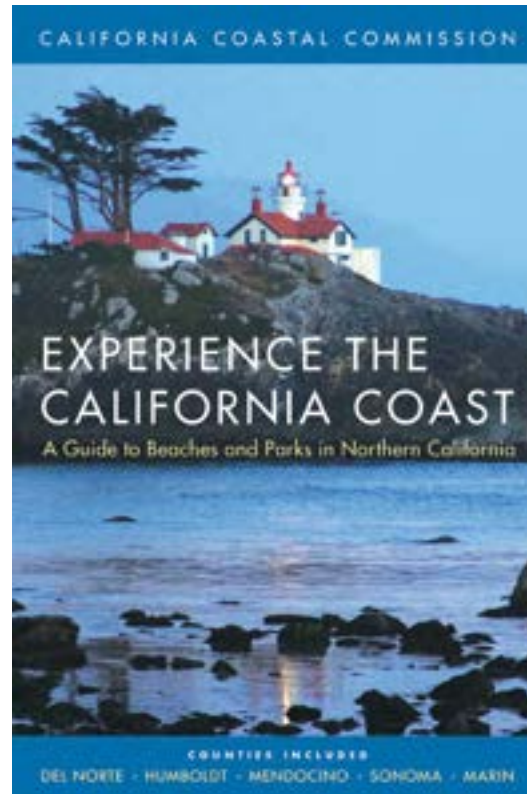
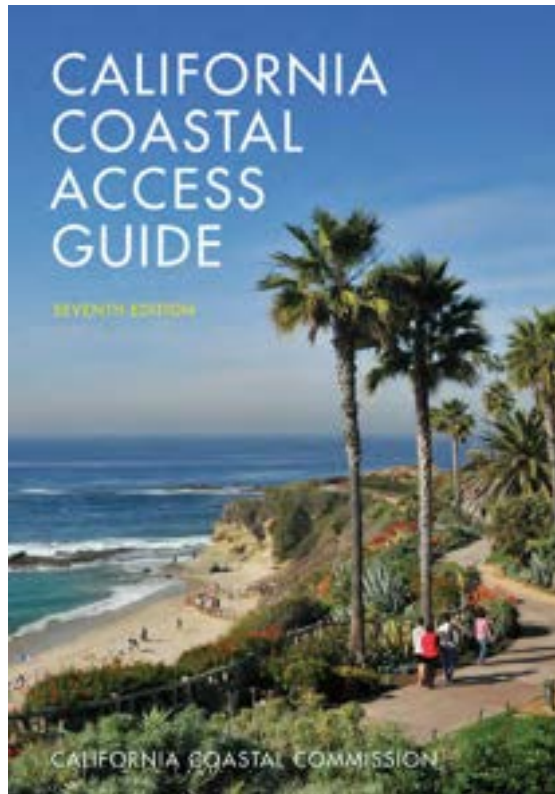


Coastal Access Guide Publications Produced by the California Coastal Commission

All vertical accessways are geographically depicted throughout this report using base maps from the Coastal Commission's statewide public access guide book titled "*California Coastal Access Guide*" 7th edition, published in 2014.

Each chapter is also introduced using photos from the Coastal Commission's regional guide books series, titled "*Experience the California*

Coast," including "*Beaches and Parks in Northern California*" (which includes Del Norte, Humboldt, Mendocino, Sonoma and Marin counties), published in 2005, and "*Beaches and Parks from San Francisco to Monterey*" (which includes Marin, San Francisco, San Mateo, Santa Cruz, and Monterey counties), published in 2012.

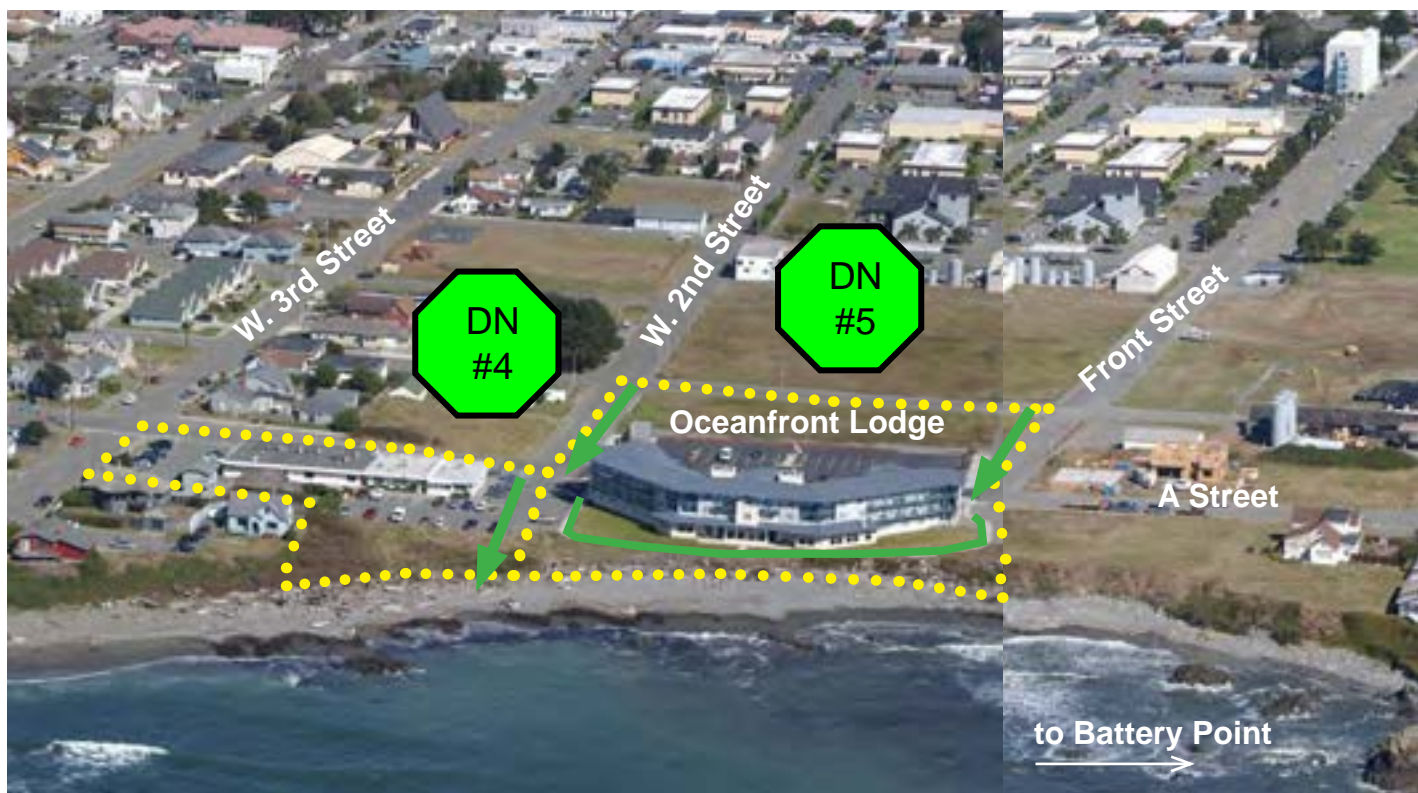


While the guidebooks identify all coastal accessways available to the public, this report on Northern California vertical accessways (similar to the report for Southern California vertical accessways) focuses specifically on vertical accessways that have been acquired as a result of Coastal Commission actions taken on coastal development permit applications.

For example, page 18 of the statewide *California Coastal Access Guide* identifies a beach path adjacent to the Oceanfront Lodge in Crescent City. However, what the guide does not explain is that this pathway was acquired and built pursuant to conditions of two coastal development permits approved by the Coastal Commission.

DN #4 - Beach Accessway. 200 A Street, Crescent City. Easement granted 2012. Permit # A-1-CRC-08-004 for 44-unit condominium complex and retail offices.

DN #5 - Beach Accessway. 100 A Street, Crescent City. Easement granted 2002. Permit # A-1-CRC-00-033 for 94-room hotel and restaurant.



How to Read the Graphics:

Maps and photos are used throughout this report to show the location and elements of each access site, as well as its status - green symbols and lines for open and available, red symbols and lines for those not yet available:

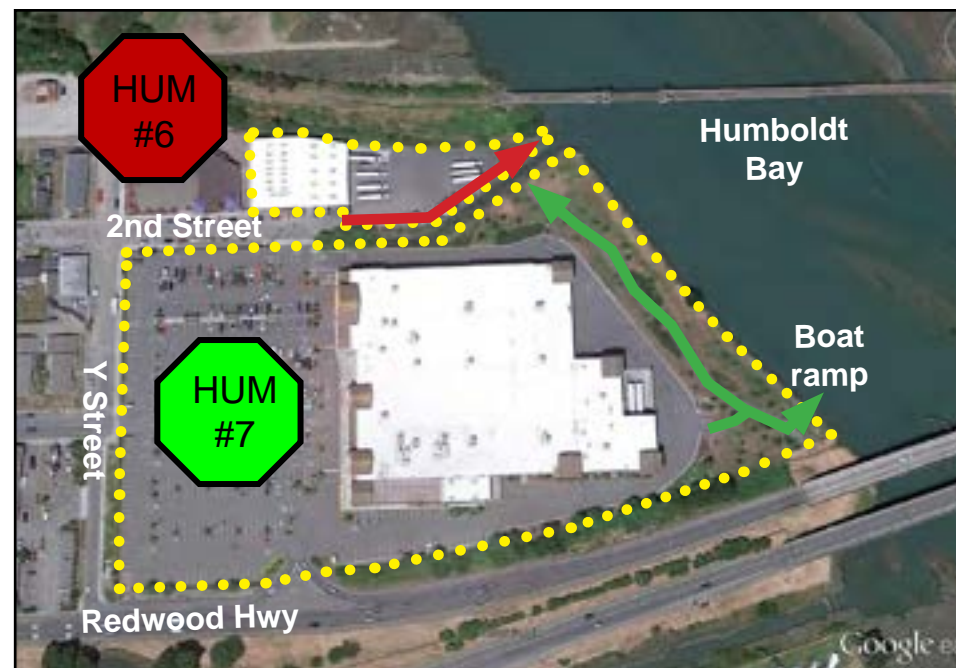
- Numbered symbols (eg., HUM #6) = County site number; (black arrows point to approximate location).
- Dotted yellow line = approximate property boundary for the coastal development permit (CDP) application site.
- Solid green or red colored arrows depict approximate location of vertical accessway (green = open, red = not yet open).
- Solid colored lines = approximate trail alignments.
- "VP" = scenic view points.

All line-work depicting accessways, trails, and parcels are approximate and illustrative only.

Photo captions identify details about the accessway, including: site number, the type of public access acquired as a result of a Commission action, the legal document type (OTD = Offer to Dedicate; DR = Deed Restriction, or Permit Condition) and recordation date, permit number, and a brief CDP project description.

For example: HUM #6 - *Future Bay Access*. 2433 2nd Street, Eureka. OTD recorded 1977. Permit # NCR-77-C-109 for a commercial warehouse. And HUM #7 - *Boat Ramp and Public Trail*. 2525 Fourth Street, Eureka. OTD recorded 2003. Permit # A-1-EUR-02-166 for commercial retail building.

Photos used in this document were obtained in-house, the California Coastal Records Project (© 2002-2015 Kenneth and Gabrielle Adelman - Adelman@Adelman.com) and Google Earth© (Copyright Google) All locator maps are from the statewide California Coastal Access Guide, published by UC Press, 2014. Guide book page numbers (e.g., SWAG pg 40) are shown in parentheses on each map.



STATUS OF
VERTICAL ACCESSWAYS IN
NORTHERN CALIFORNIA
-
Del Norte County to Monterey County



Status of Vertical Accessways
in Northern California
Acquired by Coastal Commission Actions
1973 - 2015

Introduction

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CHAPTER 1

Del Norte County

Smith River to Crescent City

In Del Norte County, 5 vertical accessway have been recorded pursuant to Coastal Commission actions since 1973. Of those 5 accessways, 2 (or 40%) have been constructed and opened for public use; and 3 (60%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 13 in the Introduction.

Smith River, Jedediah Smith Redwoods State Park, Del Norte County.



Location of Vertical Accessways Acquired by the California Coastal Commission in Del Norte County:

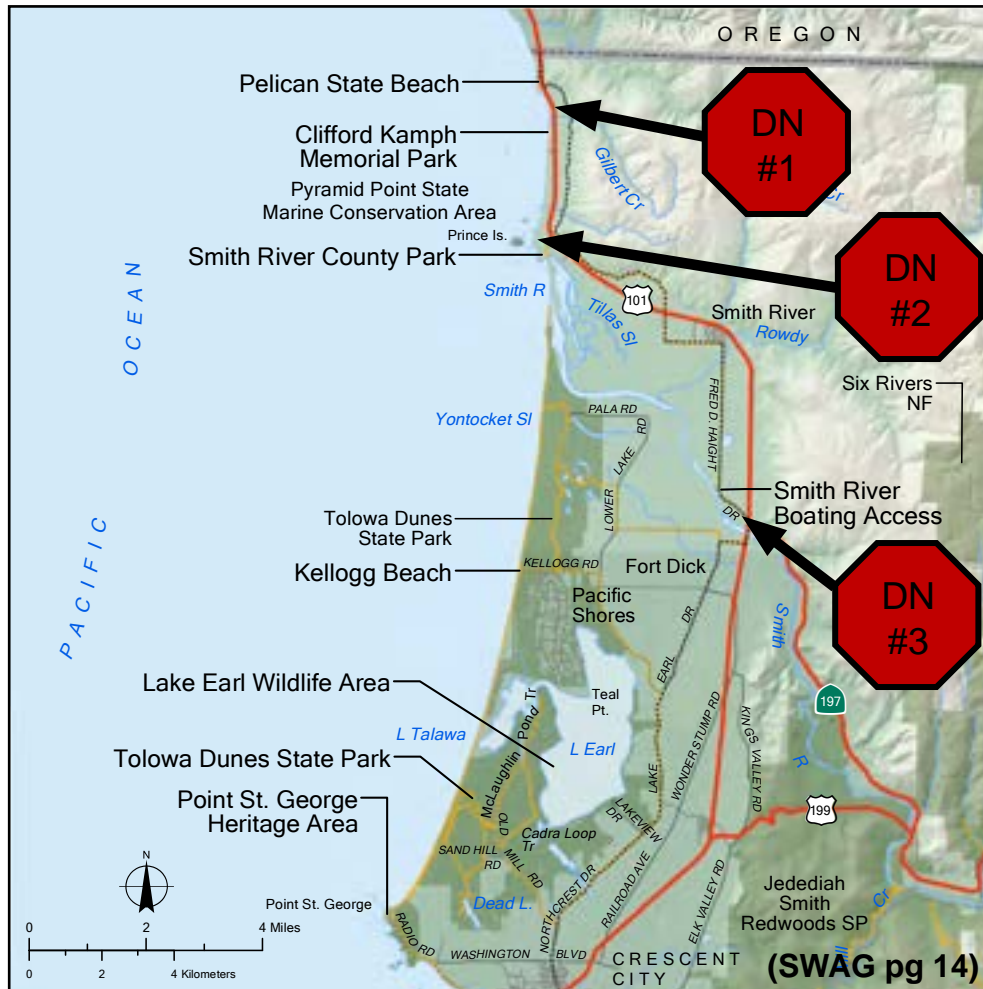
Smith River Area - 3 sites (closed)

Crescent City - 2 sites (open)



Del Norte County Map from the Commission's statewide coastal access guide, California Coastal Access Guide (7th ed.) (pg 10). (Note: Maps used on the following pages to show the location of vertical accessways in Del Norte County are from this same statewide guide, and are thus marked SWAG with the page number on which the map can be found in the guidebook.)

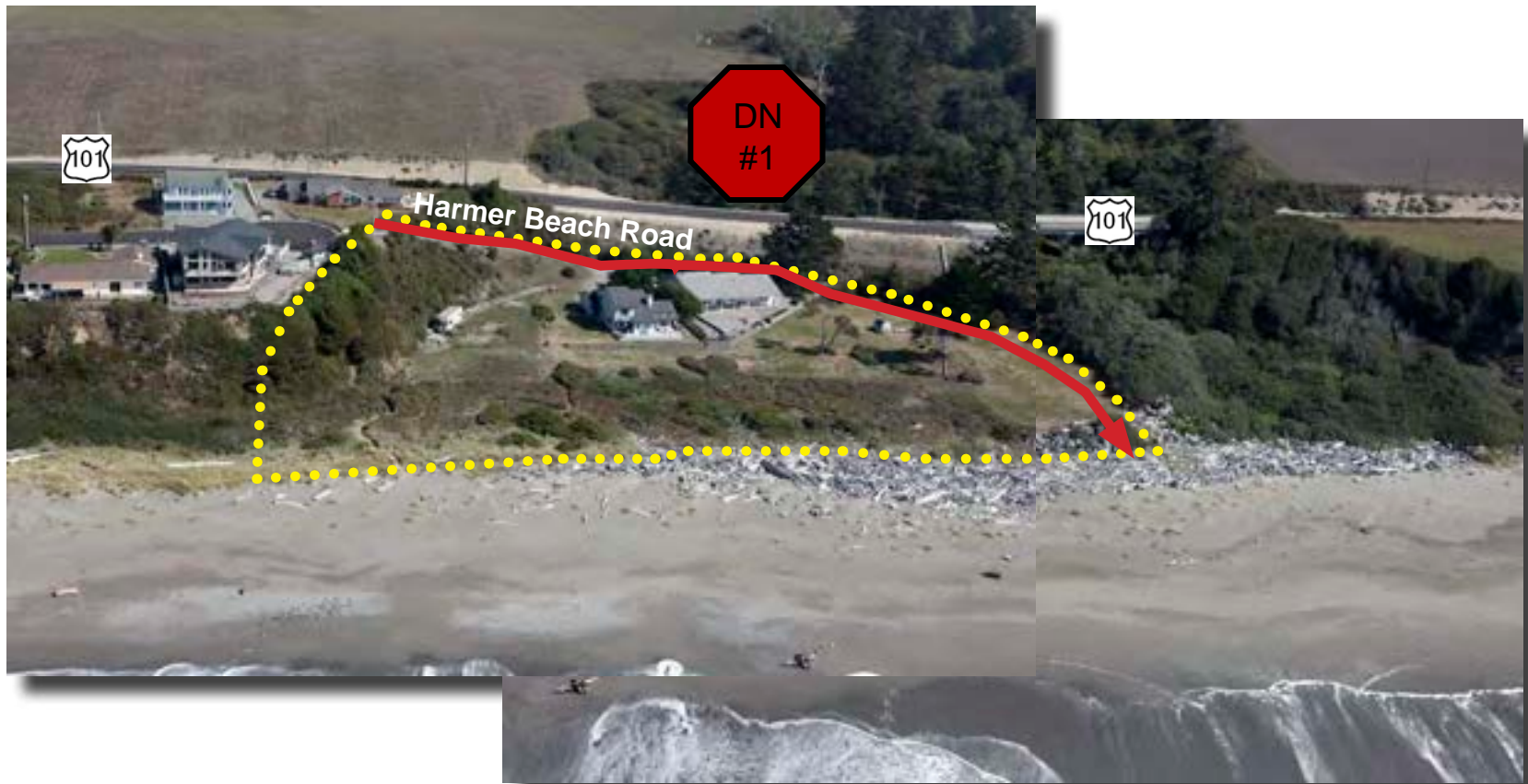




DN #1 through DN #3 - Regional depiction of access sites
 DN #1 through DN #3 in the Smith River area of
 Del Norte County.



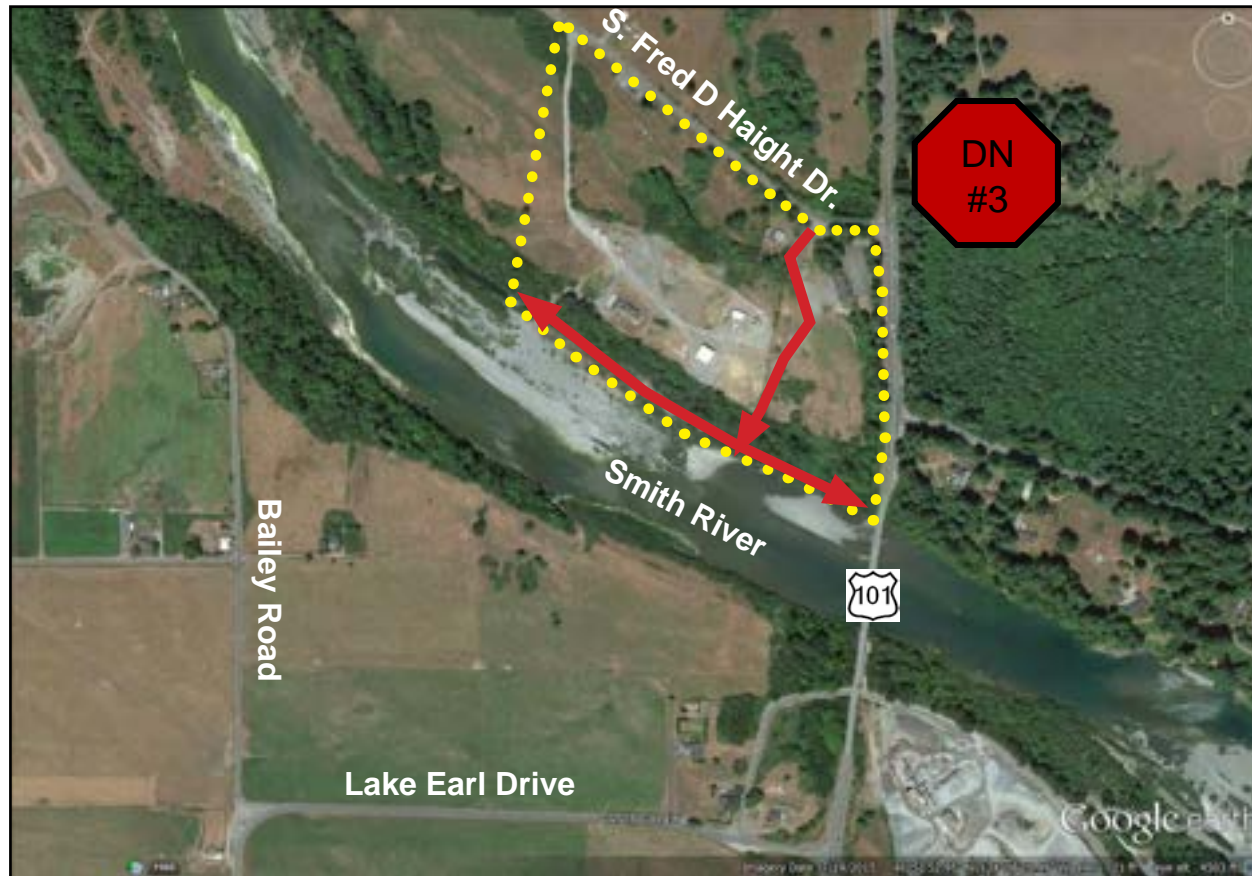
DN #1 - *Future Beach Accessway*. 100-300 Harmer Beach Road, Smith River.
Tract Map recorded 1990. Permit # 1-DNC-88-252 for 4-unit subdivision.

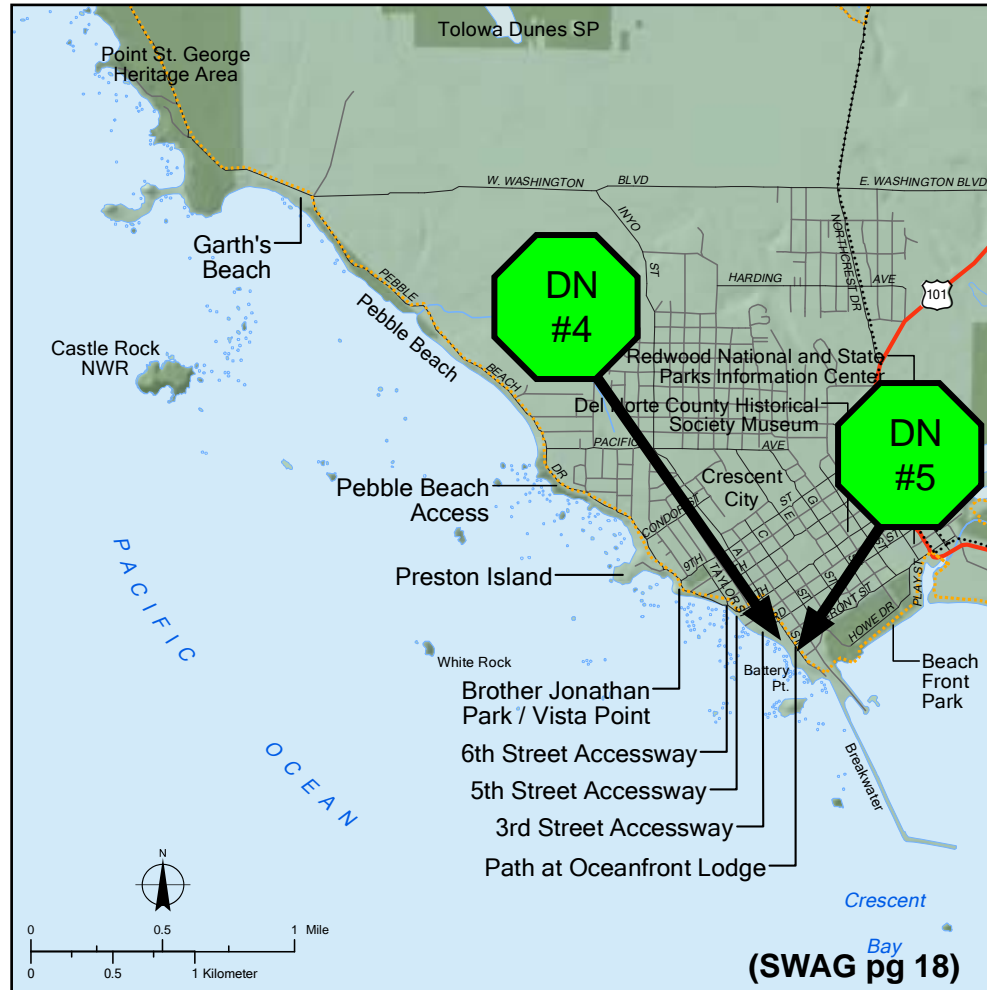


DN #2 - *Future Beach Accessway*. 12540 South Indian Road, Smith River. OTD recorded 1978. Permit # NCR-77-CC-66 for one SFD.



DN #3 - *Future Boating Access*. S. Fred Haight Drive, Smith River.
OTD recorded 1979. Permit # NCR-79-P-47 for commercial office building.





DN #4 and DN #5 - Regional depiction of access sites
DN #4 and DN #5 in Crescent City, Del Norte County.



DN #4 - Beach Accessway. 200 A Street, Crescent City. Easement granted 2012. Permit # A-1-CRC-08-004 for 44-unit condominium complex and retail offices.

DN #5 - Beach Accessway. 100 A Street, Crescent City. Easement granted 2002. Permit # A-1-CRC-00-033 for 94-room hotel and restaurant.



CHAPTER 2

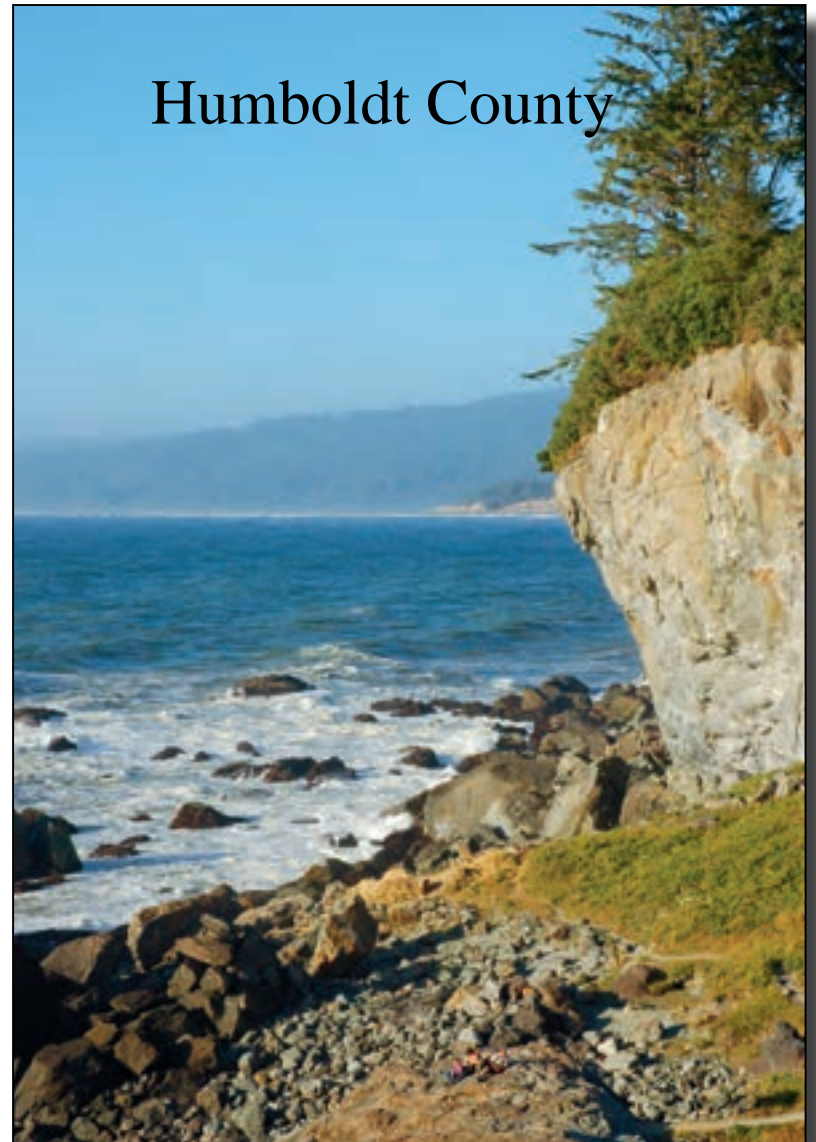
Humboldt County

City of Trinidad to City of Eureka

In Humboldt County, 7 vertical accessways have been recorded pursuant to Coastal Commission actions since 1973. Of those 7 accessways, 5 (or 71%) have been constructed and opened for public use; and 2 (29%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 13 in the Introduction.

Patrick's Point State Park, Humboldt County.



**Status of Vertical Accessways
in Northern California
Acquired by Coastal Commission Actions
1973 - 2015**

Humboldt County

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Location of Vertical Accessways Acquired by the California Coastal Commission in Humboldt County:

Trinidad - 2 sites (open)

McKinleyville Area - 2 sites (1 open, 1 closed)

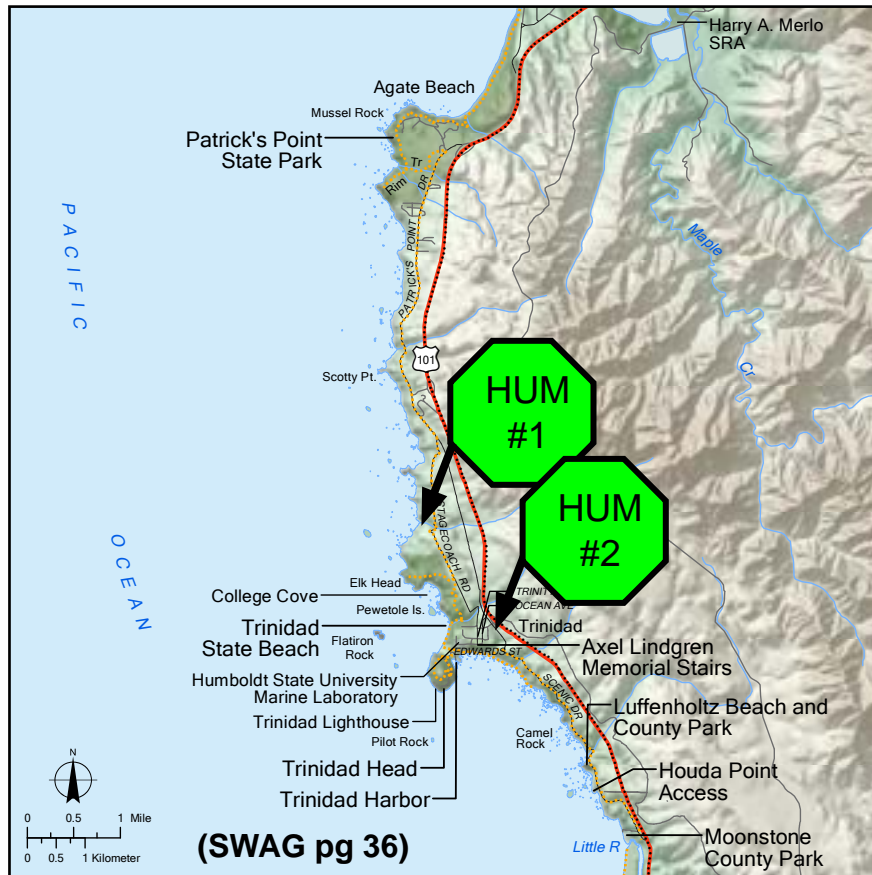
Samoa - 1 site (open)

City of Eureka - 2 sites (1 open, 1 closed)



Humboldt County Map from the Commission's statewide coastal access guide, California Coastal Access Guide (7th ed.) (pg 28). (Note: Maps used on the following pages to show the location of vertical accessways in Humboldt County are from this same statewide guide, and are thus marked SWAG with the page number on which the map can be found in the guidebook.)

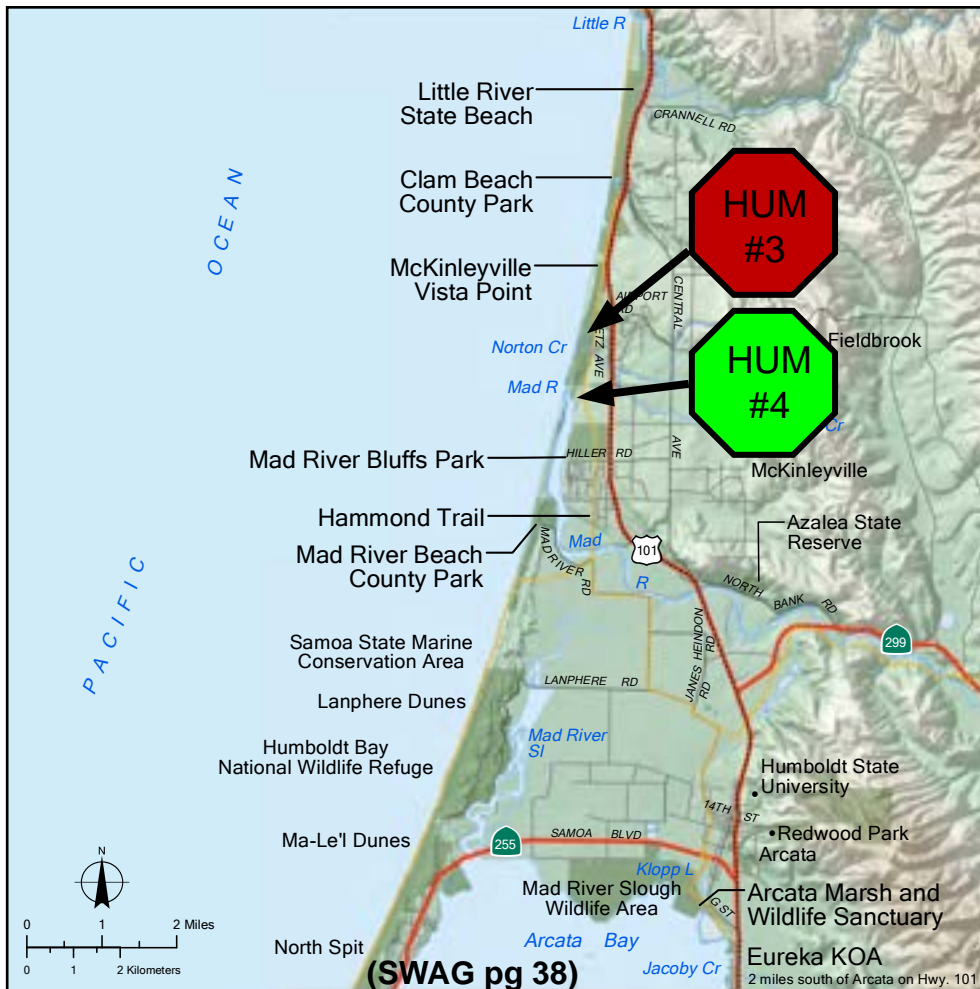




HUM #1 - Path to Beach. 840 Stagecoach Road, Trinidad area. Direct Dedication recorded 2007. Permit # 1-05-21 for 4 parcel subdivision.

HUM #2 - Trailhead to Beach Access Trail. 475 Wagner Street, City of Trinidad. OTD recorded 1981. Permit # NCR-79-CC-1033 for 1 SFD.





HUM #3 and HUM #4 - Regional depiction of access sites
HUM #3 and HUM #4 in the McKinleyville area of
Humboldt County.



HUM #3 - *Future Viewpoint*. Letz Road, McKinleyville. OTD recorded 1984. Permit # NCR-77-C-131 for 8-unit subdivision.

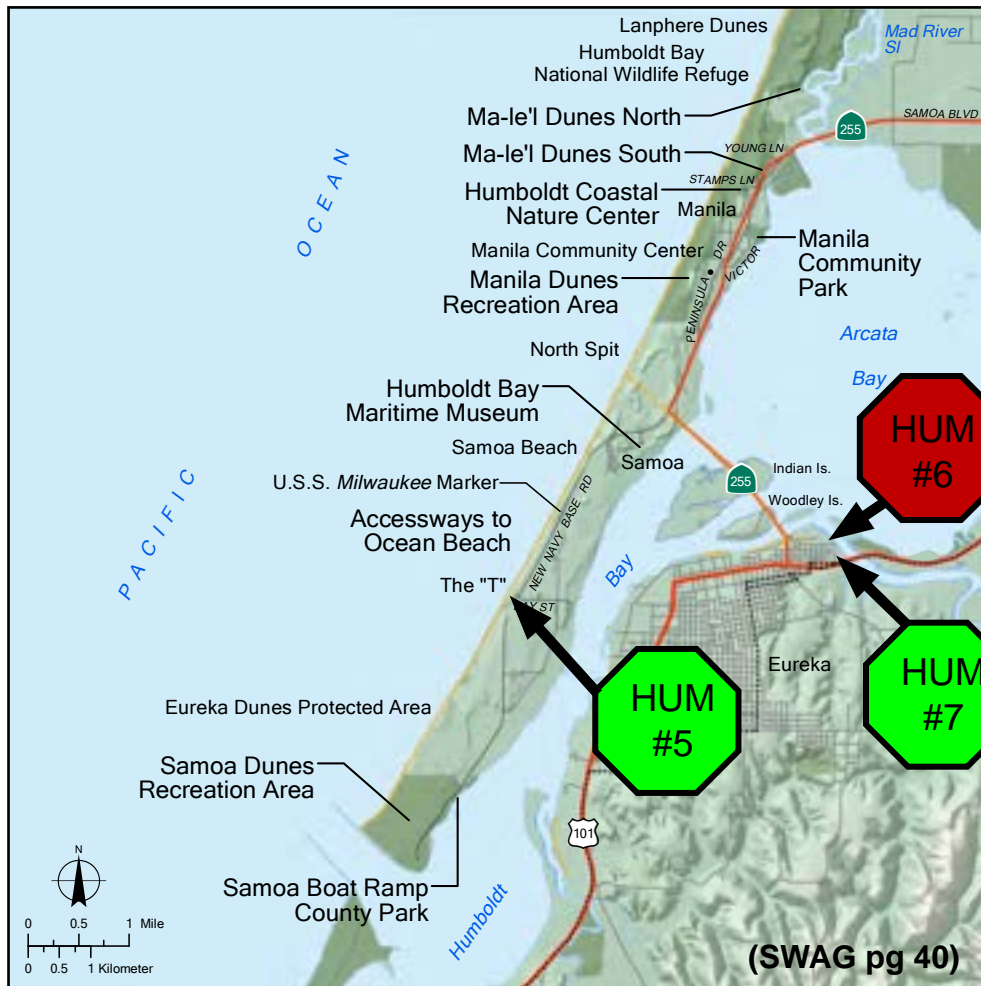


HUM #4 - Blufftop Viewpoint. Knox Cove Drive, McKinleyville. OTD recorded 1984. Permit # 1-83-208 for 29-unit subdivision.



HUM #4 - Oblique aerial view of HUM #3 Blufftop Viewpoint along the Hammond Trail.





HUM #5 through HUM #7 - Regional depiction of access sites HUM #5 in Samoa and HUM #6 and HUM #7 in City of Eureka, Humboldt County.

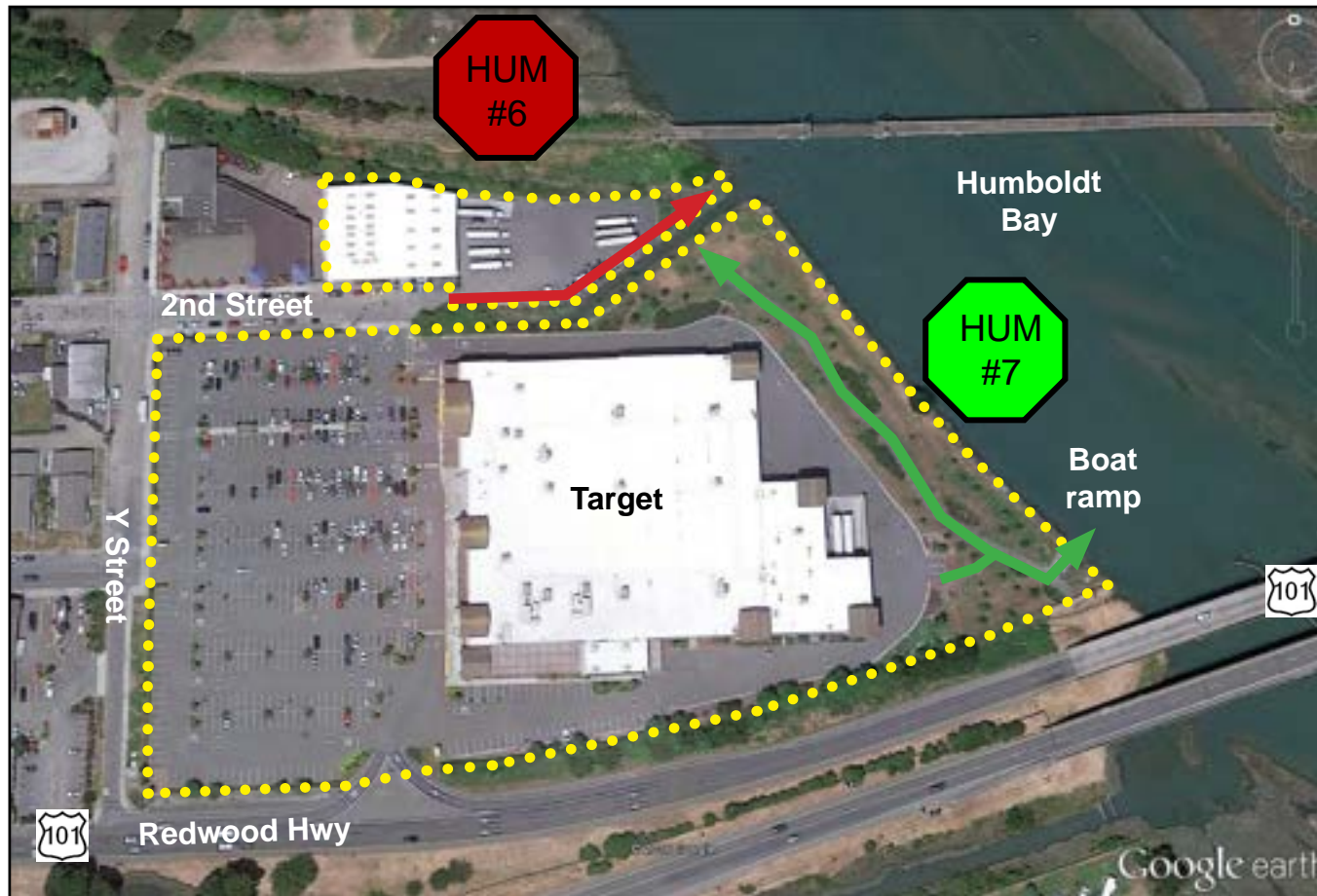


HUM #5 - Beach Parking and Access. 97 Bay Steet, Samoa. OTD recorded 1979. Permit # NCR-79-CC-33 for addition to existing lumber mill.



HUM #6 - *Future Bay Access*. 2433 2nd Street, Eureka. OTD recorded 1977. Permit # NCR-77-C-109 for a commercial warehouse.

HUM #7 - Boat Ramp and Public Trail. 2525 4th Street, Eureka. OTD recorded 2003. Permit # A-1-EUR-02-166 for commercial retail building.



CHAPTER 3

Mendocino County

Westport to Gualala

In Mendocino County, 28 vertical accessway have been recorded pursuant to Coastal Commission actions since 1973. Of those 28 accessways, 13 (or 46%) have been constructed and opened for public use; and 15 (54%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 13 in the Introduction.

Hearn Gulch, Mendocino County.



Location of Vertical Accessways Acquired by the California Coastal Commission in Mendocino County:

Westport & Kibesillah Areas - 3 sites
(2 open, 1 closed)

Noyo Harbor & Fort Bragg Areas - 5 sites
(3 open, 2 closed)

Caspar & Russian Gulch Areas - 6 sites
(1 open, 5 closed)

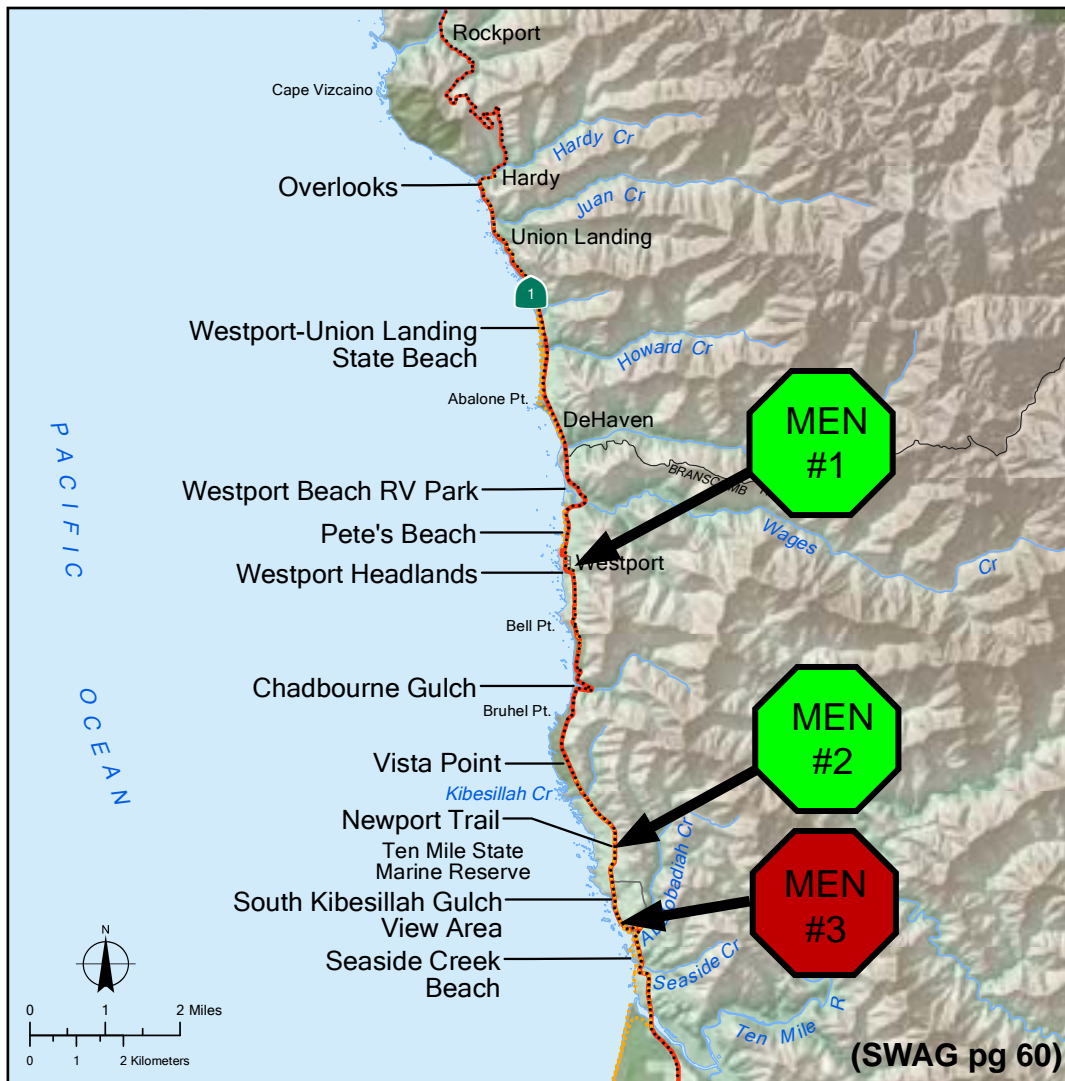
Mendocino Area - 2 sites (1 open, 1 closed)

Little River, Albion & Navarro River Areas -
6 sites (3 open, 3 closed)

Elk & Gualala Areas - 6 sites
(3 open, 3 closed)

Mendocino County Map from the Commission's statewide coastal access guide, California Coastal Access Guide (7th ed.) (pg 54). (Note: Maps used on the following pages to show the location of vertical accessways in Mendocino County are from this same statewide guide, and are thus marked SWAG with the page number on which the map can be found in the guidebook.)

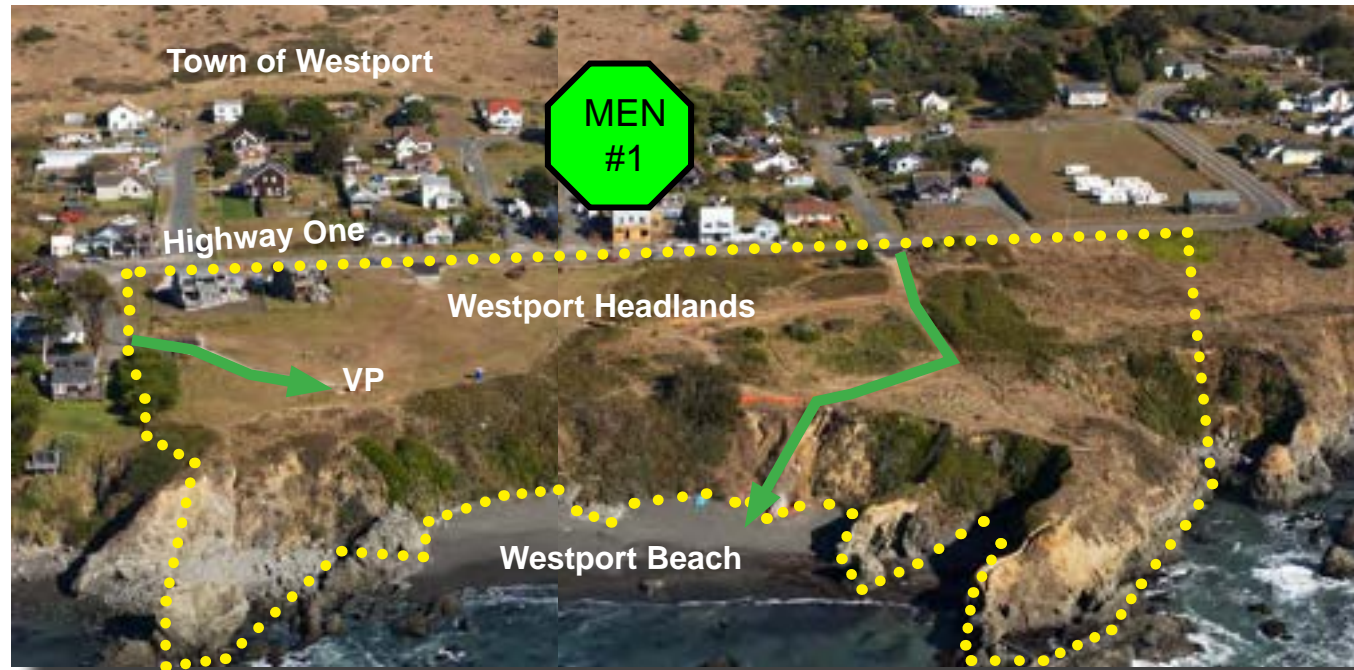




MEN #1 through MEN #3 - Regional depiction of access sites MEN #1 through MEN #3 in the Westport and Kibesillah area of Mendocino County.



MEN #1 - Beach Access Path, Beach Stairway, and Viewpoint.
38950 Highway One, Westport. OTD recorded 1994.
Permit # A-1-MEN-93-54 for 6-unit subdivision.

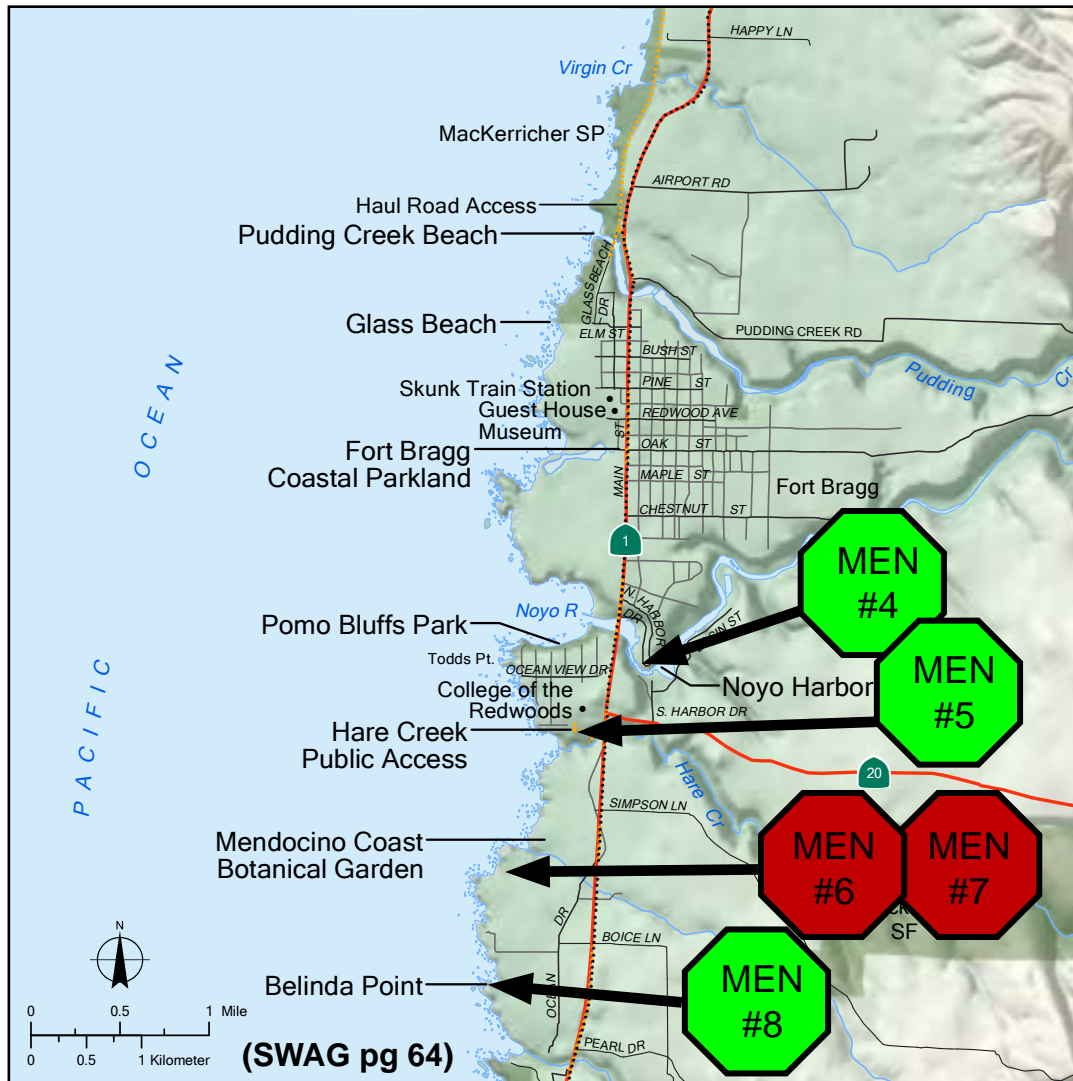


MEN #2 - Lateral Coastal Trail and *Future Viewpoint*. 31502 Highway One, Kibesillah area. OTD recorded 2011. Permit # A-1-MEN-07-028 for 7-unit inn.



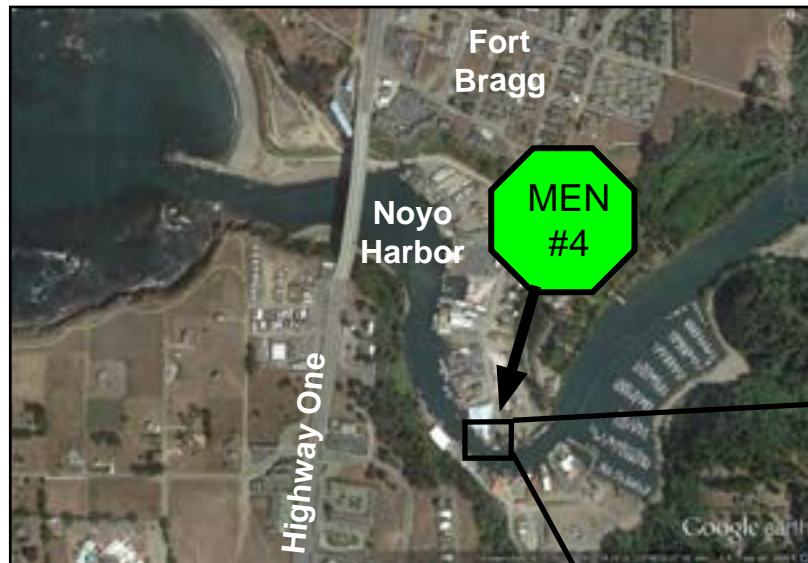
MEN #3 - *Future Beach Accessway*. 30230 Highway One, Seaside Creek Beach area. OTD recorded 1980. Permit # NCR-78-C-297 for 2-unit subdivision.



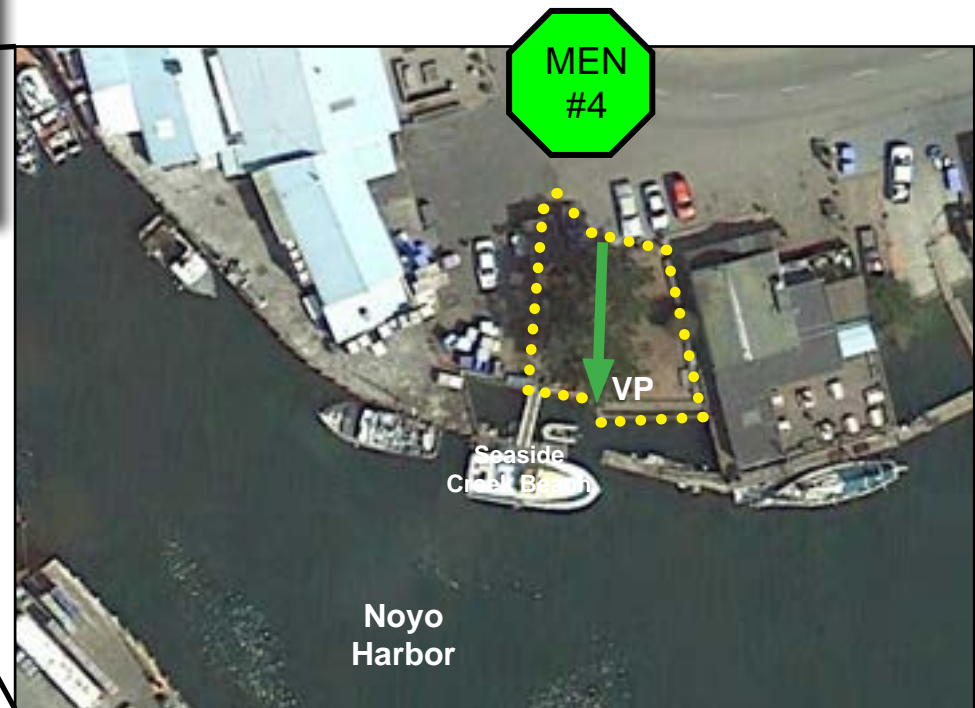


MEN #4 through MEN #8 - Regional depiction of access sites MEN #4 through MEN #8 in the Fort Bragg area of Mendocino County.





MEN #4 - Harbor Viewpoint. 32410 North Harbor Drive, Fort Bragg.
 OTD recorded 1979. Permit # NCR-78-CC-279 for construction of bulkhead.

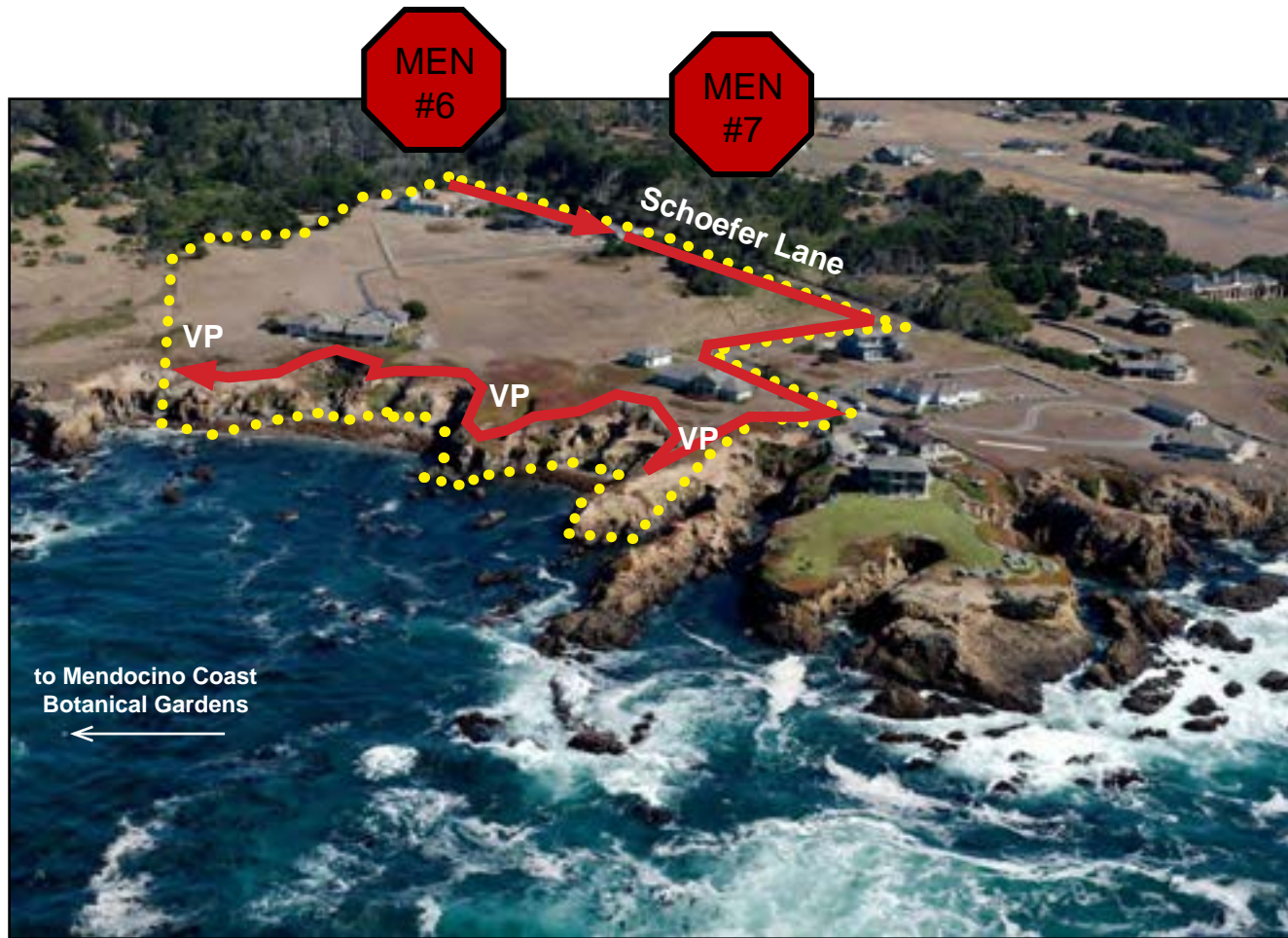


MEN #5 - Path to Beach Trail. Bay View Avenue, Fort Bragg. OTD recorded 1984. Permit # 1-81-148 for 2-unit subdivision and community college buildings.

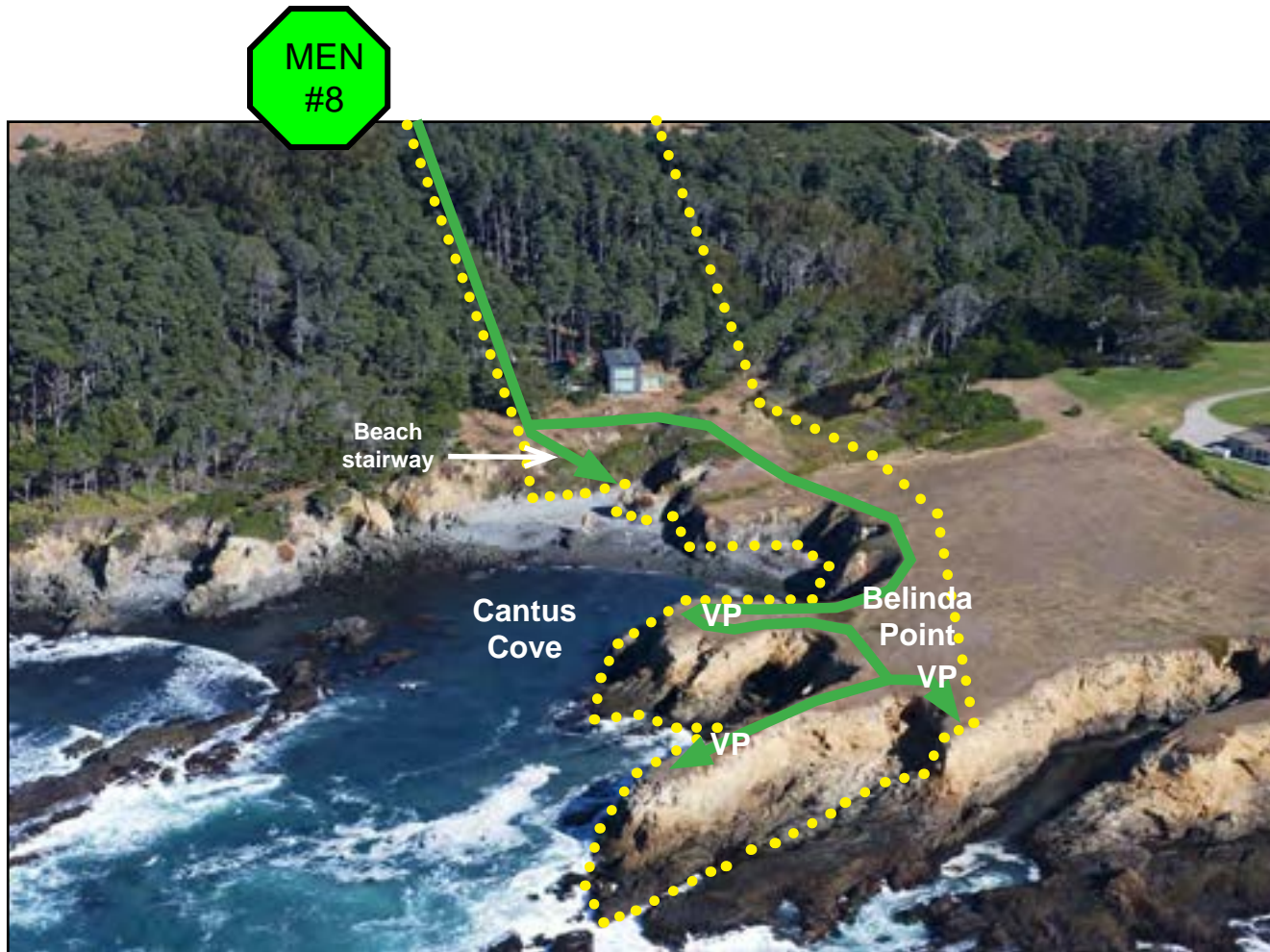


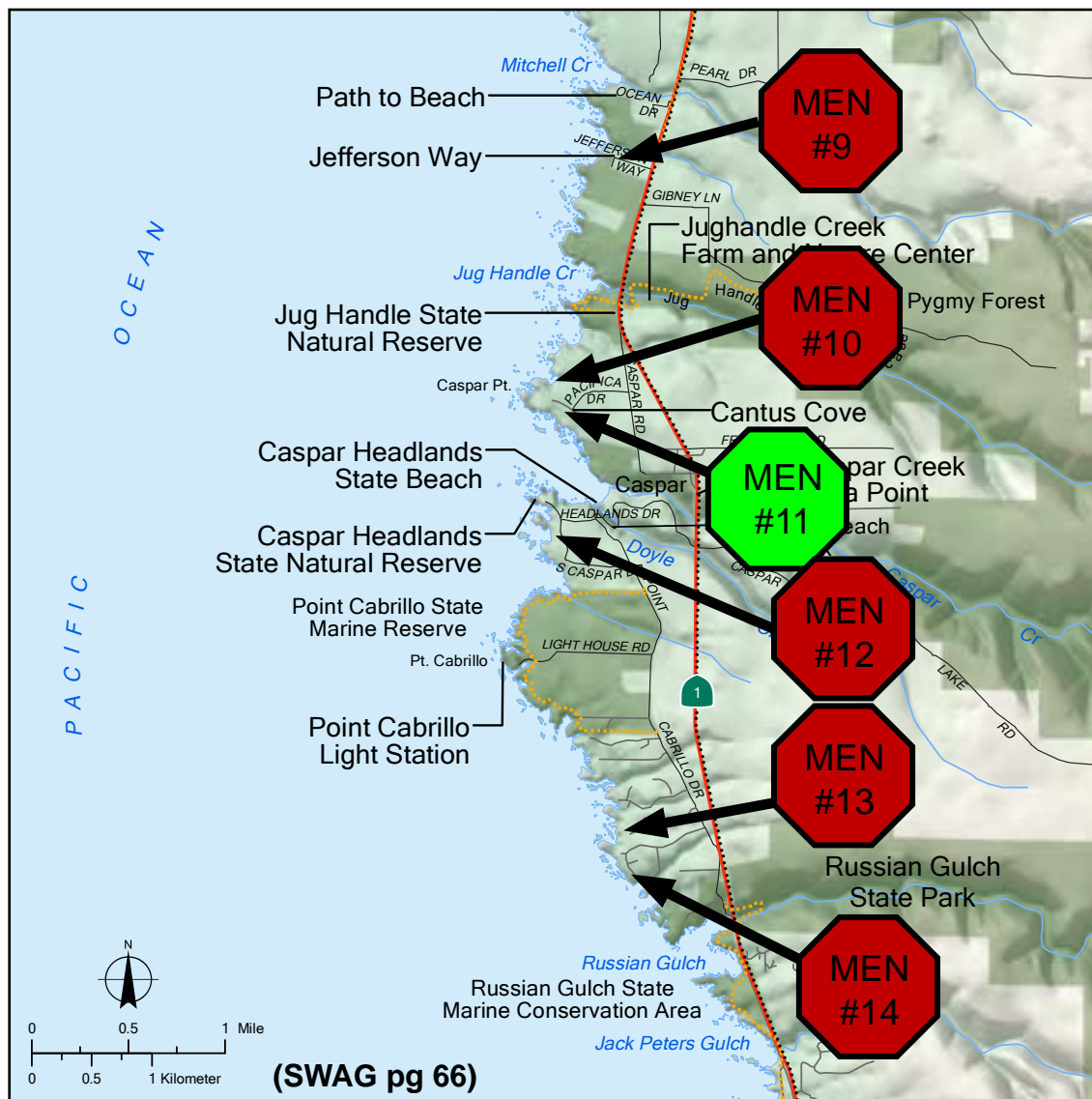
MEN #6 - *Future Path to Future Accessway and Viewpoints*. 33250 Schoefer Lane, Fort Bragg. OTD recorded 1986. Permit # 1-86-015 for 2-unit subdivision.

MEN #7 - *Future Accessway and Viewpoints*. 33300-33590 Schoefer Lane, Fort Bragg. OTD recorded 1980. Permit # 80-CC-122 for 4-unit subdivision.



MEN #8 - Beach Access Stairway, Trail & Viewpoints. 17410 Ocean Drive, Fort Bragg. OTD recorded 1989. Permit # 1-89-028 for 5-unit subdivision.





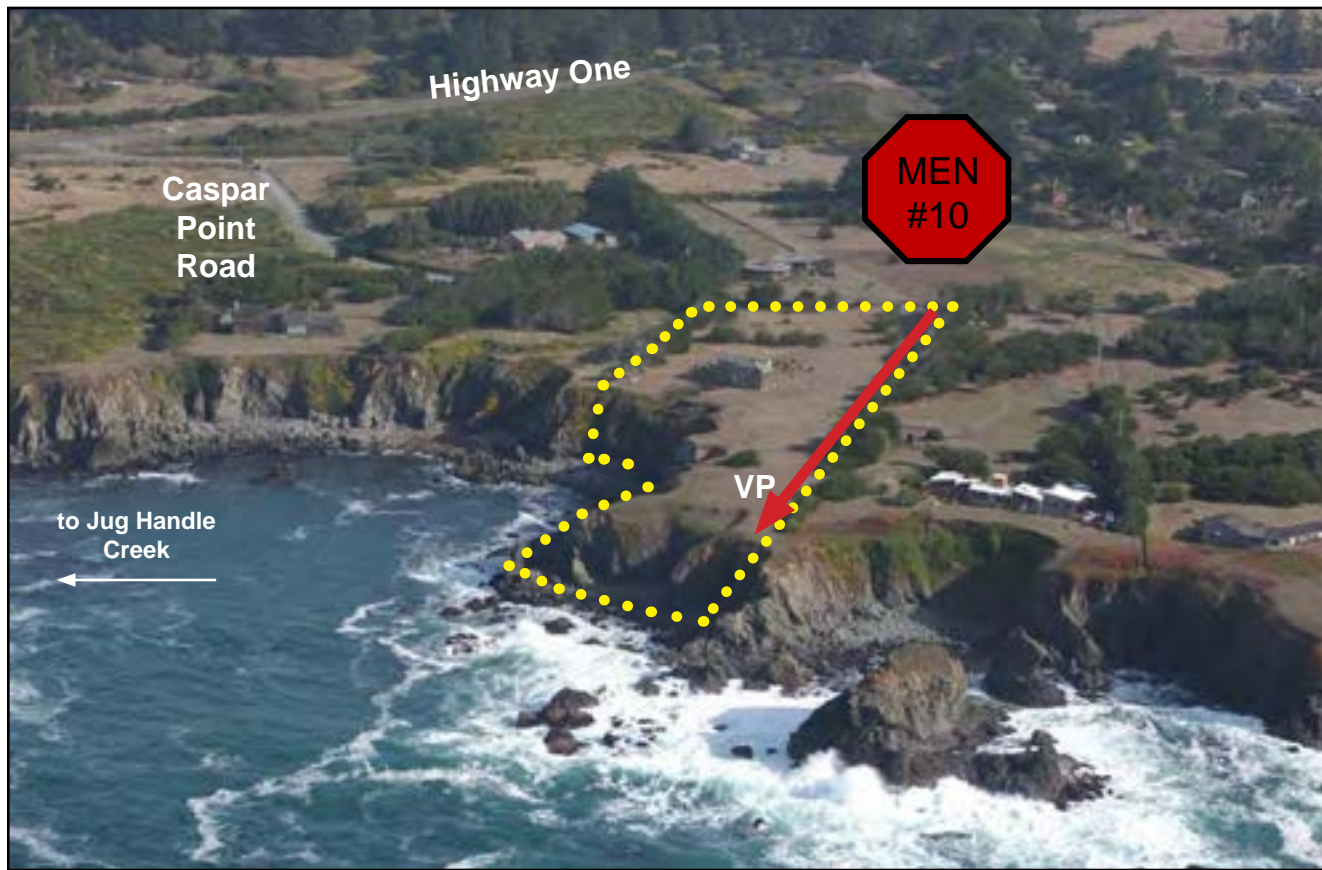
MEN #9 through MEN #14 - Regional depiction of access sites MEN #9 through MEN #14 in the Caspar and Russian Gulch areas of Mendocino County.



MEN #9 - *Future Access & Viewpoint*. Jefferson Way, Caspar. OTDs recorded 1982 and 1989. Permit #s 80-CC-246 and 1-81-084 for off-site mitigation for one SFD on each of two separate parcels.



MEN #10 - *Future Viewpoint*. 45260 Caspar Point Road, Caspar.
OTD recorded 1980. Permit # A-325-78 for one SFD.



MEN #11 - Path and Viewpoint. 45350 Pacifica Drive, Caspar. OTD recorded 1980. Permit # A-303-79 for one SFD.





MEN #12 - *Future Access*. 45525 South Caspar Drive, Caspar. OTD recorded 1992. Permit # 1-88-039 for one SFD.





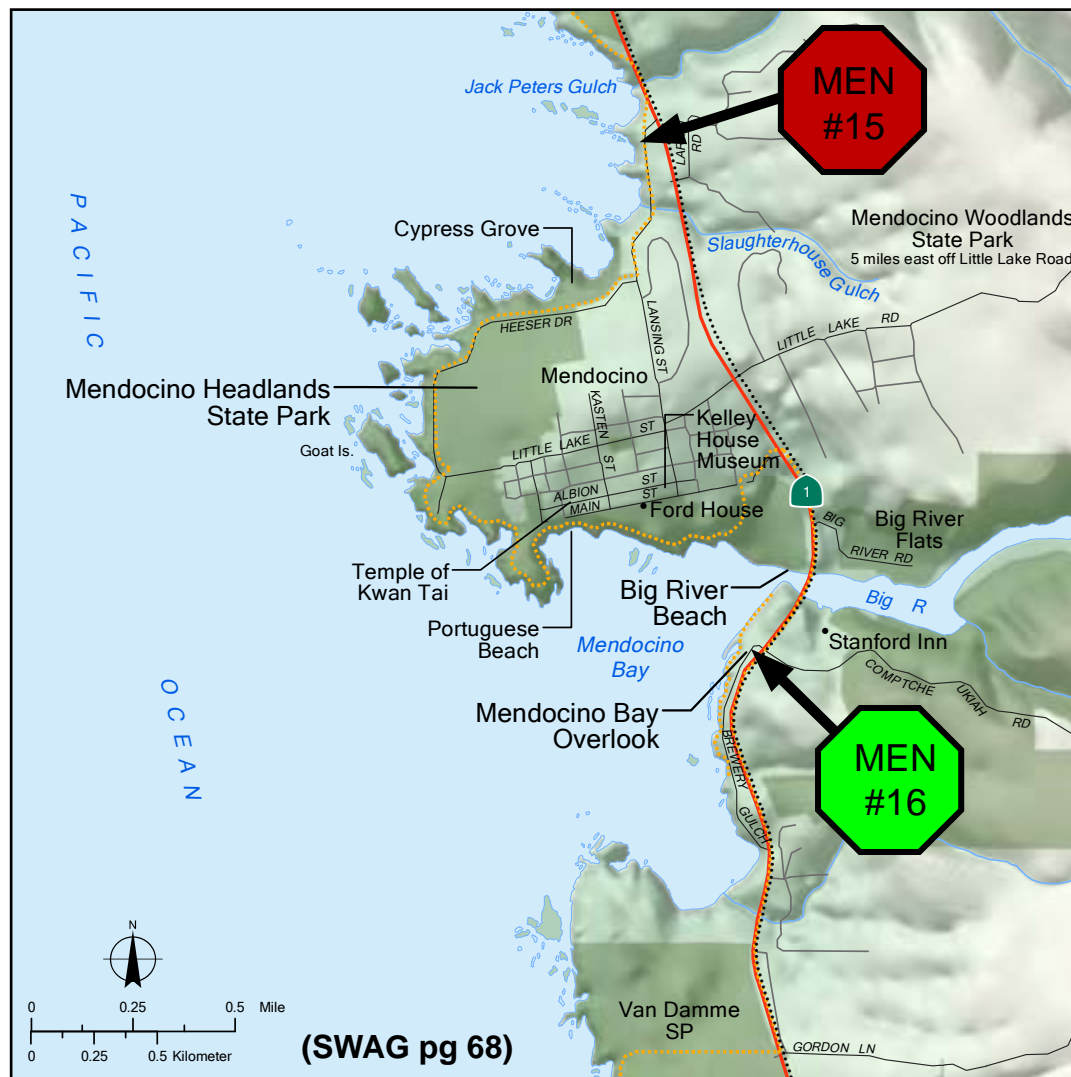
MEN #13 - *Future Viewpoint*. 454450 Drifter's Reef Drive. OTD recorded 1977. Permit # A-179-77 for offsite mitigation for one SFD.





MEN #14 - *Future Accessway and Viewpoints*. Cypress Drive, Russian Gulch area. OTDs recorded 1979, 1980, and 1981. Permit #s NCR-78-CC-970, NCR-80-CC-134, and 80-CC-161, for offsite mitigation for three SFDs, each on separate parcels.





MEN #15 and MEN #16 - Regional depiction of access sites MEN #15 and MEN #16 in the Mendocino Town area of Mendocino County.

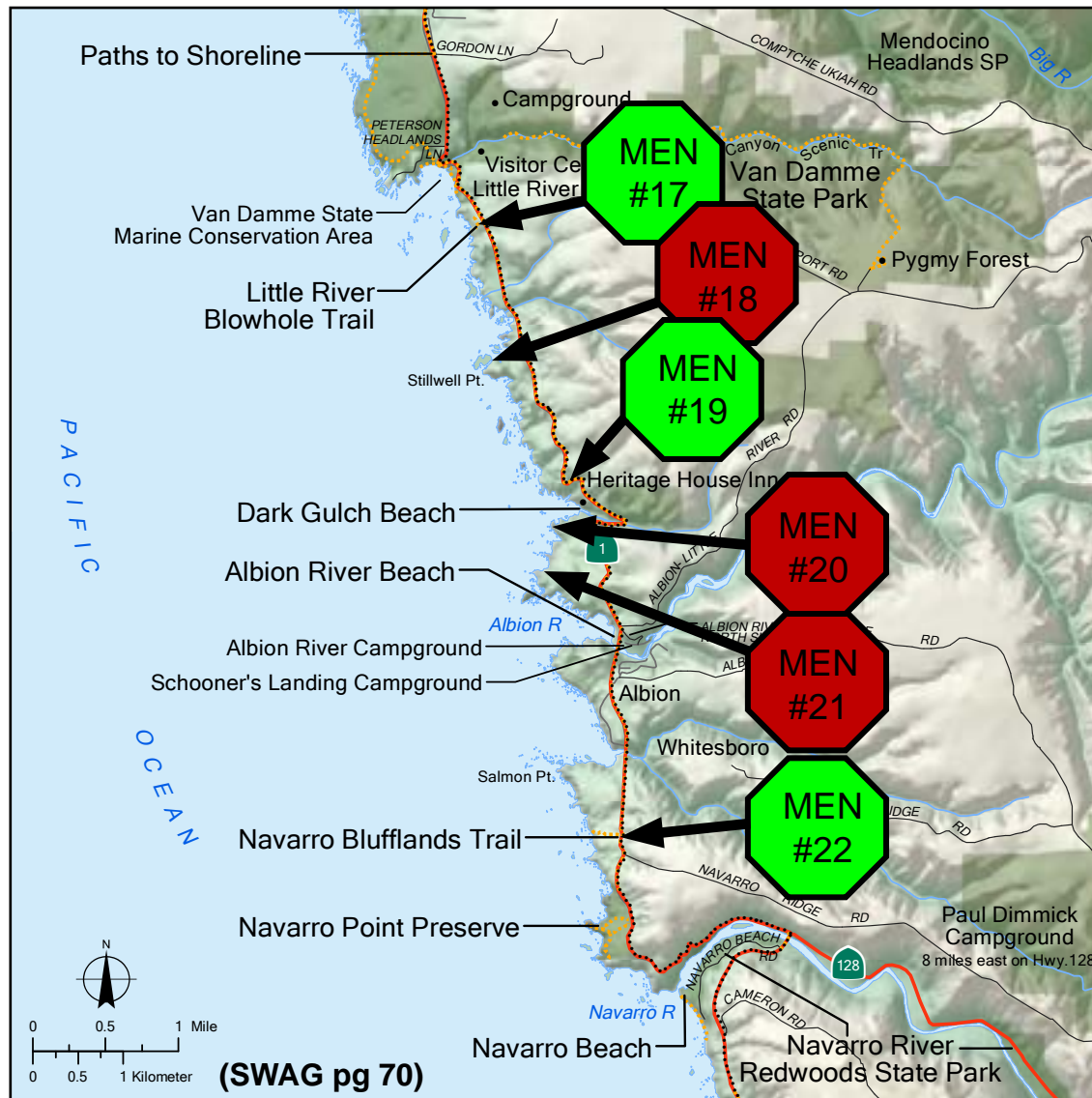


MEN #15 - *Future Access*. 11400 Lansing Street, Mendocino. OTD recorded 1982. Permit # 79-CC-208 for one SFD.



MEN #16 - Mendocino Bay Viewpoint. 10000 Highway One, Mendocino.
OTD recorded 1978. Permit # NCR-77-CC-246 for one SFD.





MEN #17 through MEN #22 - Regional depiction of access sites MEN #17 through MEN #22 in the Little River, Albion and Navarro River areas of Mendocino County.



MEN #17 - Path to Blowhole. 7700 Highway One, Little River. OTD recorded 1989. Permit # 1-89-151 for 2-unit subdivision.

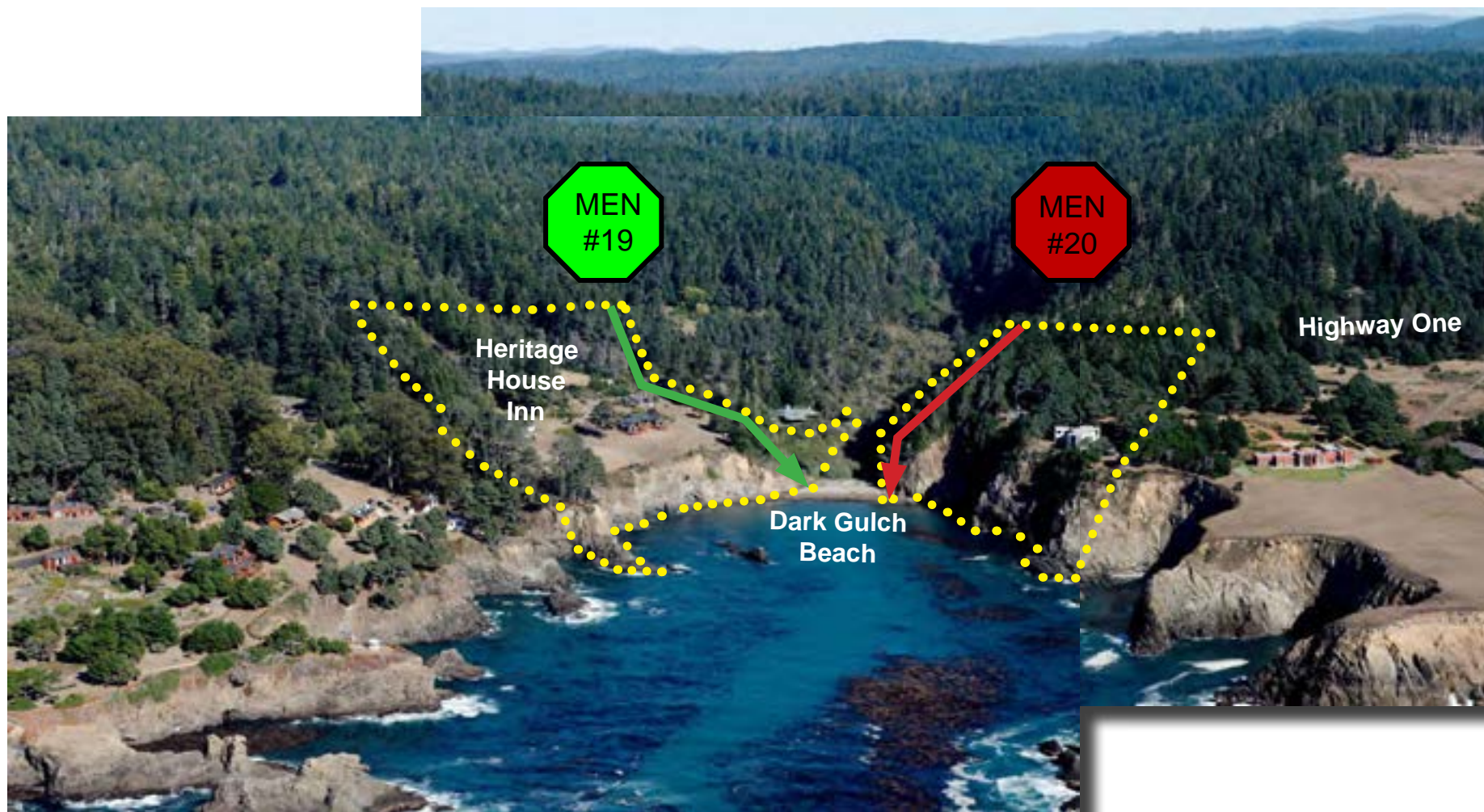


MEN #18 - *Future Access*. 6380 Highway One, Little River area. OTD recorded 1980. Permit # NCR-80-CC-72 for one SFD.

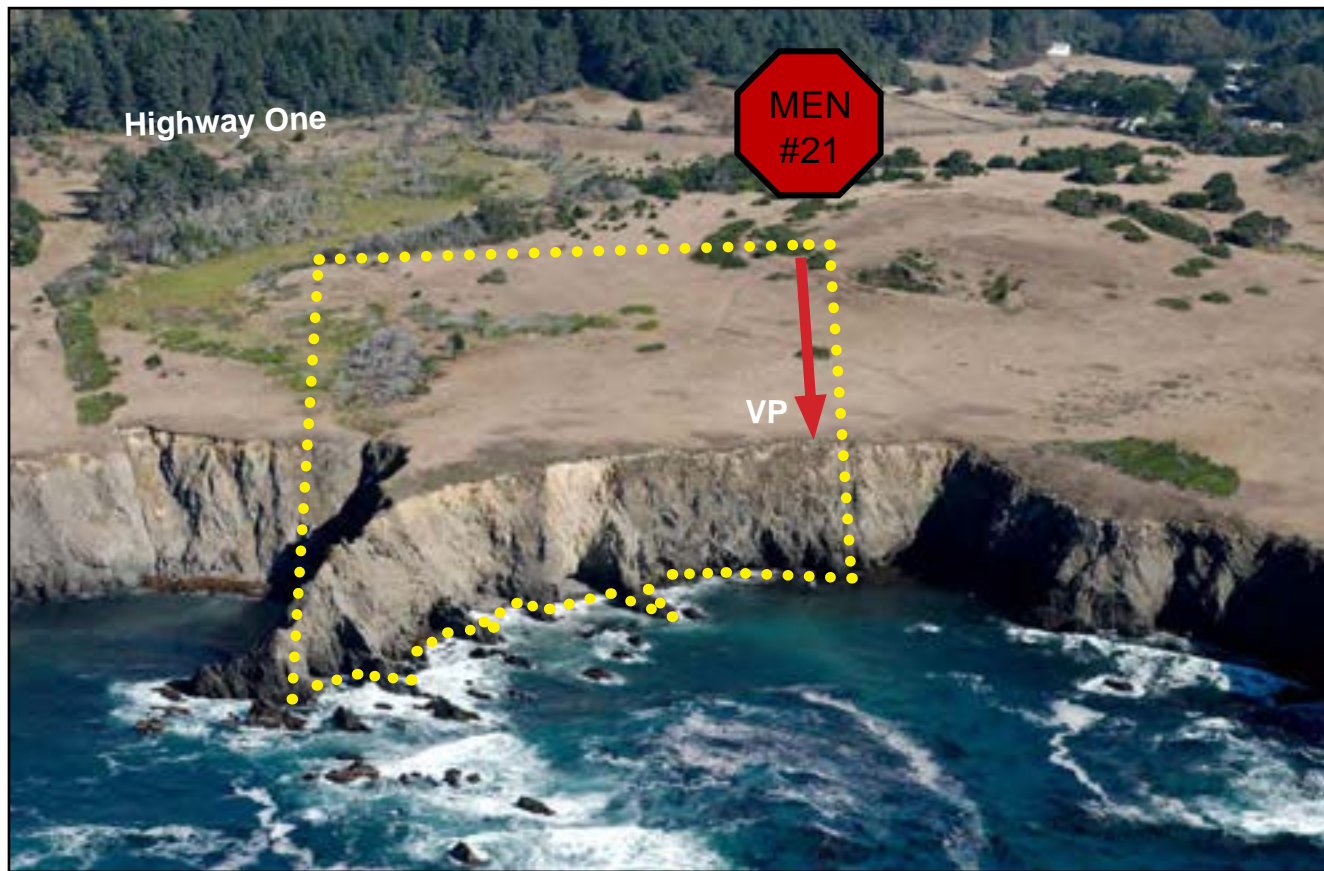


MEN #19 - Trail and Beach Access Stairway. 5150 Highway One, Albion. OTD recorded 1993. Permit # 1-92-211 for 8-unit addition to existing inn.

MEN #20 - *Future Access*. 4550 Highway One, Albion. OTD recorded 1983. Permit # 1-83-223 for one SFD.

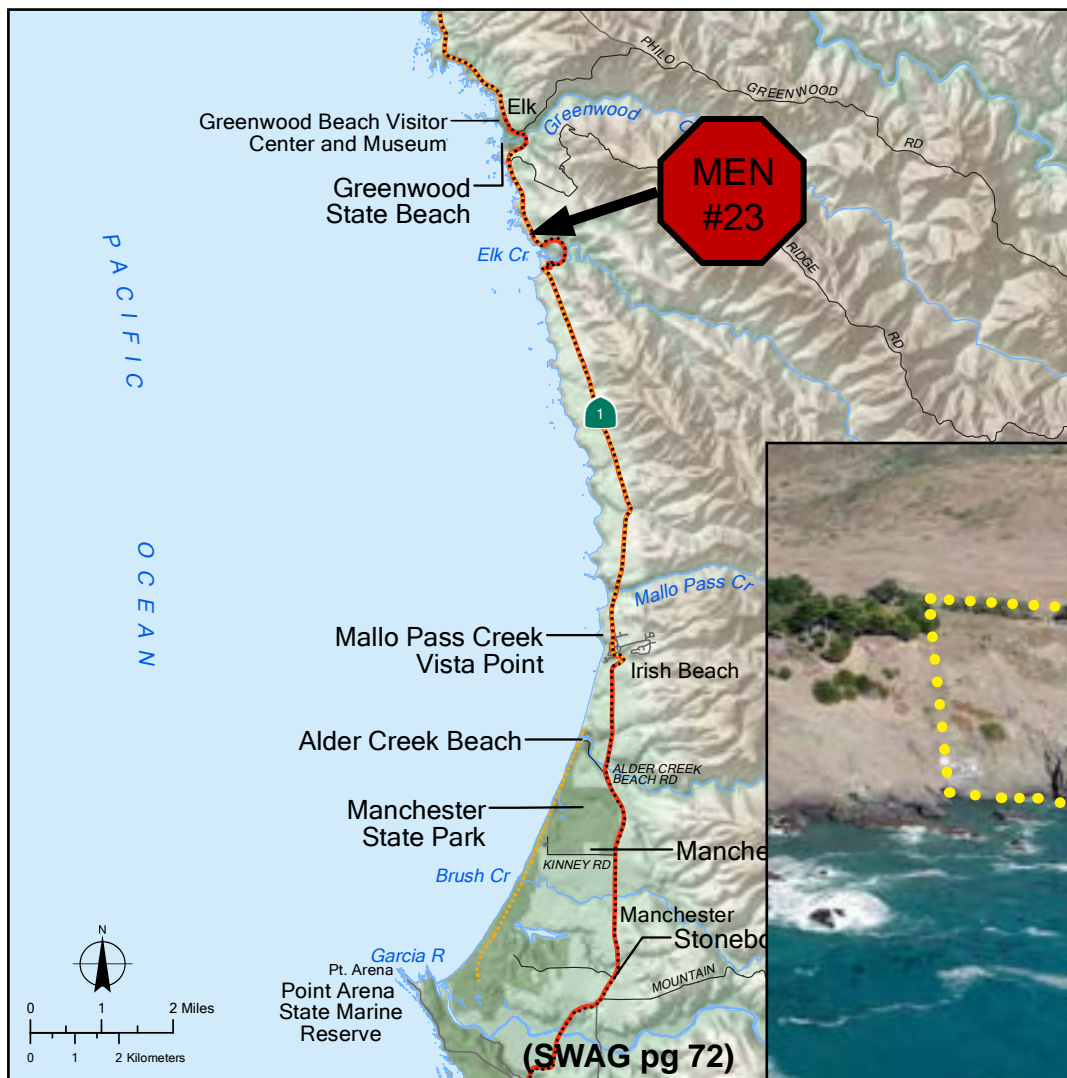


MEN #21 - *Future Viewpoint*. 4330 Highway One, Albion. OTD recorded 1978. Permit # NCR-77-415 for one SFD.

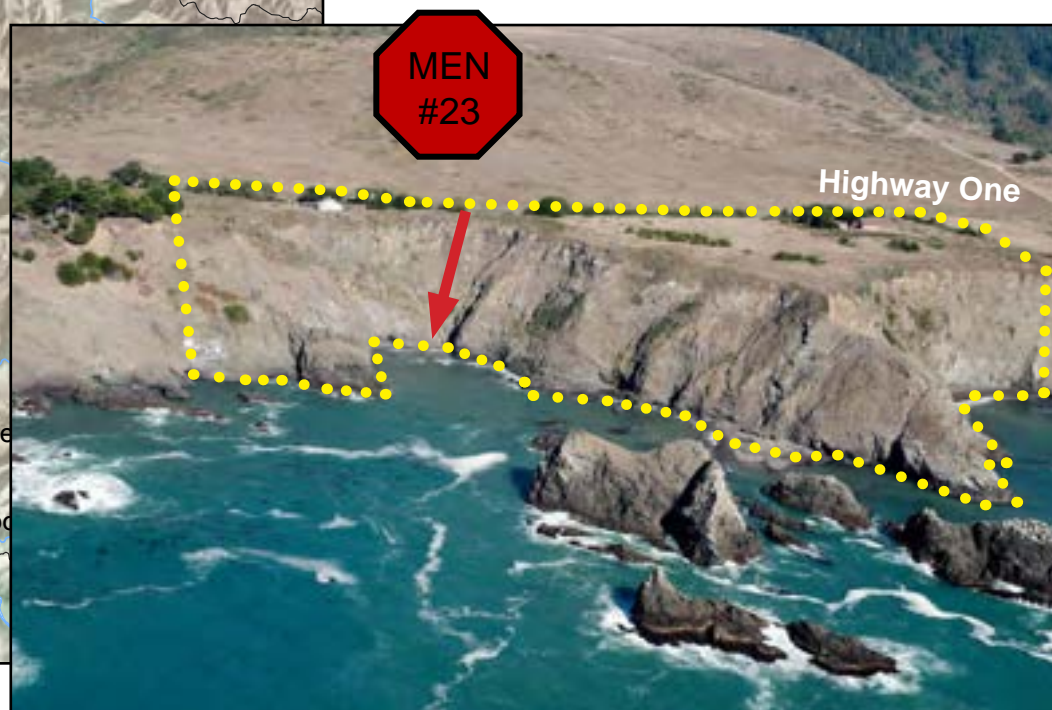


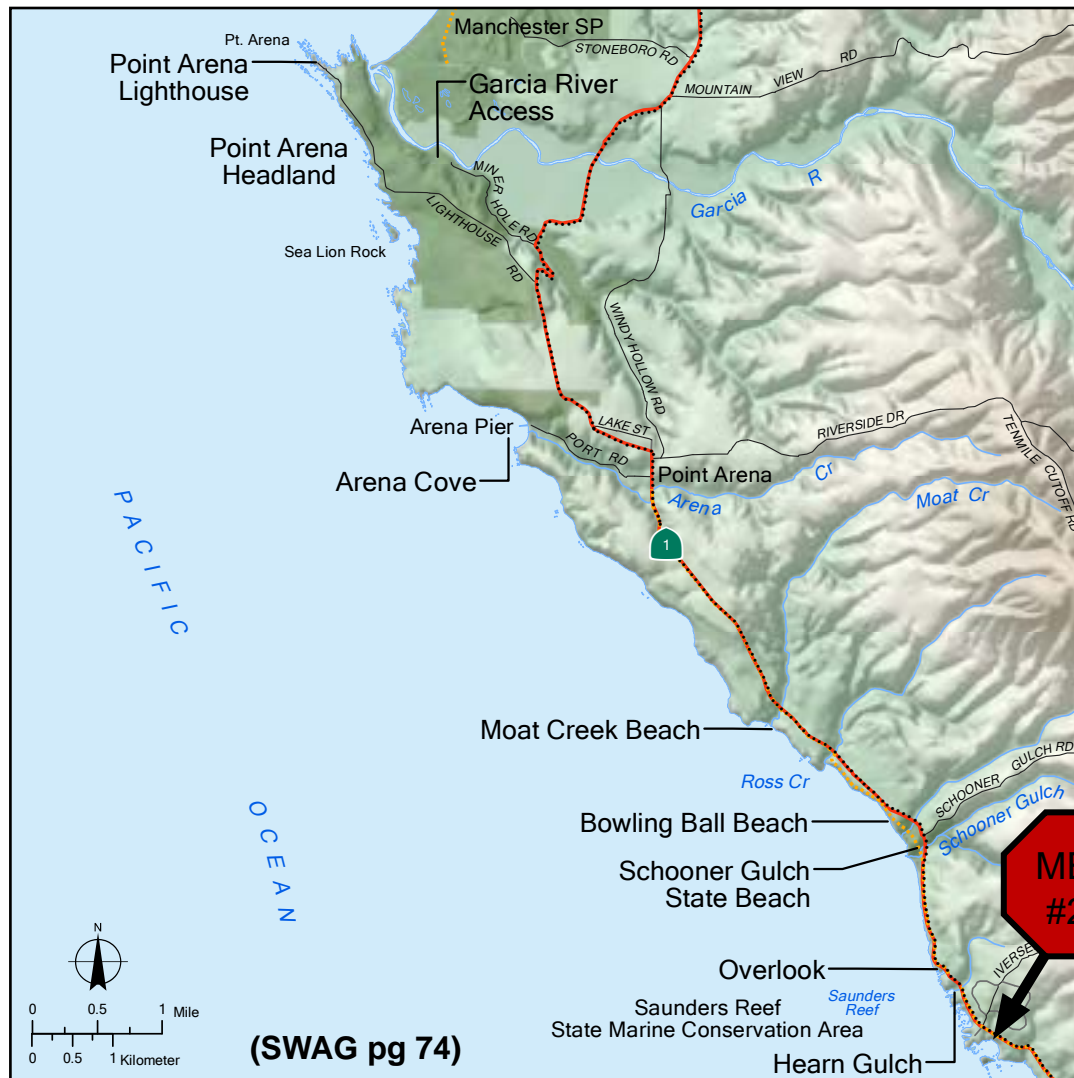
MEN #22 - Blufftop Trail and Viewpoint. 2300 Highway One, Navarro.
OTD recorded 1983. Permit # 1-81-085 for one SFD.





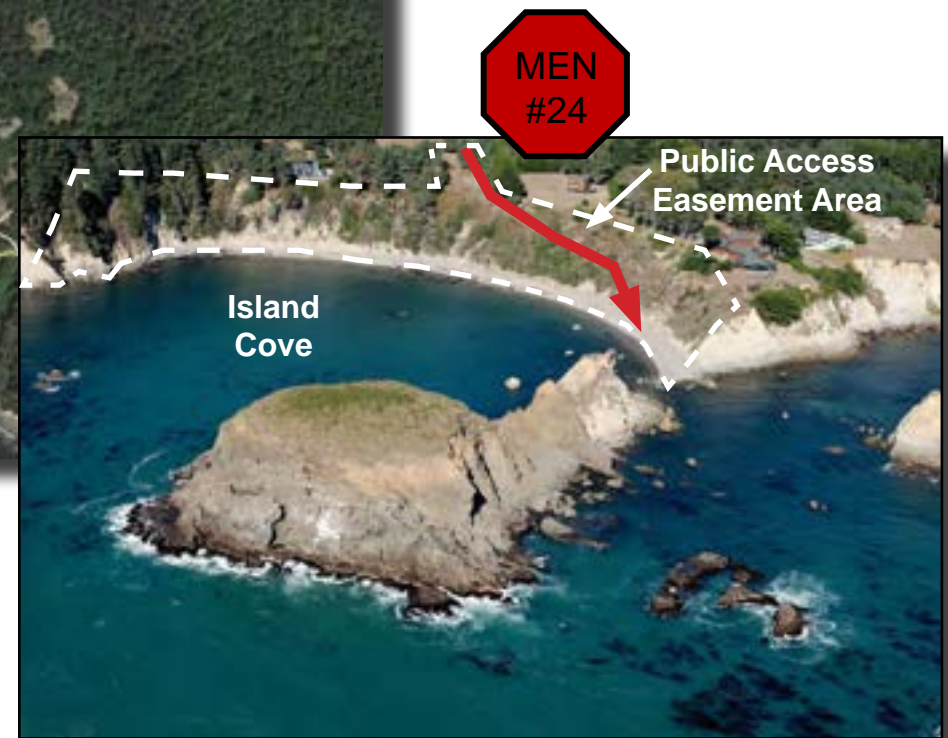
MEN #23 - Future Access. 7800 Highway One, Elk. OTD recorded 1978. Permit # NCR-77-C-60 for 3-unit subdivision.



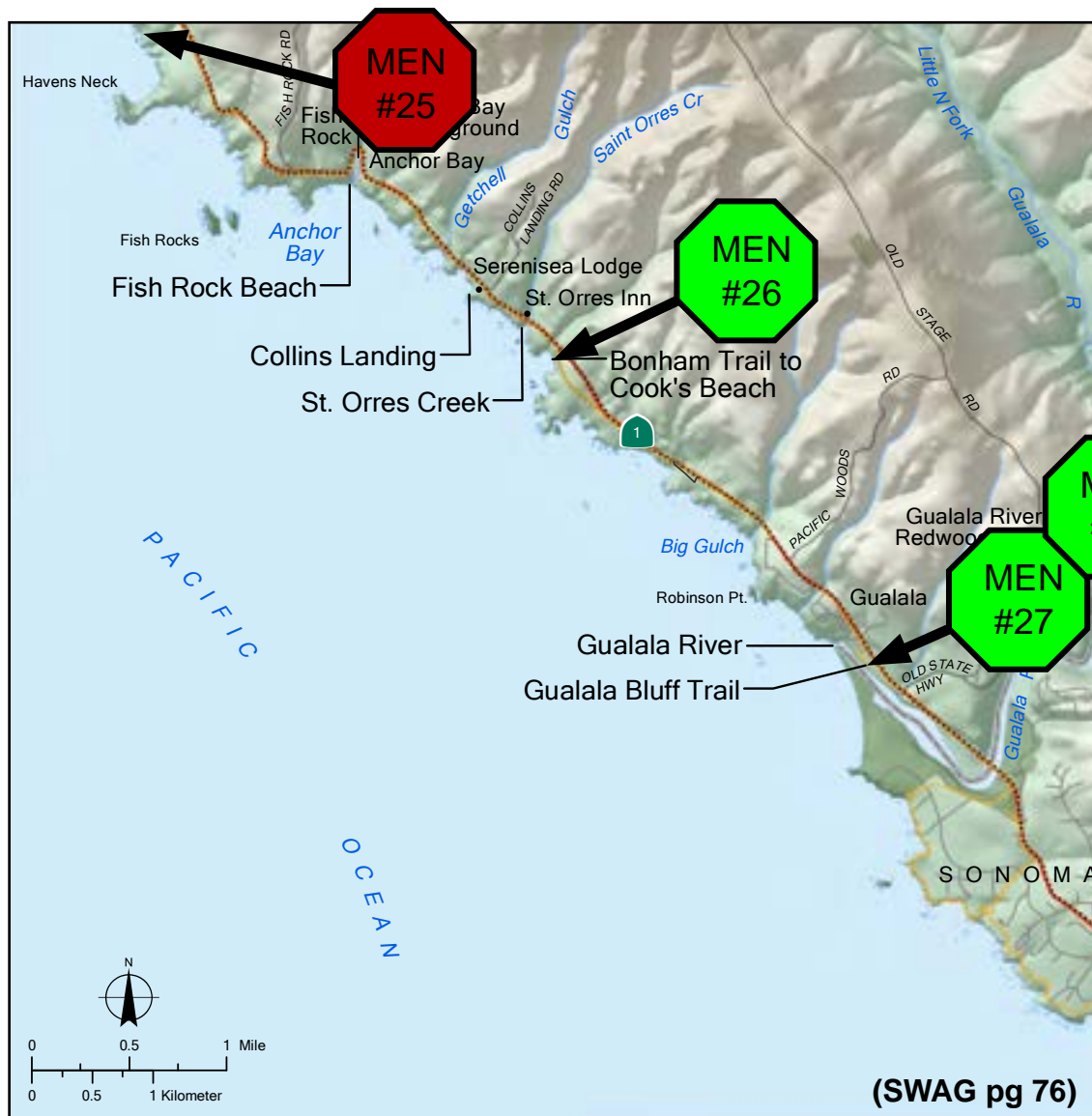


MEN #24 - Regional depiction of access site MEN #24 in the Gualala area of Mendocino County.





MEN #24 - *Future Beach Accessway*. 30200 Highway One, Gualala. OTD recorded 1977, and four OTDs recorded 1981. Permit #s NCR-77-CC-354, 1-81-35, 80-CC-138, 1-81-046, and 1-81-053, for offsite mitigation for five SFDs, each on separate parcels.



MEN #25 through MEN #28 - Regional depiction of access sites MEN #25 through MEN #28 in the Gualala area of Mendocino County.



MEN #25 - *Future Access*. 32150 Highway One, Gualala area. OTD recorded 1980. Permit # NCR-79-CC-294 for one SFD.



MEN #26 - Beach Accessway and Viewpoint. 37200 Highway One, Gualala. OTD recorded 2002. Permit # A-1-MEN-00-51 for 3-unit subdivision.



MEN #27 and MEN #28 - Blufftop Trail and Viewpoints. 39170-39350
Highway One, Gualala. OTDs recorded 1977 and 1990. Permit #
NCR-77-CC-115 for 3-unit commercial subdivision and Permit #
1-90-179 for restaurant addition.



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CHAPTER 4

Sonoma County

Bodega Bay

In Sonoma County, 1 vertical accessway has been recorded and opened pursuant to Coastal Commission actions since 1973.

Most of the Sonoma County shoreline is publicly owned and available for recreational use.

Accessways that are open and available to the public are shown in green. For other notes on how to read graphics, see pg 13 in the Introduction.

Pebble Beach, Sonoma County



Status of Vertical Accessways
in Northern California
Acquired by Coastal Commission Actions
1973 - 2015

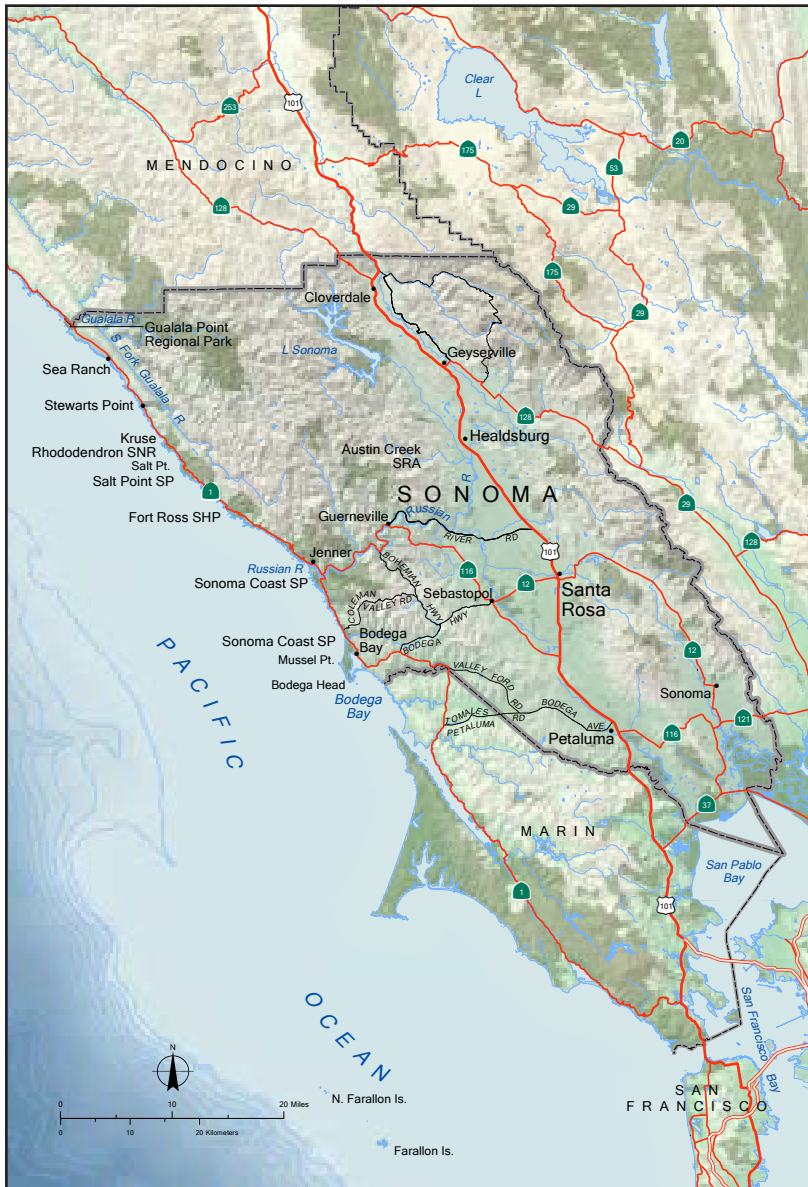
Sonoma County

Pg 69



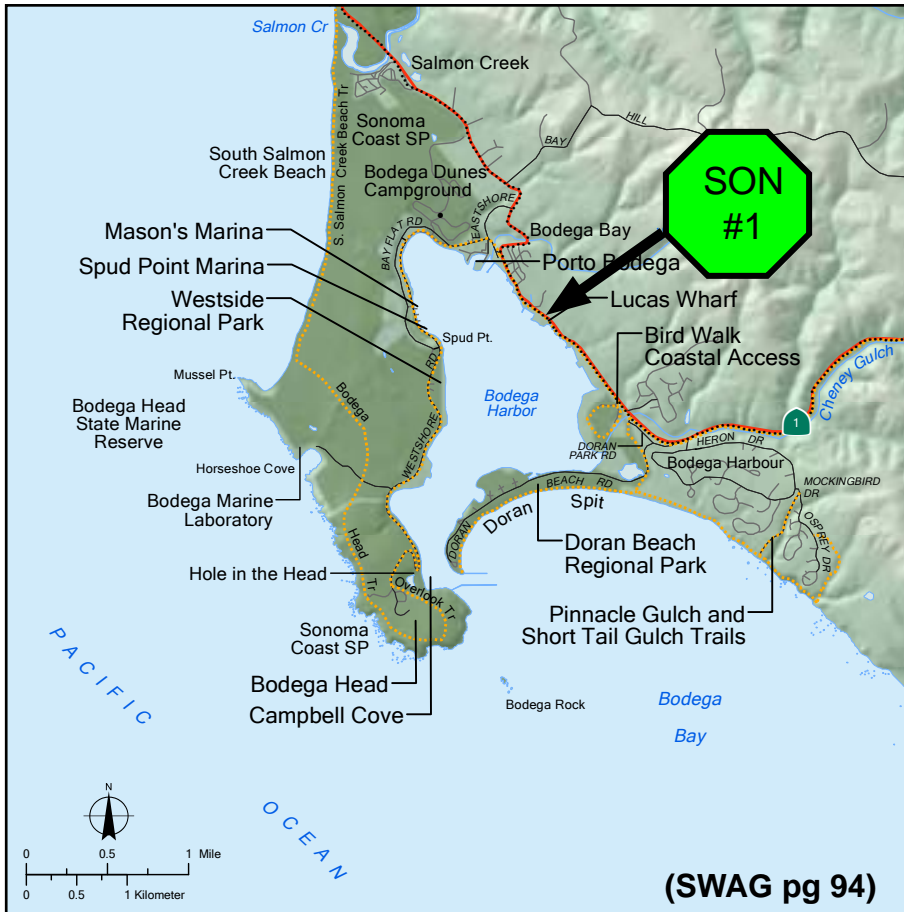
Location of Vertical Accessways Acquired by the California Coastal Commission in Sonoma County:

Bodega Harbor - 1 site (open)



Sonoma County Map from the Commission's statewide coastal access guide, California Coastal Access Guide (7th ed.) (pg 80). (Note: Maps used on the following pages to show the location of vertical accessways in Sonoma County are from this same statewide guide, and are thus marked SWAG with the page number on which the map can be found in the guidebook.)





SON #1 - Harbor Viewpoint and Walkway. Lucas Wharf, Bodega Harbor. DR recorded 1983. Permit # 2-83-09 for restaurant expansion.



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CHAPTER 5

Marin County

Marshall to Stinson Beach

In Marin County, 7 vertical accessways have been recorded pursuant to Coastal Commission actions since 1973. Of those 7 accessways, 5 (or 71%) have been constructed and opened for public use; and 2 (29%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 13 in the Introduction.

Tomales Point, Marin County



Location of Vertical Accessways Acquired by the California Coastal Commission in Marin County:

Town of Marshall - 1 site (open)

Town of Inverness - 4 sites (2 open, 2 closed)

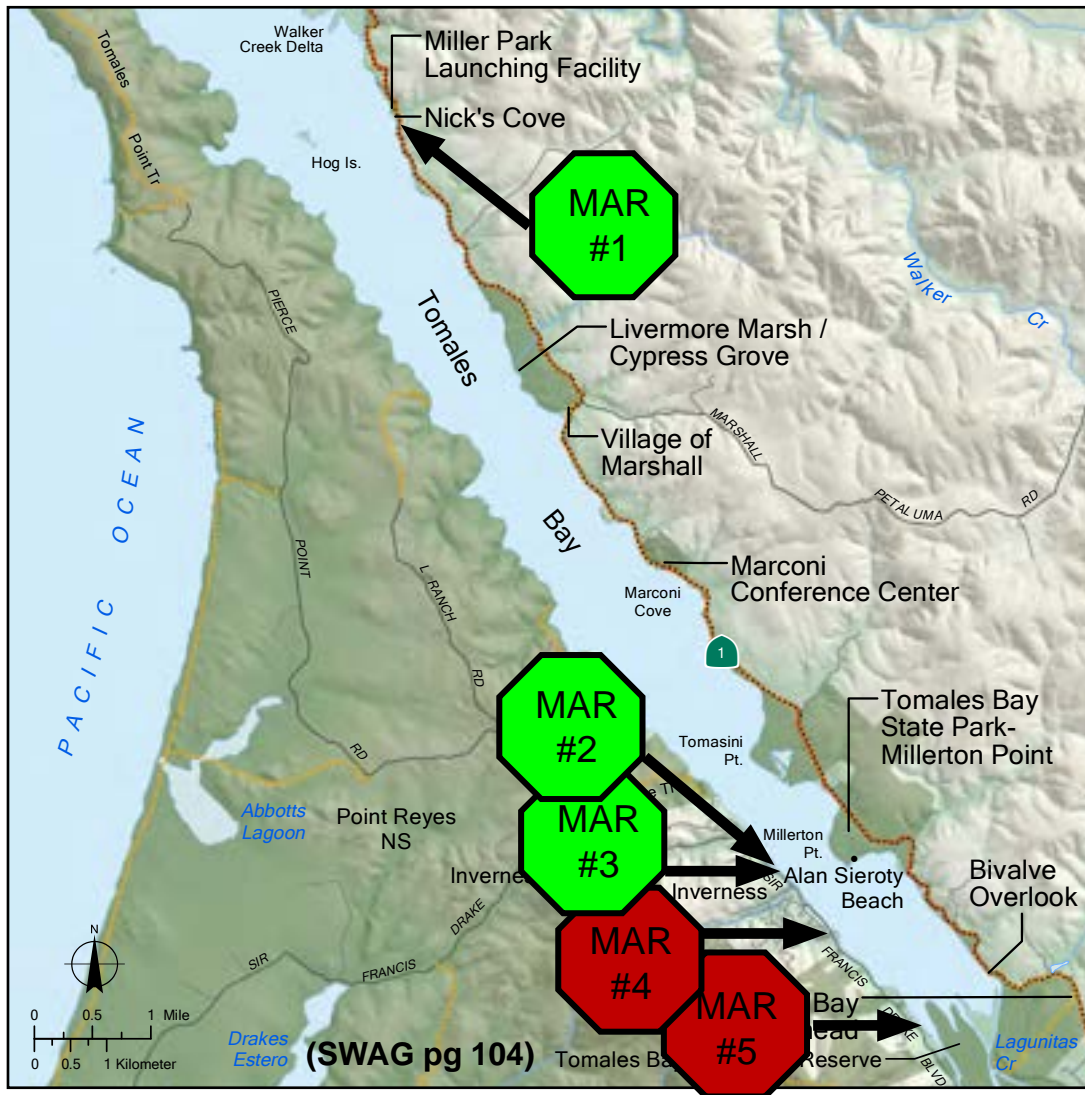
Town of Bolinas - 1 sites (open)

Stinson Beach - 1 site (open)



Marin County Map from the Commission's statewide coastal access guide, California Coastal Access Guide (7th ed.) (pg 98). (Note: Maps used on the following pages to show the location of vertical accessways in Marin County are from this same statewide guide, and are thus marked SWAG with the page number on which the map can be found in the guidebook.)





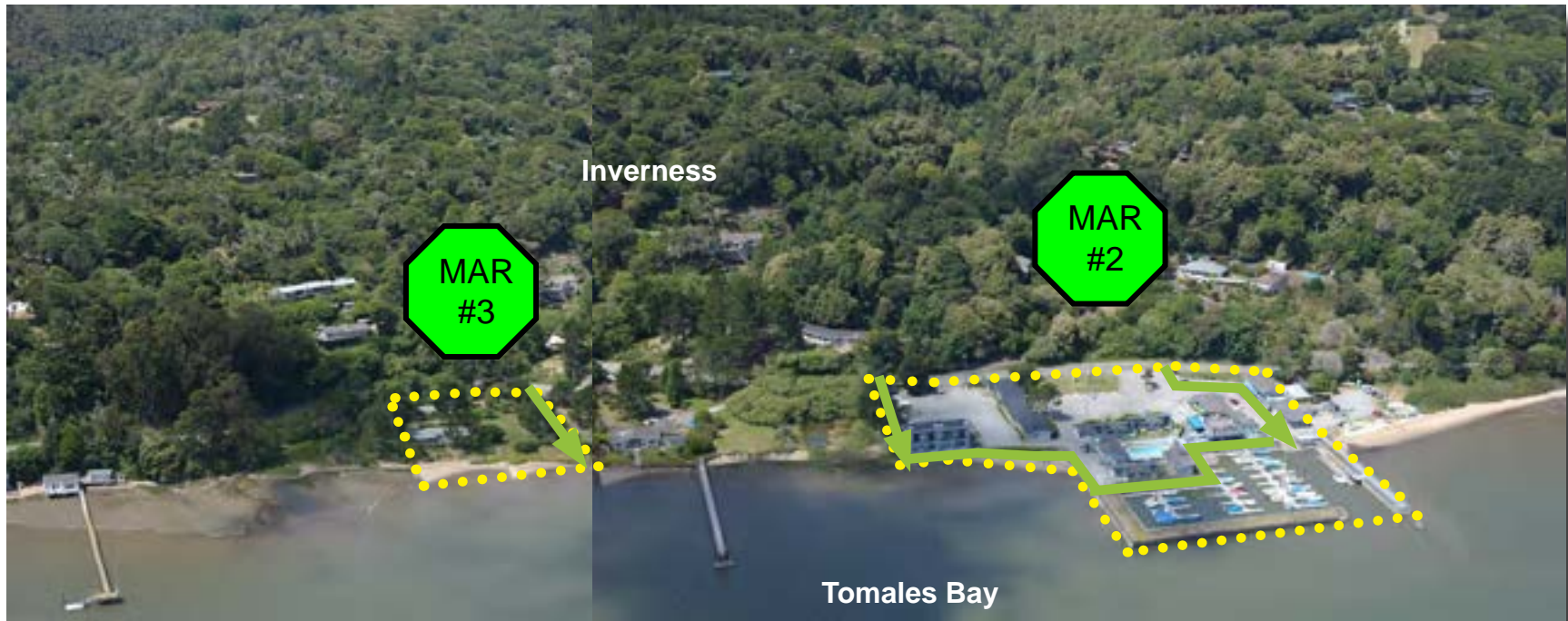
MAR #1 through MAR #5 - Regional depiction of access sites MAR #1 through MAR #5 in the Tomales Bay and Inverness area of Marin County.





MAR #1 - Pier Access & Viewpoint, and Beach Access. 23240 Highway One, Marshall. OTD recorded 2005. Permit # A-2-MAR-03-019 for 4-unit hotel and restaurant renovation.





MAR #3 - Bay Accessway. 12900 Sir Francis Drake Blvd., Inverness.
OTD recorded 1976. Permit # 657-73 for one SFD.

MAR #2 - Bay Accessway and Trail. 12938 Sir Francis Drake Blvd.,
Inverness. OTD recorded 1982. Permit # 2-82-020 for
remodel of 32-unit motel and new restaurant.



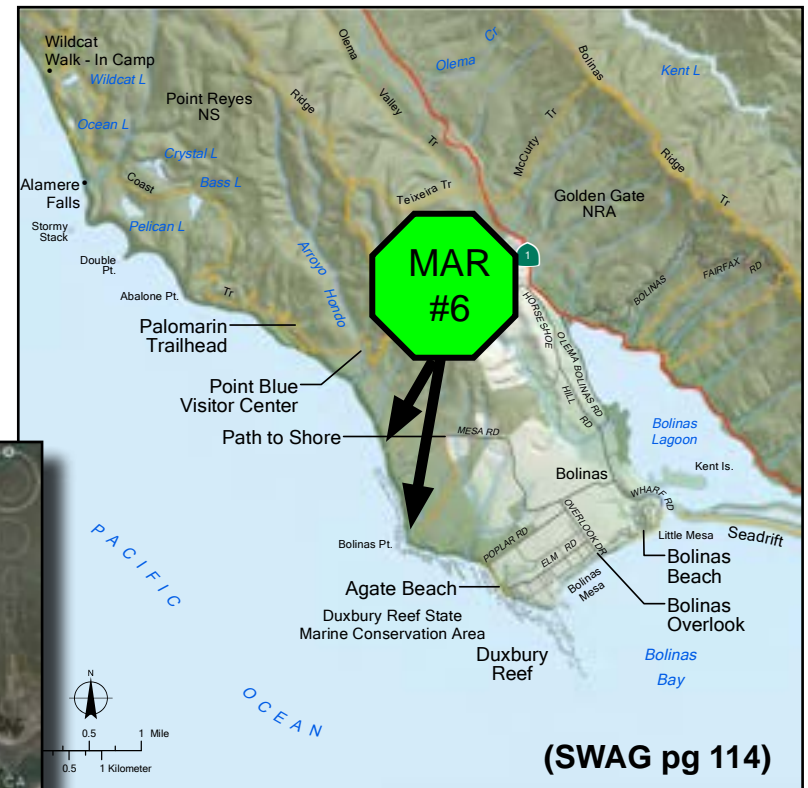
MAR #4 - *Future Beach Accessway*. 12794 Sir Francis Drake Blvd., Inverness. OTD recorded 1994. Permit # 1-90-58 for 4-unit hotel.





MAR #5 - *Future Bay Accessway*. 12650 Sir Francis Drake Blvd.,
Inverness. OTD recorded 1980. Permit # 210-79 for one SFD.





MAR #6 - Trails and Beach Access. 451 Mesa Road, Bolinas. OTD recorded 1979. Permit # 31-78 for construction of holistic healing center.



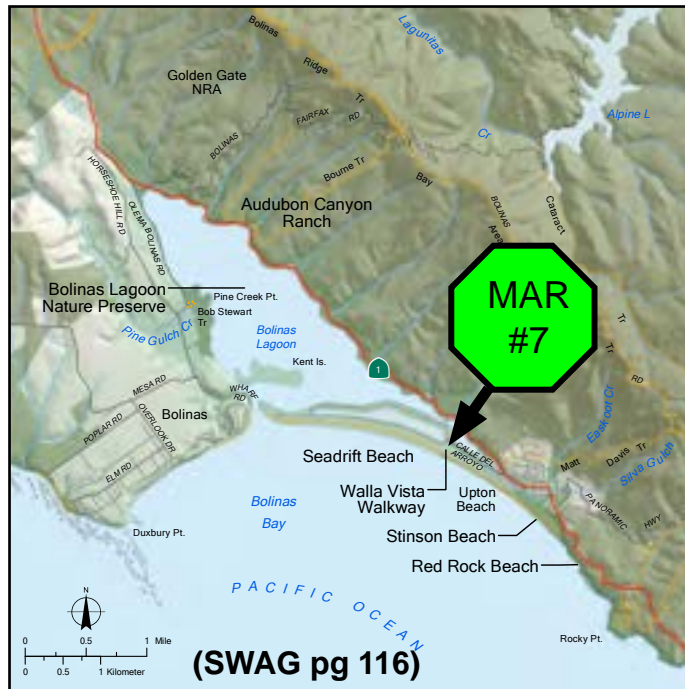


MAR #6 North Trail - from Mesa Road to shoreline.



MAR #6 South Trail - from Mesa Road to blufftop.





MAR #7 - Beach Accessway. Walla Vista Road at Calle del Arroyo, Stinson Beach. OTD recorded 1979. Permit #179, #180, #181, #182-79 for four individual SFDs.



CHAPTER 6

San Francisco County

In San Francisco County, no vertical accessways have been re-recorded pursuant to Coastal Commission actions since 1973. Most of the San Francisco County ocean shoreline is publicly owned and available for recreational use.

1886 square-rigger “Balclutha” and 1907 steam tug “Hercules,” at San Francisco Maritime National Historic Park, San Francisco County



Status of Vertical Accessways
in Northern California
Acquired by Coastal Commission Actions
1973 - 2015

San Francisco City and County

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Location of Vertical Accessways Acquired by the California Coastal Commission in San Francisco County:

No vertical accessways are associated with Coastal Commission permits. Nearly all of San Francisco's ocean shoreline is publicly owned and available for recreational use.

San Francisco County Map from the Commission's statewide coastal access guide, California Coastal Access Guide (7th ed.) (pg 124).



CHAPTER 7

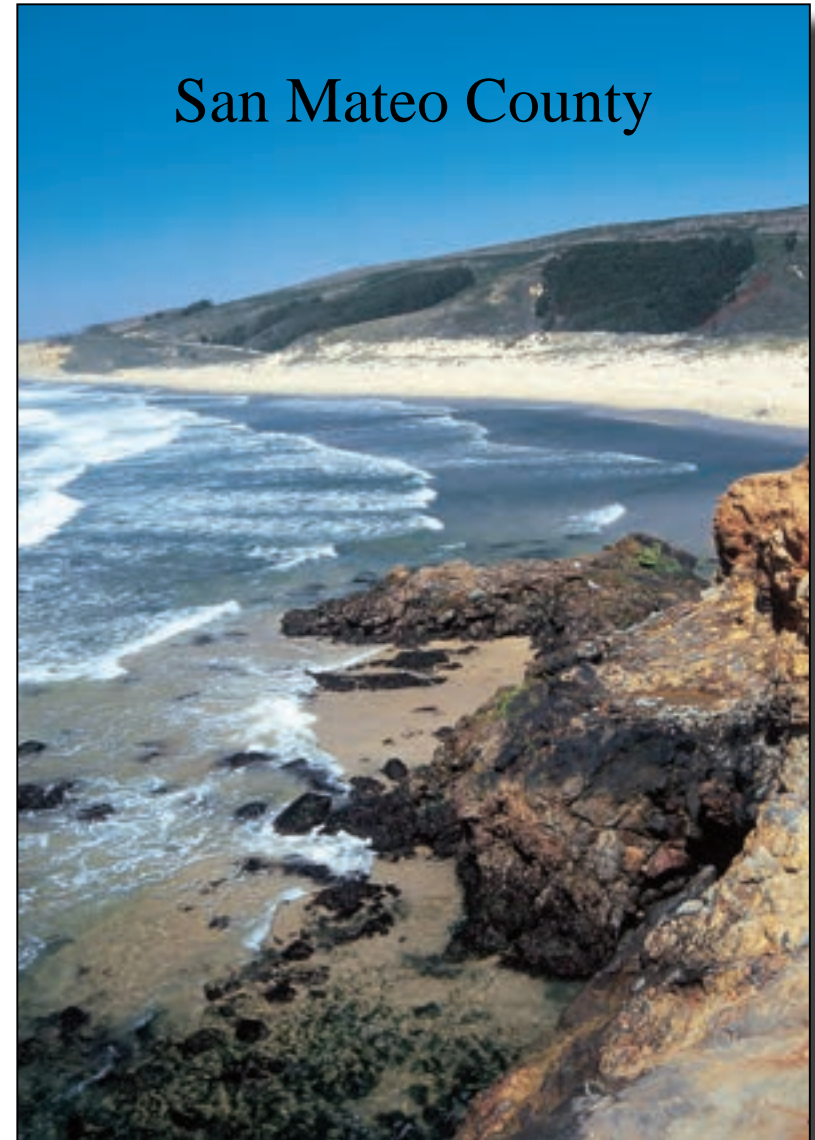
San Mateo County

City of Pacifica
to
Pescadero

In San Mateo County, 7 vertical accessway have been recorded pursuant to Coastal Commission actions since 1973. Of those 7 accessways, 6 (or 86%) have been constructed and opened for public use; and 1 (14%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 13 in the Introduction.

Pescadero State Beach, San Mateo County



Location of Vertical Accessways Acquired by the California Coastal Commission in San Mateo County:

City of Pacifica: 3 sites (all open)

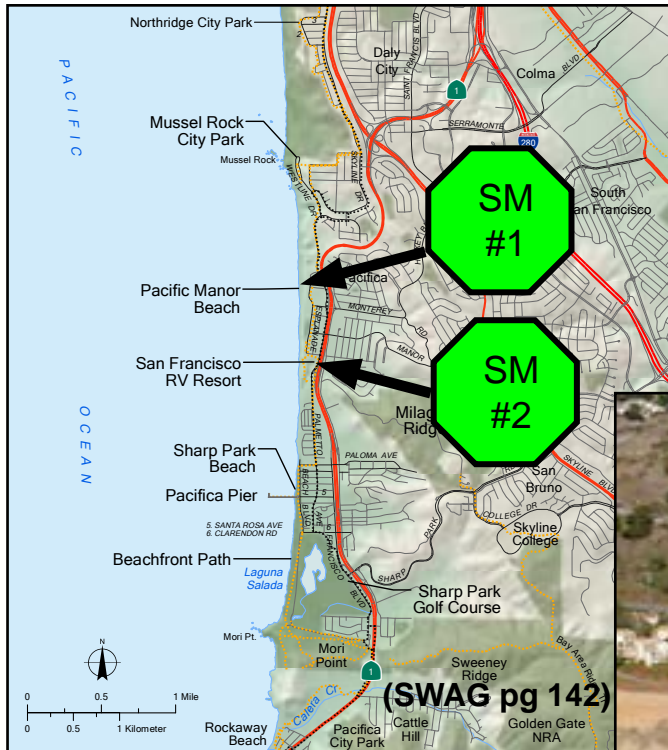
City of Half Moon Bay: 3 sites (2 open, 1 closed)

Town of Pescadero: 1 site (open)

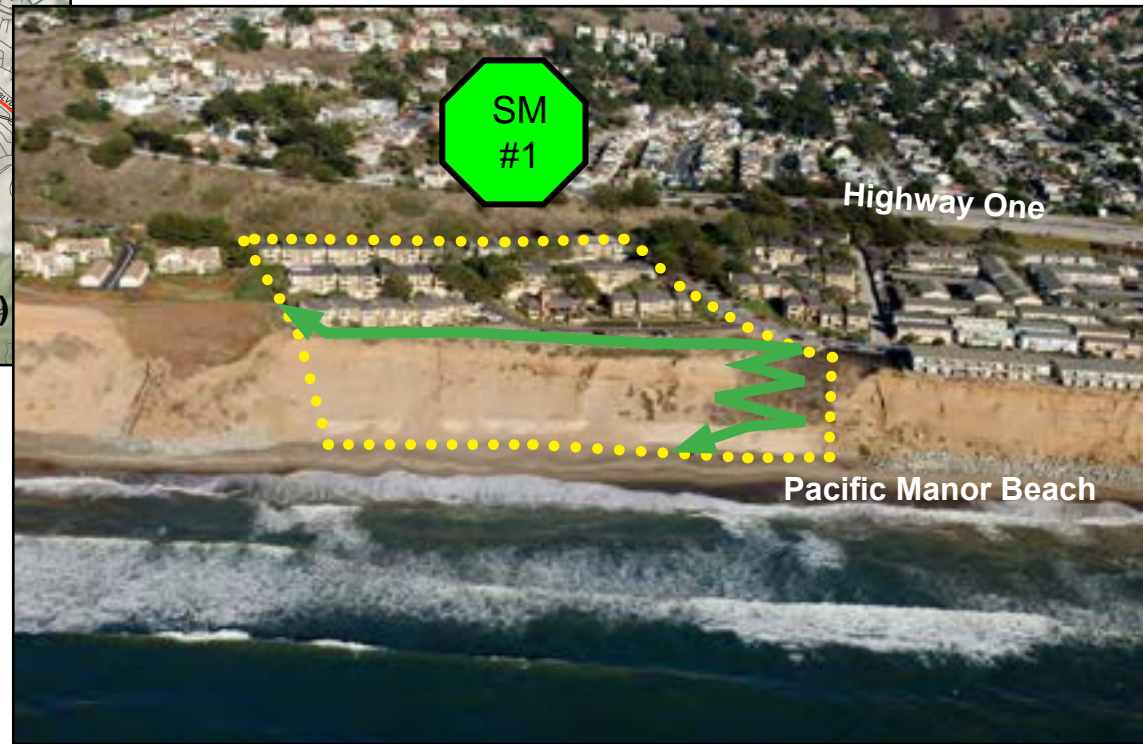


San Mateo County Map from the Commission's statewide coastal access guide, California Coastal Access Guide (7th ed.) (pg 138). (Note: Maps used on the following pages to show the location of vertical accessways in San Mateo County are from this same statewide guide, and are thus marked SWAG with the page number on which the map can be found in the guidebook.)

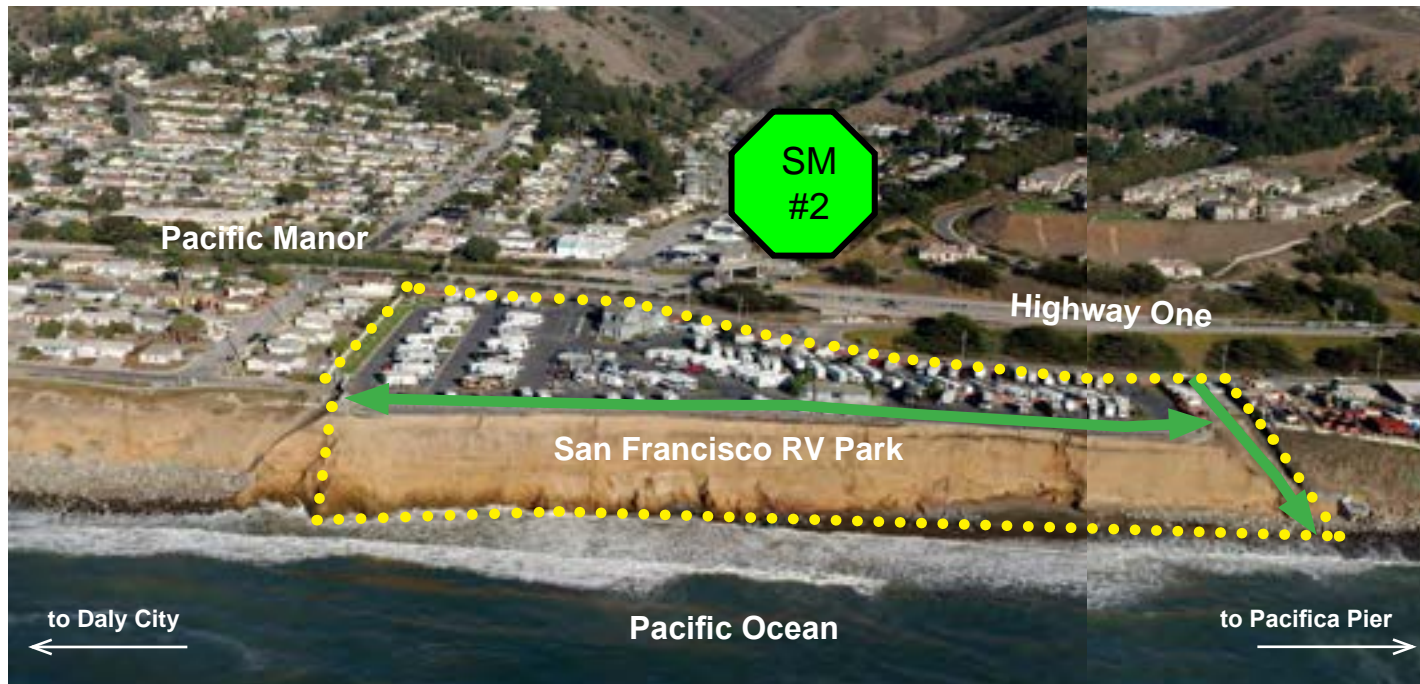


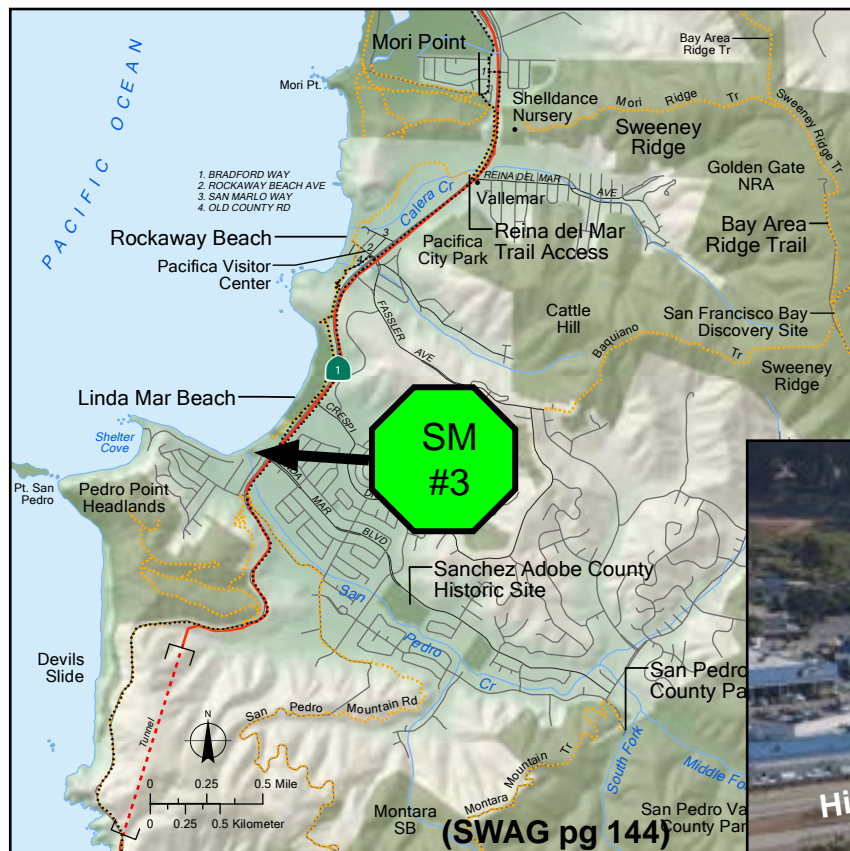


SM #1 - Beach Accessway and Trail. 100-112 Esplanade Ave, Pacifica. OTD recorded 1988. Permit # 3-83-015 for conversion of 260 existing apartments to condominiums.

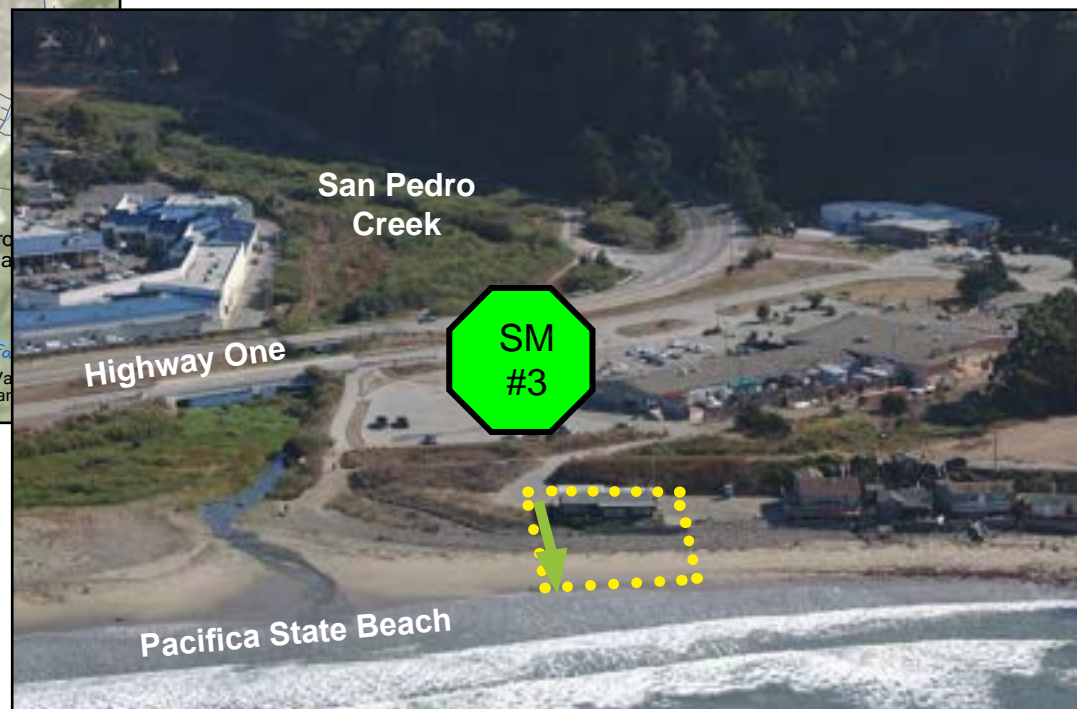


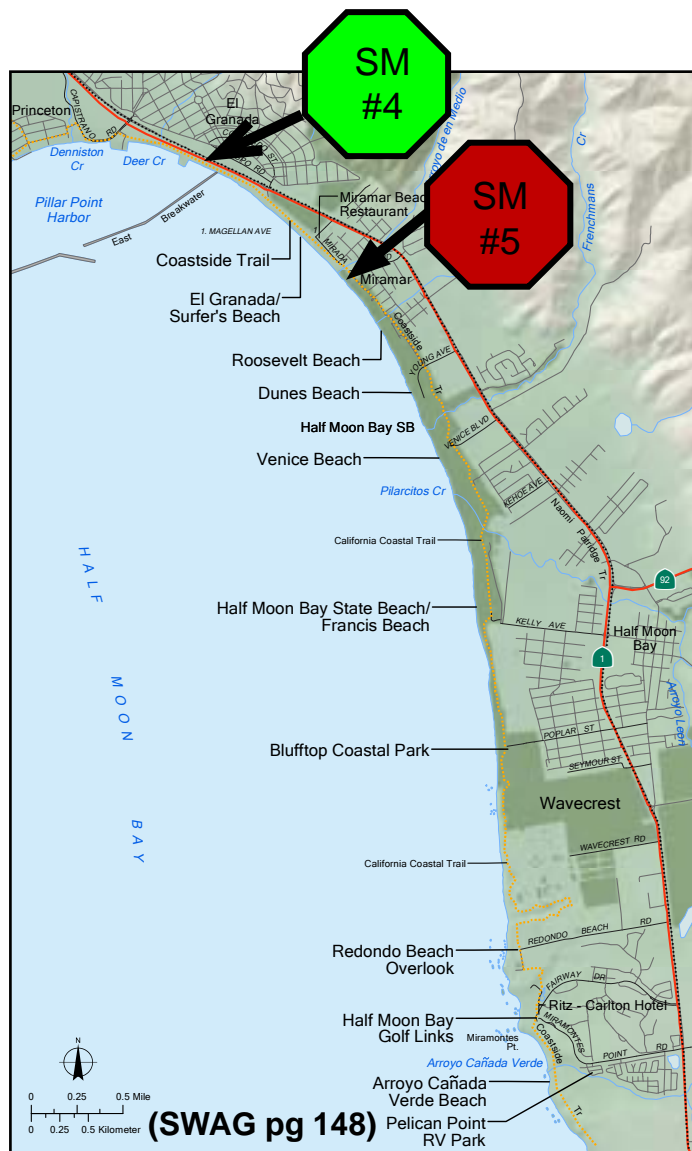
SM #2 - Beach Accessway and Trail. 700 Palmetto Ave, Pacifica.
OTD recorded 1983. Permit # 3-83-212 for 200-space
RV park.





SM #3 - Beach Accessway. 315 Shoreside Road, Pacifica. OTD recorded 1982. Permit # 3-81-5 for addition to SFD.





SM #4 - Beach Accessway. 4210 Highway One, Half Moon Bay.
Permit condition 1988. Permit # 3-88-94 for property
perimeter fencing.



SM #5 - *Future Beach Accessway*. 2 Mirada Road, Half Moon Bay.
OTD recorded 1984. Permit # 3-83-351 for 10-unit condominium.





SM #6 - Regional depiction of access site SM #6 in the City of Half Moon Bay, San Mateo County.



SM #6 - Beach Accessway and Trail. 1 Miramontes Point Road,
Half Moon Bay. OTD recorded 1999. Permit # 3-91-71
for a 350-room hotel.



SM #6 - Coastside Trail through Half Moon Bay Golf Links, runs north to south along blufftop. (Southern end of 9-mile long Coastside Trail which extends from Pillar Point Harbor to southern end of golf course.)



SM #6 - Coastside Trail runs seaward of Ritz-Carlton Hotel and along bluffs west of Half Moon Bay Golf Links. Public parking (25 spaces) located in Ritz-Carlton parking structure.

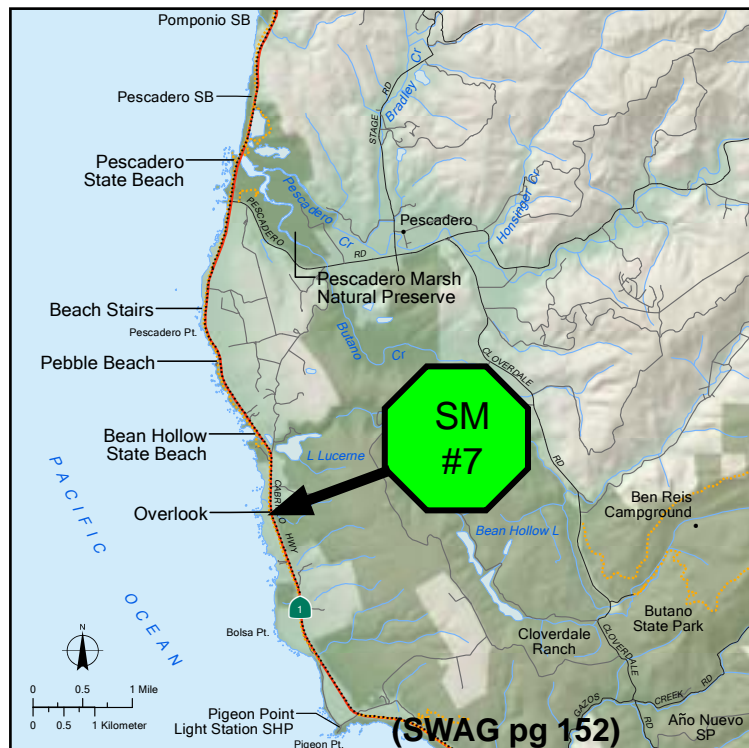


SM #6 - Coastside Trail and stairway to Arroyo Cañada Verde Beach. Public parking (15 spaces) and portable rest-room located along Miramontes Point Road at inland end of vertical accessway to beach.

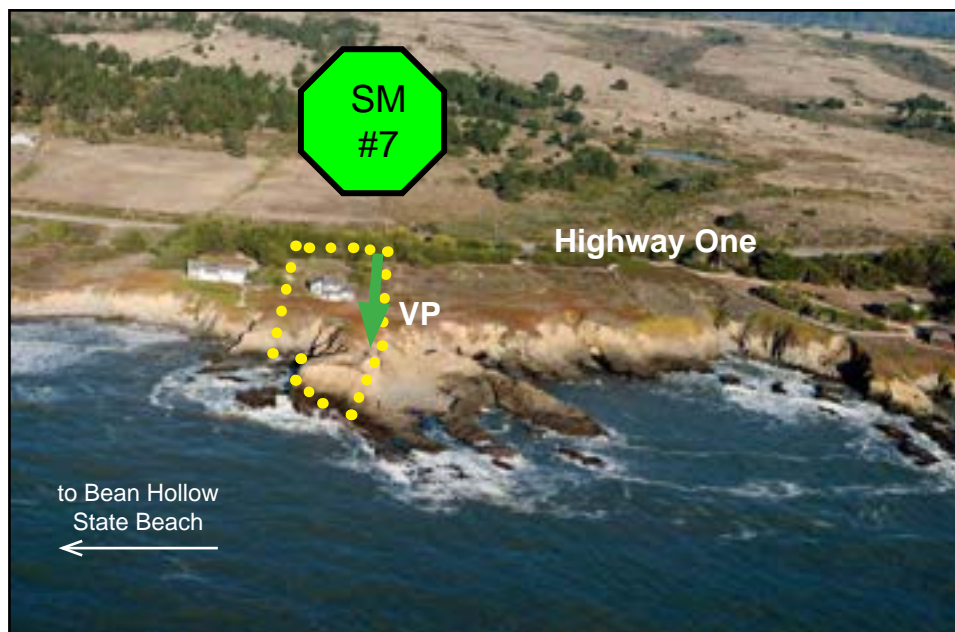


SM #6 - Coastside Trail ends at southern end of Half Moon Bay Golf Links.





SM #7 - Blufftop Viewpoint. 10249 Highway One, Pescadero.
OTD recorded 1985. Permit # A-3-SMC-85-207 for
one SFD.



CHAPTER 8

Santa Cruz County

Davenport to Manresa State Beach

In Santa Cruz County, 9 vertical accessway have been recorded pursuant to Coastal Commission actions since 1973. Of those 9 accessways, 5 (or 56%) have been constructed and opened for public use; and 4 (44%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 13 in the Introduction.

Yellow Bank Beach, Santa Cruz County



Location of Vertical Accessways Acquired by the California Coastal Commission in Santa Cruz County:

Town of Davenport: 2 sites (1 open, 1 closed)

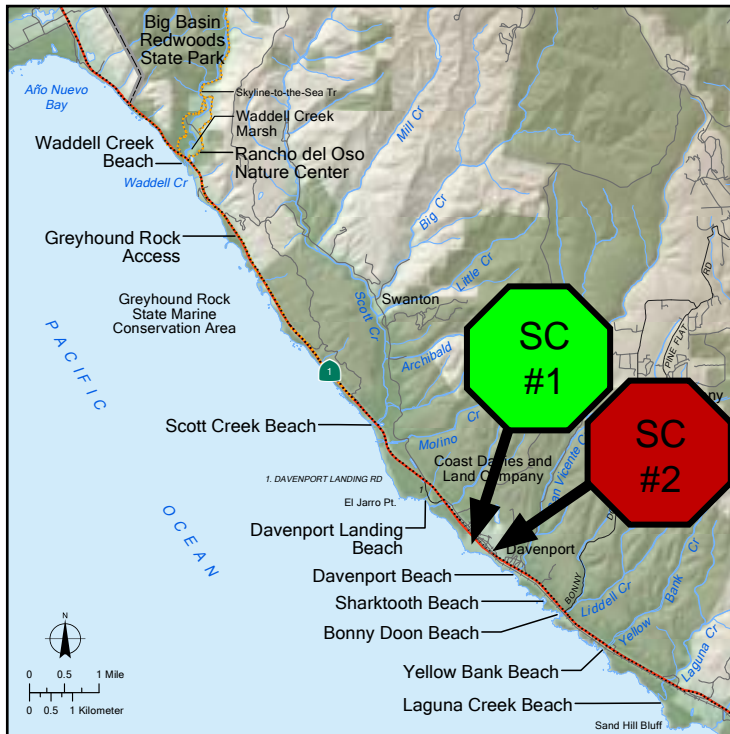
City of Santa Cruz: 2 sites (2 open)

Santa Cruz County East: 2 sites
(1 open, 1 closed)

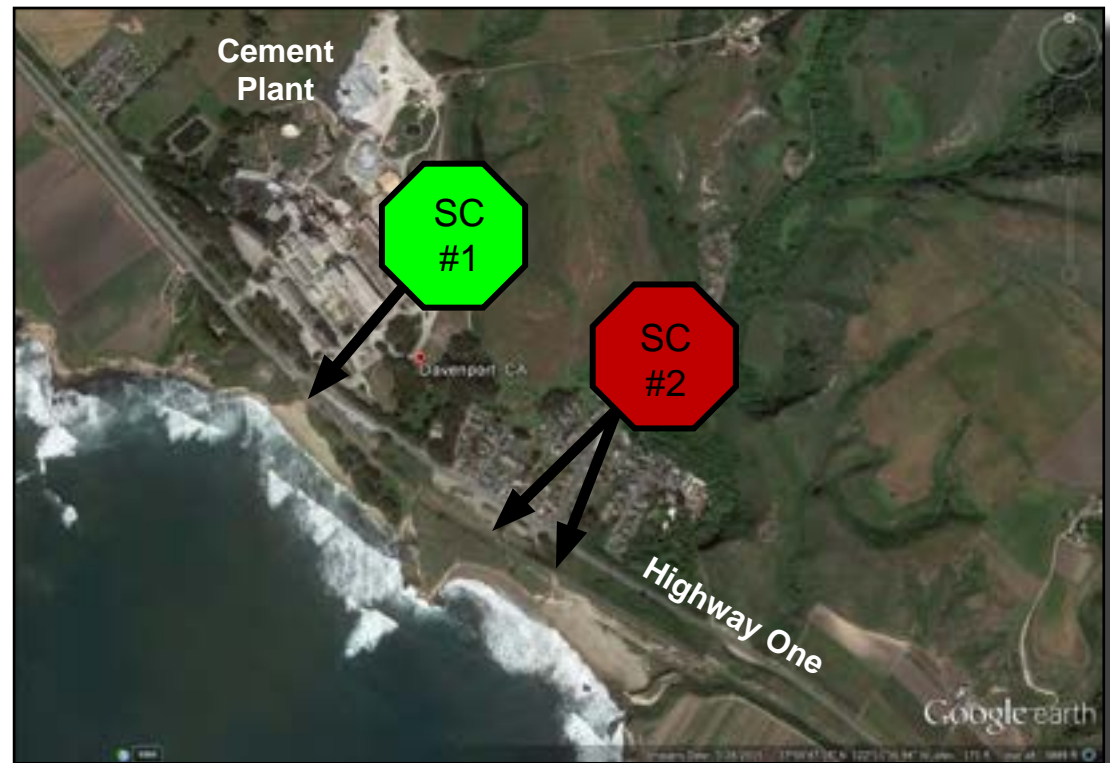
Santa Cruz County South: 3 sites
(1 open, 2 closed)

Santa Cruz County Map from the Commission's statewide coastal access guide, California Coastal Access Guide (7th ed.) (pg 158). (Note: Maps used on the following pages to show the location of vertical accessways in Santa Cruz County are from this same statewide guide, and are thus marked SWAG with the page number on which the map can be found in the guidebook.)





SC #1 and SC #2 - Regional depiction of vertical access sites along Davenport bluffs, Santa Cruz County.

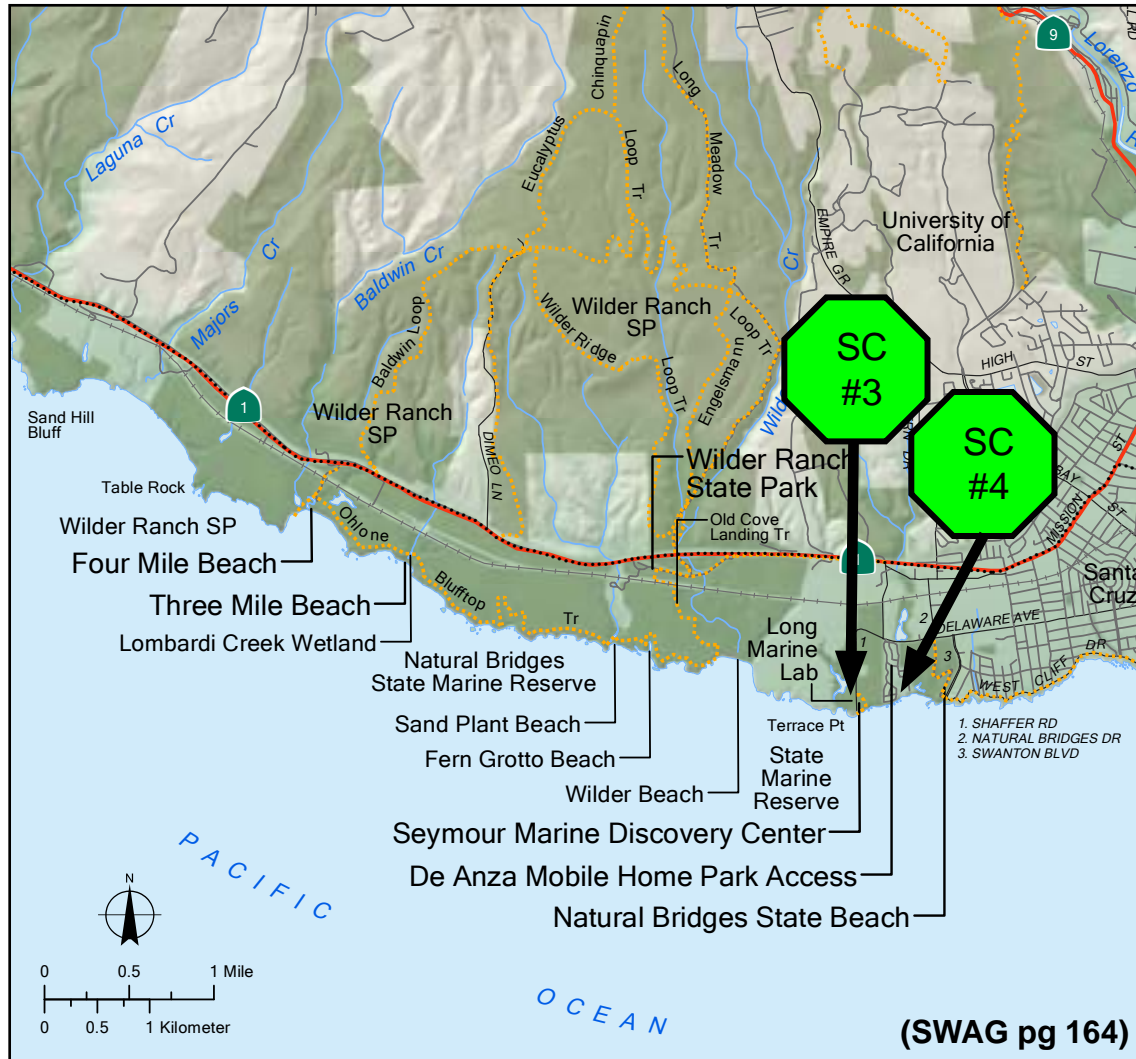


SC #1 - Three Blufftop Viewpoints. 3510 Highway One, Davenport. OTD recorded 1981. Permit # P-78-153 for upgrade and expansion of cement plant.



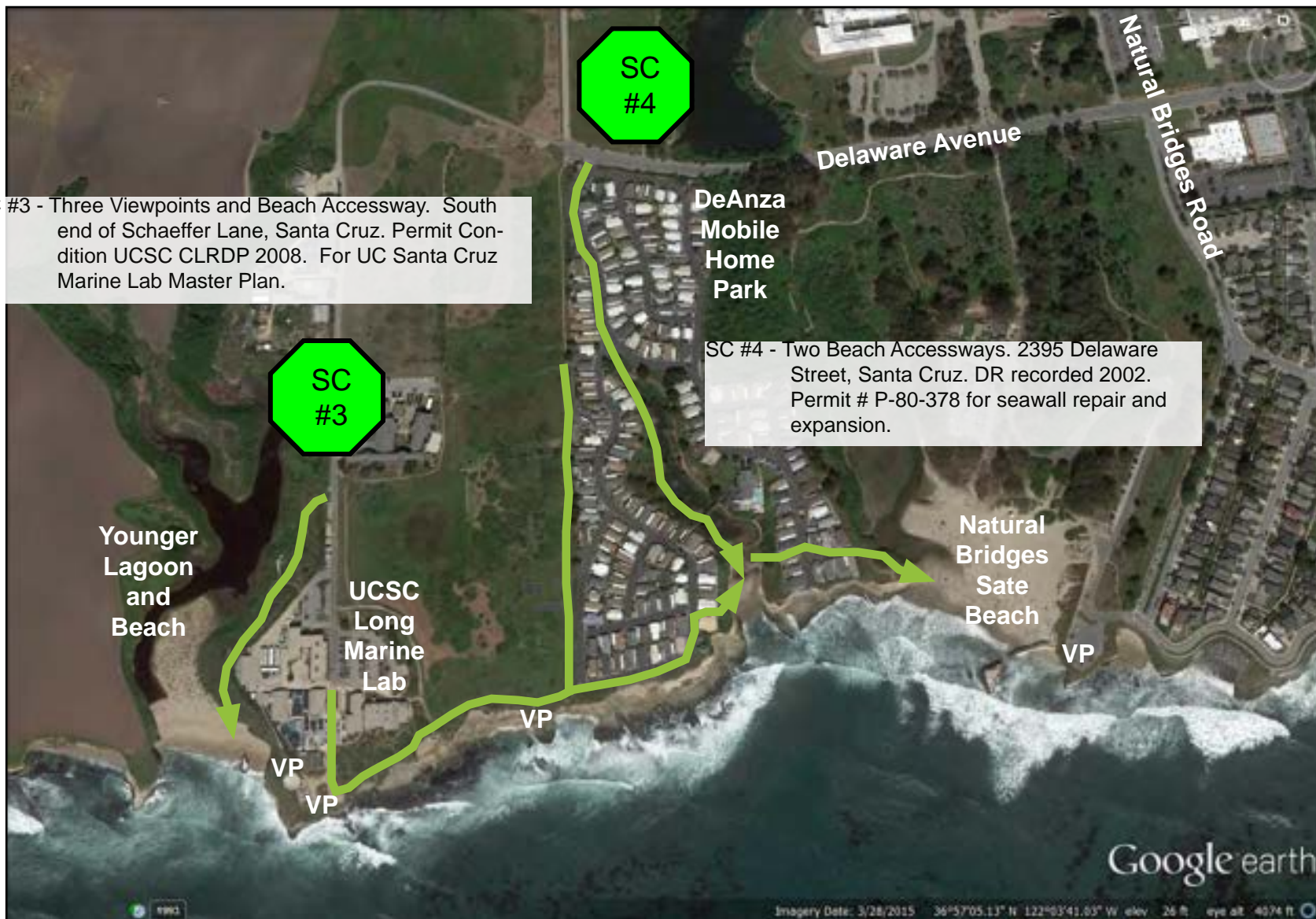
SC #2 - *Two Future Beach Accessway*. 3500 Highway One, Davenport. OTD recorded 2002. Permit # A-3-SCO-98-101 for expansion of commercial building.

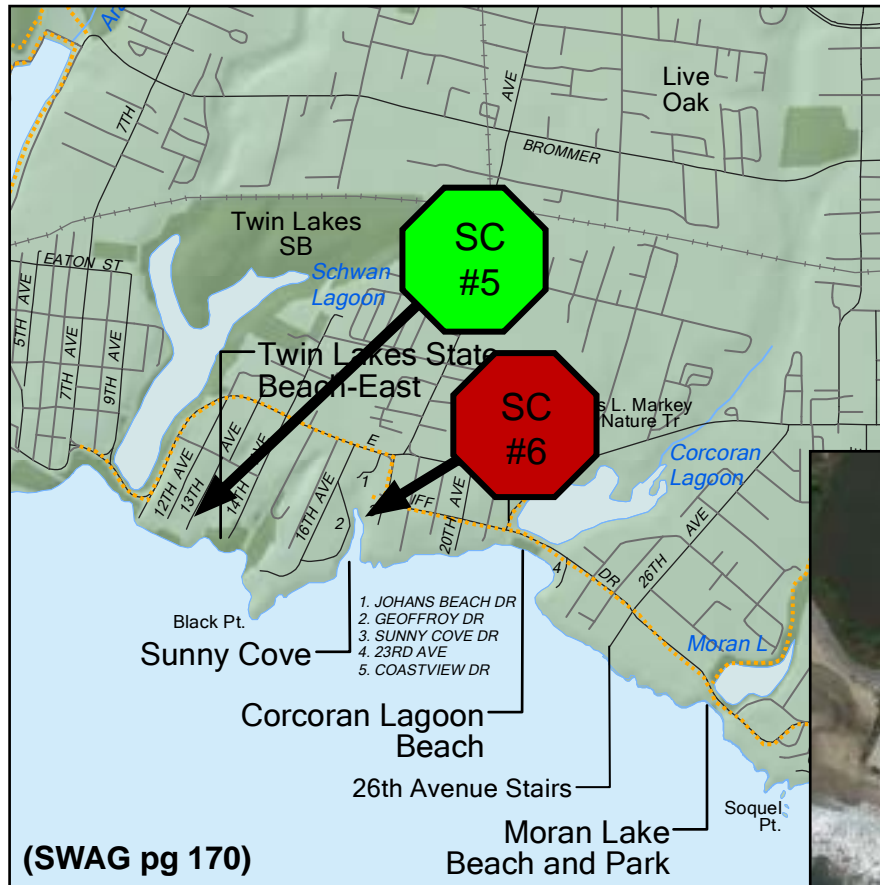




SC #3 and SC #4 - Regional depiction of vertical access sites in Westside, City of Santa Cruz (in vicinity of Natural Bridges State Beach).







SC #5 and SC #6 - Regional depiction of vertical access sites in Live Oak area, Santa Cruz County.



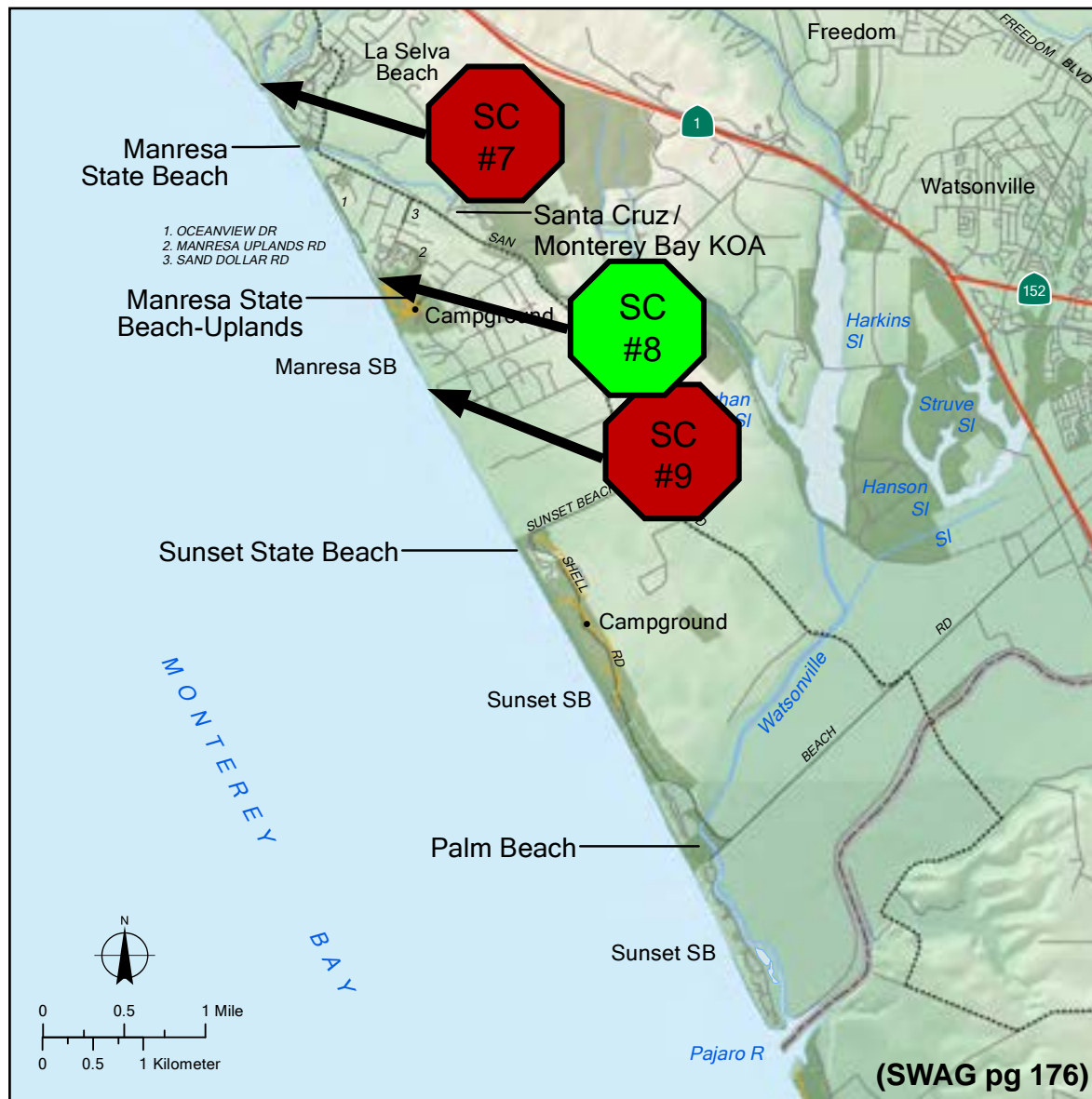


SC #5 - Beach Accessway. 150 13th Avenue, Live Oak area, Santa Cruz County. OTD recorded 1981. Permit # P-80-236 for one SFD.



SC #6 - *Future Beach Accessway*. 179 Sunny Cove Drive, Live Oak area, Santa Cruz County. OTD recorded 1985. Permit # A-358-80 for one SFD.





SC #5 and SC #6 - Regional depiction of vertical access sites in southern Santa Cruz County.





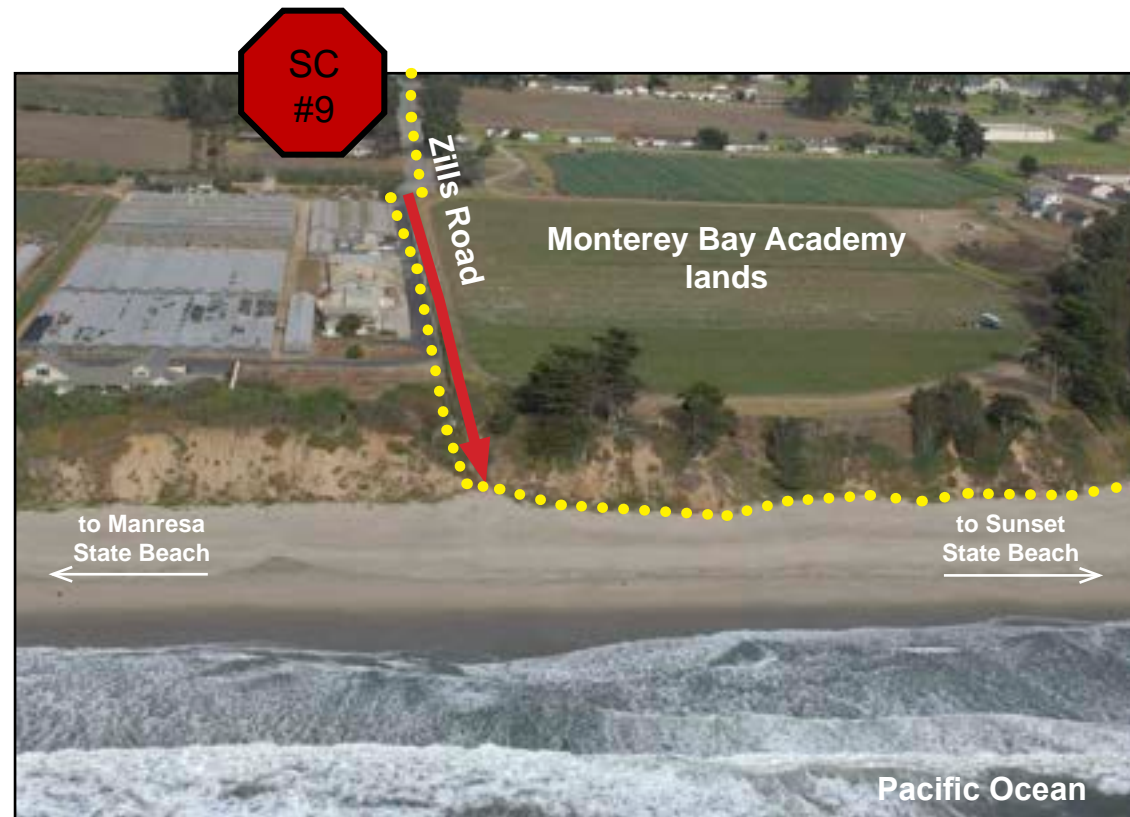
SC #7 - *Future Beach Accessway*. 101-438 Camino Al Mar, La Selva Beach area, Santa Cruz County. Tract Map recorded 1980. Permit # P-79-117 for 21-unit subdivision.



SC #8 - Beach Accessway. South end of Manresa Uplands Road, Manresa State Beach, Santa Cruz County. Tract Map recorded 1980. Permit # 504-77 for 97-unit subdivision and 28-acre State Park dedication.



SC #9 - *Future Beach Accessway*. South end of Zills Road, Sunset Beach area, Santa Cruz County. OTD recorded 1976. Permit # P-1981 for expansion of private school facility.



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CHAPTER 9

MONTEREY COUNTY

City of Monterey to Big Sur

In Monterey County, a total of 21 vertical accessways have been recorded pursuant to Coastal Commission actions since 1973. Of those 21 accessways, 14 (or 66%) have been constructed and opened for public use; and 7 (34%) remain yet to be opened.

Accessways that are open and available to the public are shown in green; accessways closed or not yet opened are shown in red. For other notes on how to read graphics, see pg 13 in the Introduction.

Northern Big Sur, Monterey County



Status of Vertical Accessways
in Northern California
Acquired by Coastal Commission Actions
1973 - 2015

Monterey County

Pg 113



Location of Vertical Accessways Acquired by the California Coastal Commission in Monterey County:

City of Monterey - 9 sites (8 open, 1 closed)

Pebble Beach Area - 3 sites (open)

Carmel Beach Area - 1 site (open)

Malpaso Creek Area - 4 sites
(2 open, 2 closed)

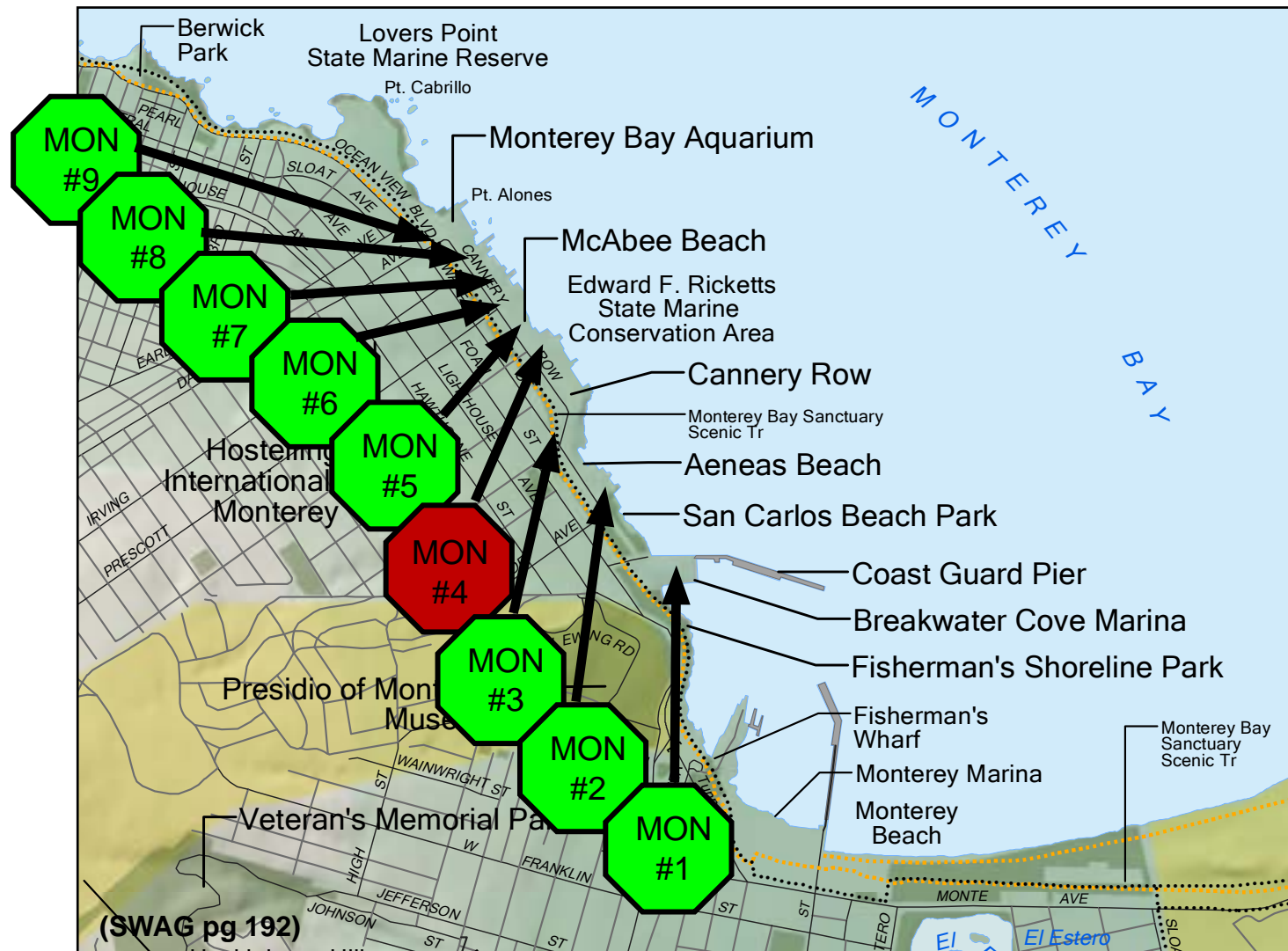
Big Sur - 4 sites (closed)



Monterey County Map from the Commission's statewide coastal access guide, California Coastal Access Guide (7th ed.) (pg 180). (Note: Maps used on the following pages to show the location of vertical accessways in Monterey County are from this same statewide guide, and are thus marked SWAG with the page number on which the map can be found in the guidebook.)



Mon # 1 - Mon # 9 - Regional depiction of Monterey County sites
#1 through #9 in Cannery Row area of Monterey.

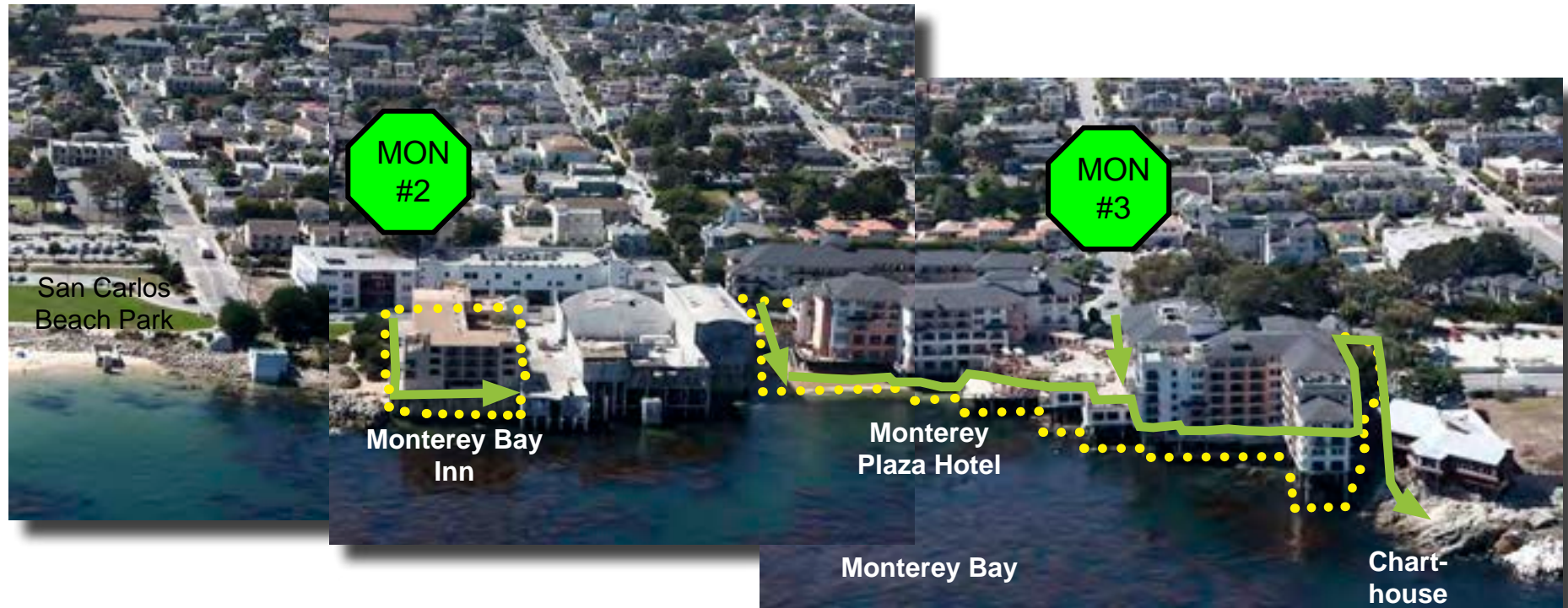


MON #1 - Harbor Viewpoint. Monterey Bay Boatworks,
City of Monterey Harbor. Permit condition 1983.
Permit # 3-82-126 for 60-berth marina.



MON #2 - Bay Viewpoint and Bayside Promenade. 242 Cannery Row, Monterey. DR recorded 1984. Permit # 3-83-077-A for 47-unit hotel.

MON #3 - Beach Accessway, Two Bay Viewpoints, and Bayside Promenade. 420 and 444 Cannery Row, Monterey. OTD recorded 1982. Permit # 3-82-77 for 207-unit hotel.



MON #4 - *Three Future Bay Viewpoints*. 590 Cannery Row, Monterey. Permit Condition 2008. Permit # 3-08-013 for a commercial and residential complex.

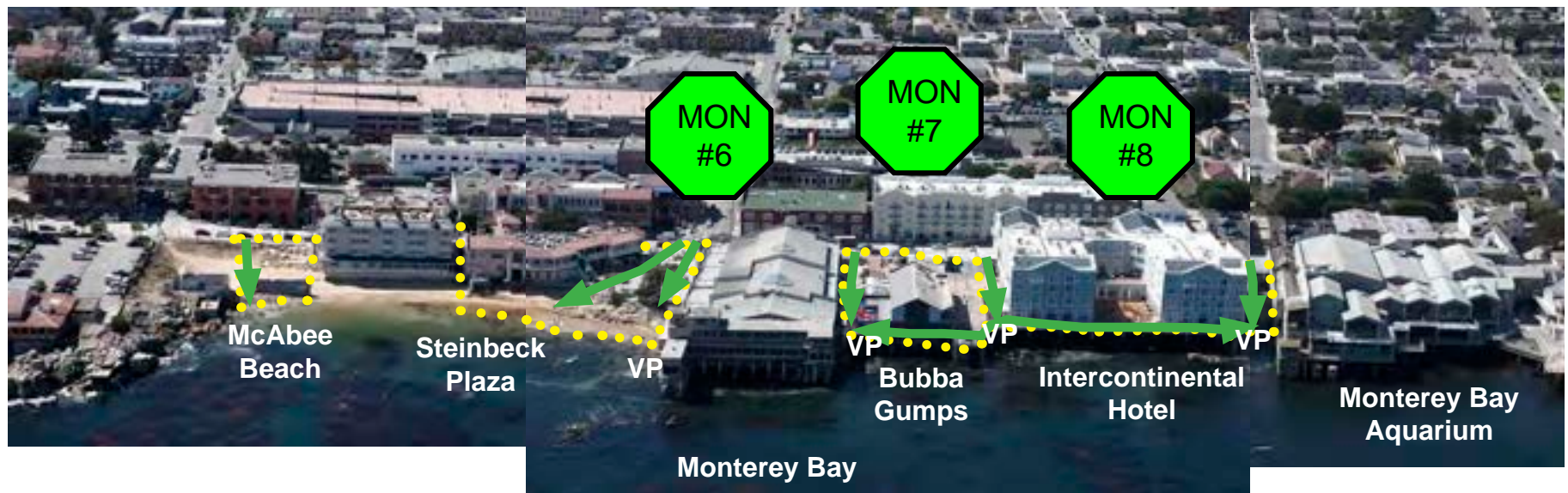
MON #5 - *Two Beach Accessways*. 652 Cannery Row, Monterey. DR recorded 1980. Permit # P-79-464 for remodel and expansion of existing hotel.



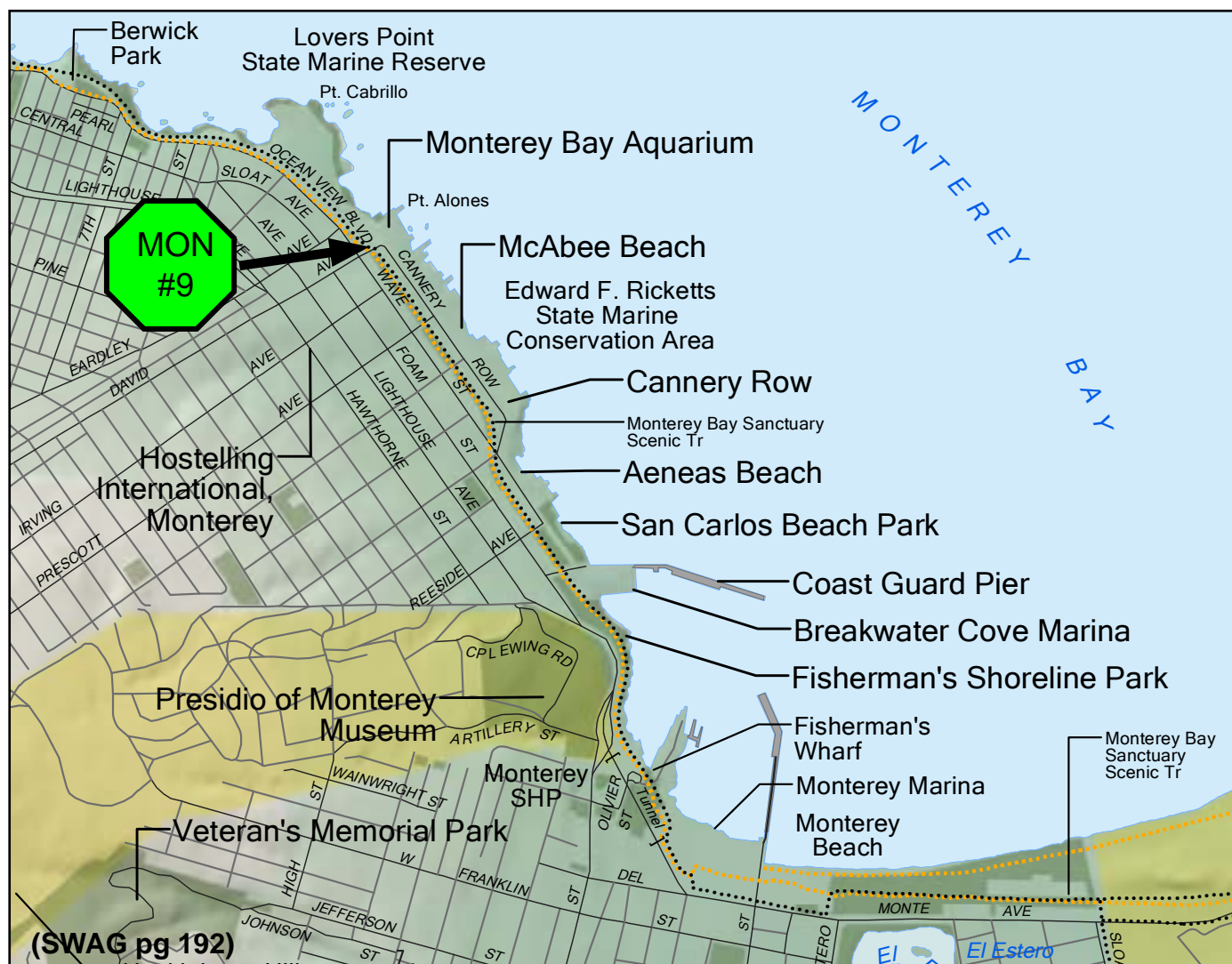
MON #6 - Beach Accessway and Viewpoint. 660 Cannery Row, Monterey. OTD recorded 1993. Permit # 3-90-58 for retail complex with public plaza.

MON #7 - Two Viewpoints and Bayside Promenade. 720 Cannery Row, Monterey. Permit condition 2005. Permit # 3-05-031 for restaurant addition.

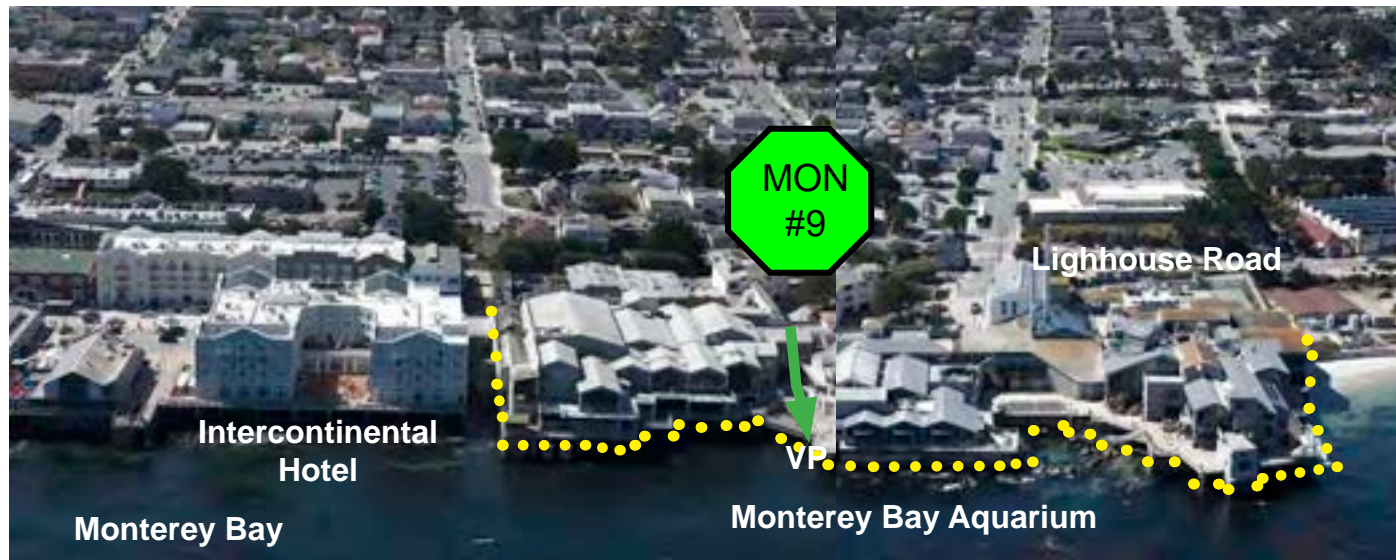
MON #8 - Two Viewpoints, Bayside Promenade, and off-site McAbee Beach Accessway. 622 and 750 Cannery Row, Monterey. Permit condition 2005. Permit # 3-84-139 for 208-unit hotel.

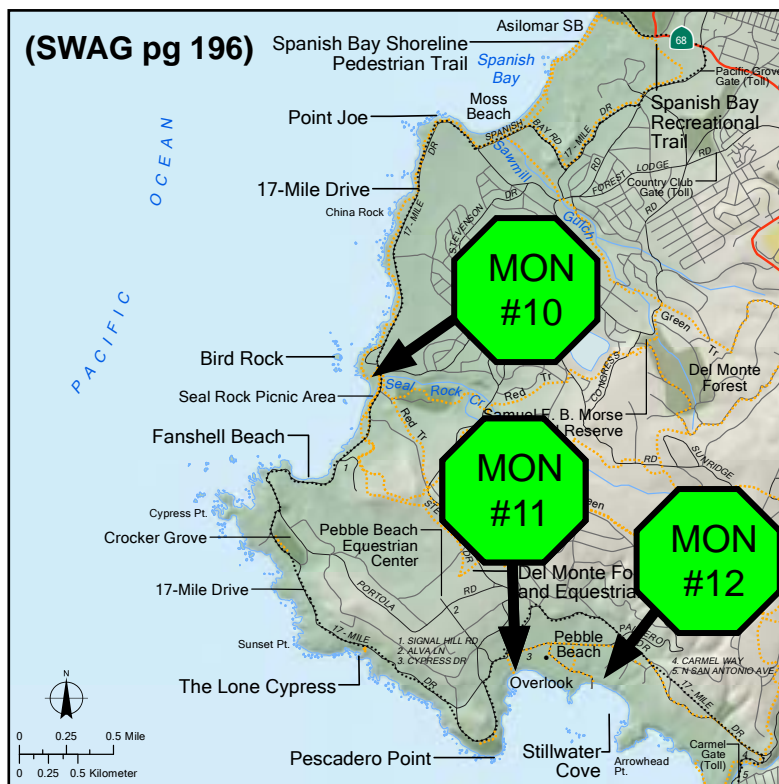


Mon # 9 - Regional depiction of Monterey County site #9 in Cannery Row area of Monterey.

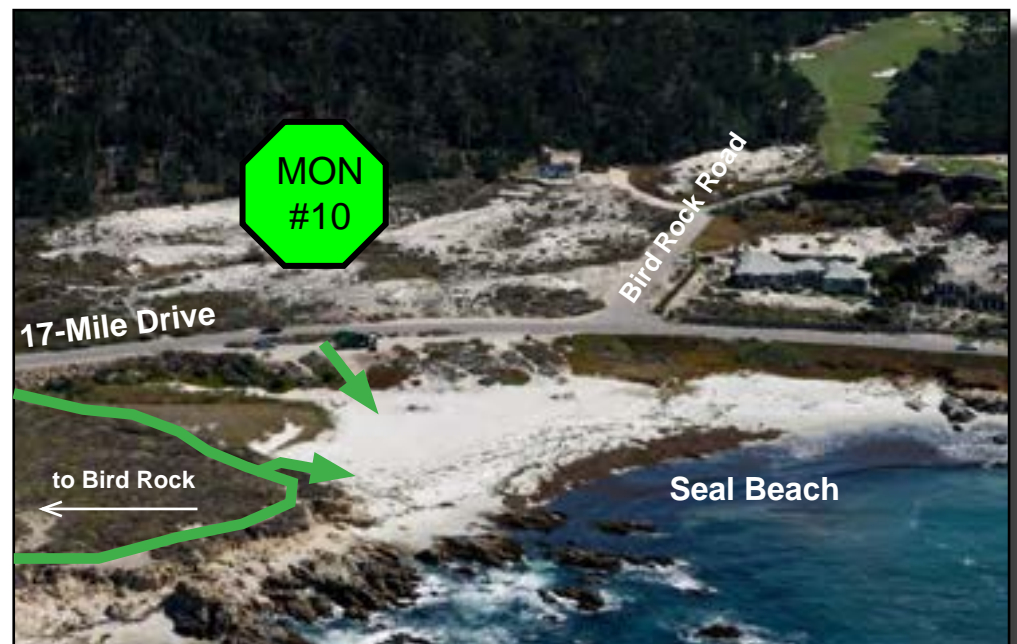


MON #9 - Bay Viewpoint. 800 Cannery Row, Monterey. DR recorded 1992. Permit # P-80-213 for marine aquarium complex.





MON #10 - Two Beach Accessways. 17-Mile Drive and Bird Rock Road, Pebble Beach. Permit Condition 2013. Permit # 2-12-030 off-site mitigation for removal and expansion of golf course seawalls.

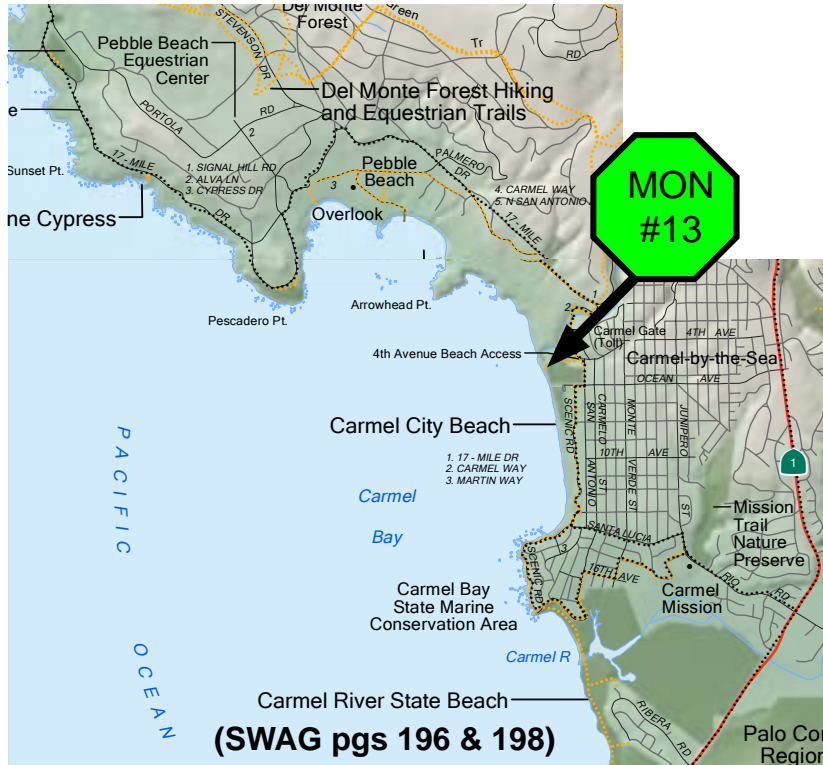


MON #11 - Bay Viewpoint. Pebble Beach Lodge, off of 17-Mile Drive, Pebble Beach. DR required 2010. Permit # 3-09-025 for offsite mitigation for repair and expansion of Beach Club seawall.

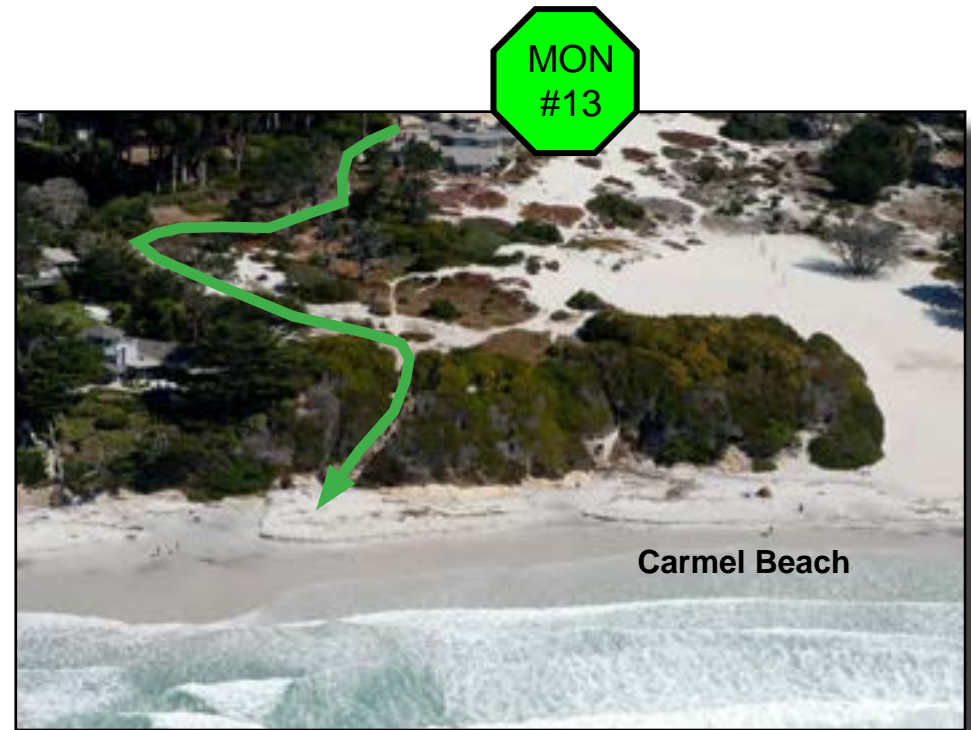


MON #12 - Beach Accessway. 1600 Cypress Drive, Pebble Beach. OTD recorded 1985. Permit # 3-85-25 for seawall repair.



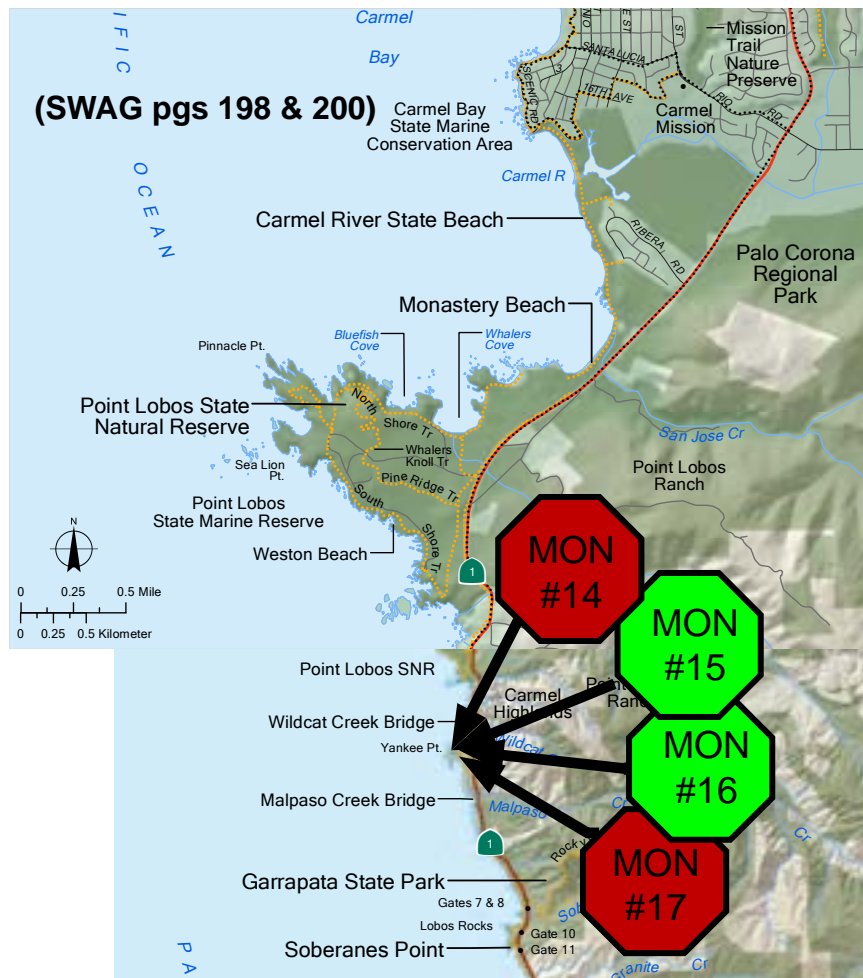


MON #13 - Beach Accessway and Beach Stairway. 4th Ave, Carmel. Permit Condition 2010. Permit # 3-10-003 for beach access boardwalk and stairway.



Carmel Beach





Mon # 14 - Mon # 17 - Regional depiction of sites #14 through #17 in Malpaso Creek area of Monterey County.

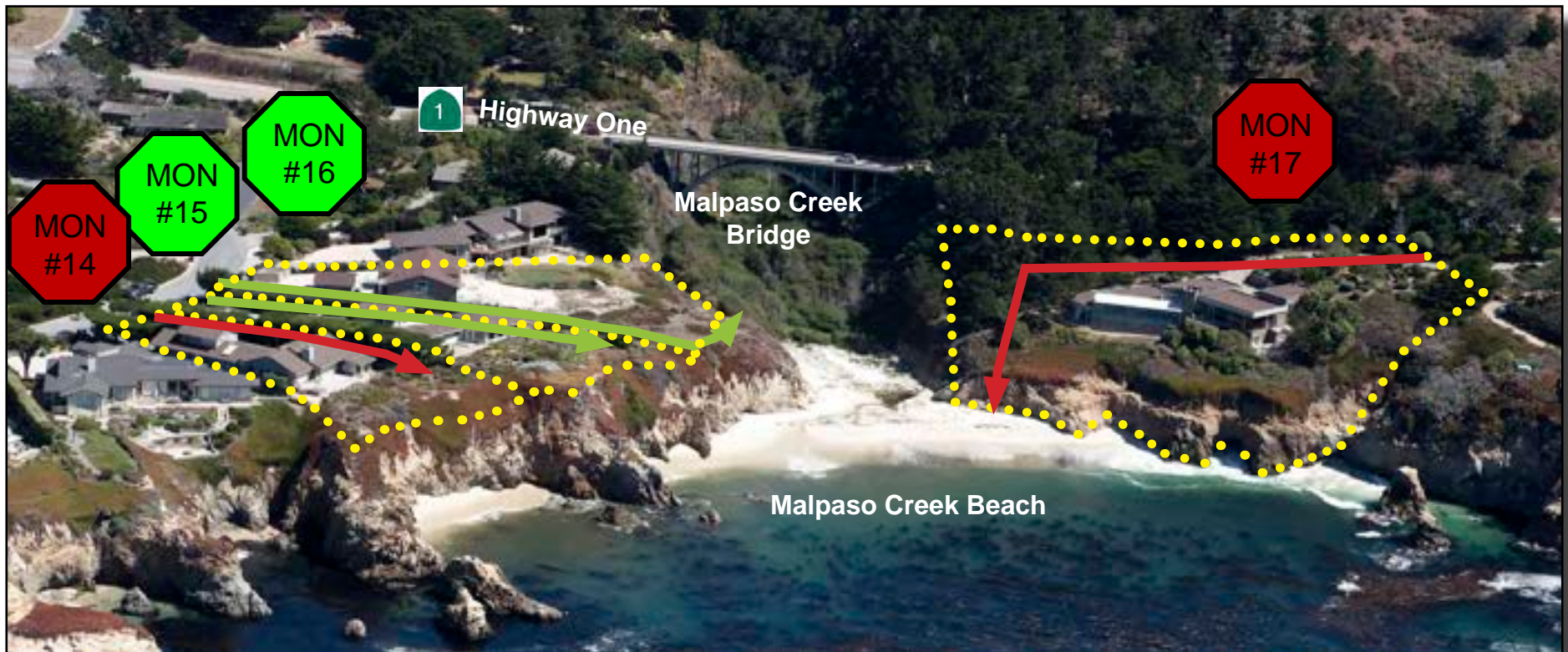


MON #14 - *Future Viewpoint*. 110 Yankee Point Drive, Carmel Highlands. OTD recorded 1982. Permit # A-163-81 for one SFD.

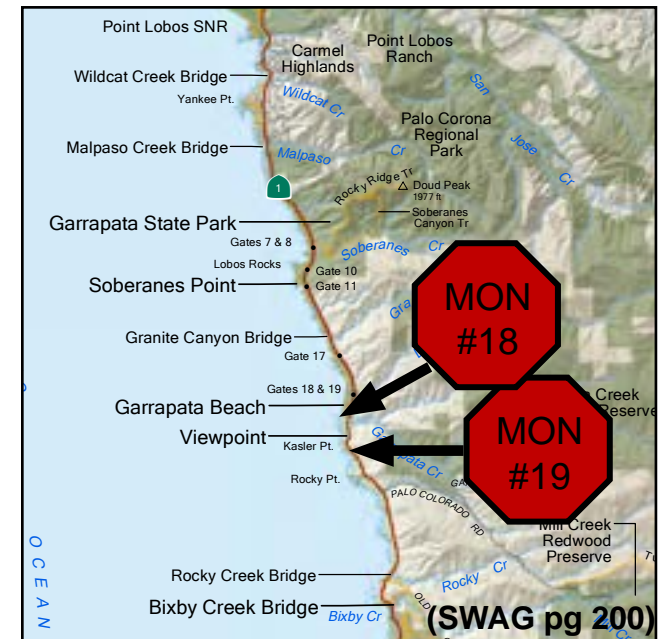
MON #15 - *Beach Accessway*. 111 Yankee Point Drive, Carmel Highlands. OTD recorded 1988. Permit # 3-86-09 for one SFD.

MON #16 - *Beach Accessway*. 112 Yankee Point Drive, Carmel Highlands. DR recorded 2002. Permit # 3-00-020 for residential perimeter fencing.

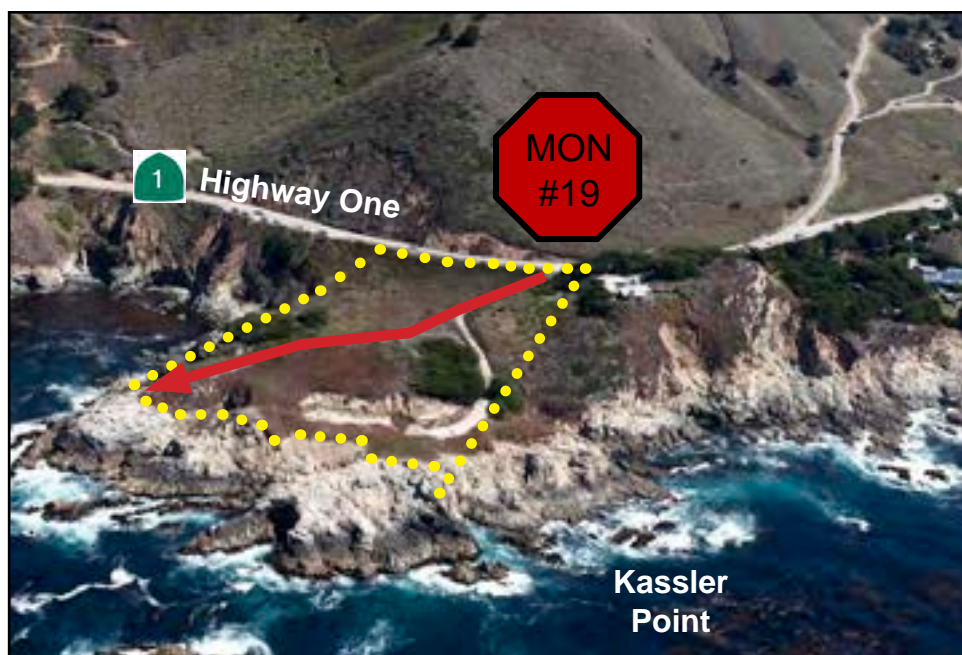
MON #17 - *Future Beach Accessway*. 30500 Aurora Del Mar, Otter Cove area. OTD recorded 1986. Permit # 3-84-207 for one SFD.

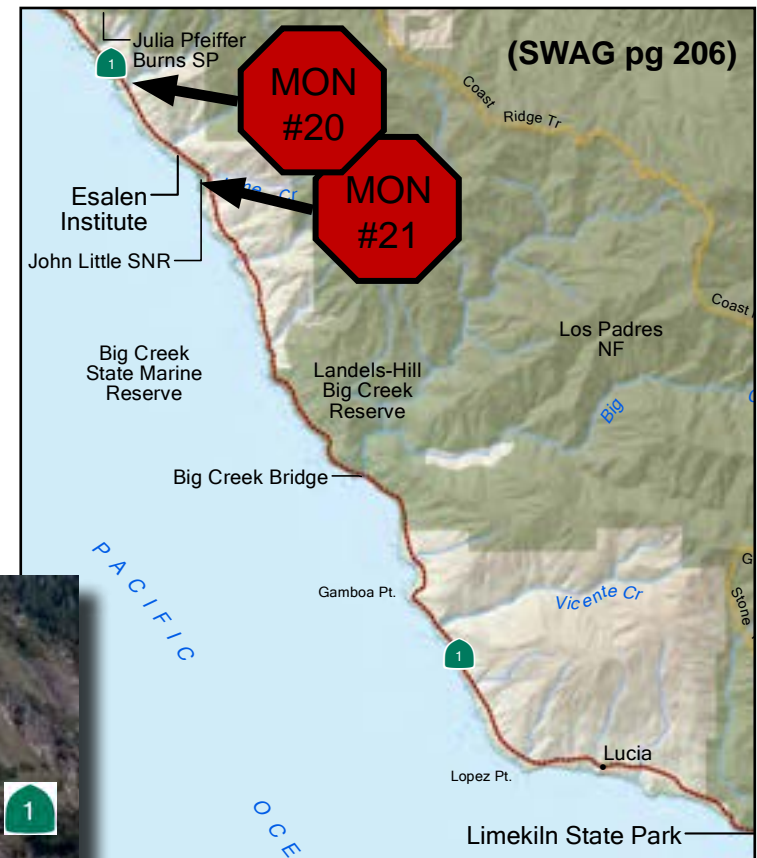
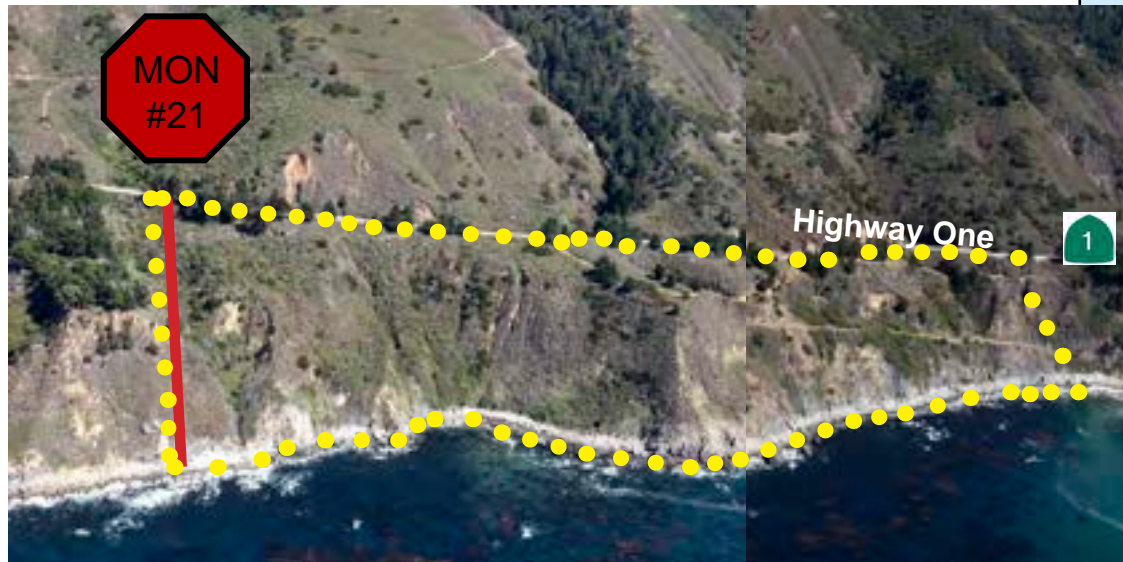


MON #18 - *Future Beach Accessway*. 35620 Highway One, Garrapata Beach area. OTD recorded 1986. Permit # 3-85-106 for one SFD.



MON #19 - *Future Viewpoint*. 36240 Highway One, Kassler Point area. OTD recorded 1982. Permit # A-174-77 for one SFD.





MON #20 - *Future Access*. 53900 Highway One, south of Julia Pfeiffer Burns State Park. OTD recorded 1982. Permit # P-79-189 for one SFD.

MON #21 - *Future Access*. 55994 Highway One, south of John Little State Natural Reserve. OTD recorded 1992. Permit # 3-82-001 for one SFD.



More Information about the Commission's Statewide Public Access Program

For Vertical Accessways in Southern California

Vertical accessways acquired through Commission actions for counties south of Monterey were documented in a December 2011 report titled "Status of Vertical Accessways Acquired by California Coastal Commission Actions 1973 to 2011 - San Diego, Orange, Los Angeles, Santa Barbara, Ventura and San Luis Obispo Counties."

<http://documents.coastal.ca.gov/reports/2012/1/Th5-1-2012.pdf>

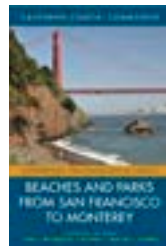
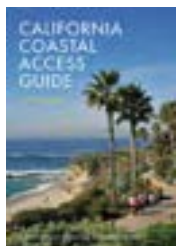
Both the 2016 Northern California Vertical Accessways and the 2011 Southern California Vertical Accessways report are available on the Commission's website: www.coastal.ca.gov.

Statewide Public Access Program

The Coastal Commission's Statewide Public Access Program staff is responsible for numerous programs that help carry out Coastal Act policies designed to maximize public access to and along the shoreline. These include:

- Public Access Easements (e.g., Offers to Dedicate, and Shoreline Access Easement Guides for Malibu and Capistrano Beach)
- Completing the California Coastal Trail
- Improving Disabled Access to Beaches (e.g., beach wheelchairs, boardwalks, and overlooks)
- Protecting Prescriptive Rights (to legally ensure historic use rights of access to and along the shoreline are protected)

For more information on the Coastal Commission's Statewide Access Program, check out the Access page on the Commission's website, at: <http://www.coastal.ca.gov/access/acndx.html>.



California Coastal Access Guidebooks

The Commission has published a statewide guide and four regional guides, all of which can be purchased from UC Press.

For the statewide California Coastal Access Guide, go to:

<http://www.ucpress.edu/book.php?isbn=9780520278172>

As described on the UC Press website: "The thoroughly revised and expanded seventh edition of the California Coastal Access Guide, [is] an essential travel handbook for both new and seasoned visitors exploring California's majestic 1271-mile shoreline. With the most up-to-date maps and information, it is a useful guide for all beachgoers – hikers, campers, swimmers, divers, wheelchair users, joggers, boaters – detailing where to go, how to get there, and what facilities and type of environment to expect." ... Also contained in this handbook is extensive information on environmental issues, updated to account for changing ecological conditions and conservation strategies. Feature articles cover a broad range of topics, including natural history, marine and coastal wildlife, environmental issues, and sports and recreation.

For the regional, 4-volume "Experience the California Coast" series, go to: <http://www.ucpress.edu/series.php?ser=ecc>

As described on the UC Press website: "The regional "Experience the California Coast" guides are the authoritative resource for exploring California's magnificent coastline. Each lavishly illustrated regional volume describes all publicly accessible beaches and accessways along with plants and wildlife to look for, points of geological and historical interest, and shoreline processes. Topographical maps show beach access routes, hiking trails, and major bicycle routes. Easy-to-use charts list key facilities and amenities for all sites."

And Check out YourCoast online!

To view all these coastal access sites online - whether from your computer, laptop, or smartphone - go to the YourCoast site, at:

<http://www.coastal.ca.gov/YourCoast>.



Official State of California logo used on signs to direct visitors to coastal access - beach pathways, trails, stairways, and overlooks.

**Status of Vertical Accessways in Northern California
Acquired by California Coastal Commission Actions 1973-2015**

September 30, 2016