

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

DATE: June 14, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, a Planned Agricultural Development Permit, and a Grading Permit, to improve an existing unpaved parking lot and trail at Montara State Park. The project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00306
(State of California
Department of Parks and Recreation)

PROPOSAL

The California Department of Parks and Recreation (DPR) is proposing to pave an existing dirt parking lot and stripe the lot for 37 standard parking spaces and two Americans with Disabilities Act (ADA) compliant parking spaces. The project also involves spreading approximately 4 to 6 inches of aggregate base over an existing trail which stretches from the parking lot to the stairs that provides access to the beach, installing two ADA compliant picnic tables along the trail, replacing two existing trash receptacles with two animal resistant receptacles, and installing approximately 400 linear feet of post and cable fencing around the parking lot. The proposed improvements involve approximately 550 cubic yards of cut and 550 cubic yards of fill.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Planned Agricultural District Permit, and Grading Permit, County File Number PLN 2016-00306, by adopting the required findings and conditions of approval listed in Attachment A.

SUMMARY

The 33.57-acre parcel is located approximately .39 of a mile north of the urbanized Montara area on the west side of Cabrillo Highway (Highway 1). Existing development includes the partially paved parking lot, one formal and one informal public trail, and directional/informational signage. Adjacent parcels to the north and south of the project site are also part of the State of California owned park lands (Gray Whale Cove State Beach and Montara Cove State Beach).

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

DATE: June 14, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, Planned Agricultural District Permit, and Grading Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations and Section 8600 of the County Grading Ordinance, to improve an existing partially paved parking lot which serves Montara State Beach. The existing trail from the parking lot to the beach will be improved, two picnic areas will be added, and ADA accessible viewing areas will be created. The project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00306
(State of California
Department of Parks and Recreation)

PROPOSAL

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RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, Planned Agricultural District Permit, and Grading Permit, County File Number PLN 2016-00306, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Project Planner, Telephone 650/599-7217

Applicant/Owner: State of California (Department of Parks and Recreation)

Location: Montara State Beach, Martini Creek parking lot

APN: 036-331-010

Size: 33.57 acres per County Record

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development District)

General Plan Designation: Public Recreation (Rural)

Local Coastal Plan Designation: Agriculture and Public Recreation

Williamson Act: This parcel is not under a Williamson Act Contract.

Parcel Legality: Undetermined. Zoning Regulations, Section 6105.0 (Legal Lot Requirement), requiring a determination of parcel legality, does not apply to the project because it excludes "non-structural uses" of property, including but not limited to roads.

Existing Land Use: State beach, parking lot, and public trail.

Water Supply: No water supply available on site.

Sewage Disposal: No sewage disposal on site. No sewage dependent development present on the site.

Flood Zone: Zone X. Areas determined to be outside the 0.2% annual chance floodplain. FEMA Community Panels 06081C0117E; effective October 16, 2012.

Environmental Evaluation: The California Department of Parks and Recreation, as lead agency, has determined this project to be Categorically Exempt under Sections 15301 (Class 1), 15302 (Class 2), 15304 (Class 4), 15311 (Class 11) and has prepared a Notice of Exemption.

Setting: The 33.57-acre parcel is located on the west side and immediately adjacent to Cabrillo Highway (Highway 1). The subject parking lot is located approximately .39 of a mile north of the urbanized Montara area. Existing development includes the partially paved parking lot, one formal and one informal public trail, and directional/informational signage. Adjacent parcels to the north and south of the project site are also part of the State of California owned park lands.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project and found it to be in compliance with the policies of the General Plan. The relevant policies are discussed below.

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) regulates land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources; protect rare, endangered and unique plants and animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats. According to the 2016 Montara State Beach - North Montara Access Improvements Project Biological Report (Biological Report), past biological surveys have found no sensitive habitats or sensitive resources within the project area. The biological report notes that the project site was disturbed in the 1980's for highway construction related activities and is dominated by ruderal and non-native vegetation. On the western portions of the parcel, closer to the ocean, there are areas of native coastal scrub which will not be impacted by the project as the project is largely within the footprint of previously disturbed areas. The biological assessment also notes that no animals were observed within the immediate project area but that brush rabbits, black-tailed deer, raccoons, pocket gopher, and birds could be found within the general project vicinity. Given that the project scope is limited to areas or immediately adjacent to areas which have previously been disturbed, the project is not expected to have any impacts on sensitive habitats or species. No mitigation measures were recommended by the biological assessment.

b. Soil Resource Policies

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) aims to minimize soil erosion and sedimentation by minimizing the removal of vegetative cover, ensuring stabilization of disturbed areas, protecting and enhancing natural plant communities and nesting and feeding areas of fish and wildlife. Total project grading includes 550 cubic yards of cut and 550 cubic yards of fill in an area that, for the most part, has been previously disturbed. Demolition of the existing paved portion of the parking lot and installation of the new parking lot will be accomplished with minimal vegetation removal. The newly completed parking lot will create a gentle slope downward from Cabrillo Highway which will then transition into a new aggregate base dissipater before flowing into the natural vegetation. In an effort to minimize soil erosion and sedimentation, this design will slow and filter the stormwater runoff from the parking lot before entering the adjacent vegetated areas. Where areas are to be disturbed they will be reseeded with native plant species, thereby restoring and enhancing the surrounding natural plant community. To further minimize erosion and sedimentation, Condition of Approval No. 14 has been added

requiring the applicant to adhere to the San Mateo County Stormwater Pollution Prevention Program General Construction and Site Supervision Guidelines.

c. Visual Quality Policies

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. The proposed project is located on an interior portion of a high coastal bluff immediately adjacent to Cabrillo Highway. A variety of coastal features are present within the parcel as a whole but the project area has previously been disturbed. The bluff on which the project area is located is dominated by low lying vegetation which provides scenic vistas from Highway 1, trails, and other scenic viewpoints. The western edge of the parking lot is located approximately 278 feet from the edge of the bluff/cliff while the trail and proposed picnic areas vary from approximately 190 feet to 277 feet from the western edge of the bluff/cliff. There are no dunes or wetlands identified in the immediate project area by either the biological assessment nor by any map resource.

Policies 4.48 (*Topography and Vegetation*) and 4.52 (*Colors and Materials*) calls for development to employ colors and materials that blend with or complement the surrounding natural environment. The trail improvements will utilize the same trail aggregate base and color as the existing trail to blend with the environment. The new post and cable fencing to be erected on the parking lot perimeter utilizes a minimal design and natural materials in order to blend with the surrounding environment and to avoid obstruction of scenic views. While the existing parking lot will be slightly enlarged and paved, the newly disturbed areas are immediately adjacent to areas previously disturbed thereby limiting the removal of significant vegetation. No trees are proposed for removal as part of the project, and no sensitive habitats will be disturbed.

d. Historical and Archaeological Resources Policies

Policy 5.20 (*Site Survey*) determines if sites proposed for new development contain archaeological/paleontological resources. Prior to approval of development on sites determined to have the potential to contain such resources, require that a mitigation plan, adequate to protect the resource and prepared by a qualified professional, be reviewed and implemented as a part of the project. Due to the known and potential natural or cultural resources, a referral of the project was sent to the California Historical Resources Information System Northwest Information Center (CHRIS) for potential resource impacts. In response to the CHRIS recommendation, the applicant submitted

an Archaeological Survey Report and Finding of No State Owned Historic Resource Report, prepared by a tribal liaison and state archaeologist. The report concluded that a portion of the site retains sufficient integrity to qualify as potentially significant and may be eligible for nomination to either the National or State Register of Historic Resources. The report notes that while there are known archaeological resources found within the project vicinity, there was no evidence of archaeological deposits found within the area of potential effect (APE). Conditions of Approval address what must occur in the event that resources are uncovered during construction.

e. Park and Recreation Resources Policies

Policy 6.5 (*Access to Park and Recreation Facilities*) attempts to provide appropriate access and conveniences for all people in park and recreation facilities. DPR's 2001 Transition Plan for Accessibility in California State Parks evaluated the State's 266 parks for access improvements based on field surveys and visitor input. Montara State Beach is identified by the State as a Level 4 park (of five; Level 1 being the most frequented) for visitors served, and currently provides no areas which are ADA accessible. The existing parking lot is largely unpaved and unstriped with no dedicated accessible parking spaces. Daily use and erosion of the existing lot has reduced overall quality resulting in uneven surface and large depressions that pond during the wet season. The parking lot and trail improvements will provide access to trail areas and improve quality for all visitors in compliance with the above policy and Policy 6.29 (*Protection, Operation and Maintenance*), which provides for the protection, operation and maintenance of park and recreation systems. Further, creation of the accessible parking spaces and path from the parking lot to the new picnic areas will provide easier access and a greater enjoyment of the area.

f. General Land Use Policies

Policy 7.18 (*Land Use Objectives for Rural Areas*) regulates the location of land uses 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 existing use of the land as a parking lot, public trail, and beach access point will continue, and improvements are limited to the areas immediately adjacent to previously disturbed areas, thereby preserving natural resources, providing outdoor recreation, and preserving the health and safety of the public.

g. Rural Land Use Policies

Policy 9.35 (*Encourage Existing and Potential Public Recreation Land Uses*) encourages the continuation and expansion of existing public recreation land uses on non-agricultural lands, including but not limited to public beaches, parks, recreation areas, wild areas, and trails. While the subject parcel is located within the Planned Agricultural Zoning District it does have a General Plan Land Use Designation of Public Recreation (Rural). Implementation of the project will continue the existing use and cluster proposed improvements within existing developed areas.

h. Geotechnical Hazard Policies

Policy 15.19 (*Appropriate Land Uses and Densities in Geotechnical Hazard Areas*) seeks to minimize the exposure of large numbers of people to significant geotechnical hazards. Existing structures and trail are located in mapped Alquist-Priolo Special Studies Zone (State of California Special Studies Zone Map, Montara Mountain Quadrangle); however, there are no structures (existing or proposed), and no camping allowed at this park, so exposure to impacts from seismic events is limited. According to the San Mateo County Geotechnical Hazards Synthesis Maps, overhangs located on cliffs are rated “Moderate Stability” (less than 1-foot per year with low to moderate erosion resistance) and tsunami inundation areas are mapped along the westernmost coastline along the beach area portion of the parcel.

2. Conformance with the Planned Agricultural District (PAD) Zoning Regulations

a. Permitted Uses

Section 6353 - *Uses Permitted Subject to the Issuance of a Planned Agricultural Permit*. This policy outlines permitted uses on non-prime agriculturally zoned lands. The lands within Montara State Beach (Martini Creek) parking lot and access trail are zoned Planned Agricultural District (PAD). However, there is no evidence that agriculture has been practiced on the project parcel in the last 20 years. Parcels to the east of the parcel site are being and have been used for agriculture during that period. Subsection B(4) (*Uses permitted on “Lands Suitable for Agriculture” and “Other Lands”*) lists Public Recreation Trails as a permitted use subject to the issuance of a Planned Agriculture Permit. The parking lot itself provides parking and public access to Montara State Beach below.

b. Substantive Criteria for Issuance of a Planned Agricultural Permit

Section 6355 - Substantive Criteria for Issuance of a Planned Agricultural Permit. Each application for conversion of PAD zoned land must be found consistent with the following criteria:

(1) General Criteria

- (a) *The encroachment of all development upon land which is suitable for agricultural use shall be minimized.* The project area was previously disturbed for highway construction and is dominated by non-native plant species. However, outside of the project area the parcel does support patches of coastal dune scrub. While the project area could be used for active agricultural use, it would require the significant removal of vegetation. The site has historically been used to provide coastal access. The introduction of an agricultural use would have the potential to impact sensitive habitat and cultural resources elsewhere on the site.
- (b) *All development permitted on a site shall be clustered.* The expanded parking lot area is minimal and located immediately adjacent to the existing lot. The trail is existing and the two proposed picnic areas are located immediately adjacent to the trail and thereby meet the clustering requirement defined by the General Criteria.

(2) Water Supply Criteria

- (a) *The existing availability of an adequate and potable well water source shall be demonstrated for all non-agricultural uses and be located on that parcel.* As discussed previously, there are no known potable water sources on the project site. However, unlike other non-agricultural uses (such as residential uses), the proposed improved parking lot and trail does not require a potable water source as part of its plan of operation. The expectation is that people wishing to utilize the site will continue to bring their own water with them.

(3) Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

All lands suitable for agriculture and other lands within a parcel shall not be converted to uses permitted by a Planned Agricultural Permit unless all of the following criteria are met:

- (a) *All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.* As stated above, the project site currently serves as a public access point to Montara State Beach. The developed areas are limited to the existing unpaved parking lot and trails. While there is no active agriculture on the project site the majority of the parcel has been left undisturbed. It is unlikely that the project site would be utilized for agricultural uses due to the lack of a viable water supply, the topography, and the presence of sensitive habitat and cultural resources elsewhere on the project site.
- (b) *Clearly defined buffer areas are developed between agricultural and nonagricultural uses.* As stated previously, there is no active agriculture occurring in the project area. The surrounding area is dominated by open space.
- (c) *The productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing.* As stated previously, there is no active agriculture occurring on the project site. However, agricultural activities are present in the overall project area (across Highway 1). Given that the improvements are limited to the project site, there is no expectation that a loss in productivity will occur.
- (d) *Public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.* The project does not propose any significant change in use to the property. The parking lot improvements will ensure proper treatment and drainage of surface water run-off. The subject parcel and the lands immediately to the north and south of the site are publicly owned by the State of California.

3. Conformance with the Local Coastal Program (LCP)

Staff has reviewed the project and found it to be in compliance with the policies of the Local Coastal Program. The relevant policies are discussed below.

a. Locating and Planning New Development Component

Policy 1.8 – Land Uses and Development Densities in Rural Areas – Amount of Development allowed for Visitor-Serving, Commercial Recreation, and Public Recreation Uses. With regard to recreational

land uses, this policy requires one density credit for the first 945 gallons of average daily water use during the two months of highest water use in a year. This requirement applies to water use by or resulting from the recreational use including landscaping, swimming pools, etc. The project site does not have a potable water source. No irrigation of plantings is proposed. Natural rainfall will provide the moisture for plant growth. Because the project will not use any water, it does not consume a density credit. This rationale is reflected in the fact that “recreational trails” are not listed as a water consuming land use in Table 1.5 of the Local Coastal Program.

Policy 1.25 (*Protection of Archaeological/Paleontological Resources*) requires a determination as to whether or not sites proposed for new development are located within areas containing potential archaeological/paleontological resources and, if so, require submittal of a mitigation plan for review and approval. As discussed previously under Section A.1.d, the applicant submitted an Archaeological Survey Report and Finding of No State Owned Historic Resource Report, prepared by a tribal liaison and state archaeologist. The report concluded that a portion of the site retains sufficient integrity to qualify as potentially significant and may be eligible for nomination to either the National or State Register of Historic Resources. The report notes that while there are known archaeological resources found within the project vicinity there was no evidence of archaeological deposits found within the area of potential effect (APE). Conditions of Approval address what should occur in the event the resources are found.

b. Agriculture Component

Policy 5.6(b) (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) conditionally permits public recreation and shoreline access trails on agricultural land designed for agriculture. While the property is located in the PAD Zoning District, the Local Coastal Program land use designates the property as Public Recreation. There are no prime soils on the project parcel according to the United States Department of Agriculture (USDA) Soil Survey, nor is the project area currently used for agriculture. The proposed project clusters areas of development with previously disturbed areas which allow the majority of the parcel to remain undisturbed. While agricultural activities are unlikely to take place due to lack of water, the parcel will remain largely undisturbed, maintaining the potential for agricultural activities to occur in the future.

Policy 5.10 - Conversion of Land Suitable for Agriculture Designated as Agriculture. This policy prohibits the conversion of non-prime agricultural land within a parcel to a conditionally permitted use unless it can be demonstrated that:

- (1) *All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable;*

The project area was previously disturbed during the construction of Highway 1 and the vegetation in the project area primarily consists of non-native vegetation. However, areas outside the project area are known to support sensitive habitat and cultural resources. Given the existing use and known resources it is unlikely that the parcel would be utilized for agricultural uses. Nevertheless, the developed areas of the overall project parcel are limited, leaving much of the parcel undisturbed and potentially usable for agricultural use.
- (2) *Continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act;*

As stated previously, there is no evidence of historic agricultural use of the project area, nor is establishing new agricultural use within the project area advised due to the existing use and the nearby presence of sensitive habitat.
- (3) *Clearly defined buffer areas are developed between agricultural and non-agricultural uses;*

As stated previously, there is no active agriculture occurring in the project area. The surrounding area is dominated by open space.
- (4) *The productivity of any adjacent agricultural lands is not diminished;*

There is active agriculture present on the neighboring parcel across Highway 1. Given that the proposed project is limited to the project site, there is no expected loss in productivity on neighboring sites.
- (5) *Public service and facility expansions and permitted uses do not impair agricultural viability, including by increased assessment costs or degraded air and water quality.*

As stated previously, the proposed project is limited to the project site and there are no expected impacts to active agriculture. The parcels immediately adjacent to the project site are largely undeveloped and are publicly owned by the State of California.

LCP Policy 5.33 (*Lease-Back of State Parks and Recreation Lands*) requires the State, where legally feasible, to lease agricultural lands

for agricultural purposes provided such activities would not endanger existing sensitive habitats. Prior to the State's acquisition, there was dry farming present on the site. Given the presence of sensitive habitats and potential for cultural resources agricultural operations would likely be infeasible and incompatible at this location. The State does, however, lease other State-owned properties within San Mateo County for agricultural purposes.

c. Sensitive Habitats Component

LCP Policies 7.1 (*Definitions of Sensitive Habitats*) and 7.3 (*Protection of Sensitive Habitats*) define and outline protections within sensitive habitat areas. For general discussion, please refer to the sensitive habitats discussion found in Section A.1.a, above.

d. Visual Resources Component

Policy 8.4 (*Cliffs and Bluffs*) requires development to be set back sufficiently far enough to ensure it is not visually obtrusive when viewed from the shoreline. The project site is located immediately adjacent to Cabrillo Highway and will be entirely visible from the roadway. However, the parking lot and trail improvements will result in minimal above grade structures leaving largely unobstructed views from scenic view points toward the ocean and vice versa. Given this, the impacts to public views will be minimal.

Policy 8.31 (*Regulation of Scenic Corridors in Rural Areas*) regulates setbacks. The parking lot and existing trail are located within the Cabrillo Highway (Highway 1) State Scenic Corridor. These areas are currently visible and will remain visible from the scenic corridor. However, due to the type of development and vegetation along Highway 1, the development will not result in any additional substantial impacts to the view shed.

Policy 8.17 (*Alteration of Landforms: Road and Grading*) requires development in rural lands to minimize the alteration of landforms as a consequence of grading, and restore pre-existing topographic contours. The parking lot and trail improvements are clustered amongst previously disturbed areas. The proposed project includes 550 cubic yards of cut and 550 cubic yards of fill resulting in a balanced site. The proposed cut and fill activity is located on areas previously disturbed or immediately adjacent to these areas thereby minimizing additional disturbance and land alterations. Further, the project will match the surrounding topography while providing a gentle slope away from Cabrillo Highway and focusing runoff to vegetated areas.

e. Hazards Component

Please refer to the General Plan Hazards Policies, Section A.1.h of this staff report, for a discussion on mapped hazards.

f. Shoreline Access Component

Policy 10.21 (*Access for the Disabled*) provides shoreline access for the disabled by building paths and ramps for wheelchairs without altering major landforms particularly for the identified parks listed in the Local Coastal Program, Table 10.6 (*Site Specific Recommendations for Shoreline Destinations*), which recommends that this beach develop expanded parking on land which is not prime agricultural land. Other recommendations for the southern portion of the beach include providing a paved access trail for wheelchair access and designated disabled parking spaces at the trailhead. As proposed, the improved trail and parking lot will provide increased accessibility to the general area but will not provide direct beach access. Project implementation will increase the safety of the lateral shoreline access via bluffs to a greater visitor population.

g. Recreation/Visitor-Serving Facilities Component

Policy 11.25 (*Requirement that State Parks Development Conform to the Local Coastal Program*) requires that the State Department of Parks and Recreation submit a long-range plan for any park unit proposed for improvements. DPR has provided a copy of their general plan for the San Mateo coast area which covers nine State park system units, including Montara State Beach. The general plan was adopted in 1979 with one amendment subsequently adopted in 1984. The 1984 amendment is specific to the location of parking lots associated with Montara State Beach. While the existing parking lot is not shown on these plans, previous attempts to secure the parking detailed by the plan have been unsuccessful. The goal of the current project does not seek to solve the parking issue but rather to address safety with improved ingress/egress from the site, issues of accessibility as discussed in DPR's 2001 Transition Plan for Accessibility in California State Parks, and to reduce resource damage associated with unregulated parking. Given the informal nature of the existing lot, there is not an exact number of cars that can be accommodated currently. However, it has been estimated that based on the square footage of the area, the current lot can accommodate approximately 42 cars. The proposed lot will provide 37 single-vehicle parking spaces and two ADA compliant spaces. While the project results in an unquantifiable reduction in the number of informal parking spaces, the change is necessary to provide safe and accessible parking that protects the natural and cultural resources on the site.

The DPR general plan, along with the submitted project plans, adhere to the requirements detailed in this policy as they provide a plan for the location of all proposed development, identify and protect sensitive habitats, avoid conversion of prime agricultural lands, and allow the majority of the parcel to remain undisturbed and open to the possibility of agricultural uses. Further, as discussed in the previous parts of this section, the project was found to be in compliance with the County's Local Coastal Program.

4. Conformance with the Grading Ordinance

The following findings must be made by the Planning Commission pursuant to Section 8604.6 of the Grading Ordinance.

- a. **That the granting of the permit will not have significant adverse effect on the environment.**

The project scope has been designed to minimize disturbance. There are no sensitive habitats in the immediate project area and new areas of disturbance are clustered with previous areas of development/disturbance.

- b. **That the project conforms to the criteria of this chapter, including the standards referenced in Section 8605.**

The project has been conditioned to include erosion and sediment control measures to be installed prior to grading activities and maintained during construction. In addition, the project has also been conditioned to include dust control measures as needed to mitigate excessive dust generation resulting from grading activities.

- c. **That the project is consistent with the General Plan.**

The project has been reviewed and found to be in compliance with the applicable policies of the General Plan, specifically Soil Resource Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) discussed in Section A.1.b of this staff report.

B. ENVIRONMENTAL REVIEW

The California Department of Parks and Recreation, as lead agency, has determined this project to be categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Sections 15301 (Class 1), 15302 (Class 2), 15304 (Class 4), and 15311 (Class 11) and has prepared a Notice of Exemption. The County, acting as a responsible agency, has reviewed and considered the State's Notice of Exemption.

C. REVIEW BY THE AGRUCULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee Reviewed this project at their April 10, 2017 public meeting. The Committee unanimously recommended approval of the project. No conditions of approval were recommended.

D. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Environmental Health Division
Geotechnical Section
Cal-Fire
California Coastal Commission
California Historical Resources Information System Northwest Information Center

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Biological Report
- E. California Environmental Quality Act (CEQA) 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 2016-00306

Hearing Date: June 14, 2017

Prepared By: Angela Chavez
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the Planning Commission, acting as a responsible agency, has reviewed and considered the Notice of Exemption, prepared by the State Department of Parks and Recreation.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 of the San Mateo County Zoning Regulations and as conditioned in accordance with Section 6328.14 of the San Mateo County Zoning Regulations, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in Section A.2 of this staff report.
3. That the project is located between the nearest public road and the sea, and conforms to 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) in that the project will improve public access availability while protecting the existing recreational use of the oceanfront land.
4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program relating to Agriculture, Sensitive Habitats, Visual Resources, Hazard, Shoreline Access, and Recreation/Visitor-Serving Facilities Components. The project, minimizes ground disturbance, provides increased accessibility to park visitors, and does not impact sensitive habitats.

Regarding the Planned Agricultural District Permit, Find:

General Criteria:

5. That the encroachment of all development upon land which is suitable for agricultural is minimized. The project area was previously disturbed for highway

construction and is dominated by non-native plant species. The site has historically been used to provide coastal access and the project proposes to continue this use. The new areas proposed for development are immediately adjacent to previously disturbed areas. The project leaves the majority of the parcel undisturbed.

6. That all development permitted on a site is clustered. The proposed improvements are clustered amongst previously disturbed areas limiting the overall disturbance of the site.

Water Supply Criteria:

7. That the existing availability of an on-site adequate and potable well water source has been demonstrated. There are no known potable water sources on the project site. However, unlike other non-agricultural uses (such as residential uses), the proposed improvements do not require a potable water source as part of its plan of operation.

Criteria for the Conversion of Lands Suitable for Agricultural and Other Lands:

8. That all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable. The proposed project does not introduce a new use to the project site and clusters development amongst previously disturbed areas. The majority of the parcel remains undeveloped and open to the possibility of agriculture. However, the project parcel suitability for active agricultural use is questionable due to the lack of a viable water supply, the nature of the coastal bluff, and the presence of sensitive habitat and cultural resources.
9. That clearly defined buffer areas are developed between agricultural and non-agricultural uses. There is no active agriculture on the project site. There are nearby lands being farmed which are separated from the project site by Highway 1 (Cabrillo Highway).
10. That the productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing. There is no active agriculture occurring on the project site. No loss in productivity will occur.
11. That public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality. There is no active agriculture occurring in the project area. The majority of land on which the project is proposed is publicly owned by the State of California.

Regarding the Grading Permit, Find:

12. That the granting of the permit will not have a significant adverse effect on the environment. The project scope has been designed to minimize ground vegetation removal and avoid sensitive habitats.

13. That the project conforms to the criteria of this chapter, including the standards referenced in Section 8605, and has been conditioned to require dust control and erosion and sediment control measures.
14. That the project is consistent with the General Plan as discussed in Section A.1 of this staff report.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on June 14, 2017. 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. This permit shall be valid for two (2) years from the date of approval in which time the project shall be completed. Any extension of the permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. The conditional approval of this permit shall be valid for two (2) years from the date of approval. If the building permit (issued concurrently with the grading permit "hard card" with all necessary information filled out and signatures obtained) has not been issued within this time period, this approval will expire. An extension to this approval will be considered upon written request and payment of applicable fees sixty (60) days prior to expiration.
4. Prior to any construction or grading activities, the applicant shall implement an erosion and sediment control plan, as prepared and signed by the engineer of record, and approved by the Community Development Director. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
5. A site inspection of the installed measures shall be completed by the Building Inspection Section prior to project commencement. Measures shall be installed prior to the issuance of the grading permit "hard card" and shall be maintained for the duration of the construction activities. Erosion control measure deficiencies, as they occur, shall be immediately corrected.
6. Grading activities shall not commence until the grading "hard card" and building permit have been issued.
7. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of

grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

8. Unless approved in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. If grading is proposed during this time, the applicant shall submit a written request to the Planning Department, a minimum of two (2) weeks prior to commencement of grading, stating the date when grading will begin, and describing the reasons why grading must begin and the measures that will be taken to prevent erosion, sedimentation, and water quality degradation.
9. Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring dust control measures are implemented as needed. The intent of the plan shall be to mitigate excessive dust generation resulting from any and all excavation and earth-moving operations.
10. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
11. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:
 - a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
 - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.
12. Vegetation removal or grading outside of the project scope shall require a separate Land Clearing Permit or amended Grading Permit subject to an application, payment of applicable fees, and consideration at a public hearing. If grading quantities (cut or fill) change or additional vegetation has been removed, the applicant shall cease construction and submit revised plans to the Planning Department for review.

13. An archaeological or historical monitor shall have the authority to temporarily halt any ground disturbing construction to identify and evaluate any archaeological, historical or cultural materials inadvertently exposed during construction. The exposure of significant resources may require the development and implementation of a treatment program, including scientific removal, analysis and reporting, subject to the review and approval of the Community Development Director. The exposure of any Native American burials shall be handled in accordance with State law.
14. In the event the project scope is significantly modified, the applicant shall submit to the Planning and Building Department a permit amendment application, accompanied by a revised historical and archaeological evaluation for review by the Planning Department.
15. This permit does not allow for the removal of any trees. Removal of any trees with a diameter greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
16. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering 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 application 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.
- 17. 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. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
- 18. Construction equipment shall comply with the County's Energy Efficiency Climate Action Plan (EECAP) for construction idling as applicable considering the sensitive nature of the project area. Specifically, Bay Area Air Quality Management District Best Management Practices for Mitigating Criteria Air Pollutants and Precursors:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

- e. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
 - f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - g. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
19. Applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydromodification management measures and calculations, if applicable; NRCS soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plan(s) for each site design, source control and treatment measure requiring maintenance.
20. The project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site: http://www.flowsstobay.org/bs_new_development.php
21. Treatment controls shall be designed and sized to treat runoff from the entire redevelopment project (including all existing, new, and/or replaced impervious areas) using flow or volume based sizing criteria specified in Provision C.3.d of the Municipal Regional Stormwater Permit.

Department of Public Works

22. Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to

certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Cal-Fire

23. Fire Department Access shall be a minimum of 20 feet wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support. Access shall be maintained during improvements.
24. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum 72-hour notice to the Fire Department at 650/726-5213.

Geotechnical Section

25. The applicant's geotechnical consultant shall observe and approve all applicable work.

Caltrans

26. Please be advised that any work or traffic control that encroaches onto the State right-of-way (ROW) requires an Encroachment Permit that is issued by Caltrans. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. To apply, a completed Encroachment Permit application, environmental documentation, and five (5) sets of plans clearly indicating State ROW must be submitted to the following address:

David Salladay, District Office Chief
Office of Permits, MS 5E
California Department of Transportation, District 4
P.O. Box 23660
Oakland, CA 94623-0660

See the following website for more information:

<http://www.dot.ca.gov/trafficops/ep/index.html>

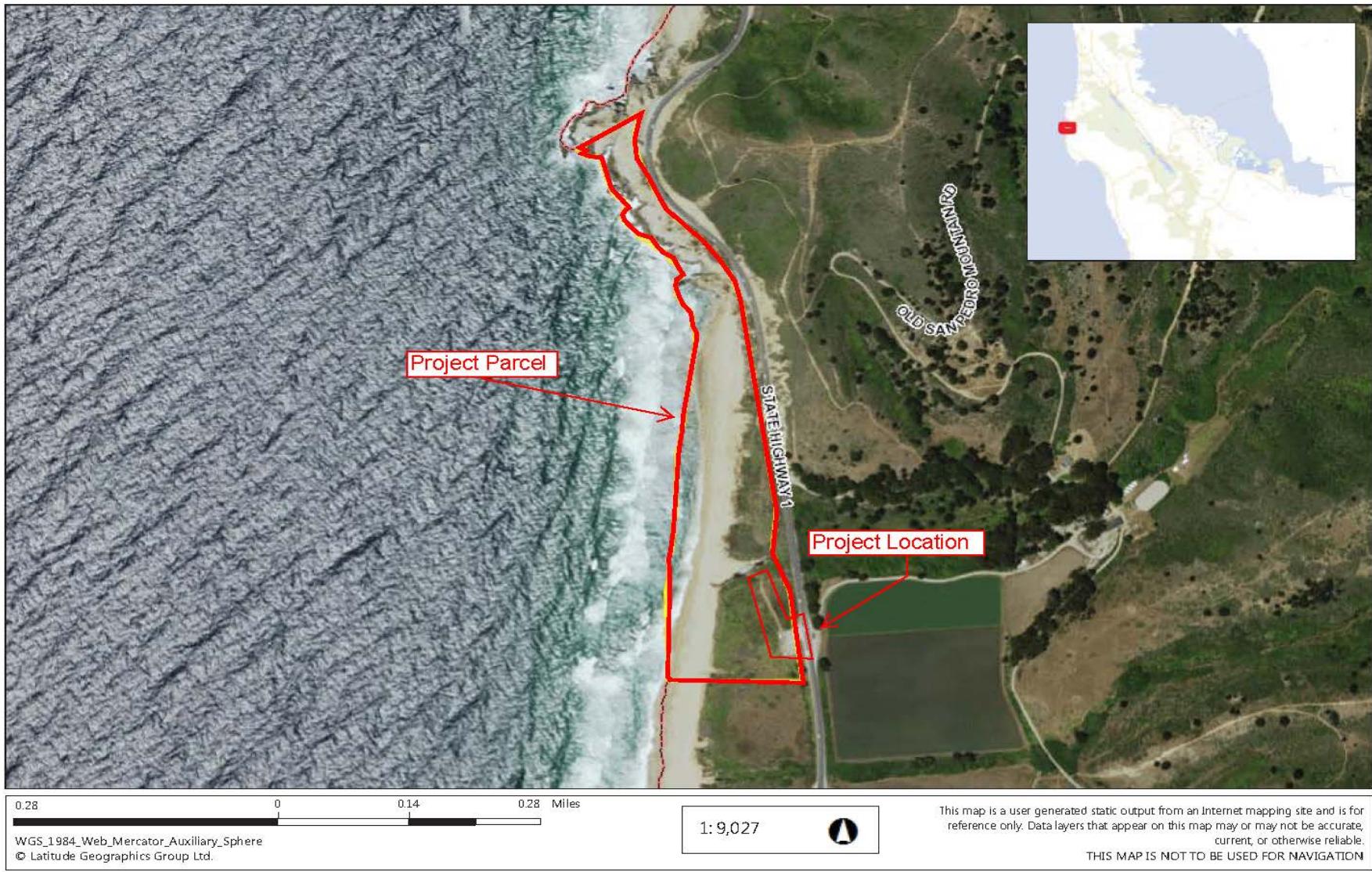
Staff has completed a review of the project and all the submitted documents and reports in order to determine the project's conformity to applicable policies. The project was found to be consistent with the County's General Plan, Local Coastal Program, Zoning Regulations, and Grading Ordinance. There were no identified impacts to special status species, historical/archaeological resources, water quality, or visual resources. For the purposes of compliance with the California Environmental Quality Act (CEQA), the California Department of Parks and Recreation, has assumed the role of lead agency. As such, the State filed a notice of exemption citing that the project consists of minor alterations which result in a negligible expansion of use beyond current levels; that the proposed project will have substantially the same purpose and capacity as the existing development; that the project does not involve the removal of healthy, mature, or scenic trees; and that the construction or placement of minor structures accessory to existing facilities listed as "Modifications of existing facilities for disabled access" and "Construction or installation of additional public use facilities" in the Department of Parks and Recreation's list of exempt activities, and is in accordance with CCR Section 15300.4.

ACC:pac - ACCBB0282_WPU.DOCX



San Mateo County

Vicinity Map

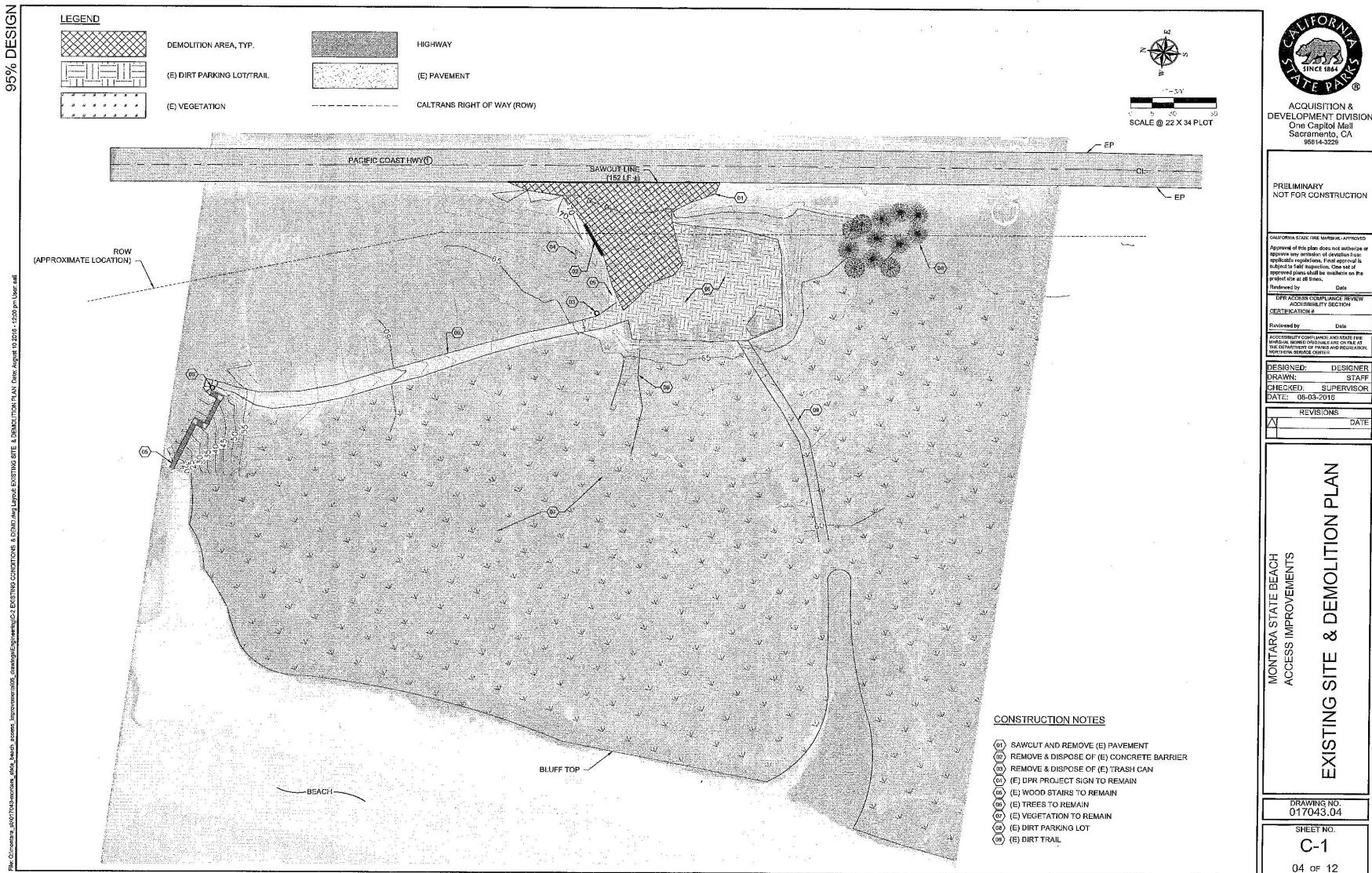


San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



ACQUISITION &
DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA

95% DESIGN

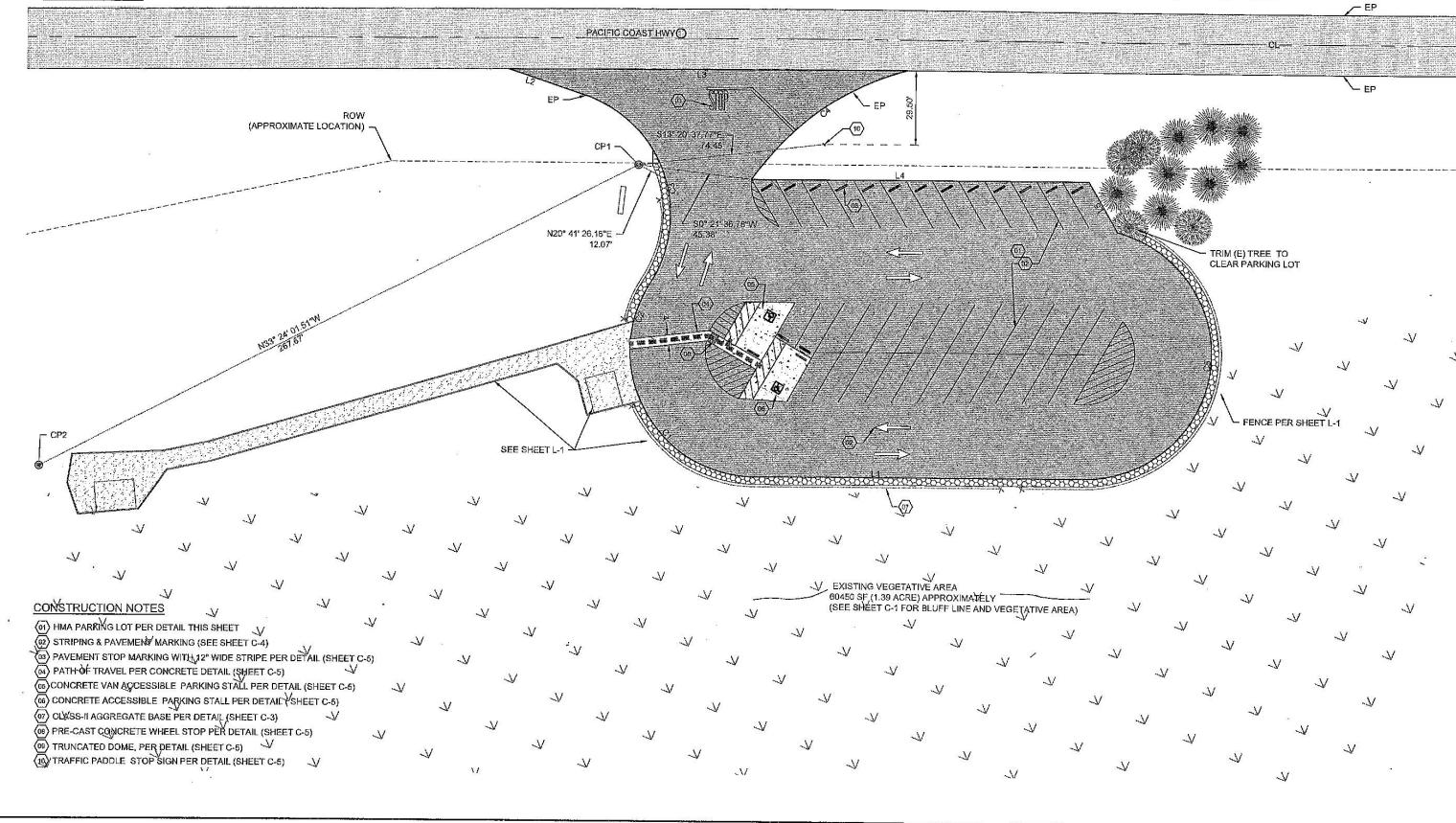
The legend consists of five entries, each with a small square icon followed by a label:

- (E) PAVEMENT/HWY
- NEW HMA
- NEW CONCRETE
- $\frac{3}{4}$ " CLASS-II AGGREGATE BASE
- (E) VEGETATION

LINE TABLE		
LINE #	LENGTH (FT)	DIRECTION
L1	132.37	S 6° 25.68' W
L2	32.81	S 11° 58' 15.40" W
L3	159.02	N 86° 46' 41.12" E
L4	133.94	N 89° 32' 54.74" E
L5	23.22	N 81° 20' 46.73" E

CURVE TABLE			
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA
C1	76.50	50.00	80.00
C2	27.88	50.00	31.95
C3	91.46	50.00	104.80
C4	77.36	110.00	40.31
C5	143.97	50.00	164.97

CONTROL POINT TABLE			
CONTROL POINT#	EASTING	NORTHING	ELEVATION
CP1	5979382.1300'	2029866.5700'	70.03'
CP2	5978214.7524'	2029920.0309'	54.98'

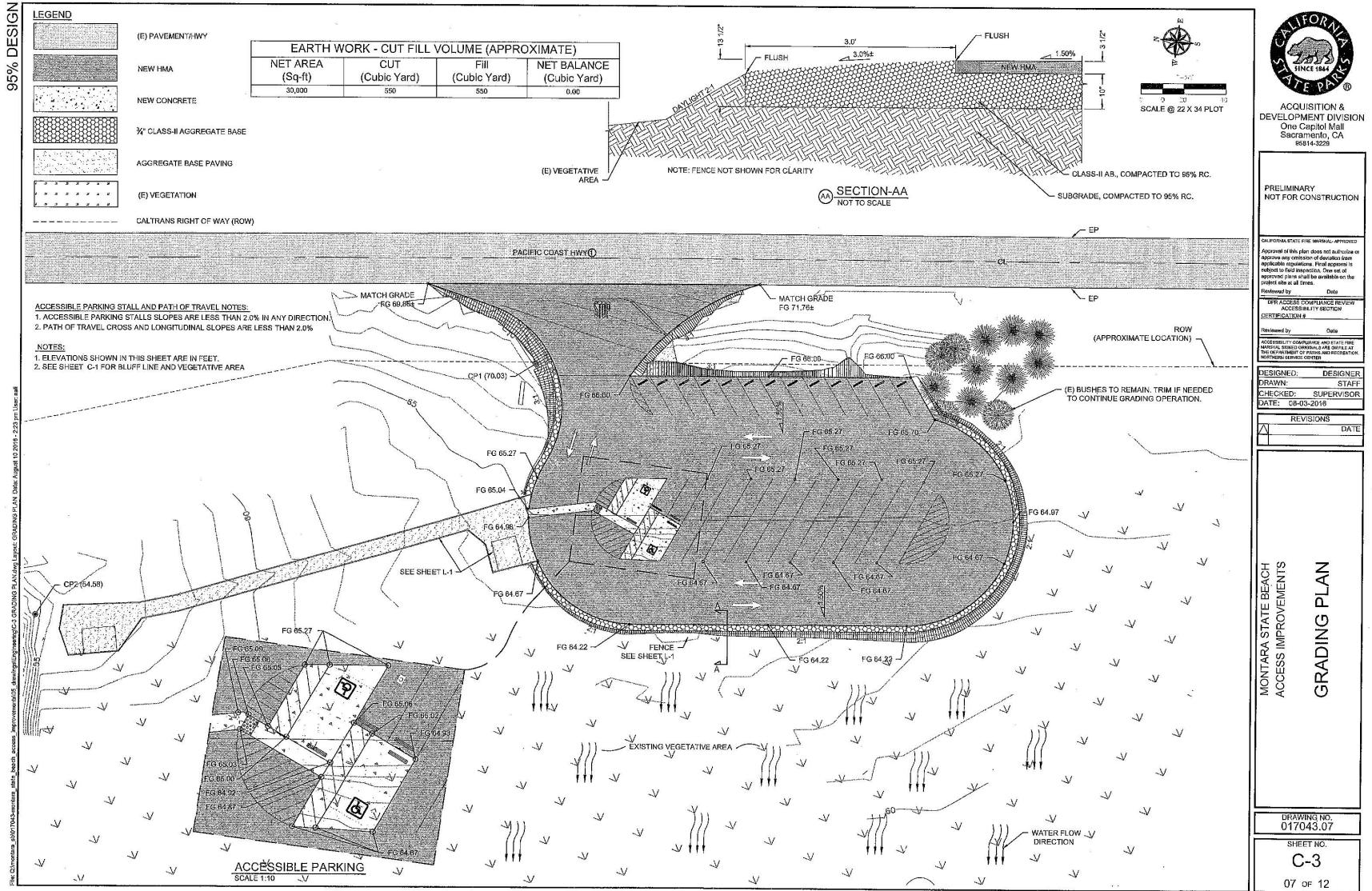


San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

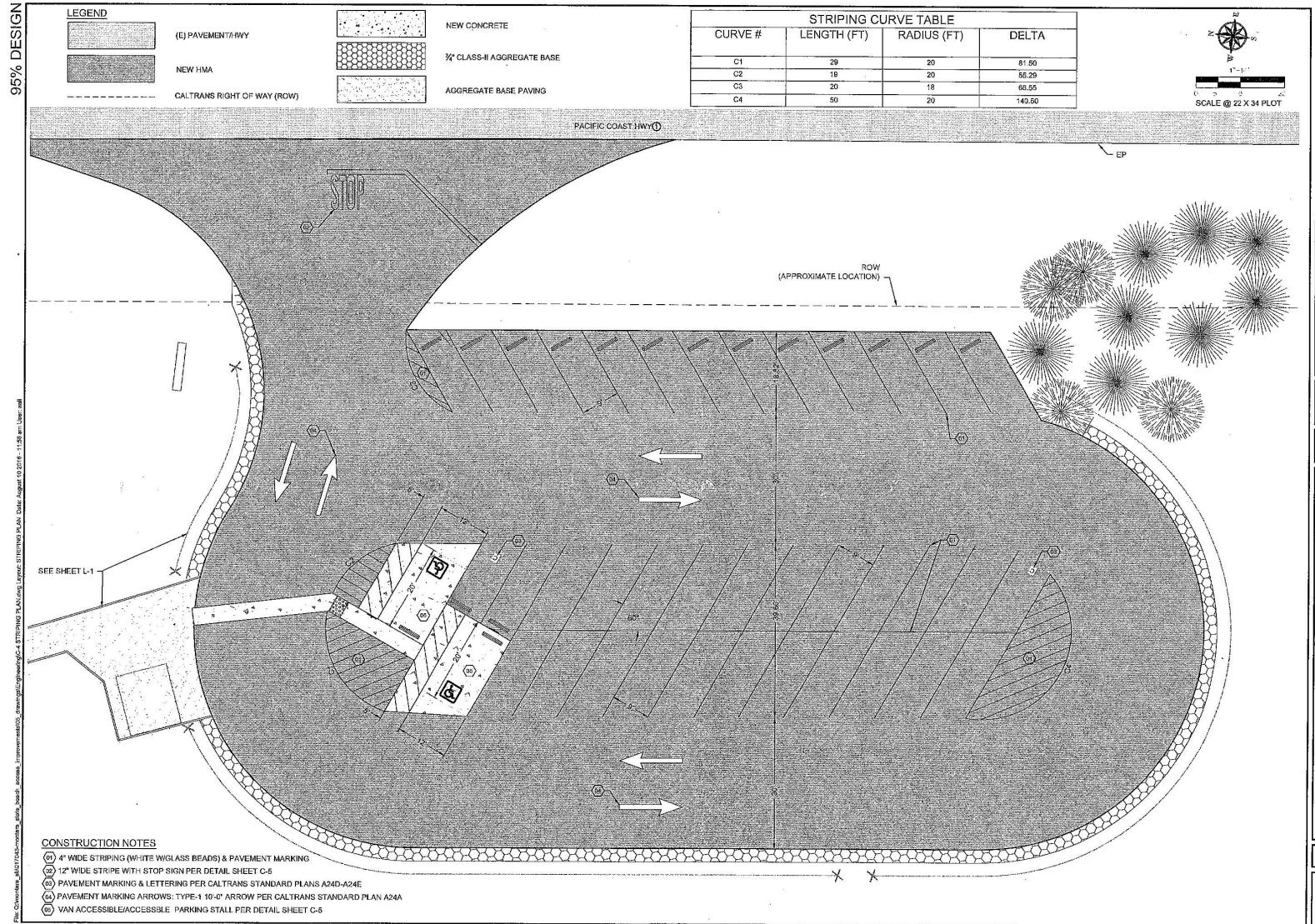


San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:



ACQUISITION &
DEVELOPMENT
One Capitol Mall
Sacramento, CA
95814-3229

PRELIMINARY
NOT FOR CONSTRUCTION

NOTICE: STATE WIDE APPROVAL IS REQUIRED

Approval of this plan does not constitute or represent any revision or deviation from the original plan. This plan is subject to final inspection. One set of approved plans shall be available on project site at all times.

Reviewed by _____ Date _____

DRAFTER COMPLIANCE REVIEW
CERTIFICATION & SIGNATURE SECTION

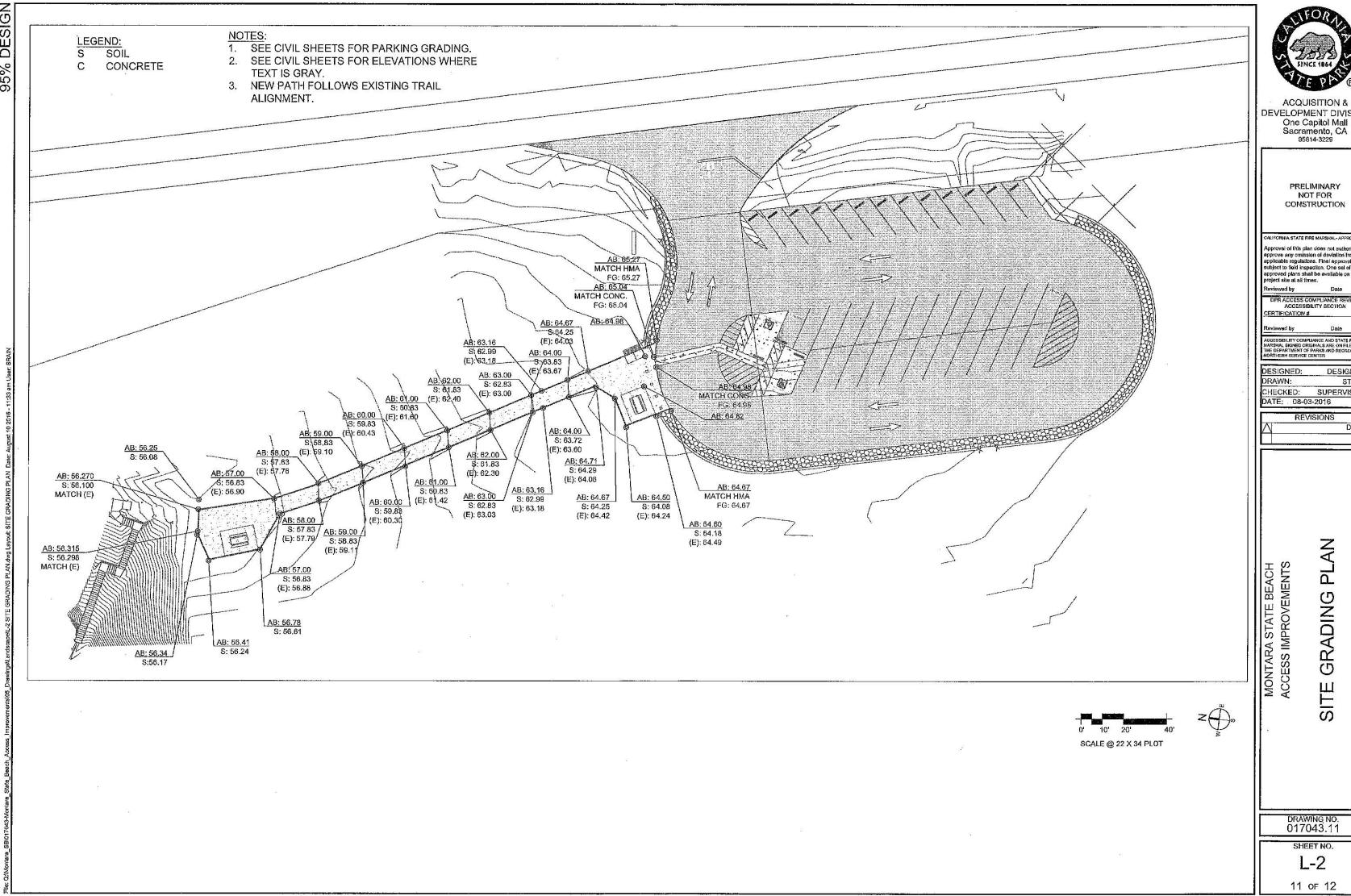
Reviewed by _____ Date _____

REVISIONS: _____ DATE: _____

DESIGNED: _____ DRAWN: _____ CHECKED: _____ SUPERVISOR: _____ DATE: 06-03-2015

REVISIONS: _____ DATE: _____

95% DESIGN



San Mateo County Planning Commission Meeting

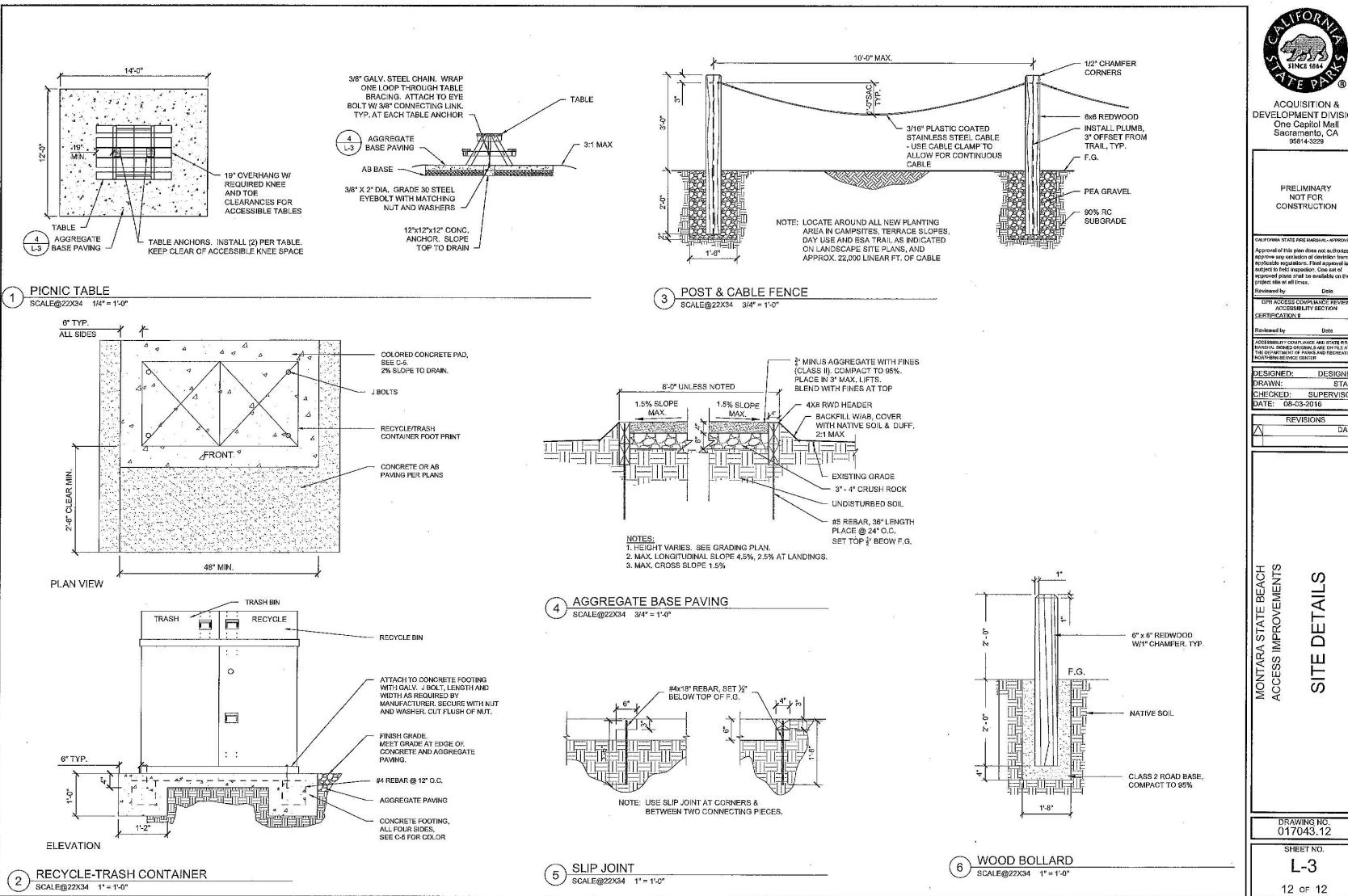
Owner/Applicant:

Attachment:

File Numbers:

95% DESIGN

PERMIT NUMBER: SPC-17-024-MONTEAUE STATE PARK IMPROVEMENTS - Drawing Number: SPC-17-024-MONTEAUE STATE PARK IMPROVEMENTS - DRAFT DATE: 08/10/2018 - 11:29 am - User: SPARKY



ACQUISITION &
DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-3226

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

Project ID No. _____

PCA No. _____

PROJECT EVALUATION (PEF)

PROJECT CONCEPT		
PROJECT TITLE North Montara Access Improvements		PARK UNIT NAME Montara State Beach
DISTRICT NAME Santa Cruz		FACILITY NO.
PROJECT MANAGER Karl Rose	PHONE NO. 916-327-1792	EMAIL karl.rose@parks.ca.gov
DISTRICT PROJECT MANAGER Joanne Kerbavaz	PHONE NO. 650-726-8805	EMAIL joanne.kerbavaz@parks.ca.gov
PROJECT BID DATE	CONSTRUCTION START DATE	FUNDING SOURCE Cosco Busan Oil Spill Settlement

PROJECT DESCRIPTION

Identify the scope of the project in detail, including its purpose, location, and potential impacts. If the ground is to be disturbed, describe the depth and extent of excavation. Describe the existing site conditions, including previous development. Note if work will impact or extend beyond park property. Indicate if work will be done in conjunction with, or as part of, other projects. (Use additional pages if necessary.)

This project involved improvement of an existing parking lot, as shown in the attached plans. The North Montara (Martini Creek) paved parking lot will replace an existing graded dirt lot. The lot will be striped for 39 parking places, including two accessible spaces. To improve vehicle movement in and out of the lot, the pavement will connect to the existing highway, paving a portion of the Caltrans Right of Way. The existing trail toward a beach staircase will remain; aggregate base will be added to improve its accessibility. Accessible picnic tables will be added near the beach staircase and near the parking lot. We will replace existing trash containers with animal-resistant containers.

The North Montara parking lot will be constructed in approximately the same footprint as the existing lot. The entire area was previously disturbed for highway construction, and currently supports primarily weedy, non-native plant species.

Vegetation in the immediate area is dominated by non-native ruderal species, with some individual native plants.

Outside of the project area there are patches of coastal dune scrub, dominated by hearty native species such as coyote brush, lizard tail, and California blackberry. No sensitive plant or animal species are known from the project area.

There are a number of cultural sites on the coastal bluff in this region. Previous surveys of the project site have not identified sites within the project footprint.

The project is on the interior portion of a high coastal bluff not subject to wave erosion or inundation.

DOCUMENTS ATTACHED

- 7.5 minute (quad) map of project area (**Required**)
- Site Map (**Required** - Scale should show relationship to existing buildings, roads, landscape features, etc.)
- DPR 727 Accessibility Review and Comment Sheet (**Required** – Attach DPR 727 or emailed project exemption from the Accessibility Section.)
- Sea-level Rise Worksheet (for coastal park units)
- Graphics (Specify - photos, diagrams, drawings, cross-sections, etc.):
- Other (Specify):

Project ID No.

PCA No.

PROJECT EVALUATION (PEF)**REGULATORY REQUIREMENTS****IS AN APPLICATION, PERMIT, OR CONSULTATION REQUIRED?**

- Coastal Development Permit
 DFG Stream Alteration Permit
 State & Federal Endangered Species Consultation
 Corps of Engineers 404 Permit
 RWQCB or NPDES Permit
 DPR Right to Enter or Temporary Use Permit
 PRC 5024 Review
 Stormwater Management Plan
 Encroachment Permit (*Specify Agency*): Caltrans
 Native American Consultation
 Other (*Specify*):

YES	MAYBE	NO	CONTACT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

DEPARTMENT POLICY COMPLIANCE**HAS A GENERAL PLAN BEEN APPROVED FOR THE UNIT?**

If YES, is the project consistent with the GP?

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If NO, what is the project justification?

- Is it a temporary facility? (No permanent resource commitment)
 Health and Safety?
 Is it a Resource Management Project?
 Is it repairing, replacing, or rehabilitating an existing facility?

<input type="checkbox"/>	<input type="checkbox"/>

IS THE PROJECT WITHIN A CLASSIFIED SUBUNIT?

- Natural Preserve
 Cultural Preserve
 State Wilderness

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

IS THE PROJECT CONSISTENT WITH THE DEPARTMENT'S CULTURAL RESOURCE MANAGEMENT DIRECTIVES?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

IS THE PROJECT CONSISTENT WITH THE DEPARTMENT'S OPERATIONS MANUAL CHAPTER 0300?

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

COMMENTS:

SUPERINTENDENT PROJECT CONCEPT APPROVAL OR DESIGNEE

TITLE

SP5 II

DATE

6/30/16

Project ID No.

PCA No.

PROJECT EVALUATION (PEF)**RESOURCES**

*Explain all 'Yes' or 'Maybe' answers in the "Evaluation and Comments" section
(reference by letter and number). Attach additional pages if necessary.*

YES	MAYBE	NO	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. EARTH – WILL THE PROJECT:
			1. Create unstable soil or geologic conditions?
		<input checked="" type="checkbox"/>	2. Adversely affect topographic features?
		<input checked="" type="checkbox"/>	3. Adversely affect any unusual or significant geologic features?
		<input checked="" type="checkbox"/>	4. Increase wind or water erosion?
		<input checked="" type="checkbox"/>	5. Adversely affect sand deposition or erosion of a sand beach?
		<input checked="" type="checkbox"/>	6. Expose people, property, or facilities to geologic hazards or hazardous waste?
		<input checked="" type="checkbox"/>	7. Adversely affect any paleontological resource?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. AIR – WILL THE PROJECT:
		<input checked="" type="checkbox"/>	1. Adversely affect general air quality or climatic patterns?
		<input checked="" type="checkbox"/>	2. Introduce airborne pollutants that may affect plant or animal vigor or viability?
		<input checked="" type="checkbox"/>	3. Increase levels of dust or smoke?
		<input checked="" type="checkbox"/>	4. Adversely affect visibility?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. WATER – WILL THE PROJECT:
		<input checked="" type="checkbox"/>	1. Change or adversely affect movement in marine or fresh waters?
		<input checked="" type="checkbox"/>	2. Change or adversely affect drainage patterns or sediment transportation rates?
		<input checked="" type="checkbox"/>	3. Adversely affect the quantity or quality of groundwater?
		<input checked="" type="checkbox"/>	4. Adversely affect the quantity or quality of surface waters?
		<input checked="" type="checkbox"/>	5. Expose people or property to flood waters?
		<input checked="" type="checkbox"/>	6. Adversely affect existing or potential aquatic habitat(s)?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. PLANT LIFE – WILL THE PROJECT:
		<input checked="" type="checkbox"/>	1. Adversely affect any native plant community?
		<input checked="" type="checkbox"/>	2. Adversely affect any unique, rare, endangered, or protected plant species?
		<input checked="" type="checkbox"/>	3. Introduce a new species of plant to the area?
		<input checked="" type="checkbox"/>	4. Adversely affect agricultural production?
		<input checked="" type="checkbox"/>	5. Adversely affect the vigor or structure of any tree?
		<input checked="" type="checkbox"/>	6. Encourage the growth or spread of alien (non-native) species?
		<input checked="" type="checkbox"/>	7. Interfere with established fire management plans or practices?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. ANIMAL LIFE – WILL THE PROJECT:
		<input checked="" type="checkbox"/>	1. Adversely affect any native or naturalized animal population?
		<input checked="" type="checkbox"/>	2. Adversely affect any unusual, rare, endangered, or protected species?
		<input checked="" type="checkbox"/>	3. Adversely affect any animal habitat?
		<input checked="" type="checkbox"/>	4. Introduce or encourage the proliferation of any non-native species?
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. CULTURAL RESOURCES – WILL THE PROJECT:
		<input checked="" type="checkbox"/>	1. Adversely affect a prehistoric or historic archeological site, or tribal cultural resource?
		<input checked="" type="checkbox"/>	2. Adversely affect a prehistoric or historic building, structure, or object?
		<input checked="" type="checkbox"/>	3. Cause an adverse physical or aesthetic effect on an eligible or contributing building, structure, object, or cultural landscape?
		<input checked="" type="checkbox"/>	4. Diminish the informational or research potential of a cultural resource?
		<input checked="" type="checkbox"/>	5. Increase the potential for vandalism or looting?
		<input checked="" type="checkbox"/>	6. Disturb any human remains?
		<input checked="" type="checkbox"/>	7. Restrict access to a sacred site or inhibit the traditional religious practice of a Native American community?

Project ID No.

PCA No.

PROJECT EVALUATION (PEF)

YES	MAYBE	NO
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. AESTHETIC RESOURCES – WILL THE PROJECT:

1. Adversely affect a scenic vista or view?
2. Significantly increase noise levels?
3. Adversely affect the quality of the scenic resources in the immediate area or park-wide?
4. Create a visually offensive site?
5. Be incompatible with the park design established for this unit or diminish the intended sense of "a special park quality" for the visitor?

YES	MAYBE	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

H. RECREATIONAL RESOURCES – WILL THE PROJECT:

1. Be in a public use area?
2. Have an adverse effect on the quality of the intended visitor experience?
3. Have an adverse effect on the quality or quantity of existing or future recreational opportunities or facilities?
4. Have an adverse effect on the accessibility of recreational facilities (e.g., ADA requirements)?

YES	MAYBE	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Non-coastal unit		

I. SEA-LEVEL RISE AND EXTREME EVENTS (COASTAL UNITS ONLY):

1. Has this project been evaluated for potential impacts from sea-level rise, coastal storm surge, and other extreme events, using the Department's Sea-Level Rise and Extreme Events Guidance Document or an equivalent process? Please attach the Sea-Level Rise Worksheet (provided in the guidance document) or other detailed evaluation.
2. Based on the evaluation described above, will the project be adversely impacted by frequent flooding or permanent inundation during its expected lifetime?

EVALUATION AND COMMENTS

Project is on bluff well above and well removed inland from potential impacts of sea level rise and extreme events within the expected life of the project. A Sea-Level Rise Worksheet was not required to make this determination.

ENVIRONMENTAL REVIEW

To Be Completed by Qualified Specialist(s) ONLY
Attach additional reviews or continuation pages, as necessary.

TRIBAL LIAISON COMMENTS AND SIGNATURE (REQUIRED FOR ALL FINDINGS)

- Reviewer is Designated District/Service Center/Division Tribal Liaison or Designee
 NAHC Listed Tribe(s) contacted (attach correspondence record for contact and findings)

Findings:

- Project action does not have potential to affect "tribal cultural" resources (explain)
Check more than one box if tribes provide differing responses, and describe all consultations below.
- Tribe(s) did not respond
 Tribe(s) approved project as written
 Tribe(s) approved project with treatments or conditions
 Tribe(s) and DPR unable to reach mutual agreement on project treatments or conditions

Explain

Site specific archaeological information is confidential. There are no resources within the project ADI.

SIGNATURE 	PRINTED NAME Marlene Mylhemee
TITLE SCR Dist. Tribal Liaison	DATE 7/14/2016

PROJECT EVALUATION (PEF)

Project ID No.

PCA No.

ARCHEOLOGIST COMMENTS AND SIGNATURE (REQUIRED FOR ALL FINDINGS)

Findings:

- No PRC 5024 necessary (provide justification)
- PRC 5024 attached; project approved as written
- PRC 5024 attached, conditions necessary
- PRC 5024 attached, mitigations and/or potential significant impacts

Explain **Site specific archaeological information is confidential. There are no resources within the project ADI.**

SIGNATURE



PRINTED NAME

Mark Hylkema

TITLE

SCR Dist. Archaeologist

DATE

3/14/2016

HISTORIAN COMMENTS AND SIGNATURE (REQUIRED FOR ALL FINDINGS)

Findings:

- No PRC 5024 necessary (provide justification)
- PRC 5024 attached, project approved as written
- PRC 5024 attached, conditions necessary
- PRC 5024 attached, mitigations and/or potential significant impacts

Explain

SIGNATURE



PRINTED NAME

TITLE

DATE

ENVIRONMENTAL SCIENTIST COMMENTS AND SIGNATURE (REQUIRED FOR ALL FINDINGS)

Findings:

- No Impact
- Impact(s), see conditions/mitigations below or on attached page(s)
- Potential Significant Impact

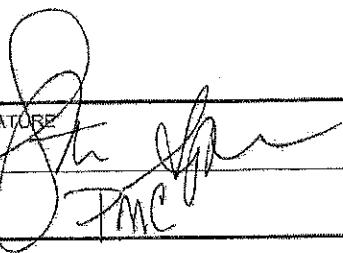
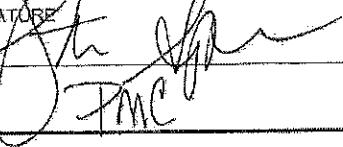
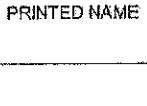
Explain

Project is within an area previously disturbed by highway construction. Vegetation in the immediate area is dominated by ruderal species. There are no known sensitive species found within the project area.

PROJECT EVALUATION (PEF)

Project ID No.

PCA No.

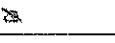
SIGNATURE 	PRINTED NAME Joanne Kerbavaz
TITLE SES	DATE June 28, 2016
MAINTENANCE CHIEF/SUPERVISOR (REQUIRED FOR ALL FINDINGS)	
COMMENTS: 	
SIGNATURE 	PRINTED NAME John Spencer
TITLE PMC	DATE 6/28/16
OTHER COMMENTS (COMMENTER MUST INCLUDE TITLE AND SIGNATURE)	
SIGNATURE 	PRINTED NAME Cynthia Spencer
TITLE	DATE
OTHER COMMENTS (COMMENTER MUST INCLUDE TITLE AND SIGNATURE)	
SIGNATURE 	PRINTED NAME Cynthia Spencer
TITLE	DATE

PROJECT EVALUATION (PEF)

Project ID No.

PCA No.

OTHER COMMENTS (COMMENTER MUST INCLUDE TITLE AND SIGNATURE)

SIGNATURE 	PRINTED NAME
TITLE	DATE

Project ID No.

PROJECT EVALUATION (PEF)

PCA No.

ENVIRONMENTAL COORDINATOR REVIEW

YES MAYBE NO

CUMULATIVE IMPACTS

- 1. Will the project be conducted in conjunction with or at the same time as other projects at the park?
- 2. Will the project be part of a series of inter-related projects?
- 3. Are there any other projects that must be completed for any part of this project to become operational?
- 4. Are there any other projects (including deferred maintenance) that have been completed or any probable future projects that could contribute to the cumulative impacts of this project?
- 5. Are any of the projects that relate to the proposed work outside the General Plan?

COMMENTS:

RECOMMENDATION:

- Not a project for the purposes of CEQA compliance.
- Project is De Minimus; register in logbook
- The project is exempt. File a Notice of Exemption.
- A Negative Declaration should be prepared.
- A Mitigated Negative Declaration should be prepared.
- An EIR should be prepared.

SIGNATURE



PRINTED NAME

Teri Crawford

TITLE

District CEQA Coordinator

DATE

7/22/2016

DISTRICT SUPERINTENDENT REVIEW

COMMENTS:

I acknowledge any constraints placed on the project as a result of the specialists' comments above and recommend the project proceed.

DISTRICT SUPERINTENDENT APPROVAL SIGNATURE



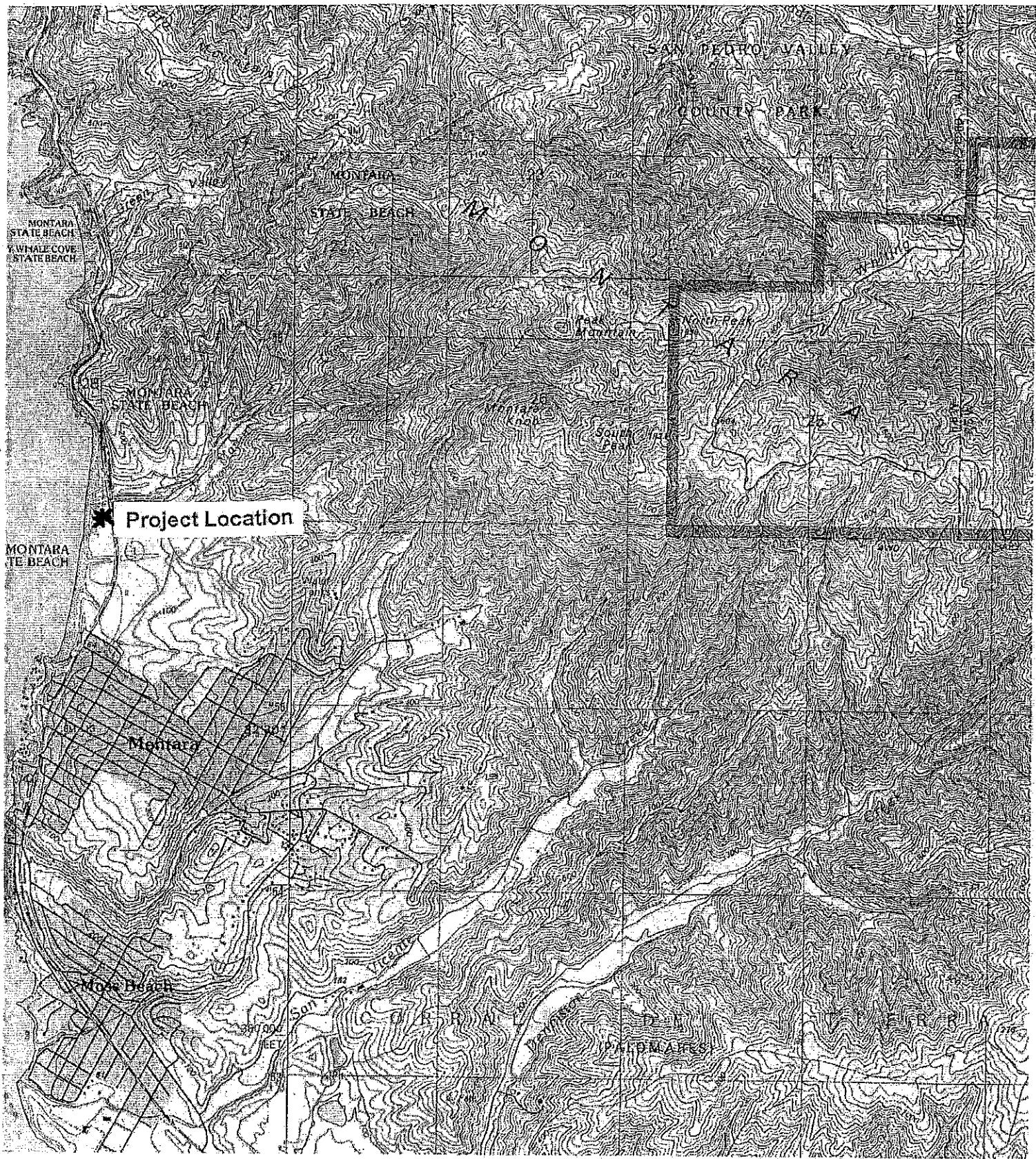
TITLE

Dist. Sup. II (ADM)

DATE

7/22/16

North Montara Access Improvement Project



USGS Montara Mountain Quadrangle

Biological Impact Report
North Montara Access Improvement Project
June 2016

Project Information and Impact Summary

The proposed project involves improvement of an existing parking lot at Montara State Beach. The majority of the project will be within the footprint of the existing disturbed area; a small portion of the project will extend into adjacent areas. The coastal terrace in this area was previously disturbed for highway construction and other activities, and most of the project vicinity is dominated by ruderal vegetation.

There are no sensitive habitats or sensitive resources known from the projects area. The project will not impact Martini Creek or any other drainage.

Botanical Information

The project site was disturbed in the 1980s for highway construction (see attached photo). Areas closer to the highway, including the project site, are now ruderal vegetation dominated by poison hemlock (*Conium maculatum*), short podded mustard (*Hirschfeldia incana*) and other non-native species.

Closer to the ocean, the bluff has areas of native Coastal Scrub. In the project vicinity, this is dominated by yarrow (*Achillea millefolium*), coyote brush (*Baccharis pilularis*), lizard tail (*Eriophyllum staechadifolium*), angelica (*Angelica hendersonii*), and California blackberry (*Rubus ursinus*).

No sensitive plant species are known from the project area, and none are expected to occur.

Zoological Information

No animals have been observed within the immediate project area during recent field surveys. The area is mostly disturbed and contains no special habitats.

There is scat that appears to be from brush rabbits (*Sylvilagus bachmani*) in the coastal scrub in the general vicinity. Other mammals expected to be found in the project vicinity include black-tailed deer (*Odocoileus hemionus columbianus*), raccoon (*Procyon lotor*) and pocket gopher (*Thomomys bottae*).

Birds commonly found in the project vicinity include both species found along the coastal strand and species known from the coastal scrub and grassland habitats.

Rare, Endangered, or Sensitive Species and Habitats

There are no sensitive habitats within the project area, and no sensitive species are known, or expected to be found within the project area. It is possible that wide ranging species associated with the coast or with sensitive habitats found in other portions of Montara State Beach may transit the project area. This may be especially true for birds or wide-ranging mammals. There would be no anticipated project impacts on these species.

Qualifications

Report Preparation: Joanne Kerbavaz, Senior Environmental Scientist, California State Parks.
MS, Ecology; AB, Environmental Studies and Biology/Politics
Over 15 years of experience working with sensitive habitats and sensitive species in San Mateo County.

7-13-83

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RECEIVED 08/02/2016 14:57 916-323-3018 STATE CLEARINGHOUSE
AUG/02/2016/TUE 02:45 PM FAX No. P. 002State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CRQA #11867

NOTICE OF EXEMPTION**2016088038****TO:** Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814**FROM:** Department of Parks and Recreation
303 Big Trees Park Road
Felton, CA 95018**PROJECT TITLE:** North Montara Access Improvements**LOCATION:** Montara State Beach**COUNTY:** San Mateo**DESCRIPTION OF THE NATURE AND PURPOSE OF PROJECT:**

Complete improvements at the existing North Montara Day Use Area within Montara State Beach to provide improved facilities and accessibility to the visiting public.

Work will:

- Pave existing dirt parking lot with asphalt;
- Stripe for thirty-seven (37) standard parking spaces and two (2) ADA compliant parking spaces;
- Spread approximately 4" to 6" of aggregate base on the existing trail;
- Install approximately 400' of post and cable fence around parking lot;
- Install two (2) ADA compliant picnic tables near the existing beach staircase and parking lot; and
- Replace two (2) existing trash containers with animal resistant trash containers.

PUBLIC AGENCY APPROVING THE PROJECT: California Department of Parks and Recreation**NAME OF DIVISION OR DISTRICT CARRYING OUT THE PROJECT:** Santa Cruz**EXEMPT STATUS:** Categorical Exemption

Class: 1, 2, 4, 11

Section: 15301, 15302, 15304, 16011

REASONS WHY PROJECT IS EXEMPT:

Project consists of the minor alteration of existing public facilities involving negligible expansion of use beyond current levels; the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; the minor public alterations in the condition of land and vegetation that does not involve removal of healthy, mature, scenic trees; and the construction of placement of minor structures accessory to existing facilities listed as "Modifications of existing facilities for disabled access" and "Construction or Installation of additional public use facilities" in the Department of Parks and Recreation's list of exempt activities, in accordance with CCR Section §15300.4

CONTACT: Teri Crawford
Santa Cruz District**PHONE NO.:** (831) 335-8996
EMAIL: Teri.Crawford@parks.ca.gov

Governor's Office of Planning & Research

AUG 02 2016

STATE CLEARINGHOUSE

Chris Spohrer
District Superintendent (Acting)
Santa Cruz District

August 3, 2016

DATE

RECEIVED

AUG 16 2016

San Mateo County
Planning and Building Department