

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: October 11, 2023

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit (CDP) for non-potable water system improvements at Quarry Park to use the existing reservoir to provide water for fire suppression, dust control and irrigation, in reliance on the San Mateo County Parks Department's determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. The project site is located at Quarry County Park in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2023-00147 (San Mateo County Parks
Department)

PROPOSAL

The San Mateo County Parks Department is seeking a CDP for non-potable water system improvements at Quarry Park to use the existing reservoir as a source of water for fire suppression, dust control for dirt roads and the pump track, and irrigation water. A floating inlet will be installed at the reservoir. Approximately 116 linear feet of new High Density Polyethylene (plastic) 3-inch pipe will be installed by diagonal drilling running below the dam from the reservoir inlet to the reservoir outlet. The existing pipe will be abandoned in place and filled with control density fill, which is a fluid, workable mixture of aggregate, cement, and water. The existing reservoir outlet valve, which is leaking and unusable, will be replaced with a new valve. A new flow meter will also be installed to measure the total amount of water flow through the pipe.

Prior to the water system improvements, the reservoir will be drained to replace the existing pipe and valve. Dewatering/drainage of the reservoir will be completed by connecting the pipe to a temporary sprinkler system and dispersing the water to land in a non-erosive manner. Water will be distributed over an approximately 1.5-acre area that is mostly flat meadow and outside of the 30-foot riparian buffer zone of the existing creek. The application rate will generally be no greater than 0.2 inches per day; this application rate may only be exceeded, up to a maximum of 1-inch per day, with monitoring to ensure that no ponding, erosion, or runoff into the riparian buffer zone is occurring. It is expected that dewatering the reservoir will take approximately 30 days.

A staging and material stockpile area with a concrete washout will be located across the ranger station and storage building off the existing paved access road. This area will be enclosed by straw wattles and temporary fencing around the exterior. Erosion and sedimentation controls and Best Management Practices (BMPs) will be implemented throughout construction to protect against detrimental discharge of sediment. No trees are proposed for removal as part of this project, and no grading is proposed. The applicant has indicated that the purpose of this project is make the water collected in the reservoir available for use pursuant to State Department of Water Resources – Division of Water Rights requirements.

RECOMMENDATION

That the Planning Commission approve the CDP, County File Number PLN 2023-00147, by adopting the required findings and conditions of approval contained in Attachment A.

SUMMARY

On August 28, 2019, the San Mateo County Planning Commission approved a CDP to allow installation of 1,500 linear feet of 4-inch non-potable water line leading from the existing reservoir gate valve down to the County Quarry Park Ranger Station. The project included 598 cubic yards of grading; removal of 200 Eucalyptus trees with less than 17-inch diameter at breast height on and adjacent to the reservoir embankment; and minimal brush clearing/grubbing. The permit expired on August 28, 2021, two years from the date of its approval. No written request for a time extension was received prior to expiration.

The proposed project is a revision of this expired CDP and much smaller in scope. The proposed water line would be approximately 116 linear feet to the proposed outlet, located much closer to the reservoir. The water outlet will be accessible to water tender trucks through an existing dirt access road, which includes a designated pullout area for parking. To facilitate efficient water truck refilling, a 300-foot hose will be connected to the outlet, allowing the water trucks to fill up at this designated location. No improvements to this existing dirt access road are proposed. The current 6-inch outlet valve, which is leaking and unusable, will be replaced with a new 3-inch gate valve.

Staff has completed a review of the proposed project, and all submitted documents in order to determine the project's conformity to applicable General Plan and Local Coastal Program policies. For the purposes of compliance with CEQA, the project qualifies for a Class 3 Categorical Exemption (New Construction or Conversion of Small Structures). Planning staff has reviewed the project and concluded that the project, as conditioned, complies with the County's General Plan and Local Coastal Program.

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A staging and material stockpile area with a concrete washout will be located across the ranger station and storage building off the existing paved access road. This area will be enclosed by straw wattles and temporary fencing around the exterior. Erosion and sedimentation controls and Best Management Practices (BMPs) will be implemented throughout construction to protect against detrimental discharge of sediment. No trees are proposed for removal as part of this project, and no grading is proposed. The applicant has indicated that the purpose of this project is make the water collected in the reservoir available for use pursuant to State Department of Water Resources – Division of Water Rights requirements.

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The proposed project is a revision of this expired CDP and much smaller in scope. The proposed water line would be approximately 116 linear feet to the proposed outlet, located much closer to the reservoir. The water outlet will be accessible to water tender trucks through an existing dirt access road, which includes a designated pullout area for parking. To facilitate efficient water truck refilling, a 300-foot hose will be connected to the outlet, allowing the water trucks to fill up at this designated location. No improvements to this existing dirt access road are proposed. The current 6-inch outlet valve, which is leaking and unusable, will be replaced with a new 3-inch gate valve.

RECOMMENDATION

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BACKGROUND

Report Prepared By: Luis Topete, Planner III

Applicant: San Mateo County Parks Department

Owner: San Mateo County

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo Times and Half Moon Bay Review) of general public circulation.

Location: Quarry Park

APN(s): 047-340-020 and 047-340-290

Size: Respectively, 10.75 acres and 467 acres (approximately)

Existing Zoning: Resource Management-Coastal Zone District/Coastal Development District (RM-CZ/CD) and Planned Agriculture District/Coastal Development District (PAD/CD)

General Plan Designation: Open Space Rural and Agriculture Rural

Parcel Legality: Legal parcels, encompassing a County owned park

Sphere-of-Influence: None; outside the Half Moon Bay sphere-of-influence

Williamson Act: Parcels are not under a Williamson Act Contract

Existing Land Use: Most of the park is comprised of Eucalyptus-forested slopes bisected by several stream corridors with hiking trails throughout. A small reservoir has been created by the damming of one of the intermittent streams. An open, relatively flat meadow at the park's main entrance serves as a neighborhood park for the El Granada community that accommodates a range of park amenities and uses, including a playground, picnic tables and barbecues, community garden, a restroom, parking area, small ranger station, storage building, and a pump track.

Water Supply: Coastside County Water District

Sewage District: Granada Sanitary District

Flood Zone: Zone X (Areas of Minimal Flood Hazard), FEMA Community Panel 06081C0140E, Effective Date: October 16, 2012

Environmental Evaluation: The San Mateo County Parks Department, acting as Lead Agency, filed a notice of exemption on May 18, 2023, for the proposed improvements. The Parks Department determined that all project activities proposed under this CDP are categorically exempt from review under CEQA, pursuant to CEQA Guidelines Section 15303, Class 3, relating to the construction and location of limited numbers of new, small facilities or structures.

Setting: Quarry Park is located in the unincorporated San Mateo County community of El Granada. The park is comprised of several separate parcels that were consolidated under County ownership and management between 2010 and 2014. Quarry Park is comprised of 517-acres of San Mateo County Park lands and is located about 25 miles south of San Francisco and about 4 miles north of central Half Moon Bay. The proposed project site spans two parcels (APNs 047-340-020 and 047-340-290) totaling

approximately 478 acres. The site lies within the Coast Range geomorphic province of northern California, characterized by northwest trending mountains and valleys. Elevations within Quarry Park range from approximately 115 feet to 935 feet above sea level.

The 26-year-old pond and earthen dam is located on a moderately sized intermittent Class II stream (locally known as Santa Maria Creek) and drains to Half Moon Bay and the Pacific Ocean. The pond is semi-oval in shape, about 190 feet long, and about 105 feet at its widest dimension. The maximum storage capacity of the reservoir is approximately 2.39 acre-feet of water. Non-native Eucalyptus groves surround the pond and project site. The existing outlet is located within the 30-foot riparian buffer zone of the intermittent stream. The proposed outlet will be installed outside of the 30-foot riparian buffer zone. The existing reservoir outlet valve is leaking and unusable.

Chronology:

<u>Date</u>	<u>Action</u>
May 2, 2023	- Application received.
August 2, 2023	- Application deemed complete.
October 11, 2023	- Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Applicable General Plan Policies are discussed below.

a. Vegetative, Water, Fish, and Wildlife

Policy 1.1 (*Conserve, Enhance, Protect, Maintain, and Manage Vegetative, Water, Fish and Wildlife Resources*) provides for the conservation, enhancement, protection, maintenance and management of the County's vegetative, water, fish, and wildlife resources. The goal of Policy 1.2 (*Protect Sensitive Habitats*) is to protect sensitive habitats from reduction in size or degradation of the conditions necessary for their maintenance. Policy 1.4 (*Access to Vegetative, Water, Fish and Wildlife Resources*) protects and promotes existing rights of public access to vegetative, water, fish and wildlife resources for purposes of study and recreation consistent with the need to protect public rights, rights of private property owners and protection and preservation of such resources.

County Parks' Biological Resources Assessment report for the Quarry Park Master Plan (2018) identifies the biological communities at Quarry Park. Non-sensitive biological communities comprise a total of approximately 508 acres, including 325 acres of Eucalyptus groves and 48 acres of non-native annual grassland, which are predominate in the project area. Sensitive communities in Quarry Park include central coast arroyo willow scrub, perennial ponds, seasonal wetlands, ephemeral, intermittent, and perennial streams. No special-status plant or wildlife species were identified in the project area.

The improvements proposed do not involve the removal of trees or existing vegetation, would not permanently change the natural landscape or visual open space/rural character of the area. The existing pond and earthen dam are located on a moderately sized intermittent Class II stream (locally known as Santa Maria Creek). Dominant vegetation associated with the stream is comprised of species including Blue gum, Red elderberry, and Poison oak. Blue gum is a non-native (invasive) tree, and Poison oak is a woody shrub or vine native to North America, primarily found in regions such as western United States and Canada. Neither Blue gum nor Poison oak have a special-status designation. Red elderberry is a native shrub considered a special-status plant, listed by the California Native Plant Society as a List 2 plant, defined as species that are relatively rare or have limited distribution within the state. No Red elderberry is present in the area of disturbance.

The existing outlet is located within the 30-foot riparian buffer zone of the intermittent stream. The proposed outlet will be installed outside of the 30-foot riparian buffer zone. The project does not involve new infrastructure within an undisturbed riparian buffer. The project is an improvement of existing infrastructure, and no disturbance or expansion of improvements into previously undisturbed riparian buffer zone areas is proposed. Further, the erosion control plan is designed to limit sediment transport into the riparian area and the creek. Equipment will be maintained in good working order to limit any potential spills or leaking of oil and gas. The project specifications require that the Parks Department mark the riparian buffer, and the contractor is to provide exclusionary fencing to keep equipment out of the riparian area and prevent it from damaging trees and vegetation.

Non-native Eucalyptus groves surround the pond and project site. The project includes implementation of an erosion and sediment control plan, and implementation of BMPs to protect against detrimental discharge of sediment to sensitive habitats. Based on the discussion contained herein, the proposed project is consistent with

the applicable vegetative, water, fish, and wildlife resources policies of the General Plan.

b. Soil Resources

Policy 2.1 (*Protect and Preserve Soil as a Resource*) provides for the protection and preservation of the availability and quality of soil as a resource for its ability to sustain healthy plant, animal, and human life within San Mateo County. Policy 2.2 (*Minimize Soil Erosion*) requires the use of conservation practices to minimize erosion. Policy 2.3 (*Prevention of Soil Contamination*) requires the appropriate use, storage, and disposal of toxic substances to prevent soils contamination. Policy 2.4 (*Protection of Productive Soil Resources*) requires the protection of productive soil resources from abuse, misuse, and degradation. Policy 2.5 (*Minimize Depletion of Productive Soil Resources in Agricultural Areas*) requires application of appropriate management practices in agricultural areas to minimize depletion of productive soils.

No tree removal or grading is proposed as part of this project. Prior to the water system improvements, the reservoir will be drained to replace the existing pipe and valve. Dewatering/drainage of the pond will be completed by connecting the pipe to a temporary sprinkler system and dispersing the water to land in a non-erosive manner. Water will be distributed over an approximately 1.5-acre area that is mostly flat meadow and outside of the 30-foot riparian buffer zone. The application rate will generally be no greater than 0.2 inches per day; this application rate may be exceeded, up to a maximum of 1-inch per day, with monitoring to ensure that no ponding, erosion, or runoff into the riparian buffer zone is occurring. It is expected that dewatering the reservoir will take approximately 30 days.

The staging and material stockpile area will be enclosed by straw wattles and temporary fencing around the exterior. Erosion and sedimentation controls and BMPs will be implemented throughout construction to protect against detrimental discharge of sediment. The erosion control plan and general control measures are detailed on pages C2.0 (*Details*) and C3.0 (*Erosion Control Plan and Notes*) of the project drawings. Further, conditions of approval are proposed to require the applicant to implement specific County required BMPs to reduce erosion. Staff's recommended condition of approval No.6 requires that BMPs be inspected regularly and maintained to ensure these control measures are installed appropriately and working effectively.

Installation of the proposed water line would not contaminate the soil or reduce the availability of quality agricultural soil resources. Both parcels contain Class 2 Prime Agricultural Soils. However, there is no Prime Agricultural Soil mapped within the area of the proposed scope of work. Based on the discussion contained herein, the proposed project is consistent with the applicable soil resources policies of the General Plan.

c. Visual Quality

Policy 4.1 (*Protection of Visual Quality*) requires the protection and enhancement of the natural visual quality of the County, to encourage positive visual quality for all development and to minimize adverse visual impacts. Policy 4.3 (*Protection of Vegetation*) requires removal of visually significant trees and vegetation to accommodate structural development to be minimized. Policy 4.4 (*Appearance of Rural and Urban Development*) promotes aesthetically pleasing development in rural areas. Policy 4.17 (*Protections for Coastal Features*) regulates coastal development to protect and enhance natural landscape features and visual quality through measures that ensure the basic integrity of sand dunes, cliffs, bluffs and wetlands. Policy 4.21 (*Utility Structures*) requires the adverse visual quality of utility structures to be minimized. Policy 4.22 (*Scenic Corridors*) requires the visual quality of scenic corridors to be protected and enhanced by managing the location and appearance of structural development. Policy 4.26 (*Earthwork Operations*) requires that grading or earth-moving operations be kept to a minimum, and where grading is necessary, make graded areas blend with adjacent landforms. Policy 4.27 (*Water Bodies*) discourages structures which would adversely impact the appearance of a stream and associated riparian habitat and discourages the alteration of streams and other natural drainage systems which would affect their appearance, reduce underground water recharge, or cause drainage, erosion or flooding problems. Policy 4.29 (*Trees and Vegetation*) provides for the preservation of trees and natural vegetation except where removal is required for approved development or safety. Policy 4.31 (*Public Utilities*) encourages the placement of new and existing public utility lines underground. Policy 4.65 (*Utilities in County Scenic Corridors*) requires new distribution lines to be installed underground.

The project site is located within the Cabrillo Highway/Highway 1 County Scenic Corridor. The existing outlet is located within the 30-foot riparian buffer zone of the intermittent stream. The proposed outlet will be installed outside of the 30-foot riparian buffer zone. The improvements proposed include adding a floating water intake for the reservoir inlet, replacing an existing 6-inch non-potable water line with

a new 3-inch non-potable water line from the reservoir inlet to the reservoir outlet which would be installed underground, and replacing an existing 6-inch non-potable water valve with a new 3-inch non-potable water valve at the reservoir outlet. No grading or new structures are proposed. The improvements do not require the removal of trees or existing vegetation and would not permanently change the natural landscape or visual character of the area.

Visual impacts would be temporary, primarily only during construction, and resulting from the use of equipment, erosion control measures, and the staging and material stockpile area. Once all work is completed, the principal visual impact would be the presence of the floating water intake at the reservoir. The water line will be underwater/underground, and the new 3-inch outlet valve will be replacing an existing valve that is leaking and unusable. Based on the discussion contained herein, the proposed project is consistent with the applicable visual quality policies of the General Plan.

d. Historical and Archaeological Resources

Policy 5.1 (*Historic Resource Protection*) requires the protection of historic resources. Policy 5.5 (*Planning and Historic Preservation*) requires the integration of historical preservation into the planning process of the County. Policy 5.20 (*Site Survey*) requires a determination if sites proposed for new development contain archaeological/paleontological resources. Policy 5.21 (*Site Treatment*) encourages the protection and preservation of archeological sites and to temporarily suspend construction work when archaeological/paleontological sites are discovered and for procedures to be established which allow for the timely investigation and/or excavation of such sites by qualified professionals as may be appropriate.

Proposed work includes drilling into a man-made structure (earthen dam), and therefore there is effectively no likelihood of an unanticipated discovery of cultural resources or human remains. Nonetheless, staff has included as a condition of approval No.12 the requirement that should any human remains be discovered during construction, all ground disturbing work shall cease, and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. The proposed project is consistent with the applicable historical and archeological resources policies of the General Plan.

e. Park and Recreation Resources

Policy 6.1 (*Equitable and Balanced System of Facilities*) provides for a balanced and equitable system of park and recreation facilities, and to consider identified and/or changing needs and the impact upon environmental, service, competing land use, fiscal and organizational constraints. Policy 6.2 (*Meet Recreational Need*) makes it a goal and objective of the County to meet identified relative park and recreation needs in a manner which best enhances the physical, mental, and spiritual quality of life of County residents. Policy 6.3 (*Build Upon Existing System*) encourages to consider the feasibility of redesigning and/or expanding existing park and recreation facilities to meet future needs. Policy 6.4 (*Environmental Compatibility*) provides for the protection and enhancement of the environmental quality of San Mateo County when developing park and recreation facilities. Policy 6.14 (*Site Planning for Public and Private Facilities*) encourages all providers to design sites to accommodate recreation uses that minimize adverse effects on the natural environment and adjoining private ownership. Policy 6.29 (*Protection, Operation and Maintenance*) encourages all providers of park and recreation facilities to make provisions to protect, operate and maintain park and recreation systems and related easements.

The proposed non-potable water system improvements at Quarry Park will allow use of the existing reservoir as a source of water for fire suppression, dust control for dirt roads and the pump track, and irrigation water. The existing pipe will be abandoned in place and the existing reservoir outlet valve, which is leaking and unusable, will be replaced. These improvements/maintenance activities will provide for use of the existing reservoir as a source of water for fire suppression, dust control for dirt roads and the pump track, and irrigation water. The improvements proposed do not involve the removal of trees or existing vegetation. No special-status plant or wildlife species were identified in the project area. The existing outlet is located within the 30-foot riparian buffer zone of the intermittent stream. However, the proposed outlet will be installed outside of the 30-foot riparian buffer zone. The project does not involve new infrastructure within an undisturbed riparian buffer. The project is an improvement of existing infrastructure, and no disturbance or expansion of improvements into previously undisturbed riparian buffer zone areas is proposed. Further, the erosion control plan is designed to limit sediment transport into the riparian area and the creek. Equipment will be maintained in good working order to limit any potential spills or leaking of oil and gas. The project specifications require that the Parks Department mark the riparian buffer, and the contractor is to provide exclusionary fencing to keep equipment out of the riparian area and prevent it from

damaging trees and vegetation. Therefore, the proposed project is consistent with the applicable park and recreation resources policies of the General Plan.

f. General Land Use

Policy 7.18 (*Land Use Objectives for Rural Areas*) provides for the location of land use designations in rural areas in order to: (1) preserve natural resources, (2) provide for the managed productive use and monitoring of resources, (3) provide outdoor recreation, and (4) protect public health and safety.

The project site is located in Quarry Park and is within an area designated under the General Plan as Open Space Rural and Agriculture Rural. These designations allow for resource management and production such as agriculture and recreation use. The improvements proposed will allow use of the existing reservoir as a source of water for fire suppression and dust control, in support of public health and safety. The water will also be used for irrigation water for the community garden and meadows in support of preserving natural resources. In addition to the replacement of the existing reservoir outlet valve, a new flow meter will also be installed to measure the total amount of water flow through the pipe to allow for the managed productive use and monitoring of the reservoir water. The improvements/maintenance activities will allow the reservoir water to be used in support of existing park operations and potential future expansions as identified in the Quarry Park Master Plan. The proposed project is consistent with applicable general land use policies for the General Plan, including Policy 7.18.

g. Rural Land Use

Policy 9.1 (*Goal for Land Use Planning in the Rural Area*) establishes a goal for rural areas to ensure the provision of compatible and harmonious land uses by concentrating development in specific areas in order to encourage the conservation and the managed production of natural resources which meet general social and economic needs. Policy 9.4 (*Land Use Objectives for the Rural Lands*) provides land use objectives to protect and conserve vegetation, water, fish and wildlife resources, protect and enhance the unique scenic quality and character of the rural lands, provide a diversity of outdoor recreational opportunities for County residents, and to minimize the amount of environmental damage caused by infrastructure improvements. Policy 9.7 (*Rural Lands*) and Policy 9.11 (*Designation of Rural Lands*) respectively provide the definition for Rural Lands and the designation of Rural Lands within unincorporated San Mateo County. Policy 9.23

(Land Use Compatibility in Rural Lands) encourages compatibility of land uses in order to promote the health, safety, and economy and to maintain the scenic and harmonious nature of the rural lands. Land Use Policy 9.30 *(Development Standards to Minimize Land Use Conflicts with Agriculture)*, Policy 9.35 *(Encourage Existing and Potential Public Recreation Land Uses)*, and Policy 9.36 *(Development Standards to Minimize Land Use Conflicts in Public Recreation Lands)* ensure that there is no conflict between development and agricultural and recreational uses. Policy 9.40 *(Maintenance of the Open Space Character of Lands Designated as General Open Space)* requires performance standards to maintain the open space character of lands. Policy 9.42 *(Development Standards for Land Use Compatibility in General Open Space Lands)* requires that development retain the open space character of the parcel and cause the least disturbance to scenic resources.

The project site is located on parcels that are outside of lands designated as “Rural Service Centers” and “Rural Residential Subdivisions”. The project site comprises two (2) parcels that meet the definition of Rural Lands, as designated and defined by Policies 9.7 and 9.11. The project parcels are within Quarry Park which provides for recreational use open to the public, including an extensive network of informal access trails, a playground, picnic tables and barbecues, community garden, a restroom, parking area, and a pump track. The proposed water system improvements will provide for use of the existing reservoir as a source of water for fire suppression, dust control for dirt roads and the pump track, and irrigation water. The improvements will not detract from the open space character of the area. The project is intended to provide public safety and recreational benefits for existing and future residents of the County. Irrigation of the community garden and meadows, as well as water service for fire suppression would ensure there are continued recreational opportunities available in the park (and effectively within the Coastal Zone). The new water line will be installed underground; therefore it would not permanently change the natural landscape or visual open space/rural character of the area.

Both parcels contain Class 2 Prime Agricultural Soils generally located south of the ranger station along the existing access road to enter the park and extending north along the access road leading to the ranger station. A small strip of Class 2 Prime Agricultural Soils can be found on APN 047-340-290 along the boundary with the adjacent parcel (APN 047-340-040) to the south. No proposed project activities will be conducted on Prime Agricultural Soil. Historically, there has been no agricultural activities conducted within Quarry Park. The proposed water line would not prohibit the potential for agricultural use if

contemplated in the future. The proposed project is therefore consistent with Policies 9.4 and 9.30. Furthermore, the water line's use for fire suppression and dust control provides for public safety, consistent with Policy 9.23. Based on the discussion contained herein, the proposed project is consistent with the applicable rural land use policies of the General Plan.

2. Conformance with the Local Coastal Program (LCP)

The LCP provides for the protection of resources within the Coastal Zone. The proposed project is located within the Coastal Zone and combined with the Coastal Development (CD) overlay district which requires a CDP for development projects. Staff has reviewed the project and found that it complies with applicable LCP policies, as discussed below.

a. Locating and Planning New Development

Policy 1.6 (*Definition of Rural Areas*) defines rural areas as those lands suitable for a variety of residential, commercial, agricultural and recreational land uses which are consistent with maintaining open space to preserve natural resources, manage the production of resources, provide outdoor recreation, and protect public health and safety. Policy 1.7 (*Designation of Rural Areas*) designates as rural those lands shown outside the urban/rural boundary on the LCP Land Use Map, in effect on March 25, 1986, that were designated Agriculture, General Open Space, Timber Preserve, or Public Recreation on that date. Policy 1.8 (*Land Uses and Development*) allows new development in rural areas only if it is demonstrated that it will not have significant adverse impacts, either individually or cumulatively, on coastal resources and will not diminish the ability to keep all prime agricultural land and other land suitable for agriculture in agricultural production. Policy 1.25 (*Protection of Archaeological/Paleontological Resources*) requires the protection of archaeological/paleontological resources.

The project site meets the definition of a rural area and is within the area designated as rural per the LCP Land Use Map. Coastal resources would not be impacted, either individually or cumulatively, and the project will not diminish the ability to keep all prime agricultural land and other land suitable for agriculture in agricultural production. The proposed water line will not prohibit the potential for agricultural use if contemplated in the future. Proposed work includes drilling into a man-made structure (earthen dam), and therefore there is effectively no likelihood of an unanticipated discovery of archeological/paleontological resources. The proposed project is

consistent with the Locating and Planning New Development component of the Local Coastal Program.

b. Agriculture

The LCP provides for the protection of agricultural resources within the Coastal Zone. The proposed project site as mentioned above is within an area zoned for agricultural use and resource management. Local Coastal Program Policy 5.2 (*Designation of Prime Agricultural Lands*) designates any parcel which contains prime agricultural lands as Agriculture on the LCP Land Use Plan Map, subject to certain exceptions. Policy 5.5 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*), outlines permitted uses on such lands, which includes public recreation as a conditionally permitted use.

Both parcels contain Class 2 Prime Agricultural Soils generally located south of the ranger station along the existing access road to enter the park and extending north along the access road leading to the ranger station. A small strip of Class 2 Prime Agricultural Soils can be found on APN 047-340-290 along the boundary with the adjacent parcel (APN 047-340-040) to the south. No proposed project activities will be conducted on Prime Agricultural Soil. Historically, there has been no agricultural activities conducted within Quarry Park. The proposed water line will not prohibit the potential for agricultural use if contemplated in the future. The proposed project is consistent with the Agriculture component of the Local Coastal Program.

c. Sensitive Habitats

The LCP includes a component for Sensitive Habitats which provides for the protection of sensitive resources in the Coastal Zone. Local Coastal Program Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as areas that, in summary, meet the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission; (2) all perennial and intermittent streams and their tributaries; (3) coastal tide lands and marshes; (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding; (5) areas used for scientific study and research concerning fish and wildlife; (6) lakes and ponds and adjacent shore habitat; (7) existing game and wildlife refuges and reserves; and (8) sand dunes. Policy 7.2 (*Designation of Sensitive Habitats*) designates sensitive habitats as including, but not limited to, those shown on the Sensitive Habitats

Map for the Coastal Zone. Policy 7.3 (*Protection of Sensitive Habitats*) requires protection of sensitive habitats.

County Parks' Biological Resources Assessment report for the Quarry Park Master Plan (2018) identifies the biological communities at Quarry Park. No special-status plant or wildlife species were identified in the project area.

The existing pond and earthen dam are located on a moderately sized intermittent Class II stream (locally known as Santa Maria Creek). The existing outlet is located within the 30-foot riparian buffer zone of the intermittent stream. The proposed outlet will be installed outside of the 30-foot riparian buffer zone. The project does not involve new infrastructure within an undisturbed riparian buffer. The project is an improvement of existing infrastructure, and no disturbance or expansion of improvements into previously undisturbed riparian buffer zone areas is proposed. The improvements proposed do not involve grading or the removal of trees or existing vegetation. Further, the erosion control plan is designed to limit sediment transport into the riparian area and the creek. Equipment will be maintained in good working order to limit any potential spills or leaking of oil and gas. The project specifications require that the Parks Department mark the riparian buffer, and the contractor is to provide exclusionary fencing to keep equipment out of the riparian area and prevent it from damaging trees and vegetation.

The project includes implementation of an erosion and sediment control plan, and implementation of BMPs to protect against detrimental discharge of sediment to sensitive habitats. The proposed project is consistent with the Sensitive Habitats component of the Local Coastal Program.

d. Visual Resources

The LCP provides for the protection of visual resources. Policy 8.5 (*Location of Development*) requires new development to be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; (2) is least likely to significantly impact views from public viewpoints; and (3) is consistent with all other LCP requirements, and best preserves the visual and open space qualities of the parcel overall. Policy 8.9 (*Trees*) requires new development to be located and designed to minimize tree removal and lists other protections for trees in the Coastal Zone. Policy 8.10 (*Vegetative Cover*) requires replacement of vegetation removed during construction with plant materials (trees, shrubs, ground cover) which are compatible with surrounding vegetation and is suitable to the

climate, soil, and ecological characteristics of the area. Policy 8.23 (*Utilities in County Scenic Corridors*) requires that new distribution lines be installed underground. Policy 8.31 (*Regulation of Scenic Corridors in Rural Areas*) contains provisions for regulating development in scenic corridors.

The project site is located within the Cabrillo Highway/Highway 1 County Scenic Corridor. The improvements proposed include adding a floating water intake for the reservoir inlet, replacing a 6-inch non-potable water line with a new 3-inch non-potable water line from the reservoir inlet to the reservoir outlet which would be installed underground, and replacing an existing 6-inch non-potable water valve with a new 3-inch non-potable water valve at the reservoir outlet. New no structures are proposed. The improvements proposed do not involve grading or the removal of trees or existing vegetation and would not permanently change the natural landscape or visual character of the area. The project does not involve new infrastructure within an undisturbed area. No disturbance or expansion of improvements into previously undisturbed areas is proposed. Visual impacts would be temporary, primarily only during construction, and resulting from the use of equipment, erosion control measures, and the staging and material stockpile area. Once all work is completed, the principal visual impact would be the presence of the floating water intake at the reservoir. The water line will be underwater/underground, and the new 3-inch outlet valve will be replacing an existing valve that is leaking and unusable. The proposed project is consistent with the Visual Resources component of the Local Coastal Program.

e. Recreation/Visitor-serving Facilities

The LCP provides for recreational and visitor-serving facilities and uses in the Coastal Zone. Local Coastal Program Policy 11.3 (*Definition of Public Recreation Facilities*) provides the definition of public recreation facilities as lands and facilities serving primarily a recreation function which are operated by public agencies or other non-profit organizations. Such facilities include parks, recreation areas, wild areas, and trails. Policy 11.4 (*Recreation and Visitor-Serving Facilities Permitted in the Coastal Zone*) allows for the permitting of public recreation facilities which are designed to enhance public opportunities for coastal recreation, do not substantially alter the natural environment, and do not subvert the unique small town, rural character of the individual communities on the Coastside.

The proposed project is located within Quarry County Park, an existing public recreation facility, as defined under LCP Policy 11.3. The water line, although not a stand-alone recreational facility, would enhance

opportunities for the public's recreational experience in the Coastal Zone. The proposed project would provide a water source that assists with irrigation of the community garden and meadows, all of which contribute to a positive recreational experience for the public. An available source of water for fire suppression and dust control would also benefit public health and safety within this recreational facility and its environs without substantial alteration of the natural environment. The proposed project is consistent with the Recreation/Visitor-serving Facilities component of the Local Coastal Program.

3. Conformance with the Zoning Regulations

The Coastal Act of 1976 requires that the County's LCP include zoning ordinances, zoning district maps and any other actions necessary to implement the requirements of the Coastal Act in San Mateo County. To that end, all projects, including government projects, must show compliance with not only the LCP, but with the applicable zoning regulations. The project, as described in the application and accompanying materials, and as conditioned, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program.

The purpose of the RM-CZ zoning district is to carry out the objectives and policies of those San Mateo County General Plan Chapters that fulfill the requirements for State mandated Open Space and Conservation Elements, as well as other elements adopted as part of the General Plan of San Mateo County, to meet the requirements of Section 65910 of the Government Code of the State of California requiring formulation of an open space zoning ordinance, and to ensure consistency between the General Plan and the zoning ordinance. The purpose of the PAD zoning district is to preserve and foster existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of prime agricultural land and all other lands suitable for agriculture in agricultural production and minimize conflicts between agricultural and non-agricultural land uses by employing all of the specific techniques as identified in Section 6350.

No new land uses are being proposed. All project activities are improvements/maintenance activities that will allow the reservoir water to be used in support of existing park operations and potential future expansions as identified in the Quarry Park Master Plan. Quarry Park is an existing facility that provides for public recreation and protection of its natural resources. The park comprises informal and formal recreational trails and community directed uses and amenities. The proposed non-potable water system improvements would allow use of the existing reservoir as a source of water for fire suppression, dust control, and irrigation water.

The improvements proposed do not involve the removal of trees or existing vegetation and would not permanently change the natural landscape or open space/rural character of the area. No additional grading, impervious surface area, buildings or structures are proposed. No proposed project activities will be conducted on Prime Agricultural Soil and there will be no conversion of existing agricultural lands to a non-agricultural use. Historically, there has been no agricultural activities conducted within Quarry Park. The proposed water line would not prohibit the potential for agricultural use if contemplated in the future.

B. ENVIRONMENTAL REVIEW

The San Mateo County Parks Department, acting as Lead Agency, filed a notice of exemption on May 18, 2023, for the proposed improvements. The Parks Department determined that all project activities proposed under this CDP are categorically exempt from review under CEQA, pursuant to CEQA Guidelines Section 15303, Class 3, relating to the construction and location of limited numbers of new, small facilities or structures.

C. REVIEWING AGENCIES

California Department of Fish and Wildlife
California Regional Water Quality Control Board
California Coastal Commission
Coastside Fire Protection District
County Fire
San Mateo County Building Department
U.S. Army Corps of Engineers

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map and Project Area
- C. Project Plans
- D. California Environmental Quality Act Categorical Exemption

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2023-00147 Hearing Date: October 11, 2023

Prepared By: Luis Topete, Planner III For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the San Mateo County Parks Department, acting as Lead Agency, filed a notice of exemption on May 18, 2023 determining that all project activities proposed are categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303, Class 3, relating to the construction and location of limited numbers of new, small facilities or structures, and that the Commission concurs with this determination.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program with regards to the Locating and Planning New Development, Agriculture, Sensitive Habitats, Visual Resources, and Recreation/Visitor-Serving Facilities Component of the Local Coastal Program. See Section A(2) of the staff report for the supporting analysis demonstrating conformance with the Local Coastal Program.
3. That the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). There are no existing or proposed shoreline access points from the project site as the project is not adjacent to the shoreline. The project proposes improvements to an existing public recreation area that can be utilized by the public free of charge which includes, among other amenities, enjoyment of the natural coastal resources of the park. No residential development is proposed. The project was designed with consideration of environmentally sensitive habitat areas as discussed in Section A(1)(a) and A(2)(c) above.

4. That the project conforms to the specific findings required by policies of the San Mateo County LCP as discussed in Section A (2) of this staff report. See Section A (2) for the supporting analysis.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on September 27, 2023. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with this approval.
2. The CDP shall be valid for one (1) year from the date of final approval, in which time all work authorized under the permit must be completed. Any extension to this permit shall require submittal of a request for permit extension and payment of any applicable extension fees at least sixty (60) days before the expiration date.
3. Prior to initiating construction, the applicant shall finalize the draft erosion and sediment control plan. The Erosion and Sediment Control Plan must be reviewed and approved by the Current Planning Section prior to the beginning of construction.
4. The applicant, or his/her designee, shall install, maintain and inspect erosion control and temporary stormwater control measures to control sediment and runoff in accordance with the approved plans.
5. Project erosion and sediment control measures shall be maintained as necessary throughout the duration of the permit to be effective. If significant field changes are made (as may be required by the Building Inspector, changing field conditions, etc.), revised plans must be submitted for approval. The building inspector has the authority to require additional measures at any time and may cancel any requested inspection if any measures are found to be deficient. A Stop Work Notice may be issued pursuant to the County's Stormwater Enforcement Response Plan until corrections have been made and applicable fees paid for staff enforcement time. The property owner shall demonstrate via building inspection that the site is stabilized, either with adequate erosion control or landscaping, prior to final.
6. Prior to any construction or grading activities and continuously between October 1 and April 30, the applicant shall implement erosion and sedimentation control measures and BMPs to protect against detrimental discharge of sediment to natural habitats and resources. The applicant shall apply stabilizing measures to all denuded areas after the land is disturbed and provide all materials necessary to provide an effective means to stabilize soils and control erosion at the site,

including but not limited to placement of wattles or straw bales; and minimizing vegetation removal. The applicant shall regularly inspect all erosion control measures and BMPs at the site to ensure they are properly installed and working effectively. Deficiencies shall be immediately corrected, as they occur. Best Management Practices shall be implemented through to project completion. Applicant shall train and provide instruction to all project employees and subcontractors regarding the construction BMPs including, but not limited to:

- a. Storing, handling, and disposing of construction materials and wastes properly, to prevent their contact with ground surface and storm water.
 - b. Controlling and preventing the discharge of all potential pollutants, including petroleum products, chemicals, wash water or sediments.
 - c. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - d. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - e. Performing clearing and earth-moving activities only during dry weather conditions.
 - f. Limiting construction access routes and stabilizing designated access points.
 - g. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - h. During work activities, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from the work areas.
7. All equipment used in land clearing operations shall meet spark arrester and firefighting tool requirements as specified in the California Public Resources Code.
 8. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 5:00 p.m. on Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
 9. A building permit is required. No site disturbance shall occur until a building permit has been issued.

10. Prior to the start of work, the extent of the 30-foot riparian buffer zone shall be marked. No disturbance shall occur, and no runoff shall be allowed within the riparian buffer zone.
11. The Project shall adhere to the San Mateo County Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines."
12. Should any human remains be discovered during construction, all ground disturbing work shall cease, and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can determine the origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

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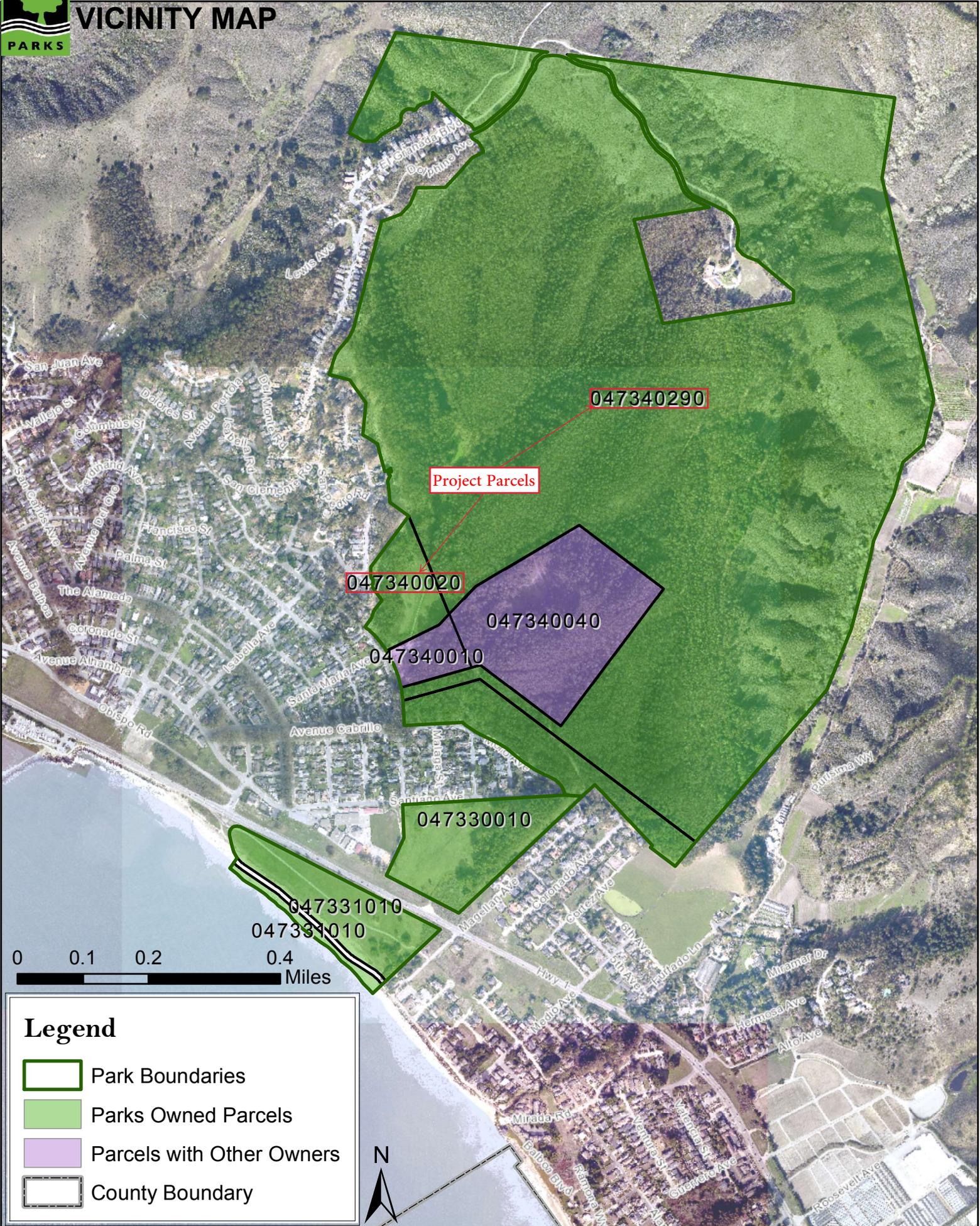
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



San Mateo County Parks: Parcel APNs at Quarry County Park

VICINITY MAP



Project Parcels

047340290

047340020

047340040

047340010

047330010

047331010

047331010

0 0.1 0.2 0.4 Miles

Legend

- Park Boundaries
- Parks Owned Parcels
- Parcels with Other Owners
- County Boundary





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

QUARRY PARK

NON-POTABLE WATER IMPROVEMENTS

1195 COLUMBUS STREET, EL GRANADA, CA

100% ENGINEERING DESIGN PLANS

APPROVED:

DATE: _____

ANN MADER STILLMAN,
DIRECTOR OF PUBLIC WORKS
R. C. E. # 47882 / EXPIRES 12-31-2023



GENERAL NOTES

PROJECT DESCRIPTION

QUARRY PARK IS A SAN MATEO COUNTY PARK THAT ENCOMPASSES 517 ACRES LOCATED IN EL GRANADA. SAN MATEO COUNTY PARKS (PARKS) HAS PROPOSED IMPROVEMENTS FOR SECURITY AND FOR FUTURE DEVELOPMENT ANTICIPATED AT THE SITE, WHICH INCLUDE WATER SYSTEM IMPROVEMENTS. CURRENTLY, THE SITE HOUSES A RANGER OFFICE AND STORAGE BUILDING. THE EXISTING RESERVOIR OUTLET IS CLOGGED AND NO LONGER USABLE. SHERWOOD DESIGN ENGINEERS (SDE) HAS BEEN RETAINED TO PREPARE ENGINEERING DESIGN PLANS FOR THE NON-POTABLE WATER SYSTEM IMPROVEMENTS, WHICH INCLUDE USING THE EXISTING RESERVOIR TO PROVIDE FIRE AND IRRIGATION NON-POTABLE WATER SERVICES FOR THE SITE.

THE IMPROVEMENTS INCLUDE:

1. GENERAL SITE IMPROVEMENTS
 - 1.1. CLEARING & GRUBBING IN ACCORDANCE WITH APPLICABLE CODES, AS WELL AS OTHER NECESSARY SITE DEMOLITION PLANS FOR CONSTRUCTION ACTIVITIES AT THE SITE CONDITIONS
 - 1.2. PLANS FOR CONSTRUCTION ACTIVITIES AT THE SITE CONDITIONS
2. NON-POTABLE WATER SYSTEM IMPROVEMENTS
 - 2.1. ADDING A FLOATING WATER INTAKE FOR THE RESERVOIR INLET
 - 2.2. REPLACING A 6" NON-POTABLE WATER LINE FROM THE RESERVOIR INLET TO THE RESERVOIR OUTLET WITH A 3" NON-POTABLE WATER LINE
 - 2.3. REPLACING A 6" NON-POTABLE WATER VALVE AT RESERVOIR OUTLET WITH A 3" VALVE

ALL IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE STATED.

APPLICABLE CODES AND STANDARDS

THE DESIGN SHOWN IN THESE DRAWINGS WAS BASED UPON THE FOLLOWING STANDARDS. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE WORK SHALL FOLLOW THE MORE STRINGENT STANDARD:

1. SAN MATEO COUNTY ORDINANCE CODE 2022
2. COUNTY OF SAN MATEO STANDARD DRAWINGS FOR PUBLIC IMPROVEMENTS 2022
3. CALIFORNIA CODE OF REGULATIONS - WATER WORKS STANDARDS (CCR-WWS)
4. AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS

SURVEY NOTES

1. THE LIDAR, IMAGERY, AND APN DATA SOURCE: SAN MATEO COUNTY GIS ENTERPRISE DATA
2. ESHA BUFFER SOURCE: BIOLOGICAL RESOURCE ASSESSMENT, WRA, MAY 2018

SHEET INDEX	
#	SHEET TITLE
C0.0	COVER SHEET
C1.0	SITE IMPROVEMENT PLAN
C2.0	DETAILS
C3.0	EROSION CONTROL PLAN AND NOTES

LEGEND

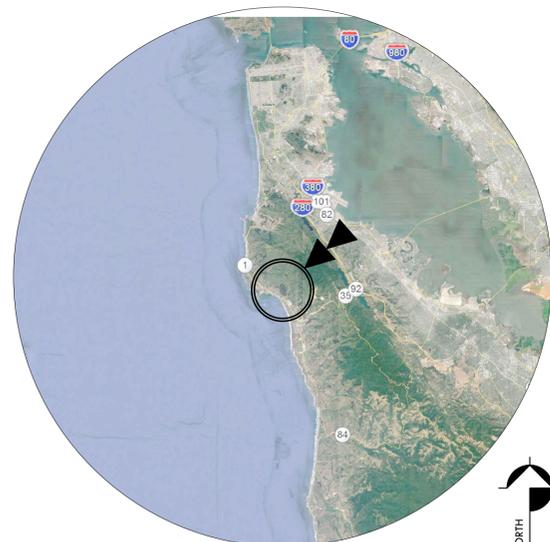
	(E) CONTOURS
	(E) ADJACENT PARCEL LINES
	(E) PROPERTY BOUNDARY
	(E) EXISTING FENCE
	(E) NPW WATER PIPE
	(E) DOMESTIC WATER PIPE
	(E) EPHEMERAL STREAM
	(E) INTERMITTENT STREAM
	(E) 30' ESHA BUFFER ZONE
	(E) AC PAVEMENT
	(E) DIRT ROAD

ABBREVIATIONS

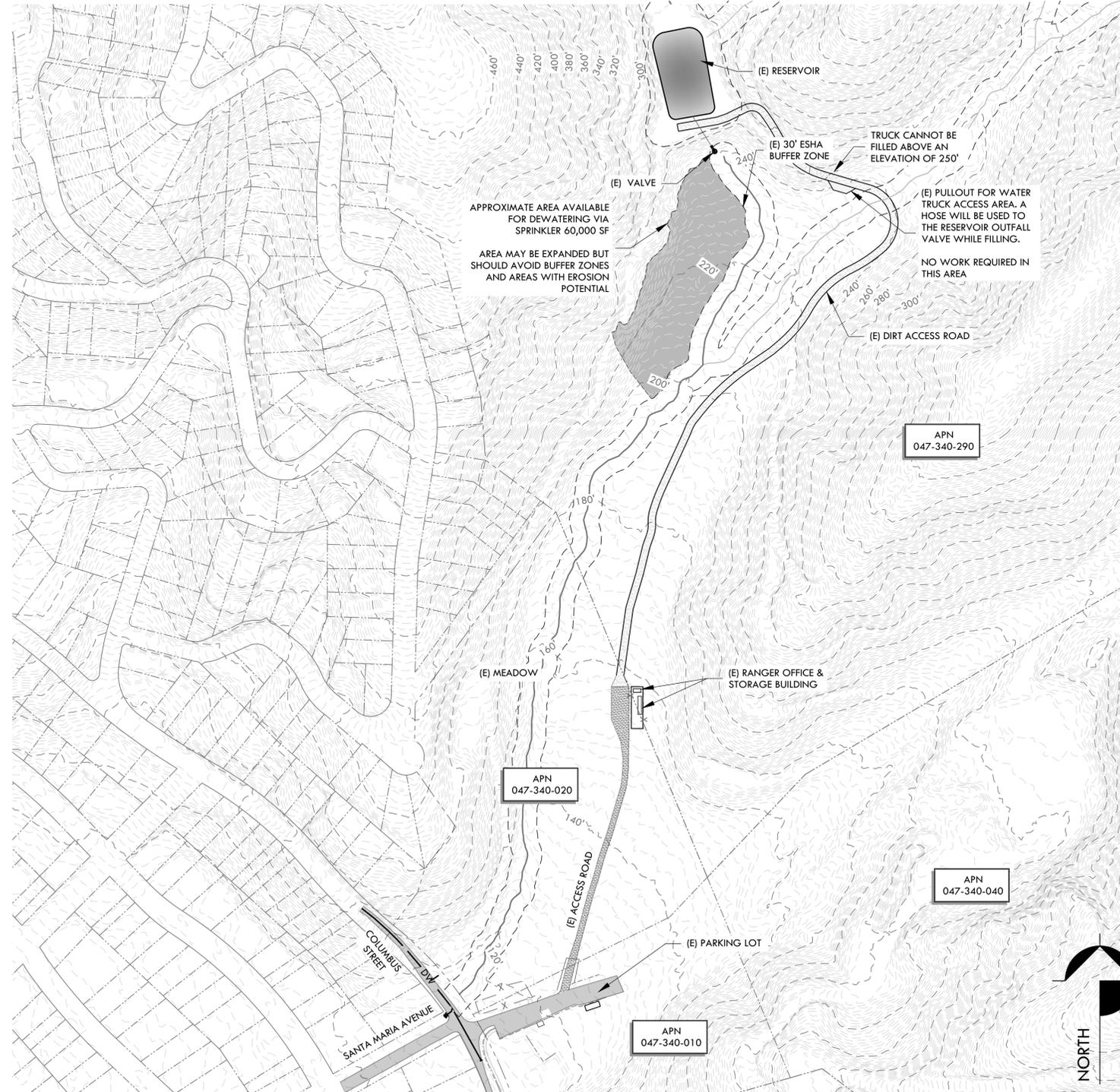
AC	ASPHALT CONCRETE	NPW	NON-POTABLE WATER
(E)	EXISTING	NTS	NOT TO SCALE
EG	EXISTING GRADE ELEVATION	OHW	ORDINARY HIGH WATER
FG	FINISHED GRADE ELEVATION	(P)	PROPOSED
FL	FLOW LINE	SF	SQUARE FOOT
LF	LINEAR FOOT	T	THICKNESS
MAX	MAXIMUM	TYP	TYPICAL
MIN	MINIMUM	VIF	VERIFIED IN FIELD



SITE MAP



VICINITY MAP



SCALE: 1" = 150' @ 22"x34"

1 EXISTING SITE PLAN
SCALE: 1" = 150' @ 22"x34"

SAN MATEO COUNTY PARKS
SAN MATEO COUNTY PARKS
4555 COUNTY CENTER, 4TH FLOOR
REDWOOD CITY, CA 94063

COVER SHEET

DRAWING NO.

C0.0
1 OF 4



SCALE: 1" = 10'

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PROJECT NO.	22-206
DATE	JULY 31, 2023
DRAWN	GM
DESIGNED	AG
CHECKED	AL

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4555 COUNTY CENTER, 4TH FLOOR
REDWOOD CITY, CA 94063

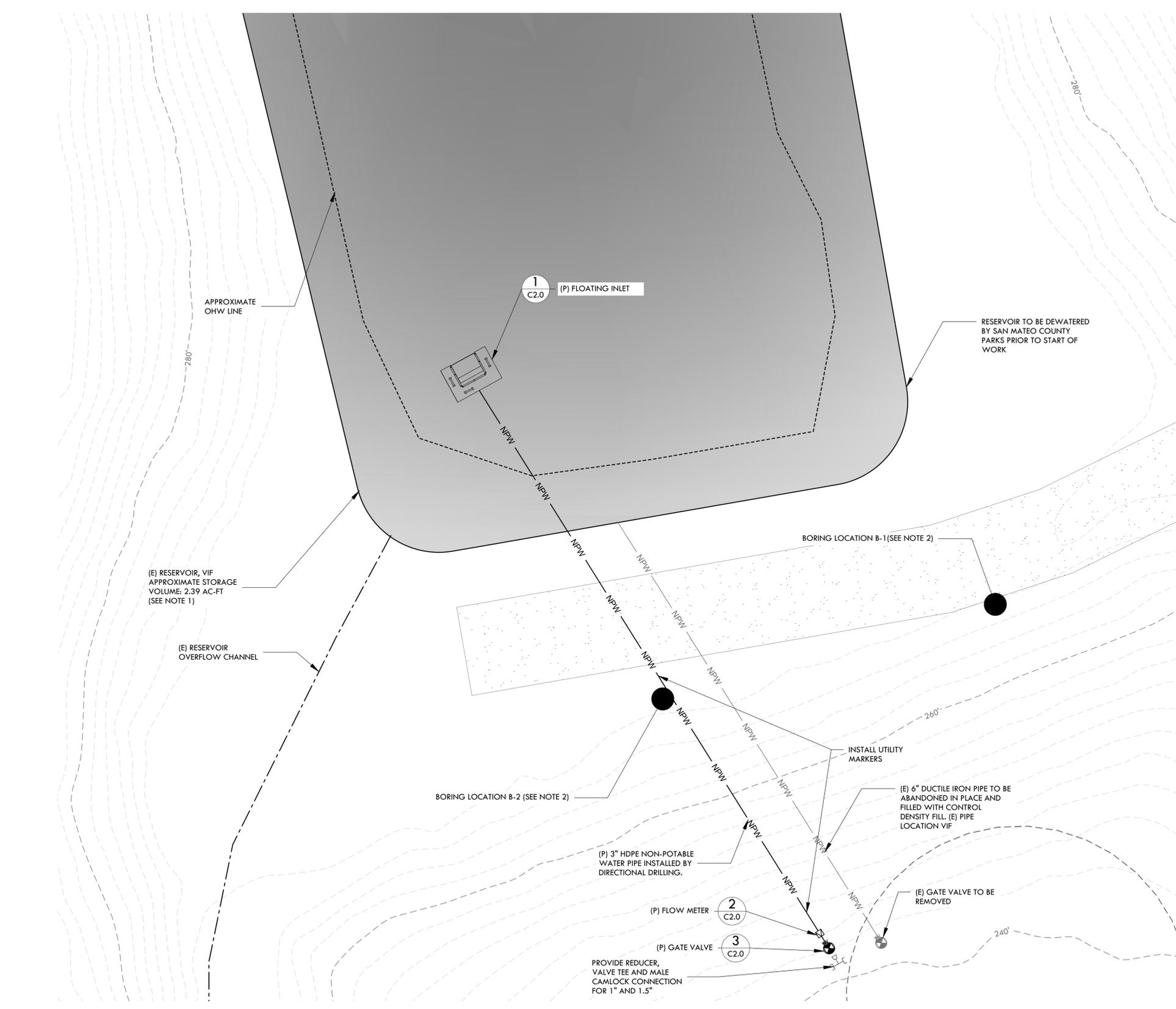
SITE IMPROVEMENT PLAN

LEGEND

- ESHA BUFFER
- (E) CONTOURS
- (E) NON-POTABLE WATER PIPE
- (P) NON-POTABLE WATER PIPE
- (E) DIRT ROAD
- (E) WATER VALVE
- (P) WATER VALVE
- (P) TOTALIZER

NORTH

SCALE: 1" = 10' @ 22"x34"



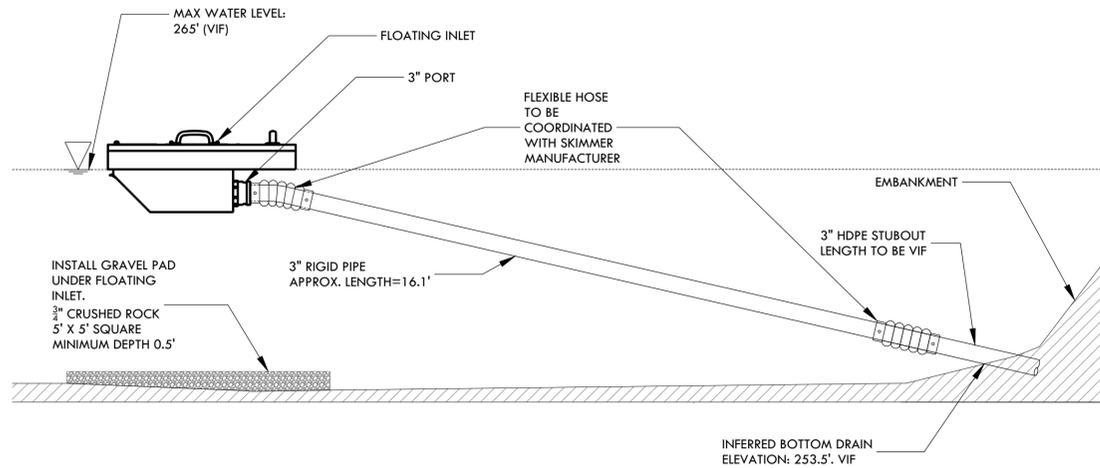
1 SITE IMPROVEMENT PLAN
SCALE: 1" = 10' @ 22"x34"

- NOTES:
- ROAD ALIGNMENTS AND LOCATIONS OF FEATURES ARE BASED ON AERIAL IMAGERY AND LIDAR DATA FROM SAN MATEO COUNTY AND ARE THEREFORE APPROXIMATE. LOCATION TO BE VIF.
 - SOURCE: DRAFT QUARRY PARK POND STABILITY ANALYSIS. PWA DRAFT REPORT NO. 181028502. FEBRUARY 2018

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FLOATING INLET NOTES:

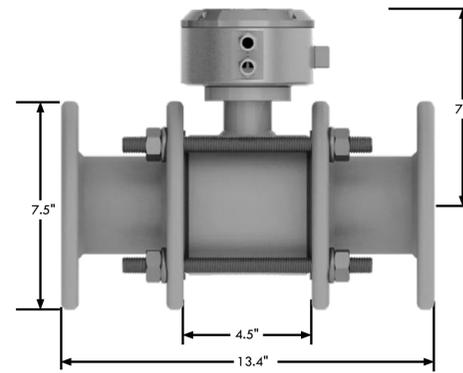
- ELEVATIONS ARE INFERRED FROM: DRAFT QUARRY PARK POND STABILITY ANALYSIS. PWA DRAFT REPORT NO. 181028502, FEBRUARY 2018.



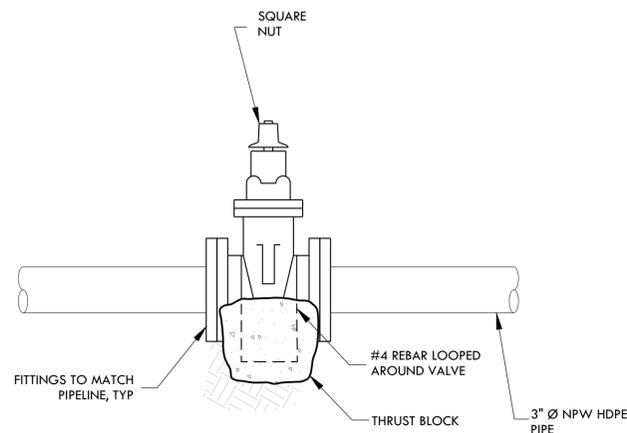
1 FLOATING INLET
SCALE: NTS

NOTES:

- STRAIGHT PIPE REQUIREMENTS ARE 1X PIPE DIAMETER DOWNSTREAM AND 3X PIPE DIAMETER UPSTREAM.
- INCLUDE SPOOL KIT: STEEL AWWA CL D FLAT FACE FLANGES (150 PSI)

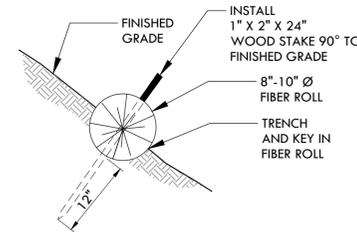


2 FLOW METER
SCALE: NTS



3 TYPICAL GATE VALVE INSTALLATION
MODIFIED COASTSIDE COUNTY WATER DISTRICT DETAIL CC-09

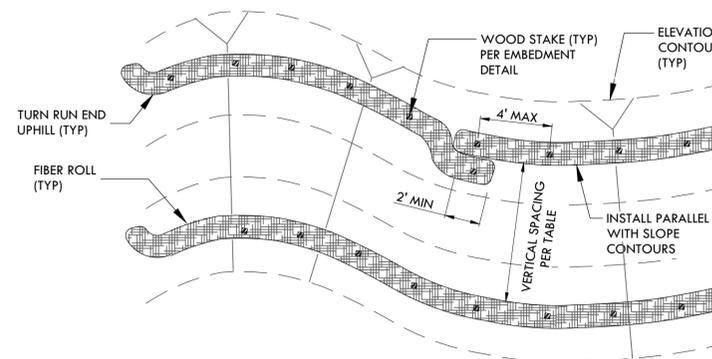
SCALE: NTS



FIBER ROLL MAX SPACING	
SLOPE (H:V)	SPACING (FT)
> 1:1	5
2:1 - 1:1	10
4:1 - 2:1	15
< 4:1	20

FIBER ROLL NOTES

- FIBER ROLLS SHALL CONSIST OF RICE, WEED-FREE STRAW, FLAX, COIR, CURLED WOOD FIBERS, OR SIMILAR BIODEGRADABLE MATERIAL WRAPPED INTO A TUBULAR SHAPE WITH BIODEGRADABLE NETTING.
- FIBER ROLLS SHALL BE EMBEDDED INTO THE GROUND SURFACE 1/4 TO 1/2 OF THE THICKNESS OF THE ROLL. THE EMBEDMENT TRENCH SHALL BE EQUAL TO THE WIDTH OF THE ROLL TO ALLOW FOR AREA TO BACKFILL THE ROLL.
- PLACE FIBER ROLLS ALONG THE CONTOUR OF THE SLOPE TO SLOW RUNOFF VELOCITY AND TRAP SEDIMENT.
- INSTALL FIBER ROLLS PER PLAN AND AT A MINIMUM ON ERODIBLE FACES AT REGULAR INTERVALS PER MAXIMUM SPACING TABLE AND AT TOP AND TOE OF SLOPE.
- INSTALL FIBER ROLLS WHEREVER THE DISTURBED SLOPE IS ADJACENT TO A STREAM OR DRAINAGE COURSE.
- OVERLAP 2' MIN AT ROLL END WHEN SPICING ROLLS FOR LONGER RUNS.
- INSTALL WOOD STAKES AT A MAXIMUM OF EVERY FOUR FEET ALONG THE FIBER ROLL.
- TURN AND STAKE THE END OF THE FIBER ROLL UP HILL TO PREVENT RUNOFF FROM GOING AROUND IT.
- INSTALL FIBER ROLLS PRIOR TO SEEDING AND MULCHING.
- INSTALL FIBER ROLLS SHALL PER THE MANUFACTURER'S RECOMMENDATIONS.



4 FIBER ROLL / STRAW WATTLE
SCALE: NTS



SCALE: NTS
1" = 10'
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DESIGNED	AG
CHECKED	AL

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REDWOOD CITY, CA 94063

DETAILS

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SCALE: NTS
1" = 80' @ 22"x34"

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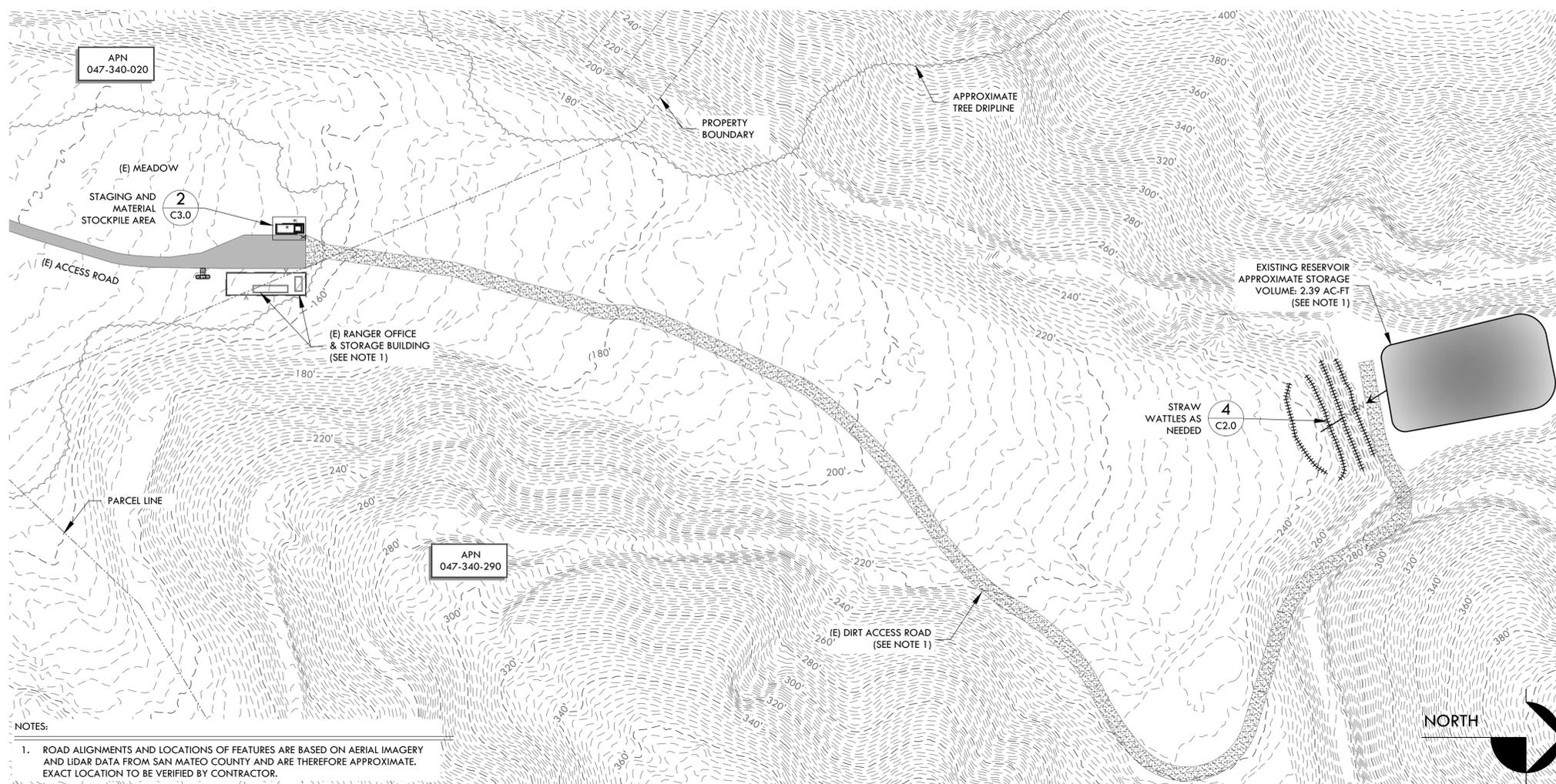
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DESIGNED: AG
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REDWOOD CITY, CA 94063

EROSION CONTROL PLAN
& NOTES

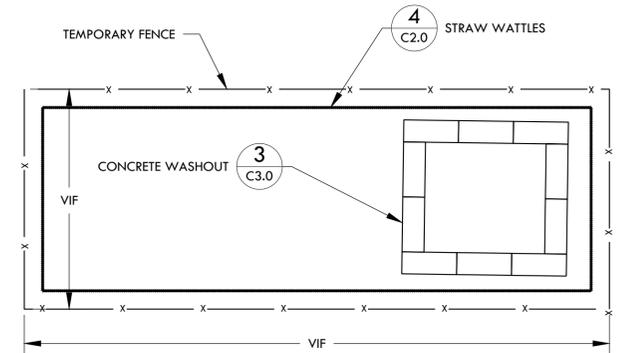


LEGEND

- (E) CONTOURS
- NPW (E) NON-POTABLE WATER PIPE
- (E) ADJACENT PARCEL LINES
- (E) PROPERTY BOUNDARY
- (E) ASPHALT ROAD
- (E) DIRT ROAD
- STRAW WATTLE

ABBREVIATIONS

- (E) EXISTING
- LF LINEAR FOOT
- NPW NON-POTABLE WATER
- NTS NOT TO SCALE
- SF SQUARE FOOT
- TYP TYPICAL



1 EROSION CONTROL PLAN & NOTES
SCALE: 1" = 80' @ 22"x34"

GENERAL EROSION CONTROL MEASURES

THE CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES TO CONTROL SEDIMENT AND RUNOFF IN ACCORDANCE WITH THESE PLANS. REFER TO THE LETTER OF DECISION ISSUED BY THE COUNTY OF SAN MATEO'S PLANNING AND BUILDING DEPARTMENT (PLN 2019-00065) FOR MORE INFORMATION ON MEASURES TO BE TAKEN.

1.0 GENERAL REQUIREMENTS

1.1. ALL EROSION CONTROL AND SOIL CONSERVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THESE SPECIFICATIONS AND EROSION CONTROL REQUIREMENTS ESTABLISHED BY THE COUNTY OF SAN MATEO.

1.2. ALL GRADING ACTIVITIES ARE TO COMPLY WITH THE SAN MATEO COUNTY CODE AS IT PERTAINS TO EROSION CONTROL ON THE SITE.

1.3. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BETWEEN OCTOBER 1ST AND APRIL 30TH.

1.4. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION.

1.5. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE PERCOLATED INTO THE GROUND AND/OR CARRIED TO DRAINAGE COURSES IN A MANNER IN WHICH WILL NOT CAUSE EROSION.

1.6. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY PROJECT ENGINEER OR COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES WILL BE REQUIRED.

1.7. RUNOFF FROM THE CONSTRUCTION SITE MUST NOT BE ALLOWED TO FLOW OVER ANY FILL SLOPES.

1.8. DURING CONSTRUCTION, NEVER STORE CUT AND FILL MATERIAL WHERE IT MAY WASH INTO DRAINAGE WAYS. KEEP ALL CULVERTS AND DRAINAGE FACILITIES FREE OF SILT AND DEBRIS. KEEP EMERGENCY EROSION CONTROL MATERIALS SUCH AS STRAW MULCH AND EROSION CONTROL BLANKETS ON-SITE AND INSTALL THESE AT THE END OF EACH DAY DURING THE WINTER RAINY SEASON AS NECESSARY.

1.9. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK WHENEVER RAINFALL IS ANTICIPATED.

1.10. ANY DISTURBED AREA NOT COVERED BY THE ABOVE AND NOT PAVED, SODDED, OR BUILT UPON BY OCTOBER 1ST, OR DISTURBED AFTER THAT DATE, IS TO BE SEEDED AND MULCHED WITH WEED-FREE BARLEY STRAW MULCH. ALL SLOPES OVER 20% WILL BE HYDROSEEDED WITH CEREAL BARLEY AND COVERED BY AN EROSION CONTROL BLANKET.

1.11. AT THE COMPLETION OF THE CONSTRUCTION PROJECT, AND AUTHORIZATION BY THE PROJECT MANAGER, ALL TEMPORARY EROSION CONTROLS SHALL BE REMOVED AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT LANDSCAPING EROSION CONTROL MEASURES AS SPECIFIED BELOW.

1.12. BOTH LONG-TERM AND INTERIM MATERIAL STORAGE AND STAGING AREAS SHALL BE ESTABLISHED TO STORE CONSTRUCTION AND HAZARDOUS MATERIALS. THE STORAGE AREAS SHALL BE PLACED IN LOCATIONS REMOTE FROM DRAINAGE COURSES. THE STORAGE AREAS SHALL BE SETUP TO PROVIDE SECONDARY CONTAINMENT OF HAZARDOUS MATERIALS STORED ON THE PROPERTY AND CONTROL RUNOFF FROM THESE AREAS UTILIZING TEMPORARY BERMS AND/OR SILT CURTAINS. THE AREA(S) SHALL ALSO BE FENCED.

1.13. ALL ERODIBLE STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN SHEATHING BETWEEN OCTOBER 1ST AND APRIL 30TH. FIBER ROLL SHALL BE INSTALLED AROUND THE STOCKPILE.

1.14. TOP SOIL WITHIN THE GRADING PLAN SHALL BE STOCKPILED FOR RE-APPLICATION WHERE SUITABLE.

1.15. MAINTAIN ADJACENT PUBLIC STREETS FREE AND CLEAR OF CONSTRUCTION DEBRIS, MATERIALS AND SOILS.

2.0 EROSION CONTROL MEASURES

2.1. TEMPORARY SEEDING

ALL EXCAVATED AREAS SHALL BE HYDROSEEDED AND/OR BROADCAST WITH CEREAL BARLEY SEED AT 200#/ACRE. REFER TO REVEGETATION PLAN (IF APPLICABLE) FOR PERMANENT SEEDING.

2.2. MULCHING

A. ALL SLOPES LESS THAN 20% SHALL BE COVERED WITH 4 TO 6 INCHES OF STRAW MULCH AFTER TEMPORARY EROSION CONTROL SEEDING.

B. OBTAIN STERILE, WEED-FREE BARLEY STRAW IN ORDER TO

PREVENT THE SPREAD OF NOXIOUS WEEDS. AVOID MOLDS, COMPACTED STRAW BECAUSE IT TENDS TO CLUMP AND IS NOT EVENLY DISTRIBUTED.

C. STRAW SHALL BE SPREAD AND INCORPORATED INTO THE SOIL AT A RATE OF APPROXIMATELY 2.5 TONS PER ACRE.

D. THE STRAW SHALL BE EVENLY DISTRIBUTED BY HAND OR MACHINE TO THE DESIRED DEPTH AND SHOULD COVER THE EXPOSED AREA TO A UNIFORM DEPTH.

E. APPROXIMATELY ONE BALE (80 LB (35 KG)) OF STRAW COVERS 1000 SF ADEQUATELY.

F. THERE SHOULD BE A MINIMUM OF 3-4" OF STRAW OVER THE SOIL AND NO BARE SOIL SHOULD BE VISIBLE ONCE STRAW IS PLACED.

G. ON STEEP OR HIGH WIND SITES, STRAW MUST BE ANCHORED TO KEEP IT FROM BLOWING AWAY.

H. "TRACKING" WITH MACHINERY ON SANDY SOIL PROVIDES ROUGHENING WITHOUT UNDUE COMPACTION.

2.3 OTHER PROVISIONS

A. CONTRACTOR, EROSION CONTROL SPECIALIST, AND/OR ENGINEER SHALL MONITOR ALL DISTURBED AREAS PRIOR TO AND IMMEDIATELY FOLLOWING ANY RAINS, AND SHALL ADJUST BLANKETS, MULCH, STRAW ROLLS AND OTHER MEASURES TO INSURE NO SEDIMENT LEAVES SITE.

B. IF CONSTRUCTION OCCURS BETWEEN OCTOBER 1ST AND APRIL 30TH, EXPOSED SOIL NOT INVOLVED IN IMMEDIATE CONSTRUCTION ACTIVITY SHALL BE PROTECTED FROM EROSION AT ALL TIMES. IN ADDITION, TEMPORARY BERMS WILL BE INSTALLED AT THE EDGE OF THE CONSTRUCTION ZONE TO PREVENT SEDIMENT FROM ENTERING ADJACENT SLOPES. STRAW BALES SHALL BE STOCKPILED ON SITE TO ALLOW CONTRACTOR TO APPLY STRAW MULCH TO ALL EXPOSED SLOPES IF RAINFALL IS PREDICTED WITHIN 24 HOURS.

C. AFTER APRIL 30TH, EROSION CONTROL MEASURES SHALL BE IN PLACE DURING INCLEMENT WEATHER. EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE AND FUNCTIONAL FOR AT LEAST 3 YEARS UNTIL PERMANENT NATIVE/NON-NATIVE VEGETATION HAS BEEN ESTABLISHED AND PROVIDES NECESSARY SLOPE COVER.

D. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY SEEDDED SLOPES AND REMAINING EXPOSED SURFACES SHALL BE PERMANENTLY REVEGETATED PER THE LANDSCAPING PLAN (IF APPLICABLE).

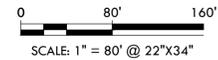
E. THE CONTRACTOR OR CONTRACTOR'S REPRESENTATIVE SHALL MONITOR EROSION CONTROL ON DISTURBED AREAS FOR A PERIOD OF 3 YEARS TO INSURE MEASURES

ARE SUCCESSFUL. MONITORING WILL TAKE PLACE DURING THE FALL DRY SEASON AND AFTER EACH SIGNIFICANT RAINFALL EVENT. CONTRACTOR WILL IMMEDIATELY NOTIFY EROSION CONTROL SPECIALIST OR PROJECT ENGINEER OF ANY PROBLEMS.

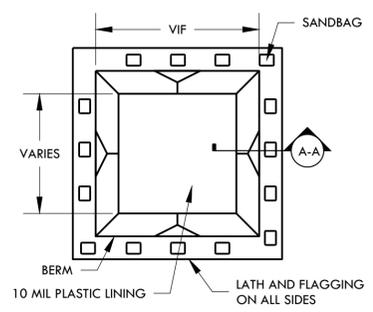
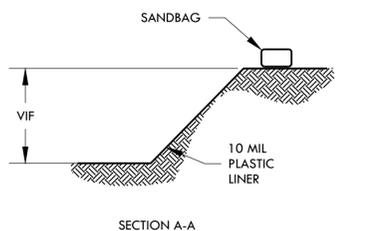
3.0 MATERIALS AND INSTALLATION

A. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

B. ALL MATERIAL SHOULD CONSIST OF NATURAL BIODEGRADABLE NETTING/WEBBING UNLESS OTHERWISE SPECIFIED.



2 STAGING AND MATERIAL STOCKPILE AREA
SCALE: AS SHOWN



3 CONCRETE WASHOUT
SCALE: AS SHOWN



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Notice of Exemption

County of San Mateo Parks Department Pony PKR 128 455 County Center, Fourth Floor Redwood City, CA 94063 Planner: <u>Sam Herzberg, Senior Planner, AICP</u>	For Clerk Use Only FILED ENDORSED <small>IN THE OFFICE OF THE COUNTY CLERK RECORDER SAN MATEO COUNTY CALIF</small> MAY 18 2023 MARK CHURCH, County Clerk By MARIAGALLARDO <small>Deputy Clerk</small>
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Project Title/File Nos. Non Potable Water System Improvements.

Project Location – Specific: Quarry County Park 1195 Columbus Street, El Granada

Project Location – City: El Granada

Description of Project:

The non-potable water system improvements, which include using the existing reservoir to provide fire and irrigation non-potable water services for the site. The improvements include: 1) adding a floating water intake for the reservoir inlet, 2) replacing a 6" non-potable water line from the reservoir inlet to the reservoir outlet, and 3) replacing a 6" non-potable water valve at reservoir outlet.

Name of Public Agency Approving Project: San Mateo County Parks Department

Name of Person or Agency Carrying Out Project: San Mateo County Parks Department

- Ministerial (Sec. 21080 (b) (1); 15269(a));
- Declared Emergency (Sec. 21080 (b) (3); 15269(a));
- Emergency Project (Sec. 21080 (b) (4); 15269(b) (c));
- Categorical Exemption. State type and section number: 15303 (d)
- Statutory Exemptions. State code number:

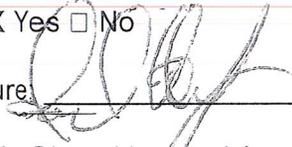
Reasons Why Project is Exempt: New construction of small structures to serve water utility extension.

Lead Agency: San Mateo County Parks Department

Contact Person: Sam Herzberg, Senior Planner, AICP Telephone: (650)363-1823

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?
 Yes No

Signature:  Date: 5/18/23 Title: Senior Planner, AICP

- Signed by Lead Agency Date received for filing at OPR: _____
- Signed by Applicant