

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

**DATE:** May 10, 2017

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to relocate one (1) garden tool storage shed, add two (2) park facility storage buildings, and re-route a trail section, located within the County Quarry Park in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00291 (County Parks)

**PROPOSAL**

The project involves improvements at County Quarry Park, consisting of: 1) the relocation of one (sized 10' x 5' x 8') shed on APN 047-340-290 (zoned PAD) to inside the community garden area for use as garden tool storage on 047-340-010 (zoned RM-CZ); 2) addition of two park facility single-story storage buildings (sized 20' x 7' x 8' and 40' x 10' x 8') on an existing 25-foot x 65-foot concrete pad (surrounded by a 6 ft. high chain link fence with green slats) on 047-340-020 (zoned RM-CZ); and 3) a new 700-foot long trail on 047-340-290 (zoned PAD), which would re-route a section of a spur trail leading to the Dolphine Fire Road at the Park's northerly edge. The existing trail is steep and has suffered erosion from stormwater run-off. The re-routed trail, with grades ranging from 5-8% (maximum 10% for short distances), would lead to a hilltop with vistas to the coast. All work will be done by hand and will involve cut and fill (half benching; balanced on-site) to create the 4-foot wide trail, with total material moved estimated at 75-85 cubic yards. The project requires no tree removal.

Minor rocking and replacement of a culvert at the foot of the roadway leading up to where the two storage structures will be located was previously approved under a Coastal Development Exemption (CDX; File No. PLN2016-00411); that work will commence this spring. Additional other culverts along existing trails were also replaced (not expanded) under that CDX; that work has been completed.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit (County File No: PLN 2016-00291), by making the required findings and adopting the conditions of approval identified in Attachment A.

## **BACKGROUND**

Report Prepared By: Dave Holbrook, Project Planner, Telephone 650/363-1837

Applicant: San Mateo County Parks Department

Owner: San Mateo County Parks and Joint Powers Authority

Location: 1195 Columbus Street (County Quarry Park), El Granada

APNs: 047-340-290; 047-340-010; 047-340-020

Size: Approximately 518.75 acres (portion of Quarry Park off Columbus Street).

Existing Zoning: Resource Management-Coastal Zone (RM-CZ) and Planned Agricultural District (PAD)

General Plan Designation: General Open Space and Agriculture

Parcel Legality: Legal parcels, encompassing County Park.

Existing Land Use (of Subject Parcel): County Park

Water Supply: Coastside County Water District

Sanitary Sewer Supply: None; outside of Granada Sanitary District service area; vault toilets are provided.

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Area of Minimal Flooding, Community Map No. 06081C0138E, dated October 16, 2012.

Environmental Evaluation: Categorically exempt under provisions of Class 1 (Existing Facilities), Section 15301, of the California Environmental Quality Act Guidelines.

Setting: The subject portion of Quarry Park includes several parcels, some of which once comprised an old quarry and, later, private stable. This portion of the Park is located adjacent to and east of the El Granada residential area (zoned R-1/S-17), with its entrance taken from Columbus Street near Santa Maria Avenue. The subject Park's existing development consists of a parking lot near the entrance, playground and tot lot, community gardens, vault toilet, with several picnic areas and trails extending throughout the park acreage. Quarry Park was acquired by the County and managed by Midcoast Park Lands from 1995 to 2008, until County Parks took over all ownership and management. The park in this location also fulfills a general land use intent of the original El Granada plan, which envisioned the broad expanse of land east of the original subdivision as open space. The Park is located just outside of the Urban-Rural Boundary (its line of delineation being at Columbus Street).

## DISCUSSION

### A. KEY ISSUES

#### 1. Conformance with the General Plan (GP)

The proposal complies with General Plan (GP) Policy 9.13 (*Land Use Objectives for the Rural Lands*), which seeks to protect and enhance the resources of the Rural Lands in order to (amongst other criteria) “provide a diversity of outdoor recreational opportunities for existing and future County residents”. The project components are intended to provide improved and slightly expanded recreational opportunities for existing and future County residents.

Policy 9.35 (*Public Recreation; Encourage Existing and Potential Public Recreation Land Uses*) encourages the continuation and expansion of existing public recreation land uses on nonagricultural lands, including public parks, wild areas and trails. Policy 9.40 (*General Open Space; Maintenance of the Open Space Character of Lands Designated as Open Space*), seeks to, wherever possible, maintain the open space character of lands designated as General Open Space (as is the case here) through acquisition and or performance standards for locating new development. Finally, Policy 9.42 (*Development Standards for Land Use Compatibility in the General Open Space Lands*) seeks to locate development in areas of parcels which cause the least disturbance to scenic resources and best retain the open space character of the parcel. Relative to these policies, Quarry Park protects a broad expanse of open space surrounding the communities of Miramar and El Granada (together with Peninsula Open Space Trust). Quarry Park operates its property with an active array of both recreational/trail and community-directed uses and amenities. The more intense development at Quarry Park (parking, playground/tot lot) is located close to its entrance within the area of the park that’s most accessible, the most open and the least topographically challenged. The trails and other support outbuildings extend into the Park’s steeper, out laying, densely forested areas conducive to hiking and the preservation and observation of plant, tree and wildlife. All development proposed and constructed over the years at Quarry Park has been reviewed against applicable zoning regulations and Local Coastal Program policies for their respective compliance.

#### 2. Conformance with the Local Coastal Program (LCP)

The following three LCP Components are discussed below relative to the portion of Quarry Park located east of Columbus Street: Agriculture, Sensitive Habitats, Visual Resources and Recreation/Visitor Serving Facilities.

There are no prime soils located on any of the parcels that make up this portion of Quarry Park. All of these parcels are, pursuant to LCP Policy 5.4 (Agriculture), designated as “Lands Suitable for Agriculture”. That said, the project complies with Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*), which allows public recreation.

Due to its rural and open space nature, and relative to the LCP’s “Sensitive Habitats” Component, it’s critical to clarify there are no sensitive habitats, riparian corridors or wetlands on any of the parcels that comprise this portion of Quarry Park. Neither the State nor Federal CA Natural Diversity Data Base lists any threatened or endangered species of plant or wildlife on the Park property. The County Park’s bio-resource consultant also finds no evidence of special or threatened plant or animal species within or near any areas where development is proposed (including the rerouted trail section).

Visual Resources Policy 8.5.a. (*Location of Development on rural lands larger than 20,000 sq. ft.*) 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, while best preserving the visual and open space qualities of the parcel overall. The only “new” development is the addition of the two park facility storage/shop structures to be located on an existing concrete pad. Both structures are of metal modular construction and will be painted a greenish earth tone to better blend with the surroundings as seen from within the park. Due to the dense tree canopy between this location and the residential (R-1) area to the west, this development will not be visible. The relocated 8 ft. x 10 ft. garden shed will be in an area near the community garden, just past the Park’s entry area. Its size and tan color will ensure minimal visual impact as seen from the park’s entrance. The new trail section involves no tree removal and leads to a look-out that fosters ocean views.

Quarry Park is an allowed facility in the Coastal Zone, pursuant to the LCP’s “Recreation/Visitor Serving Facilities” Component, Policy 11.4, since it provides a necessary visitor-serving facility (as defined in Policy 11.1) and public recreation facilities which (a) are designed to enhance public opportunities for coastal recreation, (b) do not substantially alter the natural environment, and (c) do not subvert the unique small town rural character of the individual communities on the Coastside. The project elements are in support of and in compliance with all three of these criteria.

B. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) under Guidelines Section 15301, Class 1 (Existing Facilities) that includes the minor alteration to existing public facilities (e.g. Quarry Park) where the project involves negligible expansion of an existing use. In this case, the relocation of a garden shed, addition of the two facility storage buildings, rocking of road leading to these structures, and rerouting a section of trail - taken together - represent a negligible expansion of the Quarry Park's use.

C. MIDCOAST COMMUNITY COUNCIL REVIEW

Upon referral of this project to MCC for review, they had no comments.

D. COUNTY AGENCY REVIEW

Department of Public Works (no comments)  
Building Inspection Section (no comments)  
County Counsel  
Midcoast Community Council

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Location and Vicinity Map
- C. Quarry County Park Boundaries and Parcels
- D. Quarry Park Plan – Location of Improvements
- E. Garden Shed Relocation and Illustration
- F. Proposed Storage/Shop Buildings and Site Detail
- G. Proposed New Trail Location

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2016-00291

Hearing Date: May 10, 2017

Prepared By: David Holbrook  
Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the project is categorically exempt under CEQA Guidelines Section 15301, Class 1 (Existing Facilities) that includes the minor alteration to existing public facilities (e.g. Quarry Park) where the project involves negligible expansion of an existing use.

For the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in Section A.2. of this report dated May 10, 2017.
3. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as described in Section A.2. of this report dated May 10, 2017.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval applies only to the proposal as described in those plans, supporting materials and reports submitted on May 10, 2017 and as approved by the Planning Commission. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director, if they are consistent with the intent of and in substantial conformance with this approval.

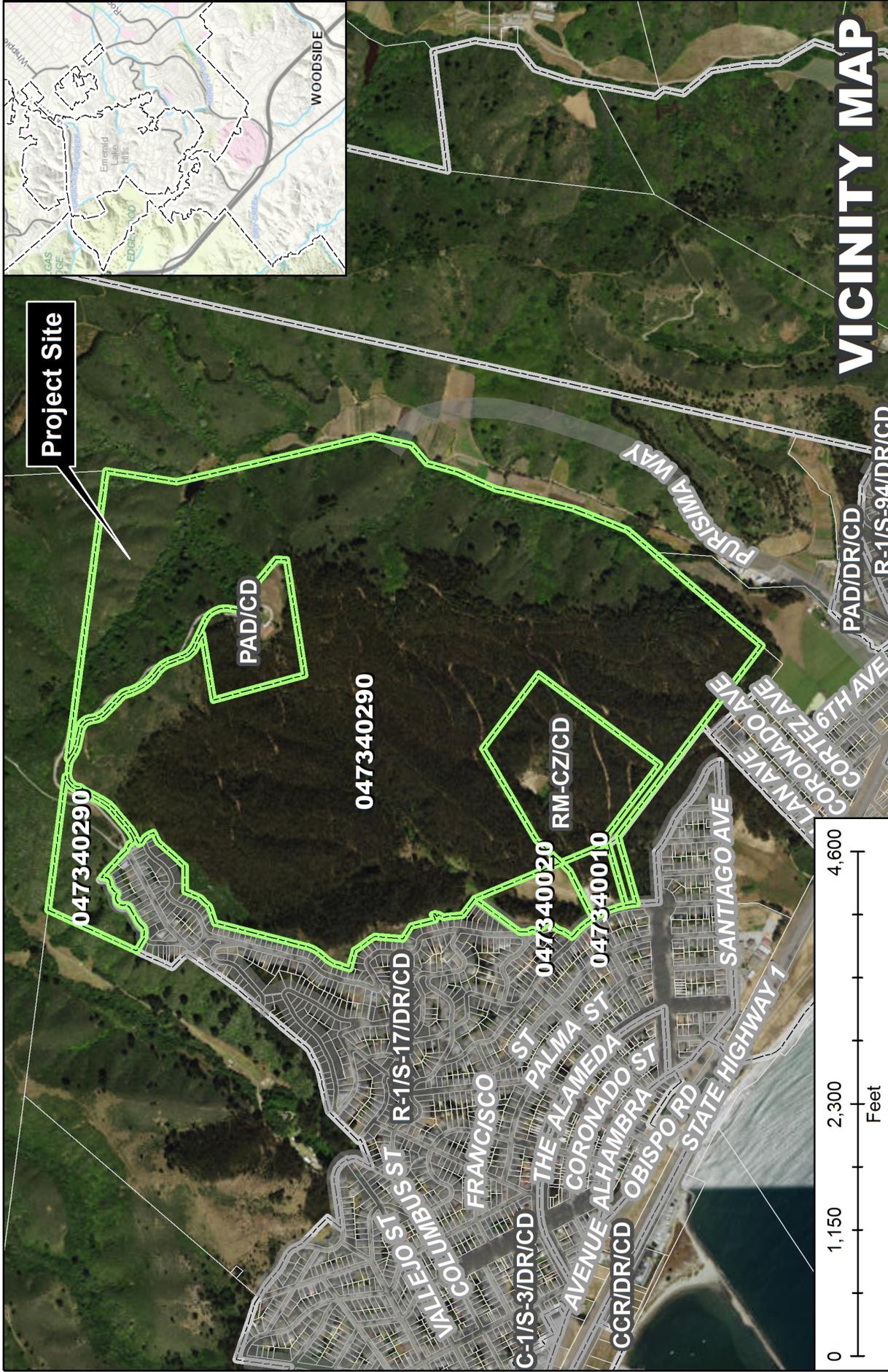
2. This permit shall be valid for one year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees 60 days prior to expiration.
3. Prior to and throughout any land disturbance, if and where occurring, the applicant shall implement an erosion and sediment control plan, to be submitted for review and approval by the Community Development Director prior to project implementation.
4. The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
  - m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
  - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
5. The two modular storage structures shall be painted a greenish earth tone prior to or as part of their final placement on the concrete pad. The surrounding 6 ft. high chain link fence shall be green-colored slats placed within the fence.

Coastside County Fire

6. The applicant shall ensure that all new development (e.g. the two new maintenance storage structures) complies with all applicable fire code requirements.

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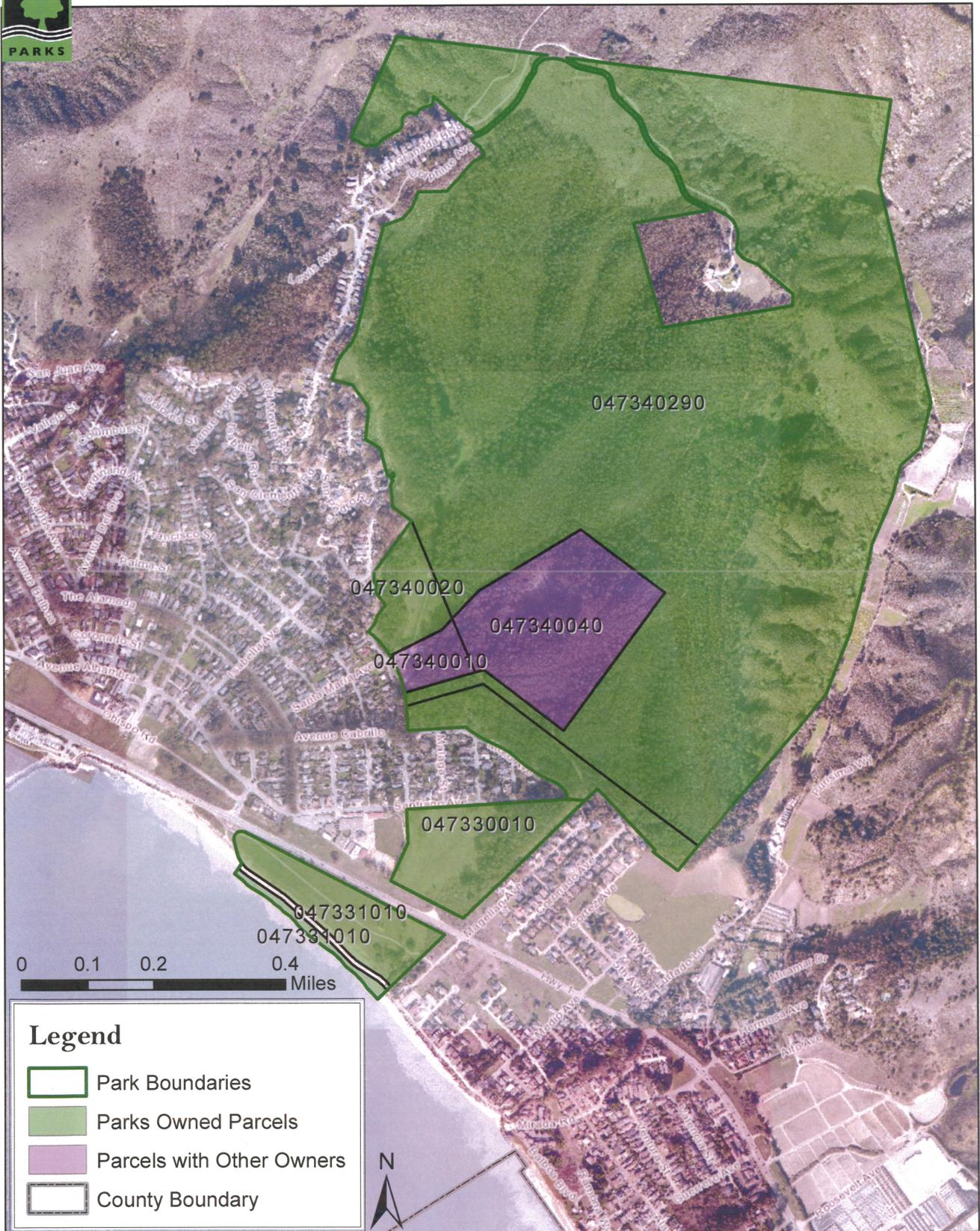
**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_ Attachment: \_\_\_\_\_

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# San Mateo County Parks: Parcel APNs at Quarry County Park

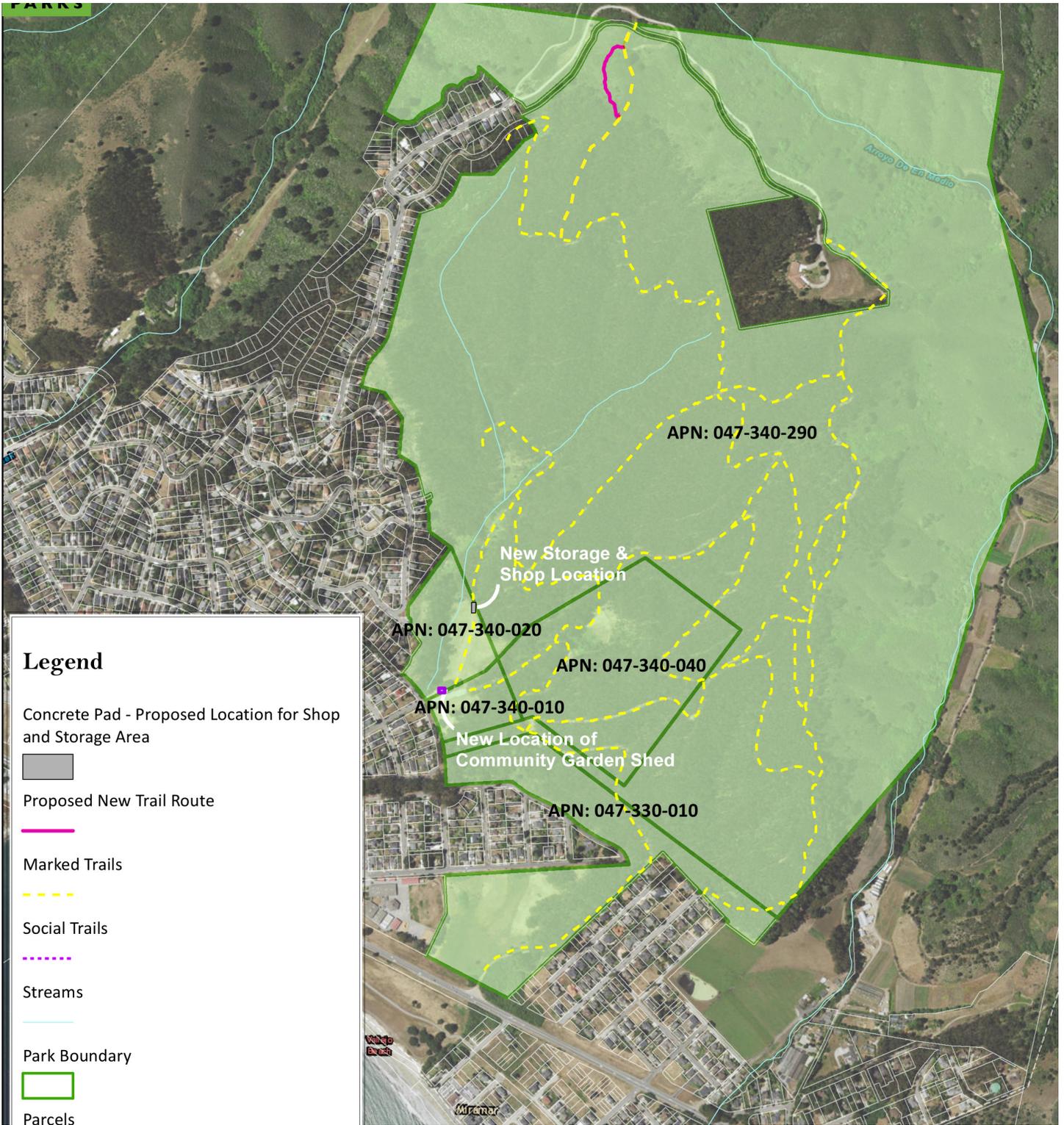


## San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



**Legend**

Concrete Pad - Proposed Location for Shop and Storage Area



Proposed New Trail Route



Marked Trails



Social Trails



Streams



Park Boundary



Parcels

**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

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**Keter Stronghold 10 ft. x 8 ft.  
Resin Storage Shed**



**Proposed Location of Shed**

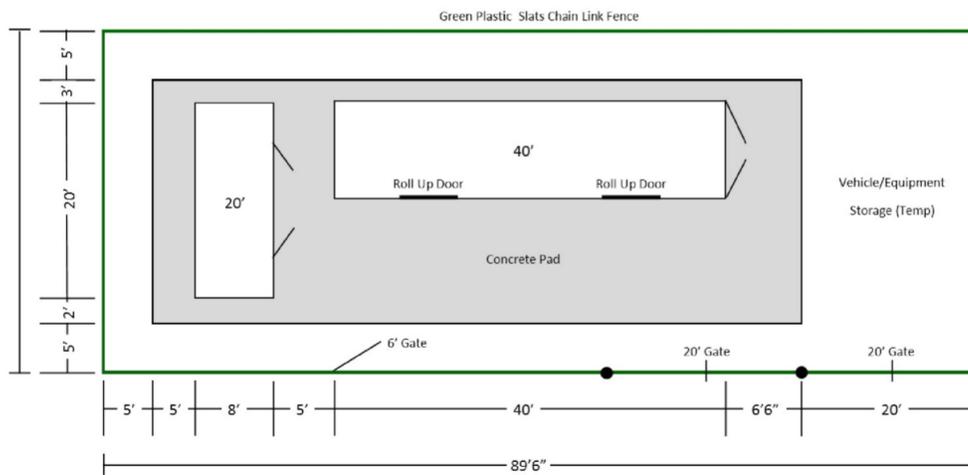
**Curent Location of Shed**

### **San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

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# Quarry County Park Proposed Storage & Shop Location

## San Mateo County Planning Commission Meeting

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Attachment: \_\_\_\_\_

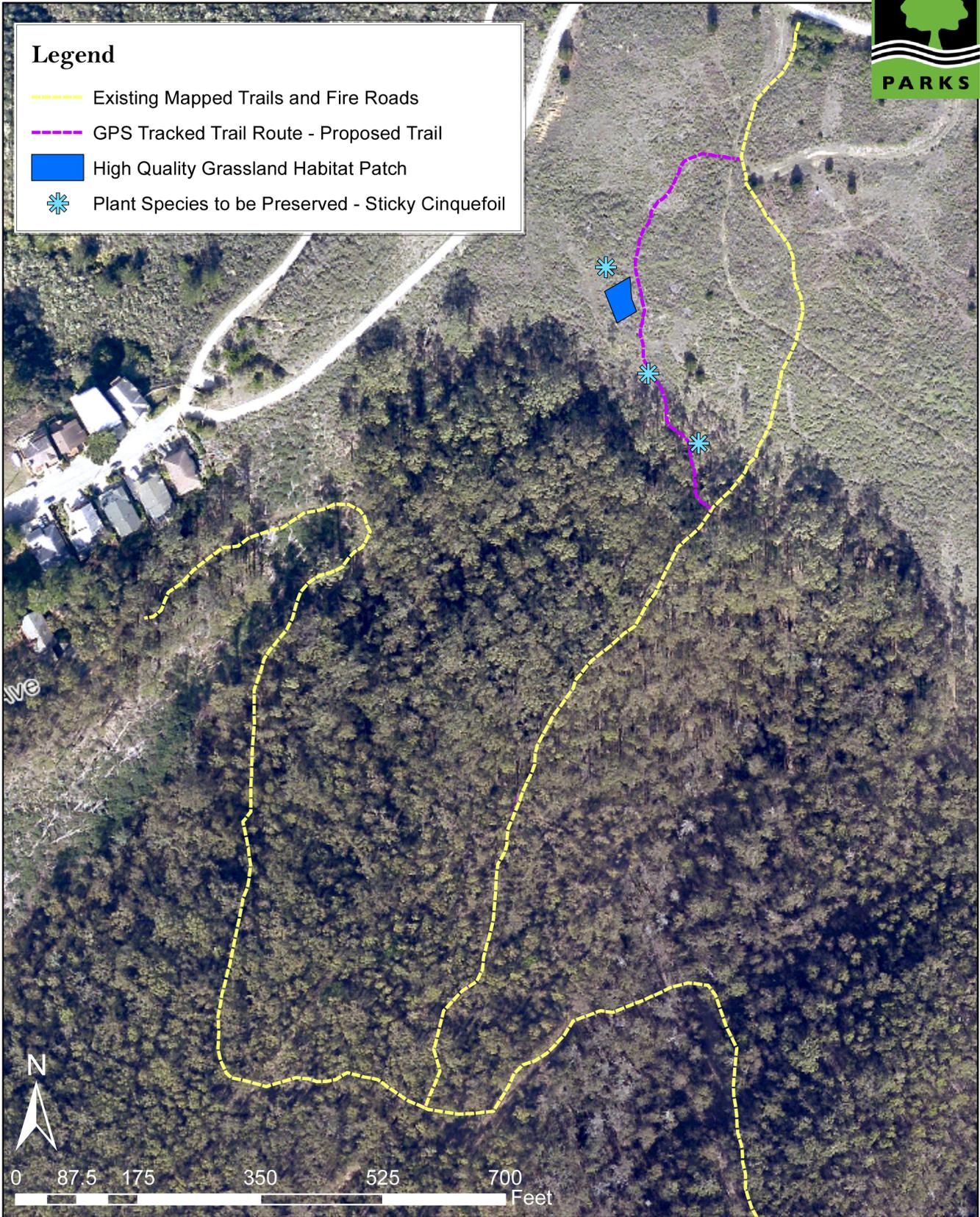
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# Quarry County Park: Proposed Trail Route



**Legend**

- Existing Mapped Trails and Fire Roads
- GPS Tracked Trail Route - Proposed Trail
- High Quality Grassland Habitat Patch
- ✿ Plant Species to be Preserved - Sticky Cinquefoil



## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

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