



**County of San Mateo Planning & Building Department**  
**Agricultural Advisory Committee**

455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063  
650/363-4161  
Fax: 650/363-4849

---

## MEETING PACKET

**Date:** Monday, November 14, 2016  
**Time:** 7:00 p.m.  
**Place:** Half Moon Bay Historic Train Depot  
110 Higgins Canyon Road, Half Moon Bay, California

---

## AGENDA

1. Call to Order
2. Member Roll Call
3. Public Comments for Items Not on the Agenda
4. Agenda Topics – Agritourism Guidelines
5. Consideration of an application for an Agritourism Event for the upcoming 2016 Christmas tree sale season. The proposed days and hours of operation are as follows: November 15, 2016 – December 24, 2016 from 9:00 am to 5:00 pm. The proposed elements are: 1) a train on rubber tires that transports guests along an existing gravel road and 2) one food/snack bar sales of prepackaged foods and associated seasonal related items. Project is located at 78 Pilarcitos Creek Road. County File No. PLN2016-00458; Owner/Applicant: Sare
6. Consideration of a Coastal Development Permit and a Planned Agricultural Development Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, a Grading Permit, pursuant to Section 8600.1 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, for the construction of the Green Valley Trail (part of the California Coastal Trail). This project is appealable to the California Coastal Commission. County File No. PLN2016-00398; Owner/Applicant: San Mateo County Parks Department
7. Consideration of the Action Minutes for the September 12, 2016 regular meeting and October 11, 2016 special meeting.
8. Community Development Director's Report
9. Adjournment

---

Agricultural Advisory Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request a alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the County Representative at least five (5) working days before the meeting at (650) 363-1857, or by fax at (650) 363-4849, or e-mail [rbartoli@smcgov.org](mailto:rbartoli@smcgov.org). Notification in advance of the meeting will enable the Committee to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

## ROLL SHEET – November 14, 2016

Agricultural Advisory Committee Attendance 2015-2016

	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov
<b>VOTING MEMBERS</b>													
Brenda Bonner Public Member				X	X		X		X			X	
BJ Burns Farmer, Vice Chair				X	X	X	X		X	X	X	X	
Robert Cevasco Farmer					X	X	X					X	
Louie Figone Farmer				X	X	X	X		X	X	X		
Marilyn Johnson Public Member				X	X		X		X	X	X	X	
Vacant Farmer													
Peter Marchi Farmer				X	X	X	X		X	X	X	X	
Doniga Markegard Farmer				X									
Robert Marsh Farmer, Chair				X	X	X	X		X	X	X	X	
April Vargas Conservationist				X		X	X		X				
Vacant Ag Business													
Natural Resource Conservation Staff													
San Mateo County Agricultural Commissioner				X	X	X					X	X	
Farm Bureau Executive Director				X	X	X	X			X	X	X	
San Mateo County Planning Staff				X	X	X	X		X	X	X	X	
UC Co-Op Extension Representative				X									

**X: Present**

**Blank Space: Absent or Excused**

**Grey Color: No Meeting**

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

**DATE:** November 14, 2016

**TO:** Agricultural Advisory Committee

**FROM:** Steve Monowitz, Community Development Director

**SUBJECT:** Agenda Topics – San Mateo County Agritourism Guidelines

**BACKGROUND**

At the September 12, 2016 meeting, the Agricultural Advisory Committee (AAC) requested a series of agenda items/study sessions that are focused on the regulations applied to projects that come before the Committee. The regulations and policies that staff will present to the Committee over of the next several months include: Planned Agricultural District (PAD) regulations, Farm Labor Housing regulations, Williamson Act Program Uniform Rules and Procedures, and Agritourism Guidelines. The second topic, Agritourism Guidelines is discussed below.

**DISCUSSION**

Agritourism, as it is defined most broadly, involves any agriculturally based operation or activity that brings visitors to a farm or ranch. Over many years, temporary events in the coastal areas of San Mateo County became a subject of concern. During the holiday season, farm landowners would encourage visitors to their farms on weekends by putting up inflatables and other entertainment elements on the property. This would result in complaints to the Planning and Building Department (Department) that resulted in Code Enforcement actions to cease all activities and entertainment elements on the land.

In response, the Department contacted the landowners to determine if a process to allow these types of events would or would not be beneficial to the agricultural community. Landowner responses were positive.

As a result, Planning staff attended “Organizing Agritourism Support in California” summit in 2011 with farmers from throughout California regarding Agritourism and how such uses can support the economic viability of farming and ranching. With that information, a subcommittee of the Agricultural Advisory Committee, Planning and Building Department staff, County Counsel and staff from Supervisorial District Four convened in 2012 to discuss and formulate the Agritourism Guidelines for San Mateo County.

As a result of this collaboration, the San Mateo County Agritourism Guidelines were adopted with the intent of providing guidance regarding the application of existing Local Coastal Program policies and zoning regulations in a manner that facilitates the establishment of uses that are secondary to the agricultural uses of the land, support the economic viability of farming and ranching, and minimize conflicts with agricultural activities on said land and/or adjacent lands. In supporting the intent of the guidelines, agritourism events are temporary in nature (number of days and instances), limited in the location of structures/uses (prime versus non-prime soils), and must adhere to performance standards (parking, creek buffers, etc.) among others.

The role of the AAC is to consider each agritourism proposal and make a recommendation based on the findings of the Agritourism Guidelines.

### **ATTACHMENTS**

- A. San Mateo County Agritourism Guidelines (dated 9/25/2012)

# SAN MATEO COUNTY AGRITOURISM GUIDELINES

The San Mateo County Planning and Building Department and the San Mateo County Agricultural Advisory Committee's subcommittee on agritourism have developed the following guidelines for the review and establishment of commercial activities on agricultural land. These guidelines seek to provide guidance regarding the application of existing Local Coastal Program (LCP) policies and zoning regulations in a manner that facilitates the establishment of uses that are **secondary** to the agricultural uses of the land, support the economic viability of farming and ranching, and minimize conflicts with agricultural activities on said lands and/or adjacent lands. These guidelines are not intended to obviate the need for compliance with other State or Federal regulations. (Agritourism review procedures are addressed in Part F of this document.)

## A. DEFINITIONS

1. **Agritourism** – The act of visiting a working farm/ranch or agricultural operation for the purpose of enjoyment, education or active involvement in the activities of the farm/ranch or agricultural operation that adds to the economic viability of the agricultural operation.
2. **Compatible Use(s)** – A use that, as determined by the Community Development Director of San Mateo County, will not diminish or interfere with existing or potential agricultural productivity, and can be accommodated without adverse impact to the agricultural resources of the site or surrounding area.
3. **Non-Prime Agricultural Land** – Land that is not “prime agricultural land” as defined below. This may include, but is not limited to, land used for grazing or dry farming.
4. **Prime Agricultural Land** – Means any of the following:
  - a. All land that qualifies for rating as Class I or Class II in the Natural Resource Conservation Service (NRCS) Land Use Capability Classifications; or land that qualifies as Class III in the NRCS Land Use Capacity Classifications if producing no less than two hundred dollars (\$200) per acre annual gross income for three of the past five years.
  - b. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
  - c. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.

- d. Land planted with fruit- or nut-bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.
- e. Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre annual gross income for three of the past five years.
- f. In all cases, prime land shall have a secure water source adequate to support the agriculture on the premises.

**B. COMPATIBILITY DETERMINATIONS**

Any activity authorized by these guidelines may be made subject to a Use Permit at the discretion of the Community Development Director.

**C. GOALS**

- 1. Confirm that agritourism uses are secondary and supplemental to existing agricultural uses of the land.
- 2. Agritourism uses must be compatible with and beneficial to the agricultural uses on the land.
- 3. Allow temporary agritourism uses and facilities on all agricultural lands, but limit them in scale, location and time. Require staff level review to confirm temporary uses are consistent with these guidelines.
- 4. Limit percentage of lands utilized for agritourism.
- 5. Ensure the “Right to Farm” on all lands per Chapter 2.65 of the San Mateo County Ordinance (Administration/Agricultural Awareness).

**D. AGRITOURISM GUIDELINES**

- 1. **Agritourism Uses and Activities that Require a Permit.** Uses will be reviewed by Planning staff and the Agricultural Advisory Committee to ensure adherence to the guidelines.

Agritourism uses must be found to be compatible with the long-term agricultural uses of the land. Uses that occur for more than 45 consecutive days or more than two (2) times per year require a Planned Agricultural District Permit, or a Resource Management Permit, a Coastal Development Permit, and review by the Agricultural Advisory Committee.

**MAINTAIN COMPATIBILITY WITH AGRICULTURE BY LIMITING ATTRACTIONS AND ACTIVITIES TO NO MORE THAN THE FOLLOWING:**

- a. One (1) farm animal petting zoo on **non-prime soils**.
- b. One (1) pony ride area located on **non-prime soils** (confined animal permit or exemption required).
- c. One (1) food vendor, mobile or on-site (Environmental Health permit if applicable) located on **non-prime soils**.
- d. One (1) prepackaged food/snack bar on **non-prime soils**.
- e. One (1) haunted house/barn on **non-prime soils**.
- f. One (1) hay maze on **non-prime soils**.
- g. One (1) train and tracks located on **non-prime soils**.
- h. One (1) hayride on all soils.
- i. Train rides on rubberized wheels throughout all soils subject to case-by-case review.
- j. Inflatables\* on **non-prime soils** (subject to height limitations set forth in the Planned Agricultural District and Resource Management Regulations) subject to case-by-case review.
- k. Produce stand permitted per Section 6352(5) of the Planned Agricultural District Regulations (Environmental Health permit required).
- l. Other recreational/educational activities subject to review and approval of the Community Development Director.
- m. Days and hours of operation per determination of the Community Development Director.

2. **Performance Standards for Agritourism Uses and Activities that Require a Permit.** Agritourism uses shall be consistent with LCP and zoning standards, including but not limited to the following:

- a. Adequate on-site parking to accommodate the uses must be provided on non-prime soils and designated on the site plan for review by Planning staff.

---

\*Inflatables subject to the standards of the Safe Inflatable Operators Training Organization.

- b. Parking subject to standards of Policy 10.22 (*Parking*) of the LCP.
  - c. Signage subject to standards of Policy 8.21 (*Commercial Signs*) of the LCP.
  - d. On parcels forty (40) acres or more in size, all agritourism elements shall be clustered and shall consume no more than two (2) gross acres (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
  - e. On parcels under forty (40) acres in size, all agritourism elements shall be clustered and shall consume no more than one (1) gross acre (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
  - f. Setbacks subject to regulations pertaining to watercourses and riparian vegetation.
3. **Temporary Seasonal Agritourism Uses and Activities that Do Not Require Permits.** Temporary seasonal visitor serving uses and facilities allowed on all agricultural lands limited in scale, elements and time. Uses will be reviewed by Planning staff and the Agricultural Advisory Committee to ensure adherence to the guidelines.
- a. Does not interfere with agricultural production on or adjacent to the lot.
  - b. Allowed for a maximum of 45 consecutive days per use and limited to no more than two (2) per year.
  - c. Days and hours of operation: Sunday through Saturday from 9:00 a.m. to sunset (no lighting shall be allowed).
  - d. Two (2) inflatables\* allowed on all lands (subject to height limits set forth in the Planned Agricultural District and Resource Management Regulations).
  - e. One (1) pony ride area (confined animal permit or exemption required).
  - f. One (1) farm animal petting zoo on all lands.
  - g. One (1) hayride on all lands.
  - h. One (1) train with rubberized wheels on all lands.

---

\*Inflatables subject to the standards of the Safe Inflatable Operators Training Organization.

- i. One (1) food vendor, mobile or on-site including mobile prepackaged food/snack bar (Environmental Health permit required) located on all **soils**.
  - j. One (1) prepackaged food/snack bar on non-prime soils (may be subject to Environmental Health permit).
  - k. Other recreational/educational activities subject to review and approval of the Community Development Director.
4. **Performance Standards for Seasonal Uses and Activities that Do Not Require Permits**
- a. Adequate on-site parking to accommodate the temporary seasonal uses must be provided and designated on the site plan for review by Planning staff.
  - b. Parking subject to standards of Policy 10.22 (*Parking*) of the LCP.
  - c. Signage subject to standards of Policy 8.21 (*Commercial Signs*) of the LCP.
  - d. Meets the current standards for buffers from creeks and/or riparian vegetation.
  - e. On parcels forty (40) acres or more in size, all agritourism elements shall be clustered and shall consume no more than two (2) gross acres (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
  - f. On parcels under forty (40) acres in size, all agritourism elements shall be clustered and shall consume no more than one (1) gross acre (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
  - g. Setbacks subject to regulations pertaining to watercourses and riparian vegetation.
  - h. No land disturbance including import of gravel or fill.
  - i. Produce stand permitted per Section 6352(5) of the Planned Agricultural District Regulations (Environmental Health permit required).
5. **Commercial Dining Events**
- a. Commercial food service to groups with issuance of an Environmental Health permit and fire review occurring on an infrequent basis shall be allowed without the need of a PAD permit unless otherwise required.\*

- b. All other commercial food services not meeting the standards above may occur with the issuance of a PAD permit.
- c. Commercial dining events cannot occur simultaneously with any temporary or seasonal agritourism event.

**E. OTHER NON-AGRICULTURAL COMMERCIAL EVENTS**

Commercial events on PAD lands require review by the Agricultural Advisory Committee to determine whether they constitute an agritourism event.

The following examples are uses when operated as a commercial business that are not considered agritourism and require County permits.

- Weddings.
- Music concerts.
- Paint ball.
- Carnivals.

\*For purposes of this section, infrequent is defined as no more than twelve (12) meal servings per calendar year.

**F. AGRITOURISM REVIEW PROCEDURES**

For seasonal non-permit required event applications, applicants shall submit an application and accompanying materials to the Planning and Building Department two (2) months prior to desired date of event.

For seasonal permit required event applications, applicants shall submit an application and accompanying materials no later than six (6) months prior to desired date of event.

All application submittals are subject to the following:

1. Completion of permit application forms.
2. Submittal of any existing Williamson Contract on said lands.
3. Description of existing agricultural operations and statement of conformance with the goals of the agritourism standards.
4. Site plan showing existing permanent buildings and structures, all agricultural areas, watercourses, riparian areas and wells.
5. Site plan showing all agritourism uses and activities, and existing/proposed parking areas.

6. Statement of operations (days/hours).
7. Number of employees on-site for agritourism purposes.

**G. RECOMMENDED FINDINGS**

When considering proposals to establish agritourism uses, the Agricultural Advisory Committee and relevant decision makers should determine:

1. That the agritourism use is compatible with the long-term agricultural uses of the land.
2. That the agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property.
3. That the agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on said land.
4. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program, Zoning Regulations, and Williamson Act (where applicable).

TGP:fc/pac/jlh – TGPW0230\_WFR.DOCX (9/25/12)

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

**DATE:** November 14, 2016

**TO:** Agricultural Advisory Committee

**FROM:** Tiare Peña  
(650) 363-1850

**SUBJECT:** Agritourism Event  
**78 Pilarcitos Creek Road (Sare)**

County File Number: PLN2016-00458

**PROPOSAL**

The applicant (Sare) is requesting consideration of an application for an Agritourism Event for the upcoming 2016 Christmas tree sales season. The proposed days and hours of operation are as follows: November 15 through December 24, 2016 from 9:00 a.m. til 5:00 p.m. The proposed elements are; 1) a train on rubber tires that transport guests along an existing graveled road and 2) one food/snack bar for sales of prepackaged foods and associated seasonal related items.

**DECISION MAKER**

Community Development Director

**BACKGROUND**

Report Prepared By: Tiare Peña

Location: Santa's Tree Farm, 78 Pilarcitos Creek Road, Half Moon Bay

APN: 056-380-020

Existing Zoning: Planned Agricultural District/Coastal Development

General Plan Designation: Agriculture

Existing Land Use: Agricultural uses, residence and barn

Setting: The 127 acre parcel is located on Pilarcitos Creek Road in the unincorporated area of Half Moon Bay. The property is bisected by San Mateo Road.

Williamson Act: The project site is not under a Williamson Act contract.

Chronology:

<u>Date</u>	<u>Action</u>
October 21, 2016	- Application for Agritourism Event submitted
November 8, 2016	- Agricultural Advisory Committee meeting

## **DISCUSSION**

*Will the project be visible from a public road?*

Yes, the project site is visible from San Mateo Road/Highway 92

*Will any habitat or vegetation need to be removed for the project?*

Mature Christmas trees will be removed and from the site and new trees will be replanted.

*Is there prime soil on the project site?*

There are some prime soils interspersed throughout the site.

### A. KEY ISSUES

#### 1. Agritourism Event Certificate of Exemption

Planning staff has reviewed this application for conformance with the Agritourism Guidelines. The proposed agritourism activities are secondary and supplemental to established agricultural uses on the property. All activities are temporary, supports the economic viability of the farm and does not prevent future agricultural uses on the land. Staff has determined that this application is in compliance with the Agritourism Guidelines.

#### 2. Compliance with the Williamson Act:

The subject property is not under a Williamson Act contract.

## **FINDINGS**

1. That the agritourism use is compatible with the long-term agricultural uses of the land because the proceeds from the Christmas tree sales support the economic viability of the farm. This is an established agricultural farm, therefore this finding can be made.

2. That the agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property. The applicant will hire three employees for the season to assist with parking and tree sales. This finding can be made.
  3. That the agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on the land. Due to the ongoing agricultural uses on the property, this finding can be made.
- 
4. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program, Zoning Regulations, and Williamson Act.

### **ATTACHMENTS**

- A. Application for Agritourism Event
- B. Site Plan

# Application for Agritourism Event

RECEIVED

2016 OCT 21 P 3:14

455 County Center, 2nd Floor  
Redwood City • CA • 94063 • Mail Drop PLN 122  
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

SAN MATEO COUNTY  
PLANNING AND BUILDING  
DEPARTMENT

Primary Permit #: 2 PLN 2016-00458

## 1. Instructions

Please fill out the general Planning Permit Application Form, Environmental Information Form, and this form when applying for a Agritourism use. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form. To qualify for an exemption from other zoning permits. You must strictly adhere to the agritourism guidelines as approved.

## 2. Project Information

Parcel/Lot Size: 056-380-020

No W.A.C. / Size: 127.3 Acres

If less than 40 Acres project not to exceed 1 gross Acre)

If more than 40 Acres project not to exceed 2 gross Acres)

Area less than one acre

Please describe all elements and activities associated with your agritourism activities:

Temporary seasonal Ag. use

A) One train with rubber tires, route consisting of an existing, graveled field access road.

B) One prepackaged food and snack bar and seasonal and Christmas tree related items.

Please describe hours, number of employees and statement of conformance with agritourism guidelines:

Nov 15 to Dec. 24th 9-5 pm.

3 employees. Prepacked food/snack bar less than 25 Square feet. This does Not interfere with agricultural production on or adjacent to the lot. No W.A.C. / There is no land disturbance.

Please describe the agricultural uses on the land:

Christmas Tree Production

Applicant's Name: Natalie and Dan Sare

Address: Santa's Tree Farm

78 Pilarcitos Creek road  
Half Moon Bay, CA 94019

### 3. Exceptions

Please describe any on-site parking areas:

Parking is available along / next to fields.

Please describe any on-site eating establishments:

none,

### 4. Certificate of Exemption

Please initial next to the category which qualifies your project for the exemption.

NS Event will not occur for more than 45 days.

NS Total acreage does not exceed two gross acres.

NS Total acreage does not exceed one gross acre.

NS Does not interfere with agricultural uses of the land.

### 5. Williamson Act Contract

Is the parcel currently under a Williamson Act Contract?

YES

NO

If Yes, please provide contract number: \_\_\_\_\_

### 6. Materials Required

- |   |  |
|---|--|
| a. Three (3) sets of plans that include a scaled site plan, elevations, and floor plans | d. Environmental Information Form                        |
| b. One (1) set of reduced plans (8 1/2"X11" or 11"X17")                                 | e. Photographs (if requested)                            |
| c. All applicable applications forms  | f. Fees as set by Resolution of the Board of Supervisors |
- Additional information may be required during review of your application.

### 7. Approval

Planner: \_\_\_\_\_

Date: \_\_\_\_\_

### 8. Processing

- Fee Collected
- Referral to Agricultural Advisory Committee
- Update Permit Plan

### 9. Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's Signature (1): Natalie Sare

Owner's Signature (2): \_\_\_\_\_

Applicant's Signature: Natalie Sare



\* Site plan for Santa's Tree Farm drawn up for Tiara Pena for application for agri tourism event/seasonal Per request

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

**DATE:** November 14, 2016

**TO:** Agricultural Advisory Committee

**FROM:** Michael Schaller, Senior Planner: 650/363-1849

**SUBJECT:** Consideration of a Coastal Development Permit and a Planned Agricultural Development Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, a Grading Permit, pursuant to Section 8600.1 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, for the construction of the Green Valley Trail (part of the California Coastal Trail). This project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00398 (San Mateo County Parks Dept.)

**PROPOSAL**

The applicant is proposing to construct the Green Valley Trail to implement a segment of the California Coastal Trail south of the Devil's Slide Tunnel and connect to the parking area at Gray Whale Cove. The trail will accommodate pedestrians, bicyclists and equestrians on a natural surface trail to be constructed by improving existing primitive trails, resurfacing an existing access road, and new trail construction. The trail will be unpaved, and will include three six-foot-wide boardwalks and a 40 foot long, six foot-wide fiberglass bridge to separate trail users from adjacent wetlands, uplands and riparian areas. In addition to a 5 to 10 foot wide unpaved trail section, there will be areas with retaining walls, access turnouts, railings, wayfinding signs and benches along the trail.

The project also includes re-contouring and surfacing an existing dirt parking area at Gray Whale Cove Beach and installation of a vault toilet building within the existing parking area. Wildlife enhancement will be completed through restoration of a 4.4 acre area of invasive Cape ivy that will be eradicated and restored to native species.

The unpaved trail begins approximately 800 feet south of the Devil's Slide south trailhead parking area and continues east, south and west within Green Valley to the parking area at Gray Whale Cove, part of Montara State Beach. This trail segment is part of the California Coastal Trail and is consistent with Coastal Conservancy's "Completing the California Coastal Trail Report". An 800 foot long trail section along

Highway 1 from the Devil's Slide south trailhead to this trail segment will be constructed separately by Caltrans and is not a part of this project.

### **DECISION MAKER**

Planning Commission

### **QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

1. Will the proposal for a new segment of the California Coastal Trail have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?
2. What position do you recommend that the Planning Department staff take with respect to the application for this project?

### **BACKGROUND**

Report Prepared By: Michael Schaller, Senior Planner

Location: Green Valley is located east of Gray Whale Cove State Beach and directly south of the Devil's Slide Tunnel south portal. The CalTrans Tunnel maintenance building sits adjacent to the proposed trail alignment.

APN: 036-380-120, -140, -180 and -190

Parcel Size: 345 acres combined. The proposed trail will be 4,550 feet in length, and will involve 42,708 sq. ft. of disturbance. This includes restoration of approximately 19,500 sq. ft. of old dirt roads and approximately 10,000 sq. ft. of re-contouring and improving the dirt parking area.

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

General Plan Designation: Agriculture/Rural and Public Recreation/Rural

Williamson Act: The four project parcels are not under a Williamson Act contract.

Existing Land Use: Open Space

Water Supply: There is no known potable or agricultural water source on the project parcels. No new water supplies will be created or are proposed as part of this project.

Sewage Disposal: The applicant is proposing to construct a vault toilet at the edge of the parking area, across from Gray Whale Cove State Beach.

Setting: Green Valley is located east of Gray Whale Cove State Beach and directly south of the Devil's Slide Tunnel and east of State Highway 1. This small coastal valley consists of an alluvial fan draining Green Valley Creek, a small creek surrounded by steep, eroded slopes with natural gradients ranging between thirty and seventy percent. Soils within Green Valley are deep and moderately well drained along the creek channel, while the adjacent mountain slopes have shallow, excessively drained soils derived from highly weathered granitic rock. The surrounding mountain slopes support a dense vegetative cover of northern coastal scrub, dominated by coyote brush, California sagebrush, California coffeeberry, Ceanothus and Sticky monkeyflower, while the valley is characterized by a dense riparian willow thicket and limited freshwater marsh.

*Will the project be visible from a public road?*

Portions of the proposed trail will be visible from Highway 1, primarily the existing road cut from the parking lot at Gray Whale Cove up to the old buildings at the eastern limit of the trail. However, no above grade structures are proposed on the trail alignment, so impacts to public views will be minimal at best.

*Will any habitat or vegetation need to be removed for the project?*

The project will have a temporary impact, during construction, upon isolated wetlands and the riparian corridor associated with Green Valley creek. However, no significant permanent fill of these habitat areas is proposed. Only minor trimming of existing vegetation will be necessary to establish a trail alignment that meets County trail standards. The proposed trail alignment utilizes, to the greatest extent possible, existing informal trails that exist in the project area.

*Is there prime soil on the project site?*

Soils on the project site are listed by the NRCS soils site as "Scarper-Miramar complex, 30 to 75 percent slopes" and are not considered prime soils under the Storie Index Rating system. The site is very rugged with little to no flat areas that would support traditional agricultural practices. Additionally, vegetation within the project area is dominated by riparian vegetation as well as wetland vegetation, both of which are protected habitat types.

## **DISCUSSION**

### 1. Conformance with the County General Plan

The County's Local Coastal Program is a subset of the County General Plan. As such, the two documents have been deemed internally consistent. The analysis below, under the LCP section, provides evidence of the project's consistency with not only the LCP but, by extension, the County's General Plan.

#### a. Agriculture Component

Policy 5.6 - *Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*. There are no prime soils on the project parcels according to the USDA Soil Survey, nor is the project area currently used for agriculture. Historically, the area that encompasses McNee Ranch State Park and the project area were used for low intensity cattle grazing. However, that use has not occurred for many years. This policy outlines allowed uses on “other lands suitable for agriculture”. Public recreation and shoreline access trails are a conditionally permitted use on such soils. The use is subject to the issuance of a CDP and PAD permit.

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:

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

The entire project area is extremely rugged with the only relatively flat areas being the existing service road/trail and the area immediately around the old State Park’s buildings at the eastern limit of the project area. The entire project area is unsuitable for active agricultural use due to the topography and the presence of sensitive habitat on the periphery of the proposed trail alignment.

- (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 soils within the project area, nor does establishing new agricultural use within the project area make sense due to the rugged topography of the site 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 and public infrastructure (Devil’s Slide Tunnel maintenance building).

- (4) *The productivity of any adjacent agricultural lands is not diminished;*

There is no active agriculture occurring in the project area. No loss in productivity will occur.

- (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, 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.

Policy 5.11 - *Maximum Density of Development per Parcel*. This policy limits non-agricultural development densities to those permitted in rural areas of the Coastal Zone under the Locating and Planning New Development Component (Policy 1.8). It further, limits non-agricultural development densities to that amount which can be accommodated without adversely affecting the viability of agriculture. With regards to the amount of development allowed on the project site, please refer to the discussion above under Policy 1.8. Also, as discussed above, the project site is not viable for agricultural use due to topography and lack of water.

## 2. Conformance with the County 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 Green Valley are zoned Planned Agricultural Development (PAD). However, there is no evidence that agriculture has been practiced on the project parcels in over 40 years. Nor is there evidence that surrounding parcels 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.

### 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:

#### A. General Criteria

1. *The encroachment of all development upon land which is suitable for agricultural use shall be minimized.* The entire project area is extremely rugged with the only relatively flat areas being the existing service road/trail and the area immediately around the old State Park's buildings at the eastern limit of the project area. The entire project area is unsuitable for active agricultural use due to the topography and the presence of sensitive habitat on the periphery of the proposed trail alignment.
2. *All development permitted on a site shall be clustered.* The nature of the proposed use does not necessarily lend itself to clustering as is typical with

structural development. But the areas proposed for trail development/improvement are already disturbed and, as stated previously, no agriculture is practiced on the project site.

B. Water Supply Criteria

*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 hiking trail does not require a potable water source as part of its plan of operation. The expectation is that people wishing to hike the trail will bring their own water with them.*

C. Criteria for the Conversion of Lands Suitable for Agriculture and Other Land

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:

1. *All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable. As stated above, the entire project area is extremely rugged with the only relatively flat areas being the existing service road/trail and the area immediately around the old State Park's buildings at the eastern limit of the project area. The entire project area is unsuitable for active agricultural use due to the lack of a viable water supply, the topography and the presence of sensitive habitat on the periphery of the proposed trail alignment.*
2. *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 and public infrastructure (Devil's Slide Tunnel maintenance building).*
3. *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 in the project area. No loss in productivity will occur.*
4. *Public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality. As stated previously, 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.*

3. Compliance with the Williamson Act

The project parcels are not under a Williamson Act contract.

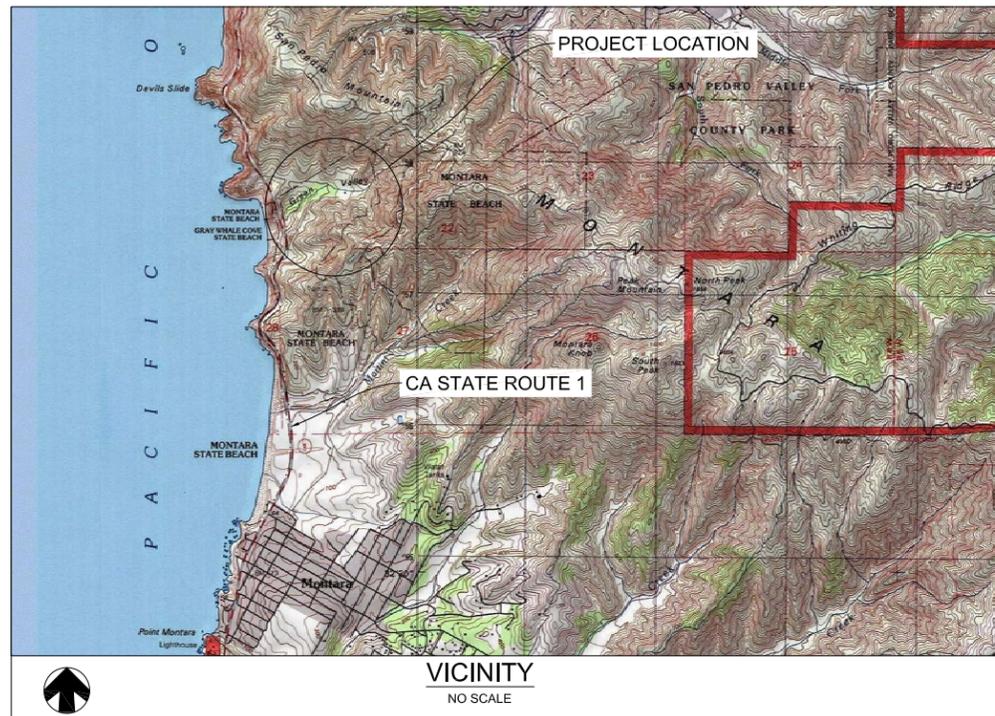
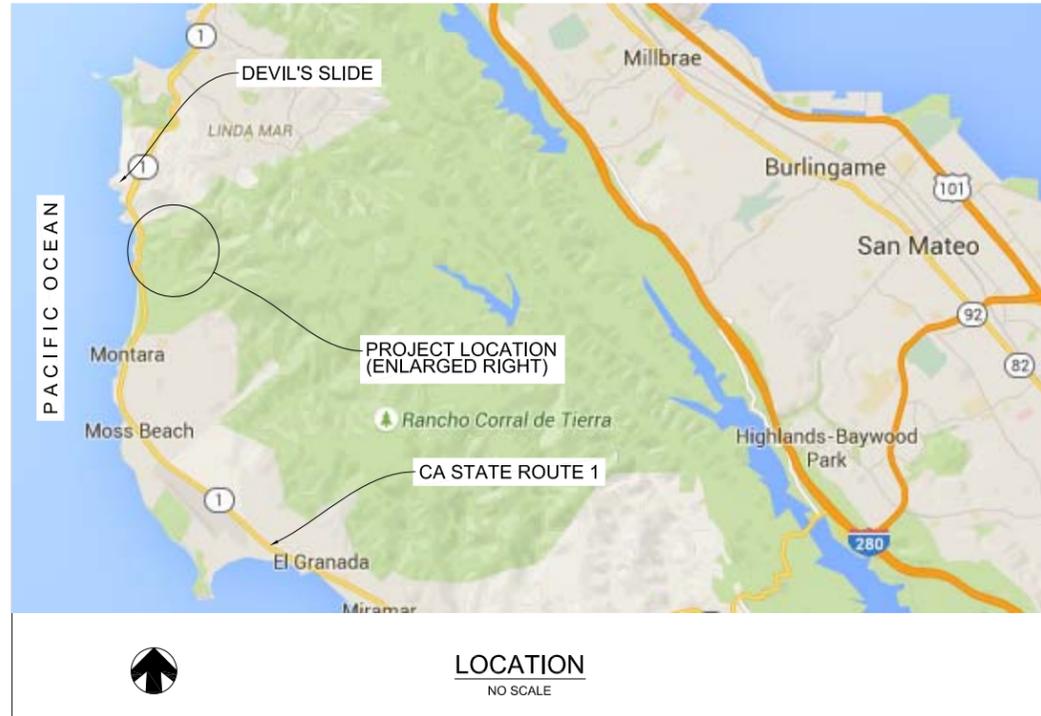
**ATTACHMENTS**

A. Project Plans

# GREEN VALLEY TRAIL PROJECT

## SAN MATEO COUNTY

### PROJECT NO. E4930000



DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS AND SITE LAYOUT
3	SITE PROTECTION, DEMOLITION, AND STAGING
4	ENVIRONMENTAL PROTECTION
5	STATION 0+00 TO 4+00
6	STATION 4+00 TO 7+00
7	STATION 7+00 TO 10+50
8	STATION 10+50 TO 16+75
9	STATION 16+75 TO 23+00
10	STATION 23+00 TO 29+00
11	STATION 29+00 TO 35+00
12	STATION 35+00 TO 40+00
13	STATION 40+00 TO 45+35
14	EXISTING PARKING LOT IMPROVEMENTS
15	CROSS SECTIONS
16	CROSS SECTIONS
17	CROSS SECTIONS
18	CROSS SECTIONS
19	CROSS SECTIONS
20	CROSS SECTIONS
21	TRAIL IMPROVEMENT DETAILS
22	TRAIL AND PARKING LOT FEATURE DETAILS
23	RETAINING WALL DETAILS
24	BELTED WATERBAR DETAIL
25	ROLLING DIP DETAIL
26	BOARDWALK DETAILS
27	CLEAR SPAN BRIDGE DETAILS
28	CLEAR SPAN BRIDGE DETAILS AND NOTES
29	DOUBLE VAULT TOILET DETAILS
30	SITE SIGNAGE PLAN
31	RESTORATION PLAN

**GENERAL NOTES**

- DESIGN INTENT: THESE PLANS AND SPECIFICATIONS REPRESENT THE DESIGN INTENT OF QUESTA ENGINEERING CORPORATION (THE ENGINEER), AS APPROVED BY THE SAN MATEO COUNTY PARKS DEPARTMENT. THE CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS SHOWN ON THESE PLANS AND SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS AND ASSOCIATED RISK AND EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A COPY OF THE APPROVED PLANS AND SPECIFICATIONS AND ANY ADDENDA AT ALL TIMES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY UNFORESEEN CIRCUMSTANCES OR CONDITIONS THAT WOULD ALTER THESE PLANS AND SPECIFICATIONS FOR APPROVAL OF MODIFICATIONS TO THE INTENDED DESIGN.
- COMPOSITE GROUND MAP: THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE MAP. THIS BASE MAP IS COMPILED FROM A SURVEY, AND OTHER DATA AS MADE AVAILABLE TO THE ENGINEER, WHO SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE MAP IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE THE SAME.
- MATERIALS AND WORKMANSHIP: ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE SAN MATEO COUNTY PUBLIC WORKS DEPARTMENT ENGINEERING STANDARD PLANS AND SPECIFICATIONS FOR CA STATE PARKS, AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) 2010 STANDARD PLANS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- PRE-CONSTRUCTION MEETING: A PRE-CONSTRUCTION MEETING SHALL BE ARRANGED BY THE CONTRACTOR AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF WORK. THE MEETING SHALL BE ATTENDED BY THE OWNER, CONTRACTOR (INCLUDING SITE FOREMAN AND KEY PERSONNEL), ENGINEER, AND REPRESENTATIVES OF ANY INVOLVED REGULATORY AGENCIES. PROSPECTIVE PARTICIPANTS SHALL BE NOTIFIED OF THE MEETING A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE MEETING. THE PURPOSE OF THE MEETING IS TO REVIEW THE WORK PLAN AND PROVIDE CLARIFICATIONS, REVIEW JOB REQUIREMENTS, AND DISCUSS CONDITIONS OF ANY PERMITS. SPECIAL ATTENTION WILL BE PAID TO ANY WETLANDS, SOIL EROSION AND WATER QUALITY PROTECTION REQUIREMENTS. NOTICE FOR THE CONTRACTOR TO PROCEED WITH WORK SHALL BE PROVIDED AT COMPLETION OF THE PRE-CONSTRUCTION MEETING.
- RESOURCE PROTECTION: THE CONTRACTOR IS ADVISED OF THE PRESENCE OF SENSITIVE RESOURCES LOCATED NEAR PROJECT WORK AREAS, THE TRAIL ALIGNMENT, FENCING, STAGING AREAS AND ALL OTHER PROJECT FACILITIES HAVE BEEN CAREFULLY LOCATED TO AVOID PHYSICAL DISTURBANCE OF SENSITIVE RESOURCES. ALL CONTRACTOR ACTIVITIES, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION ACTIVITIES, VEHICLE MAINTENANCE, AND MATERIALS AND EQUIPMENT STORAGE AND STAGING, MUST BE STRICTLY CONFINED TO THE WORK AREAS SHOWN ON THE DRAWINGS. THE LIMITS OF WORK WILL BE CAREFULLY LOCATED IN THE FIELD BY THE CONTRACTOR AND ENGINEER OF RECORD, AND ALL WORK LIMIT AREAS WILL BE PROTECTED BY STRAW WATTLES, CONSTRUCTION BARRIER FENCING, AND/OR ESASILT FENCING AS SHOWN ON THE DRAWINGS.  
  
CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PENALTIES AND ALL REPAIRS AND MITIGATIONS IMPOSED DUE TO BREACH OF PROTOCOL AND UNAUTHORIZED INTRUSION INTO SENSITIVE RESOURCE AREAS.
- COMPLETION SCHEDULE: CONTRACTOR SHALL PROVIDE ENGINEER WITH A PROJECT CONSTRUCTION COMPLETION SCHEDULE WITHIN 10 WORKING DAYS OF AWARD OF CONTRACT AND REVIEW THIS SCHEDULE AND ANY CHANGES AT PRE-CONSTRUCTION MEETING. SITE IMPROVEMENTS, INCLUDING TRAIL CONSTRUCTION MUST BE COMPLETED PRIOR TO THE DATE SPECIFIED IN THE CONTRACT DOCUMENTS.

- UTILITIES: CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES IN THE PROJECT AREA A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR MUST INVESTIGATE AND VERIFY THE LOCATION OF ANY EXISTING UTILITIES WITHIN THE PROJECT AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE, AND PROTECT ALL UTILITIES. ANY UTILITIES PLOTTED ON THE PLANS ARE CONSIDERED TENTATIVE AND APPROXIMATIONS AND THEREFORE, NO WARRANTY EXPRESSED OR IMPLIED IS MADE AS TO THE COMPLETENESS OR CORRECTION OF THEIR LOCATION. THE UTILITY COMPANIES ARE THOUGHT TO BE MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ON-CALL PROGRAM. THE CONTRACTOR SHALL NOTIFY U.S.A. 72-HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK AT 1-800-227-2600, 7:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY. EXISTING PUBLIC UTILITIES SHALL BE KEPT IN SERVICE AT ALL TIMES. UTILITIES THAT INTERFERE WITH THE WORK TO BE PERFORMED SHALL BE PROTECTED AS REQUIRED BY THE COUNTY, PG&E, AT&T, AND ALL OTHER AFFECTED AGENCIES.
- DAMAGE AND PROTECTION OF EXISTING FACILITIES: CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FACILITIES, AND ANY OTHER IMPROVEMENTS FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK, INCLUDING ALL UTILITIES, PUBLIC AND PRIVATE. CONTRACTOR SHALL EXERCISE CARE TO AVOID EXCESSIVE DAMAGE TO EXISTING PUBLIC PROPERTY, INCLUDING STREETS, PARKING AREAS, NATIVE TREES, SHRUBS, WETLANDS, AND OTHER PROPERTY IMPROVEMENTS. IF CONTRACTOR CAUSES DAMAGES TO SUCH ITEMS, THEY SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT IN LIKE NUMBER, KIND, CONDITION AND SIZE. THE COST OF REPAIRS AND REPLACEMENT OF DAMAGED PROPERTY SHALL BE AT THE CONTRACTOR'S EXPENSE. ANY SUCH COSTS MAY BE DEDUCTED BY THE CLIENT FROM MONIES DUE CONTRACTOR UNDER THIS CONTRACT.
- JOB SITE CONDITIONS, TRAFFIC CONTROL AND CONTRACTOR RESPONSIBILITY: CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, TRAFFIC CONTROL, AND ACCESS TO AND FROM ADJOINING DRIVEWAYS AND STREETS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD COUNTY AND THE ENGINEER (QUESTA ENGINEERING CORPORATION) HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FROM LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE ENGINEER. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION, INCLUDING SAFETY OF PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.  
  
ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS AS SET FORTH BY THE FEDERAL DEPARTMENT OF LABOR AND/OR THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY (CalOSHA) PRIOR TO EXCAVATION OF ANY TRENCH GREATER THAN FIVE (5) FEET IN DEPTH.  
  
ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALTRANS MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE OF WORK ZONES. ALL SIGNS SHALL BE APPROPRIATELY CONSTRUCTED WITH REFLECTIVE MATERIAL ON A BACKING OF METAL OR FABRIC (NO WOOD OR PLASTIC ALLOWED) AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PROVIDE PROPER VISIBILITY, PER SECTION 12 OF THE CALTRANS SPECIAL PROVISIONS.  
  
THE CONTRACTOR SHALL MAINTAIN REASONABLE ACCESS TO ALL DRIVEWAYS DURING CONSTRUCTION.

- CLARIFICATION, CHANGE ORDERS, AND ADDITIONAL WORK: SHOULD ANY CONTRACTOR OR SUBCONTRACTOR FIND ANY DEFICIENCIES, ERRORS, CONFLICTS, OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS, OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING OR INTENT, THEN THE CONTRACTOR SHALL NOTIFY JOINTLY, CLIENT AND THE DESIGN ENGINEER (QUESTA ENGINEERING CORPORATION) FOR A WRITTEN CLARIFICATION, ADDENDUM, ETC. SHOULD THE CONTRACTOR FAIL TO DO SO BEFORE SUBMITTING AN INVOICE FOR ADDITIONAL WORK, THE CONTRACTOR CANNOT CLAIM ADDITIONAL COMPENSATION FOR WORK REQUIRED TO COMPLETE THE PROJECT. THE EXCEPTION IS EMERGENCY WORK AS DEFINED IN THE CALTRANS STANDARDS.  
  
THE CLIENT OR ENGINEER OF RECORD, ACTING ON BEHALF OF THE CLIENT, MAY REQUIRE PLAN REVISIONS DUE TO UNFORESEEN CIRCUMSTANCES AND CONFLICTS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY, JOINTLY THE CLIENT AND THE ENGINEER OF RECORD OF ANY SUCH WORK THAT IS ADDITIONAL AND SUBMIT A WRITTEN COST-ESTIMATE FOR SUCH WORK, "EXTRA WORK" AND WRITTEN CHANGE ORDERS WILL BE EXECUTED UPON THE RECOMMENDATION OF THE ENGINEER.
- PAYMENTS: PAYMENT SHALL BE BASED ON COMPLETED CONTRACTOR'S BID SHEET AND ISSUED WRITTEN CHANGE ORDERS. THE ENGINEER OF RECORD SHALL VERIFY FIELD MEASUREMENTS AND CONTRACTOR QUANTITY ESTIMATES, WHERE APPLICABLE, AND UNLESS OTHERWISE NOTED.
- MISCELLANEOUS: WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS IF THERE IS A CONFLICT. THE CONTRACTOR SHALL CONTACT THE ENGINEER TO OBTAIN ADDITIONAL CLARIFICATION. NO DEVIATION OR SUBSTITUTION SHALL BE ALLOWED WITHOUT OBTAINING PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
- EROSION CONTROL: EROSION CONTROL SHALL BE IN ACCORDANCE WITH THESE DRAWINGS AND CONTRACTOR SHALL PREPARE A SWPPP FOR SUBMITTAL AND APPROVAL BY THE CLIENT. ALL DISTURBED AREAS SHALL BE COVERED WITH WEED-FREE STRAW TO PREVENT EROSION. SUBSEQUENTLY ALL DISTURBED AREAS SHALL BE SEED WITH NATIVE GRASS SEED.
- ACCESS REQUIREMENTS: WHERE SHOWN, TRAIL SEGMENTS SHALL MEET FEDERAL ACCESSIBILITY GUIDELINES FOR OUTDOOR AREAS (AGODA) INCLUDING MAXIMUM CROSS-SLOPES OF GREATER THAN 2% AND LESS THAN 5%, AND LONGITUDINAL SLOPES LESS THAN 10%.
- TRAIL LAYOUT: ENGINEER WILL ASSIST CONTRACTOR WITH THE HORIZONTAL LAYOUT OF TRAIL CENTERLINE, FINAL LOCATION OF RETAINING WALLS, PUNCHED, BOARDWALK, AND BRIDGE. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER LONGITUDINAL SLOPE, CROSS-SLOPE & SECTION.
- EARTHWORK AND OFFHAUL: SUITABLE EXCAVATED MATERIAL CAN BE USED IN DESIGNATED FILL AREAS (i.e. RAMP SEGMENTS, ROLLING DIPS AND OVERLOOK AREAS. EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- CONSTRUCTION STAGING: STAGING AREAS FOR CONSTRUCTION ACTIVITIES ARE SHOWN ON SHEET 3; SITE PROTECTION, DEMOLITION, AND STAGING. THE CONTRACTOR IS LIMITED TO THESE AREAS UNLESS OTHERWISE NOTIFIED IN WRITING BY THE CLIENT OR ENGINEER.

**ABBREVIATIONS**

T	= TREE (APPROX. Ø @ BREAST HEIGHT)	GP	= GATE POST
AP	= ANGLE POINT	GR	= GROUND ELEVATION
AB	= AGGREGATE BASE	MHW	= MEAN HIGH WATER
BO	= BOTTOM OF	MLW	= MEAN LOW WATER
BOL	= BOLLARD	<N>	= NEW
BP	= BEGINNING POINT	NOM	= NOMINAL
BRC	= BACK OF ROLL CURB	<P>	= PROPOSED
CONC	= CONCRETE	P	= PAVEMENT
CD	= CHECK DAM	PT	= PRESSURE TREATED
CY	= CUBIC YARDS	S	= SIGN
DL	= DAYLIGHT	SIM	= SIMILAR
<E>	= EXISTING	SF	= SQUARE FEET
EG	= EXISTING GRADE	SWL	= SWALE
EL	= ELEVATION	T	= TOP OF SLOPE
EOP	= EDGE OF PAVEMENT	t	= TOE OF SLOPE
EP	= ENDING POINT	TB	= TOP OF BERM
ESA	= ENVIRONMENTALLY SENSITIVE AREA	TO	= TOP OF
F	= FENCE	TOC	= TOP OF CONCRETE
FG	= FINISHED GRADE	TW	= TOP OF WALL
FL	= FLOW LINE	WLK	= WALK
GB	= GRADE BREAK		
GL	= GUTTER LIP		

**BEFORE EXCAVATING  
CALL U.S.A.  
UNDERGROUND SERVICE ALERT  
AT 811  
TWO WORKING DAYS BEFORE ALL  
PLANNED WORK OPERATIONS**

APPROVED FOR CONSTRUCTION	APPROVED FOR CONSTRUCTION	<p style="font-size: small; text-align: center;">Civil Environmental &amp; Water Resources QUESTA ENGINEERING CORP. P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807</p>	<p>DESIGNED BY: AM</p> <p>CHECKED BY: JP</p> <p>DRAWN BY: AM</p>	<p>TITLE SHEET</p> <p>TRAIL IMPROVEMENT PROJECT</p> <p><b>GREEN VALLEY TRAIL</b></p>	<p>SCALE: AS NOTED</p> <p>DATE: 07/20/16</p> <p>FILE NO.: E4930000</p>
<p>JIM PORTER, PE SAN MATEO PUBLIC WORKS, DIRECTOR</p>	<p>MARLENE FINLEY SAN MATEO COUNTY PARKS, DIRECTOR</p>		<p>JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS SAN MATEO COUNTY</p>	<p>555 COUNTY CENTER, 5TH FLOOR REDWOOD CITY, CALIFORNIA 94063-1665</p>	

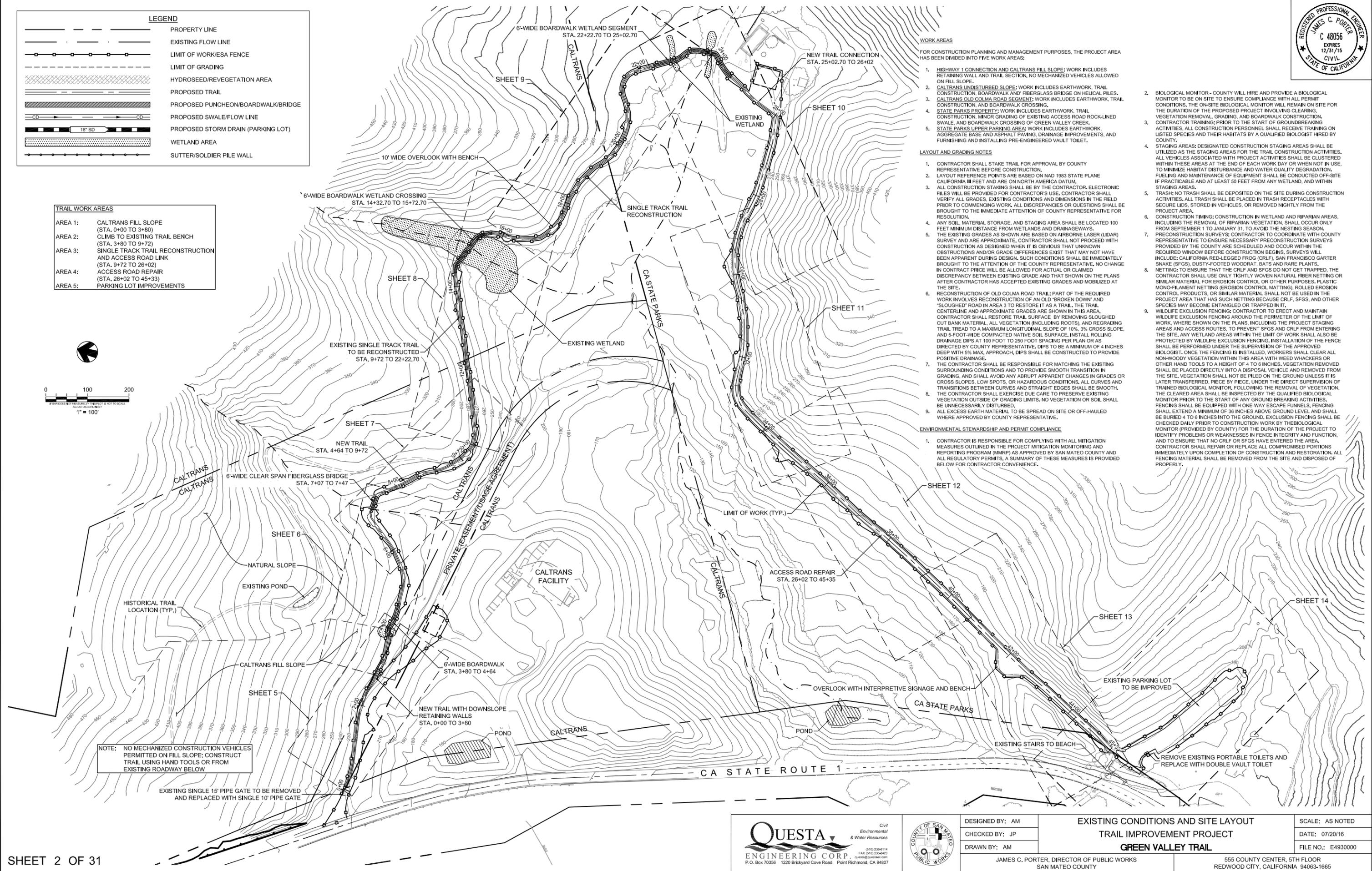
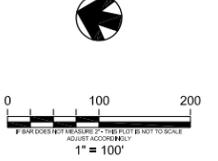


**LEGEND**

	PROPERTY LINE
	EXISTING FLOW LINE
	LIMIT OF WORK/ESA FENCE
	LIMIT OF GRADING
	HYDROSEEDED/REVEGETATION AREA
	PROPOSED TRAIL
	PROPOSED PUNCTURE/BOARDWALK/BRIDGE
	PROPOSED SWALE/FLOW LINE
	PROPOSED STORM DRAIN (PARKING LOT)
	WETLAND AREA
	SUTTER/SOLDIER PILE WALL

**TRAIL WORK AREAS**

AREA 1:	CALTRANS FILL SLOPE (STA. 0+00 TO 3+80)
AREA 2:	CLIMB TO EXISTING TRAIL BENCH (STA. 3+80 TO 9+72)
AREA 3:	SINGLE TRACK TRAIL RECONSTRUCTION AND ACCESS ROAD LINK (STA. 9+72 TO 26+02)
AREA 4:	ACCESS ROAD REPAIR (STA. 26+02 TO 45+33)
AREA 5:	PARKING LOT IMPROVEMENTS



**WORK AREAS**  
FOR CONSTRUCTION PLANNING AND MANAGEMENT PURPOSES, THE PROJECT AREA HAS BEEN DIVIDED INTO FIVE WORK AREAS:

- HIGHWAY 1 CONNECTION AND CALTRANS FILL SLOPE: WORK INCLUDES RETAINING WALL AND TRAIL SECTION, NO MECHANIZED VEHICLES ALLOWED ON FILL SLOPE.
- CALTRANS UNDISTURBED SLOPE: WORK INCLUDES EARTHWORK, TRAIL CONSTRUCTION, BOARDWALK AND FIBERGLASS BRIDGE ON HELICAL PILES.
- CALTRANS OLD COLMA ROAD SEGMENT: WORK INCLUDES EARTHWORK, TRAIL CONSTRUCTION, AND BOARDWALK CROSSING.
- STATE PARKS PROPERTY: WORK INCLUDES EARTHWORK, TRAIL CONSTRUCTION, MINOR GRADING OF EXISTING ACCESS ROAD ROCK-LINED SWALE, AND BOARDWALK CROSSING OF GREEN VALLEY CREEK.
- STATE PARKS UPPER PARKING AREA: WORK INCLUDES EARTHWORK, AGGREGATE BASE AND ASPHALT PAVING, DRAINAGE IMPROVEMENTS, AND FURNISHING AND INSTALLING PRE-ENGINEERED VAULT TOILET.

**LAYOUT AND GRADING NOTES**

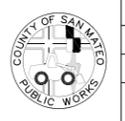
- CONTRACTOR SHALL STAKE TRAIL FOR APPROVAL BY COUNTY REPRESENTATIVE BEFORE CONSTRUCTION.
- LAYOUT REFERENCE POINTS ARE BASED ON NAD 1983 STATE PLANE CALIFORNIA III FEET AND ARE ON NORTH AMERICA DATUM.
- ALL CONSTRUCTION STAKING SHALL BE BY THE CONTRACTOR. ELECTRONIC FILES WILL BE PROVIDED FOR CONTRACTOR'S USE. CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF COUNTY REPRESENTATIVE FOR RESOLUTION.
- ANY SOIL, MATERIAL STORAGE, AND STAGING AREA SHALL BE LOCATED 100 FEET MINIMUM DISTANCE FROM WETLANDS AND DRAINAGEWAYS.
- THE EXISTING GRADES AS SHOWN ARE BASED ON AIRBORNE LASER (LIDAR) SURVEY AND ARE APPROXIMATE. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN APPARENT DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE COUNTY REPRESENTATIVE. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADE AND THAT SHOWN ON THE PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOBILIZED AT THE SITE.
- RECONSTRUCTION OF OLD COLMA ROAD TRAIL: PART OF THE REQUIRED WORK INVOLVES RECONSTRUCTION OF AN OLD "BROKEN DOWN" AND "SLOUGHED" ROAD IN AREA 3 TO RESTORE IT AS A TRAIL. THE TRAIL CENTERLINE AND APPROXIMATE GRADES ARE SHOWN IN THIS AREA. CONTRACTOR SHALL RESTORE TRAIL SURFACE BY REMOVING SLOUGHED CUT BANK MATERIAL, ALL VEGETATION (INCLUDING ROOTS), AND REGRADING TRAIL TREAD TO A MAXIMUM LONGITUDINAL SLOPE OF 10%, 3% CROSS SLOPE, AND 5-FOOT-WIDE COMPACTED NATIVE SOIL SURFACE. INSTALL ROLLING DRAINAGE DIPS AT 100 FOOT TO 250 FOOT SPACING PER PLAN OR AS DIRECTED BY COUNTY REPRESENTATIVE. DIPS TO BE A MINIMUM OF 4 INCHES DEEP WITH 5% MAX. APPROACH. DIPS SHALL BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING THE EXISTING SURROUNDING CONDITIONS AND TO PROVIDE SMOOTH TRANSITION IN GRADING, AND SHALL AVOID ANY ABRUPT APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS, OR HAZARDOUS CONDITIONS. ALL CURVES AND TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
- THE CONTRACTOR SHALL EXERCISE DUE CARE TO PRESERVE EXISTING VEGETATION OUTSIDE OF GRADING LIMITS. NO VEGETATION OR SOIL SHALL BE UNNECESSARILY DISTURBED.
- ALL EXCESS EARTH MATERIAL TO BE SPREAD ON SITE OR OFF-HAULED WHERE APPROVED BY COUNTY REPRESENTATIVE.

**ENVIRONMENTAL STEWARDSHIP AND PERMIT COMPLIANCE**

- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL MITIGATION MEASURES OUTLINED IN THE PROJECT MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) AS APPROVED BY SAN MATEO COUNTY AND ALL REGULATORY PERMITS. A SUMMARY OF THESE MEASURES IS PROVIDED BELOW FOR CONTRACTOR CONVENIENCE.

- BIOLOGICAL MONITOR - COUNTY WILL HIRE AND PROVIDE A BIOLOGICAL MONITOR TO BE ON SITE TO ENSURE COMPLIANCE WITH ALL PERMIT CONDITIONS. THE ON-SITE BIOLOGICAL MONITOR WILL REMAIN ON SITE FOR THE DURATION OF THE PROPOSED PROJECT INVOLVING CLEARING, VEGETATION REMOVAL, GRADING, AND BOARDWALK CONSTRUCTION. CONTRACTOR TRAINING: PRIOR TO THE START OF GROUND-BREAKING ACTIVITIES, ALL CONSTRUCTION PERSONNEL SHALL RECEIVE TRAINING ON LISTED SPECIES AND THEIR HABITATS BY A QUALIFIED BIOLOGIST HIRED BY COUNTY.
- STAGING AREAS: DESIGNATED CONSTRUCTION STAGING AREAS SHALL BE UTILIZED AS THE STAGING AREAS FOR THE TRAIL CONSTRUCTION ACTIVITIES. ALL VEHICLES ASSOCIATED WITH PROJECT ACTIVITIES SHALL BE CLUSTERED WITHIN THESE AREAS AT THE END OF EACH WORK DAY OR WHEN NOT IN USE, TO MINIMIZE HABITAT DISTURBANCE AND WATER QUALITY DEGRADATION. FUELING AND MAINTENANCE OF EQUIPMENT SHALL BE CONDUCTED OFF-SITE IF PRACTICABLE AND AT LEAST 50 FEET FROM ANY WETLAND, AND WITHIN STAGING AREAS.
- TRASH: NO TRASH SHALL BE DEPOSITED ON THE SITE DURING CONSTRUCTION ACTIVITIES. ALL TRASH SHALL BE PLACED IN TRASH RECEPTACLES WITH SECURE LIDS, STORED IN VEHICLES, OR REMOVED NIGHTLY FROM THE PROJECT AREA.
- CONSTRUCTION TIMING: CONSTRUCTION IN WETLAND AND RIPARIAN AREAS, INCLUDING THE REMOVAL OF RIPARIAN VEGETATION, SHALL OCCUR ONLY FROM SEPTEMBER 1 TO JANUARY 31, TO AVOID THE NESTING SEASON.
- PRE-CONSTRUCTION SURVEYS: CONTRACTOR TO COORDINATE WITH COUNTY REPRESENTATIVE TO ENSURE NECESSARY PRE-CONSTRUCTION SURVEYS PROVIDED BY THE COUNTY ARE SCHEDULED AND OCCUR WITHIN THE REQUIRED WINDOW BEFORE CONSTRUCTION BEGINS. SURVEYS WILL INCLUDE: CALIFORNIA RED-LEGGED FROG (CRLF), SAN FRANCISCO GARTER SNAKE (SFGS), DUSTY-FOOTED WOODRAT, BATS AND RARE PLANTS.
- NETTING: TO ENSURE THAT THE CRLF AND SFGS DO NOT GET TRAPPED, THE CONTRACTOR SHALL USE ONLY TIGHTLY WOVEN NATURAL FIBER NETTING OR SIMILAR MATERIAL FOR EROSION CONTROL OR OTHER PURPOSES. PLASTIC MONO-FILAMENT NETTING (EROSION CONTROL MATTING), ROLLED EROSION CONTROL PRODUCTS, OR SIMILAR MATERIAL SHALL NOT BE USED IN THE PROJECT AREA THAT HAS SUCH NETTING BECAUSE CRLF, SFGS, AND OTHER SPECIES MAY BECOME ENTANGLED OR TRAPPED IN IT.
- WILDLIFE EXCLUSION FENCING: CONTRACTOR TO ERECT AND MAINTAIN WILDLIFE EXCLUSION FENCING AROUND THE PERIMETER OF THE LIMIT OF WORK, WHERE SHOWN ON THE PLANS, INCLUDING THE PROJECT STAGING AREAS AND ACCESS ROUTES, TO PREVENT SFGS AND CRLF FROM ENTERING THE SITE. ANY WETLAND AREAS WITHIN THE LIMIT OF WORK SHALL ALSO BE PROTECTED BY WILDLIFE EXCLUSION FENCING. INSTALLATION OF THE FENCE SHALL BE PERFORMED UNDER THE SUPERVISION OF THE APPROVED BIOLOGIST. ONCE THE FENCING IS INSTALLED, WORKERS SHALL CLEAR ALL NON-WOODY VEGETATION WITHIN THIS AREA WITH WEED WHACKERS OR OTHER HAND TOOLS TO A HEIGHT OF 4 TO 6 INCHES. VEGETATION REMOVED SHALL BE PLACED DIRECTLY INTO A DISPOSAL VEHICLE AND REMOVED FROM THE SITE. VEGETATION SHALL NOT BE PILED ON THE GROUND UNLESS IT IS LATER TRANSFERRED, PIECE BY PIECE, UNDER THE DIRECT SUPERVISION OF TRAINED BIOLOGICAL MONITOR, FOLLOWING THE REMOVAL OF VEGETATION. THE CLEARED AREA SHALL BE INSPECTED BY THE QUALIFIED BIOLOGICAL MONITOR PRIOR TO THE START OF ANY GROUND-BREAKING ACTIVITIES. FENCING SHALL BE EQUIPPED WITH ONE-WAY ESCAPE FUNNELS. FENCING SHALL EXTEND A MINIMUM OF 36 INCHES ABOVE GROUND LEVEL AND SHALL BE BURIED 4 TO 6 INCHES INTO THE GROUND. EXCLUSION FENCING SHALL BE CHECKED DAILY PRIOR TO CONSTRUCTION WORK BY THE BIOLOGICAL MONITOR PROVIDED BY COUNTY FOR THE DURATION OF THE PROJECT TO IDENTIFY PROBLEMS OR WEAKNESSES IN FENCE INTEGRITY AND FUNCTION, AND TO ENSURE THAT NO CRLF OR SFGS HAVE ENTERED THE AREA. CONTRACTOR SHALL REPAIR OR REPLACE ALL COMPROMISED PORTIONS IMMEDIATELY UPON COMPLETION OF CONSTRUCTION AND RESTORATION. ALL FENCING MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

**QUESTA** Civil Environmental & Water Resources  
ENGINEERING CORP.  
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807



DESIGNED BY: AM  
CHECKED BY: JP  
DRAWN BY: AM

EXISTING CONDITIONS AND SITE LAYOUT  
TRAIL IMPROVEMENT PROJECT  
**GREEN VALLEY TRAIL**

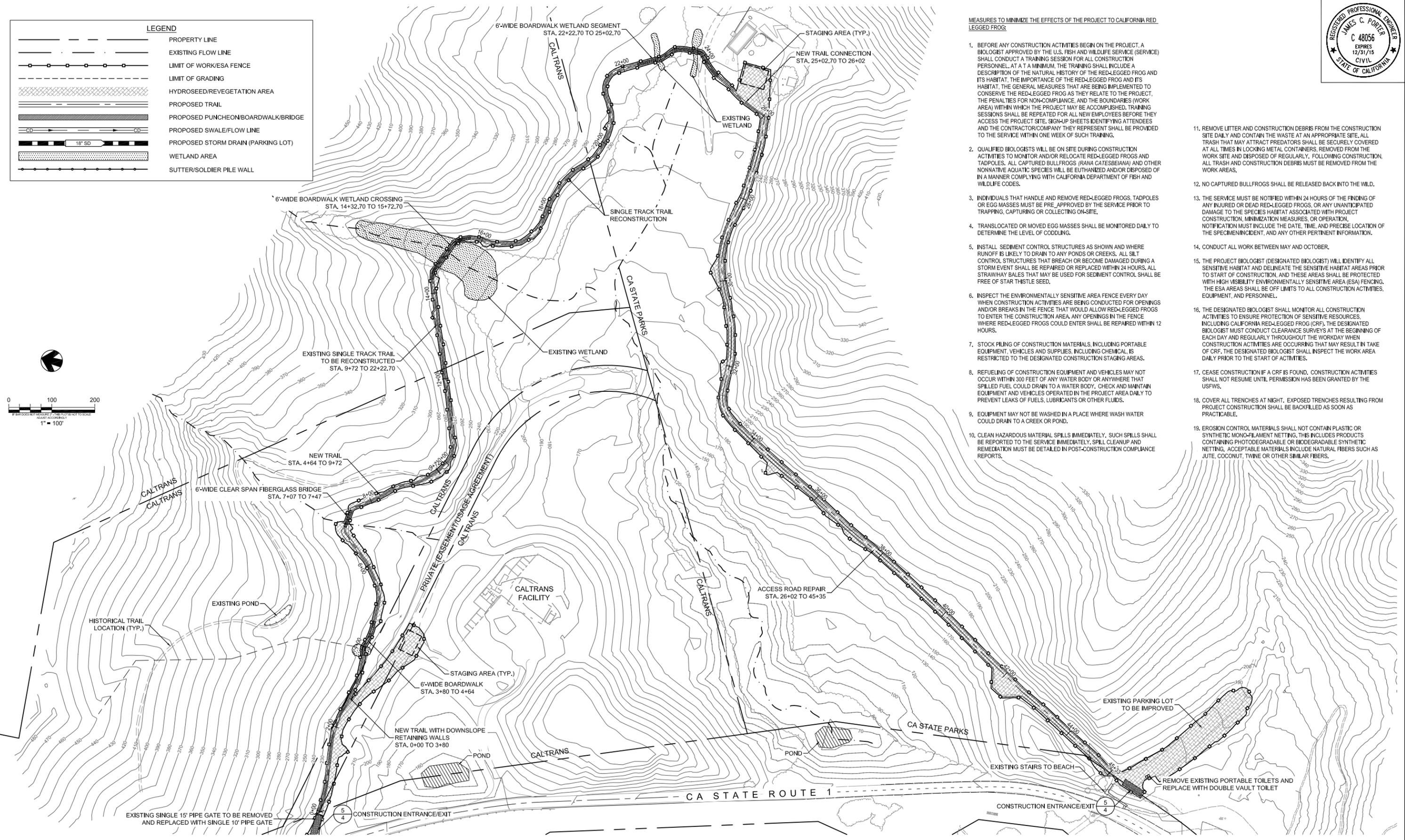
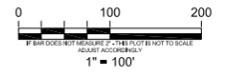
JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
SAN MATEO COUNTY

SCALE: AS NOTED  
DATE: 07/20/16  
FILE NO.: E4930000  
555 COUNTY CENTER, 5TH FLOOR  
REDWOOD CITY, CALIFORNIA 94063-1665



**LEGEND**

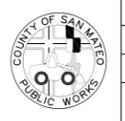
	PROPERTY LINE
	EXISTING FLOW LINE
	LIMIT OF WORK/ESA FENCE
	LIMIT OF GRADING
	HYDROSEED/REVEGETATION AREA
	PROPOSED TRAIL
	PROPOSED PUNCHEON/BOARDWALK/BRIDGE
	PROPOSED SWALE/FLOW LINE
	PROPOSED STORM DRAIN (PARKING LOT)
	WETLAND AREA
	SUTTER/SOLDIER PILE WALL



**MEASURES TO MINIMIZE THE EFFECTS OF THE PROJECT TO CALIFORNIA RED-LEGGED FROG:**

- BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN ON THE PROJECT, A BIOLOGIST APPROVED BY THE U.S. FISH AND WILDLIFE SERVICE (SERVICE) SHALL CONDUCT A TRAINING SESSION FOR ALL CONSTRUCTION PERSONNEL. AT A MINIMUM, THE TRAINING SHALL INCLUDE A DESCRIPTION OF THE NATURAL HISTORY OF THE RED-LEGGED FROG AND ITS HABITAT, THE IMPORTANCE OF THE RED-LEGGED FROG AND ITS HABITAT, THE GENERAL MEASURES THAT ARE BEING IMPLEMENTED TO CONSERVE THE RED-LEGGED FROG AS THEY RELATE TO THE PROJECT, THE PENALTIES FOR NON-COMPLIANCE, AND THE BOUNDARIES (WORK AREA) WITHIN WHICH THE PROJECT MAY BE ACCOMPLISHED. TRAINING SESSIONS SHALL BE REPEATED FOR ALL NEW EMPLOYEES BEFORE THEY ACCESS THE PROJECT SITE. SIGN-UP SHEETS IDENTIFYING ATTENDEES AND THE CONTRACTOR/COMPANY THEY REPRESENT SHALL BE PROVIDED TO THE SERVICE WITHIN ONE WEEK OF SUCH TRAINING.
- QUALIFIED BIOLOGISTS WILL BE ON SITE DURING CONSTRUCTION ACTIVITIES TO MONITOR AND/OR RELOCATE RED-LEGGED FROGS AND TADPOLES. ALL CAPTURED BULLFROGS (*RANA CATESBEIANA*) AND OTHER NONNATIVE AQUATIC SPECIES WILL BE EUTHANIZED AND/OR DISPOSED OF IN A MANNER COMPLYING WITH CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE CODES.
- INDIVIDUALS THAT HANDLE AND REMOVE RED-LEGGED FROGS, TADPOLES OR EGG MASSES MUST BE PRE-APPROVED BY THE SERVICE PRIOR TO TRAPPING, CAPTURING OR COLLECTING ON-SITE.
- TRANSLOCATED OR MOVED EGG MASSES SHALL BE MONITORED DAILY TO DETERMINE THE LEVEL OF CODDLING.
- INSTALL SEDIMENT CONTROL STRUCTURES AS SHOWN AND WHERE RUNOFF IS LIKELY TO DRAIN TO ANY PONDS OR CREEKS. ALL SILT CONTROL STRUCTURES THAT BREACH OR BECOME DAMAGED DURING A STORM EVENT SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS. ALL STRAW/HAY BALES THAT MAY BE USED FOR SEDIMENT CONTROL SHALL BE FREE OF STAR THISTLE SEED.
- INSPECT THE ENVIRONMENTALLY SENSITIVE AREA FENCE EVERY DAY WHEN CONSTRUCTION ACTIVITIES ARE BEING CONDUCTED FOR OPENINGS AND/OR BREAKS IN THE FENCE THAT WOULD ALLOW RED-LEGGED FROGS TO ENTER THE CONSTRUCTION AREA. ANY OPENINGS IN THE FENCE WHERE RED-LEGGED FROGS COULD ENTER SHALL BE REPAIRED WITHIN 12 HOURS.
- STOCK PILING OF CONSTRUCTION MATERIALS, INCLUDING PORTABLE EQUIPMENT, VEHICLES AND SUPPLIES, INCLUDING CHEMICAL, IS RESTRICTED TO THE DESIGNATED CONSTRUCTION STAGING AREAS.
- REFUELING OF CONSTRUCTION EQUIPMENT AND VEHICLES MAY NOT OCCUR WITHIN 300 FEET OF ANY WATER BODY OR ANYWHERE THAT SPILLED FUEL COULD DRAIN TO A WATER BODY. CHECK AND MAINTAIN EQUIPMENT AND VEHICLES OPERATED IN THE PROJECT AREA DAILY TO PREVENT LEAKS OF FUELS, LUBRICANTS OR OTHER FLUIDS.
- EQUIPMENT MAY NOT BE WASHED IN A PLACE WHERE WASH WATER COULD DRAIN TO A CREEK OR POND.
- CLEAN HAZARDOUS MATERIAL SPILLS IMMEDIATELY. SUCH SPILLS SHALL BE REPORTED TO THE SERVICE IMMEDIATELY. SPILL CLEANUP AND REMEDIATION MUST BE DETAILED IN POST-CONSTRUCTION COMPLIANCE REPORTS.
- REMOVE LITTER AND CONSTRUCTION DEBRIS FROM THE CONSTRUCTION SITE DAILY AND CONTAIN THE WASTE AT AN APPROPRIATE SITE. ALL TRASH THAT MAY ATTRACT PREDATORS SHALL BE SECURELY COVERED AT ALL TIMES IN LOCKING METAL CONTAINERS, REMOVED FROM THE WORK SITE AND DISPOSED OF REGULARLY. FOLLOWING CONSTRUCTION, ALL TRASH AND CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE WORK AREAS.
- NO CAPTURED BULLFROGS SHALL BE RELEASED BACK INTO THE WILD.
- THE SERVICE MUST BE NOTIFIED WITHIN 24 HOURS OF THE FINDING OF ANY INJURED OR DEAD RED-LEGGED FROGS, OR ANY UNANTICIPATED DAMAGE TO THE SPECIES HABITAT ASSOCIATED WITH PROJECT CONSTRUCTION, MINIMIZATION MEASURES, OR OPERATION. NOTIFICATION MUST INCLUDE THE DATE, TIME, AND PRECISE LOCATION OF THE SPECIMEN/INCIDENT, AND ANY OTHER PERTINENT INFORMATION.
- CONDUCT ALL WORK BETWEEN MAY AND OCTOBER.
- THE PROJECT BIOLOGIST (DESIGNATED BIOLOGIST) WILL IDENTIFY ALL SENSITIVE HABITAT AND DELINEATE THE SENSITIVE HABITAT AREAS PRIOR TO START OF CONSTRUCTION, AND THESE AREAS SHALL BE PROTECTED WITH HIGH VISIBILITY ENVIRONMENTALLY SENSITIVE AREA (ESA) FENCING. THE ESA AREAS SHALL BE OFF LIMITS TO ALL CONSTRUCTION ACTIVITIES, EQUIPMENT, AND PERSONNEL.
- THE DESIGNATED BIOLOGIST SHALL MONITOR ALL CONSTRUCTION ACTIVITIES TO ENSURE PROTECTION OF SENSITIVE RESOURCES INCLUDING CALIFORNIA RED-LEGGED FROG (CRF). THE DESIGNATED BIOLOGIST MUST CONDUCT CLEARANCE SURVEYS AT THE BEGINNING OF EACH DAY AND REGULARLY THROUGHOUT THE WORKDAY WHEN CONSTRUCTION ACTIVITIES ARE OCCURRING THAT MAY RESULT IN TAKE OF CRF. THE DESIGNATED BIOLOGIST SHALL INSPECT THE WORK AREA DAILY PRIOR TO THE START OF ACTIVITIES.
- CEASE CONSTRUCTION IF A CRF IS FOUND. CONSTRUCTION ACTIVITIES SHALL NOT RESUME UNTIL PERMISSION HAS BEEN GRANTED BY THE USFWS.
- COVER ALL TRENCHES AT NIGHT. EXPOSED TRENCHES RESULTING FROM PROJECT CONSTRUCTION SHALL BE BACKFILLED AS SOON AS PRACTICABLE.
- EROSION CONTROL MATERIALS SHALL NOT CONTAIN PLASTIC OR SYNTHETIC MONO-FILAMENT NETTING. THIS INCLUDES PRODUCTS CONTAINING PHOTODEGRADABLE OR BIODEGRADABLE SYNTHETIC NETTING. ACCEPTABLE MATERIALS INCLUDE NATURAL FIBERS SUCH AS JUTE, COCONUT, TWINE OR OTHER SIMILAR FIBERS.

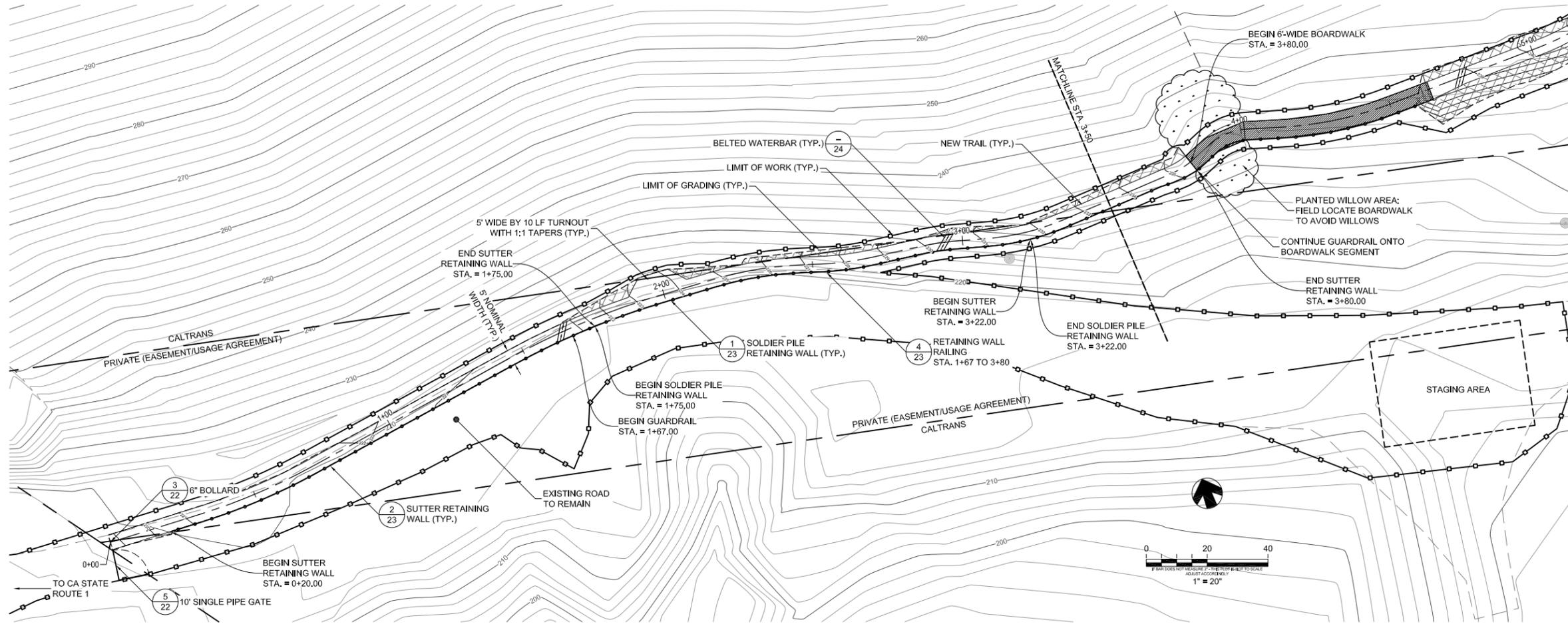
**QUESTA** Engineering Corp.  
Civil Environmental & Water Resources  
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807



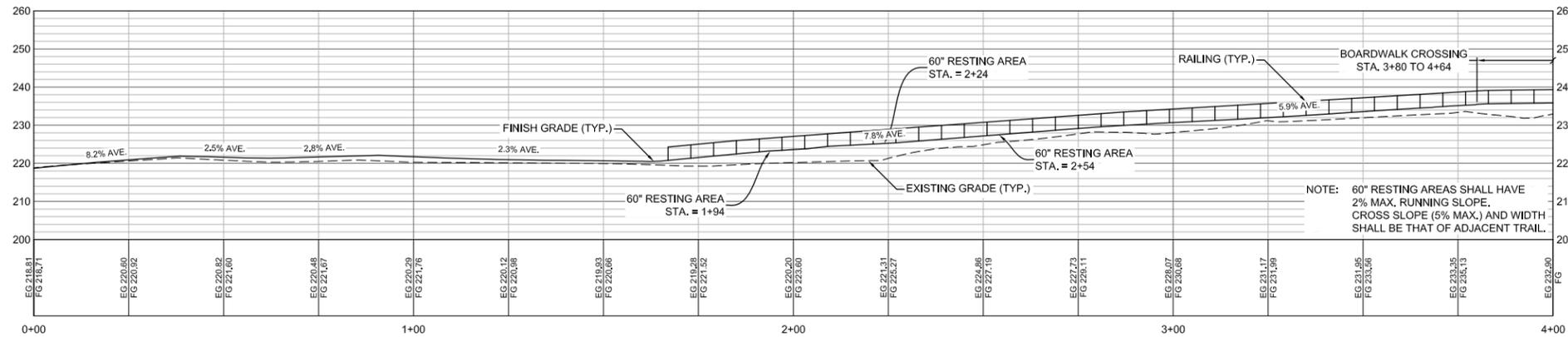
DESIGNED BY: AM
CHECKED BY: JP
DRAWN BY: AM

**SITE PROTECTION, DEMOLITION, AND STAGING TRAIL IMPROVEMENT PROJECT**  
**GREEN VALLEY TRAIL**  
JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
SAN MATEO COUNTY

SCALE: AS NOTED
DATE: 07/20/16
FILE NO.: E4930000
555 COUNTY CENTER, 5TH FLOOR REDWOOD CITY, CALIFORNIA 94063-1665



PROPOSED TRAIL CENTERLINE CALTRANS PROFILE  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 20'



LEGEND	
	PROPERTY LINE
	EXISTING FLOW LINE
	LIMIT OF WORK/ESA FENCE
	LIMIT OF GRADING
	HYDROSEED/REVEGETATION AREA
	PROPOSED TRAIL
	PROPOSED PUNCTURE/BOARDWALK/BRIDGE
	PROPOSED SWALE/FLOW LINE
	PROPOSED STORM DRAIN (PARKING LOT)
	WETLAND AREA
	SUTTER/SOLDIER PILE WALL

**QUESTA** Civil Environmental & Water Resources  
 ENGINEERING CORP.  
 P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807  
 (910) 236-1114 FAX (910) 236-2423 questa@questacorp.com

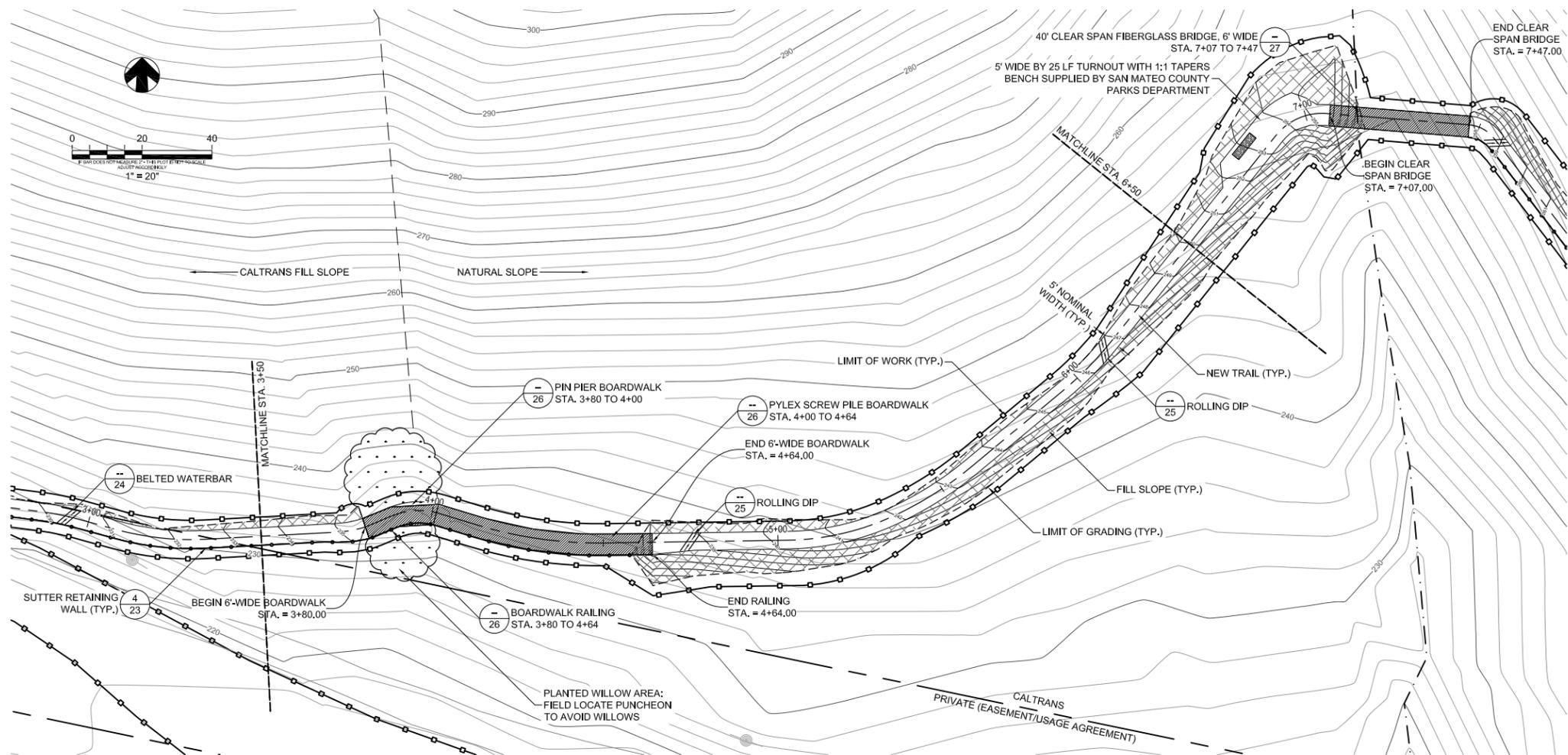


DESIGNED BY: AM  
 CHECKED BY: JP  
 DRAWN BY: AM

STATION 0+00 TO 4+00  
 TRAIL IMPROVEMENT PROJECT  
**GREEN VALLEY TRAIL**  
 JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
 SAN MATEO COUNTY

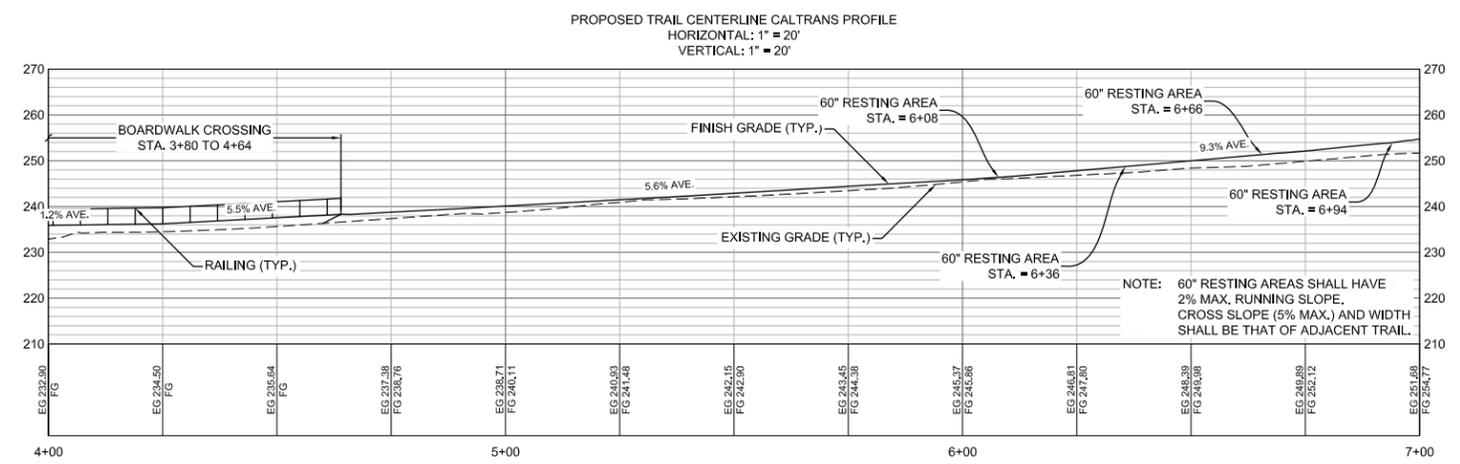
SCALE: AS NOTED  
 DATE: 07/20/16  
 FILE NO.: E4930000  
 555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-1665

File: P:\2014\1400143\_Green\_Valley\_Trail\_PSE\CAD\Modell\400143\_GREEN VALLEY TRAIL.dwg Layout: 5 STATION 0+00 TO 4+00 Date: July 29 2016 - 2:32 pm User: andrewm

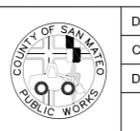


**LEGEND**

	PROPERTY LINE
	EXISTING FLOW LINE
	LIMIT OF WORK/ESA FENCE
	LIMIT OF GRADING
	HYDROSEED/REVEGETATION AREA
	PROPOSED TRAIL
	PROPOSED PUNCHEON/BOARDWALK/BRIDGE
	PROPOSED SWALE/FLOW LINE
	PROPOSED STORM DRAIN (PARKING LOT)
	WETLAND AREA
	SUTTER/SOLDIER PILE WALL



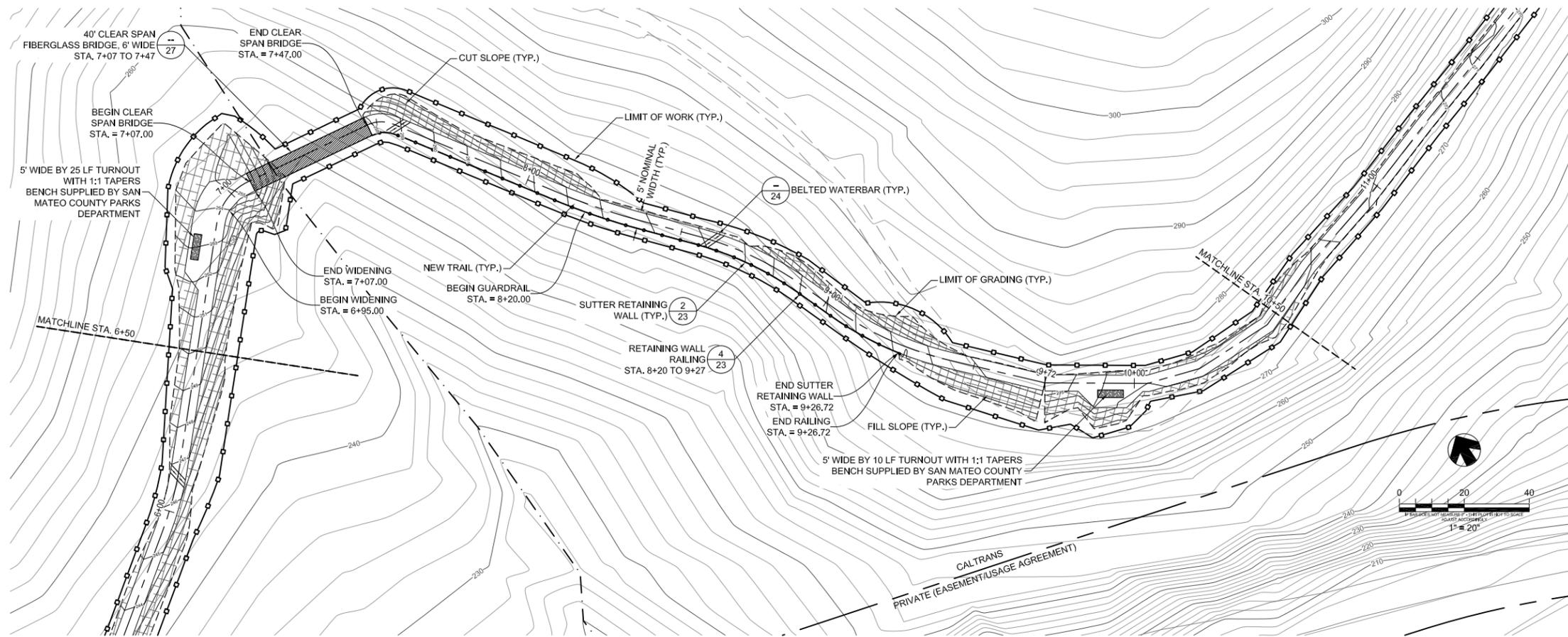
**QUESTA** Engineering Corp.  
 Civil Environmental & Water Resources  
 P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807



DESIGNED BY: AM  
 CHECKED BY: JP  
 DRAWN BY: AM

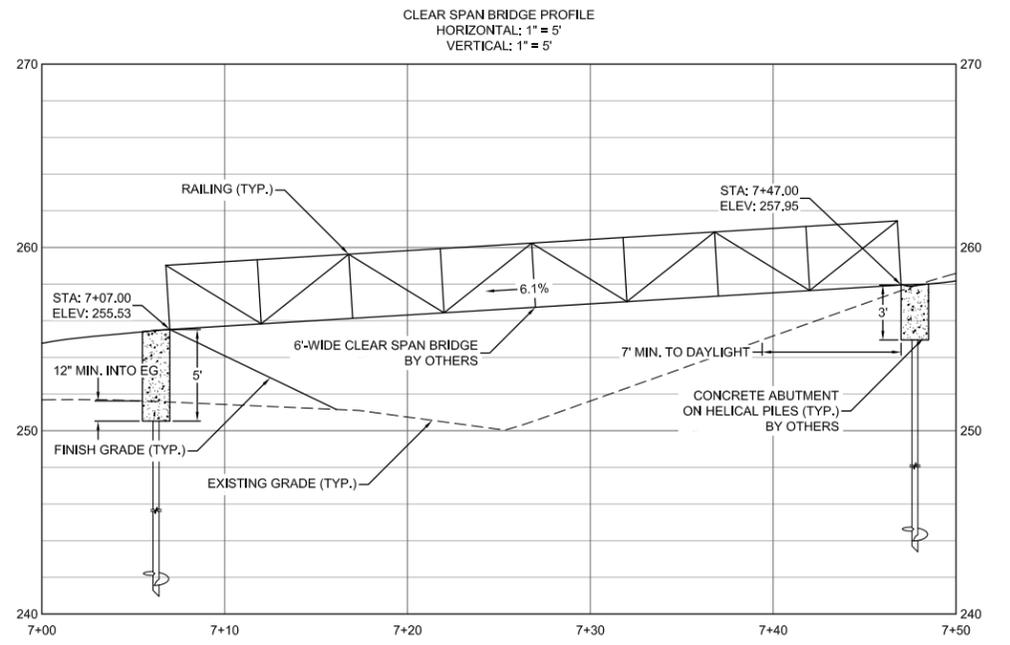
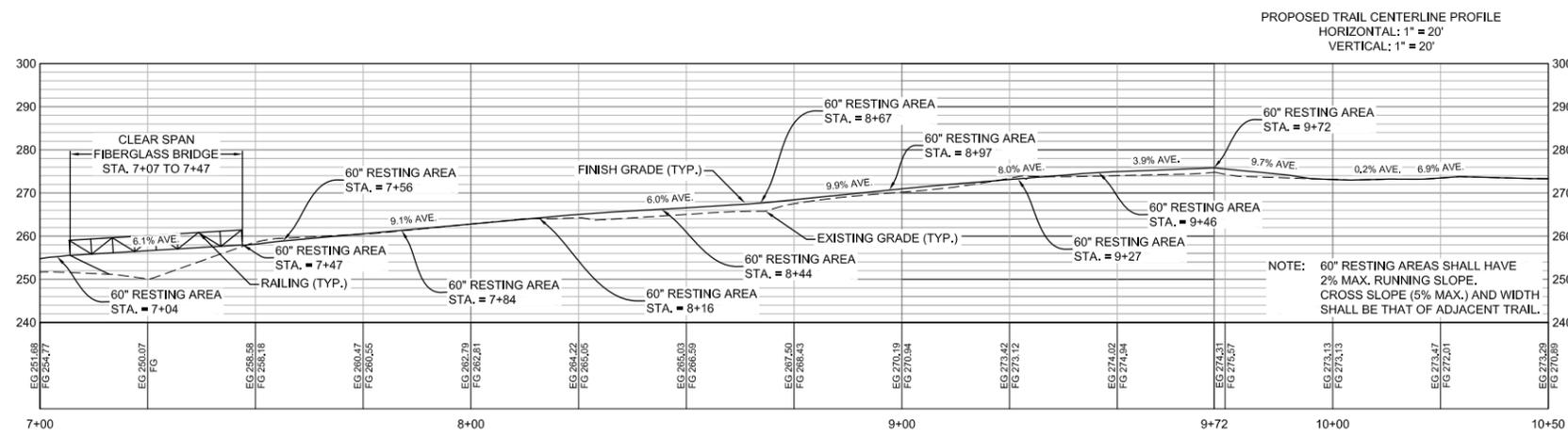
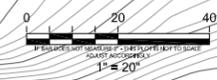
STATION 4+00 TO 7+00  
 TRAIL IMPROVEMENT PROJECT  
**GREEN VALLEY TRAIL**  
 JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
 SAN MATEO COUNTY

SCALE: AS NOTED  
 DATE: 07/20/16  
 FILE NO.: E4930000  
 555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-1665

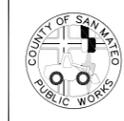


**LEGEND**

	PROPERTY LINE
	EXISTING FLOW LINE
	LIMIT OF WORK/ESA FENCE
	LIMIT OF GRADING
	HYDROSEED/REVEGETATION AREA
	PROPOSED TRAIL
	PROPOSED PUNCTURE/BOARDWALK/BRIDGE
	PROPOSED SWALE/FLOW LINE
	PROPOSED STORM DRAIN (PARKING LOT)
	WETLAND AREA
	SUTTER/SOLDIER PILE WALL



**QUESTA**  
ENGINEERING CORP.  
Civil Environmental & Water Resources  
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807  
(910) 236-1114 FAX (910) 236-2423 questa@questacorp.com



DESIGNED BY: AM  
CHECKED BY: JP  
DRAWN BY: AM

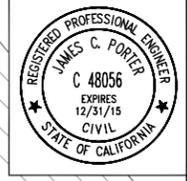
STATION 7+00 TO 10+50  
TRAIL IMPROVEMENT PROJECT  
**GREEN VALLEY TRAIL**

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
REDWOOD CITY, CALIFORNIA 94063-1665

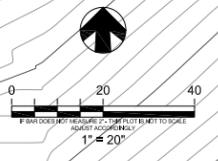
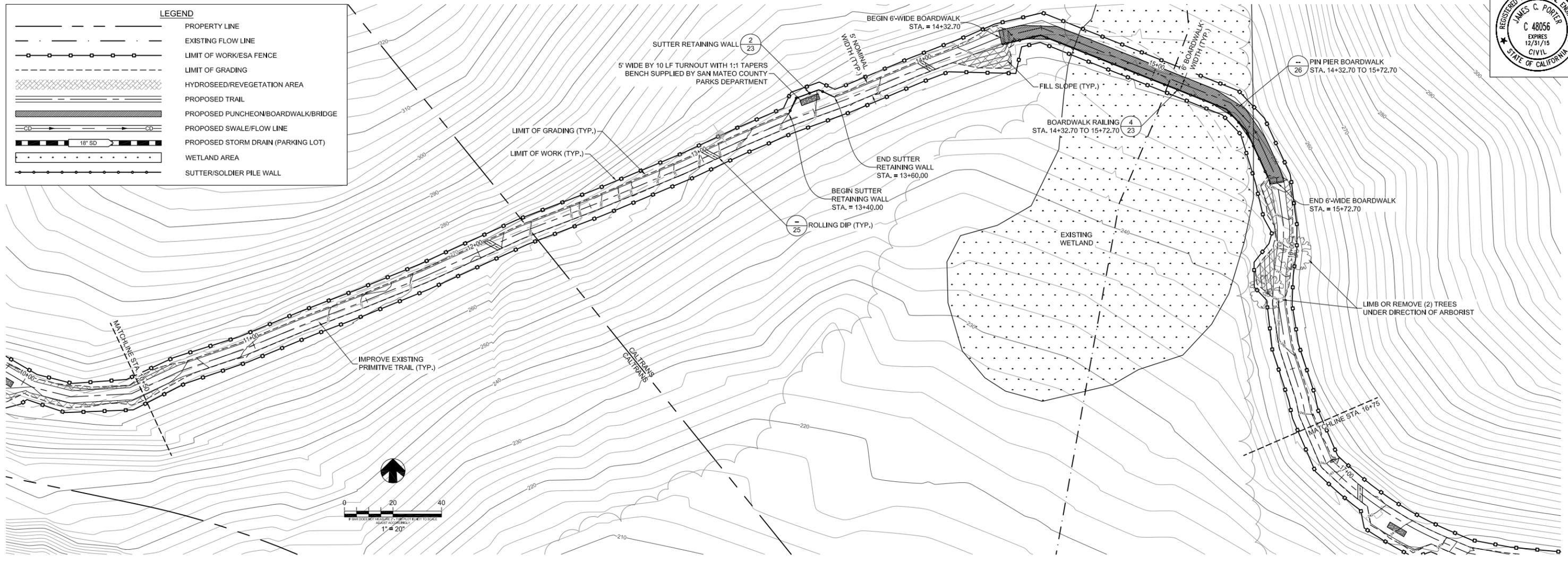
SCALE: AS NOTED  
DATE: 07/20/16  
FILE NO.: E4930000

File: P:\2014\1400143\_Green\_Valley\_Trail\_PSE\CAD\Modell\400143\_GREEN VALLEY TRAIL.dwg Layout: 7 STATION 7+00 TO 10+50 Date: July 29 2016 - 2:32 pm User: andrewm

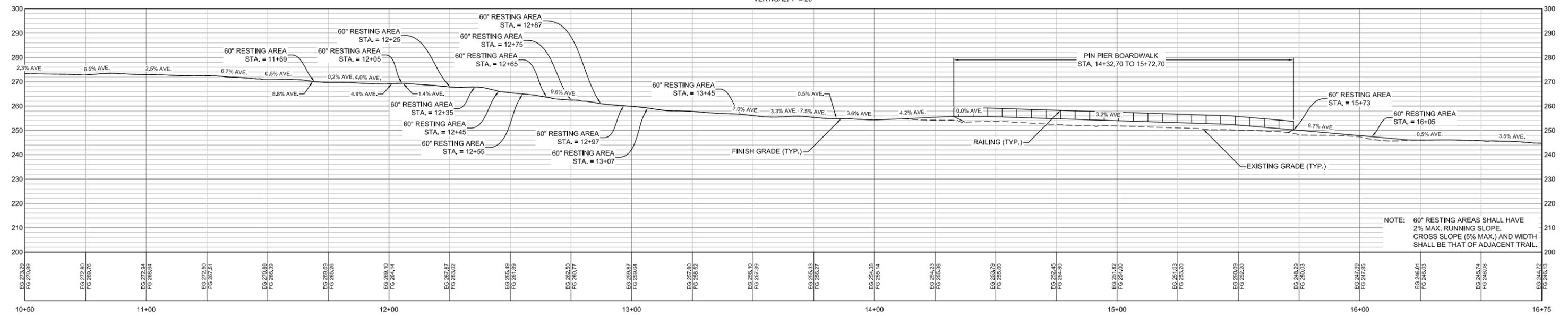


**LEGEND**

	PROPERTY LINE
	EXISTING FLOW LINE
	LIMIT OF WORK/ESA FENCE
	LIMIT OF GRADING
	HYDROSEED/REVEGETATION AREA
	PROPOSED TRAIL
	PROPOSED PUNCTURE/BOARDWALK/BRIDGE
	PROPOSED SWALE/FLOW LINE
	PROPOSED STORM DRAIN (PARKING LOT)
	WETLAND AREA
	SUTTER/SOLDIER PILE WALL



PROPOSED TRAIL CENTERLINE PROFILE  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 20'



NOTE: 60° RESTING AREAS SHALL HAVE 2% MAX. RUNNING SLOPE. CROSS SLOPE (5% MAX.) AND WIDTH SHALL BE THAT OF ADJACENT TRAIL.

**QUESTA** Engineering Corp.  
 Civil Environmental & Water Resources  
 (910) 236-1114  
 P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807



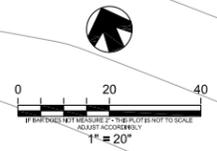
DESIGNED BY: AM  
 CHECKED BY: JP  
 DRAWN BY: AM

STATION 10+50 TO 16+75  
 TRAIL IMPROVEMENT PROJECT  
**GREEN VALLEY TRAIL**

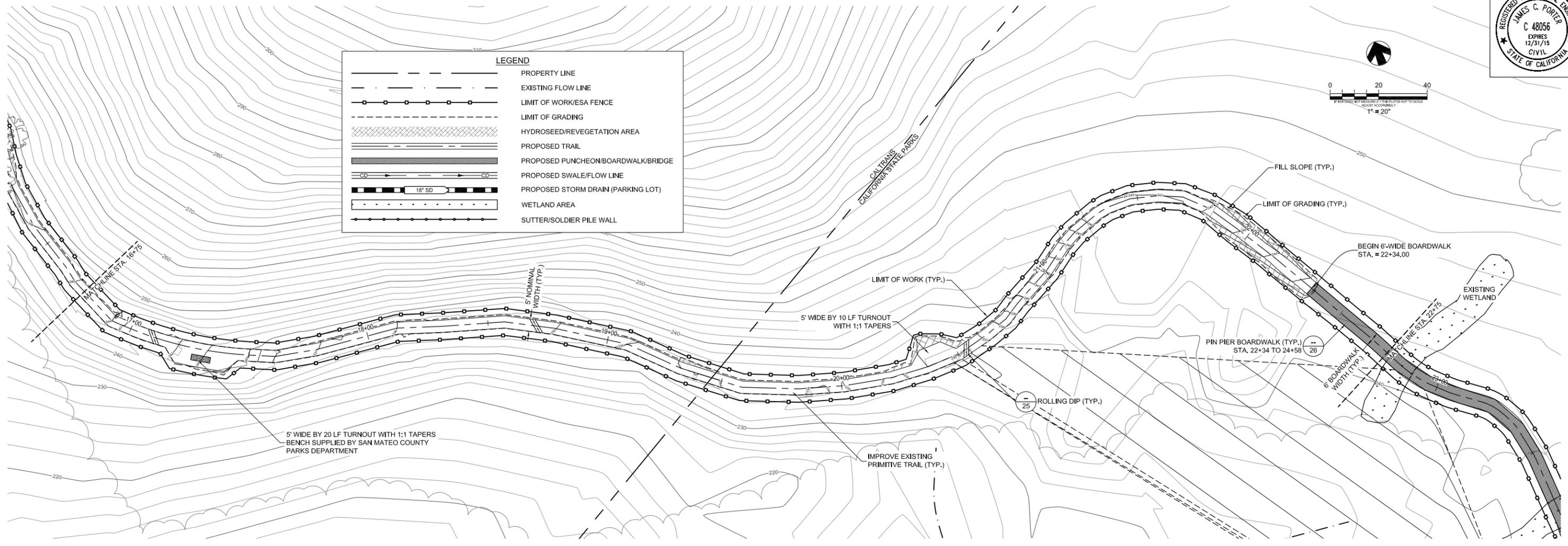
SCALE: AS NOTED  
 DATE: 07/20/16  
 FILE NO.: E4930000

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
 SAN MATEO COUNTY

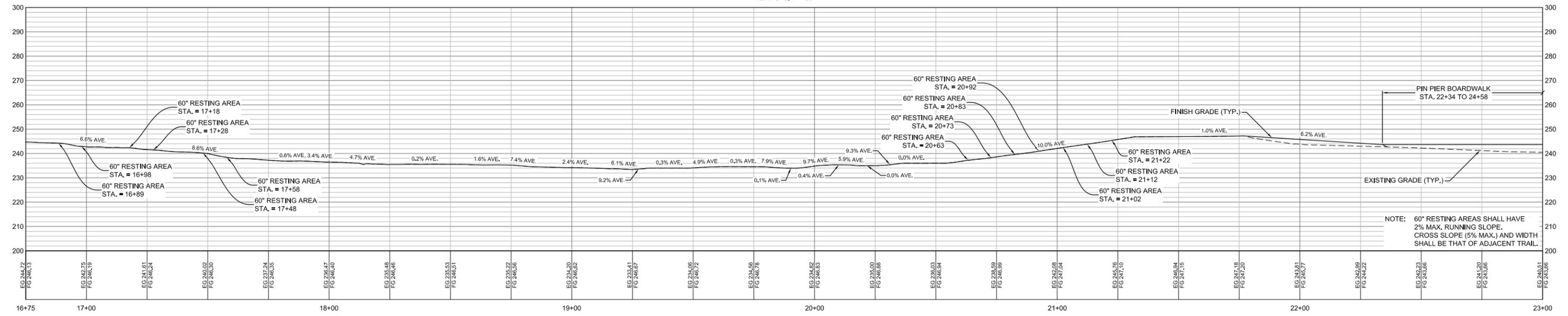
555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-1665



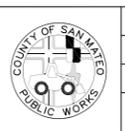
LEGEND	
	PROPERTY LINE
	EXISTING FLOW LINE
	LIMIT OF WORK/ESA FENCE
	LIMIT OF GRADING
	HYDROSEED/REVEGETATION AREA
	PROPOSED TRAIL
	PROPOSED PUNCHED/BOARDWALK/BRIDGE
	PROPOSED SWALE/FLOW LINE
	PROPOSED STORM DRAIN (PARKING LOT)
	WETLAND AREA
	SUTTER/SOLDIER PILE WALL



PROPOSED TRAIL CENTERLINE PROFILE  
HORIZONTAL: 1" = 20'  
VERTICAL: 1" = 20'



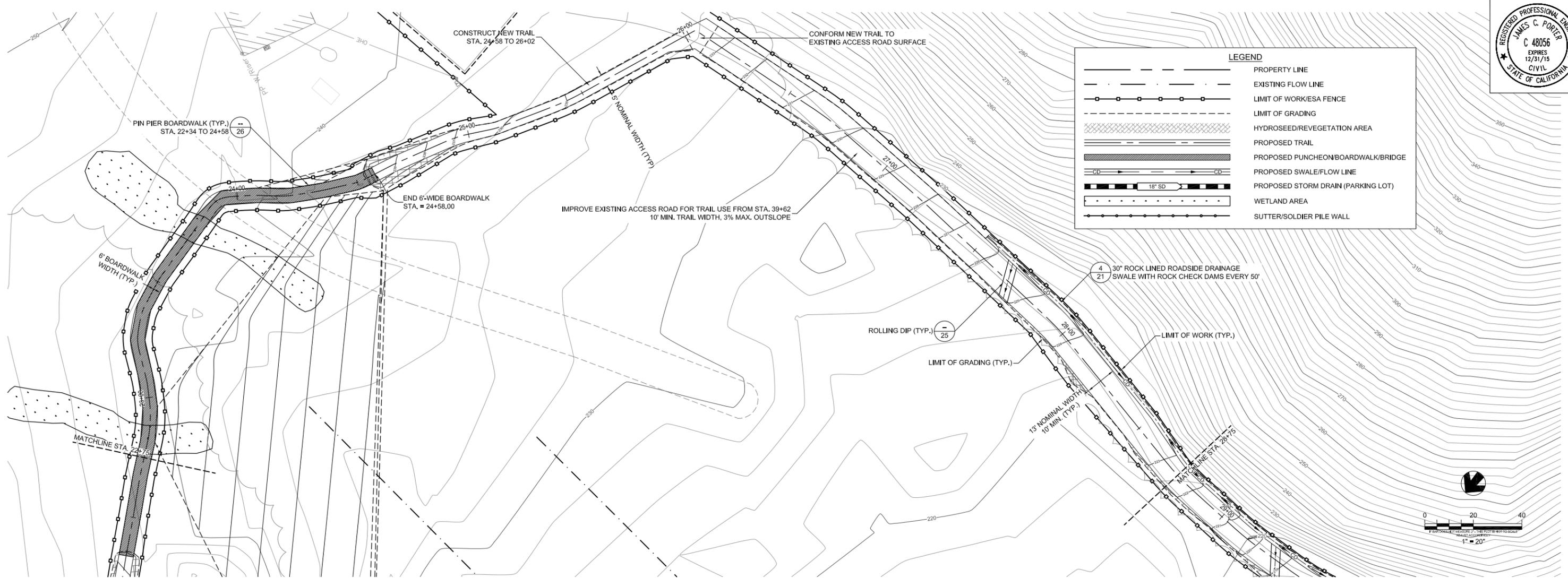
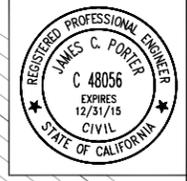
**QUESTA** Engineering Corp.  
Civil, Environmental & Water Resources  
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807  
(910) 236-1114 FAX (910) 236-2423 questainc@questainc.com



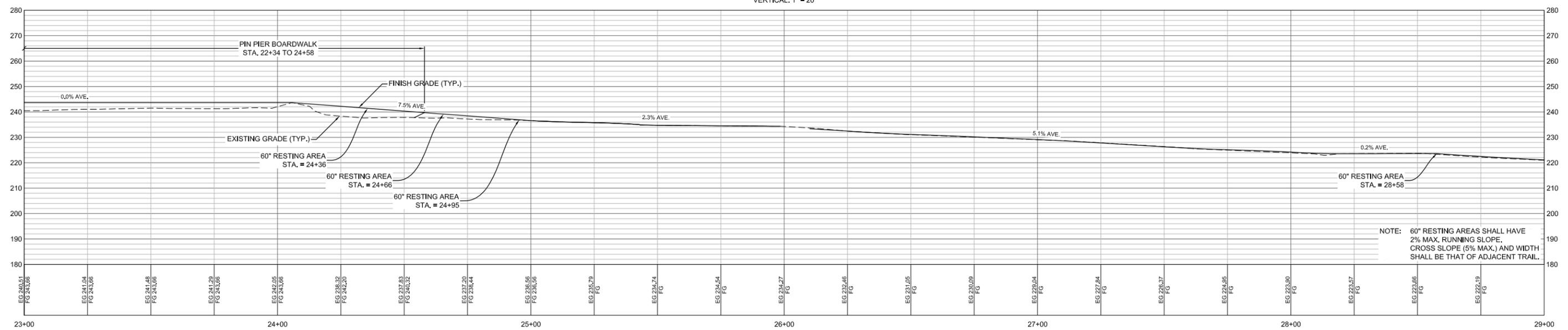
DESIGNED BY: AM  
CHECKED BY: JP  
DRAWN BY: AM

STATION 16+75 TO 23+00  
TRAIL IMPROVEMENT PROJECT  
**GREEN VALLEY TRAIL**  
JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
SAN MATEO COUNTY  
555 COUNTY CENTER, 5TH FLOOR  
REDWOOD CITY, CALIFORNIA 94063-1665

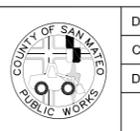
SCALE: AS NOTED  
DATE: 07/20/16  
FILE NO.: E4930000



PROPOSED TRAIL CENTERLINE PROFILE  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 20'



**QUESTA** Engineering Corp.  
 Civil Environmental & Water Resources  
 P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807



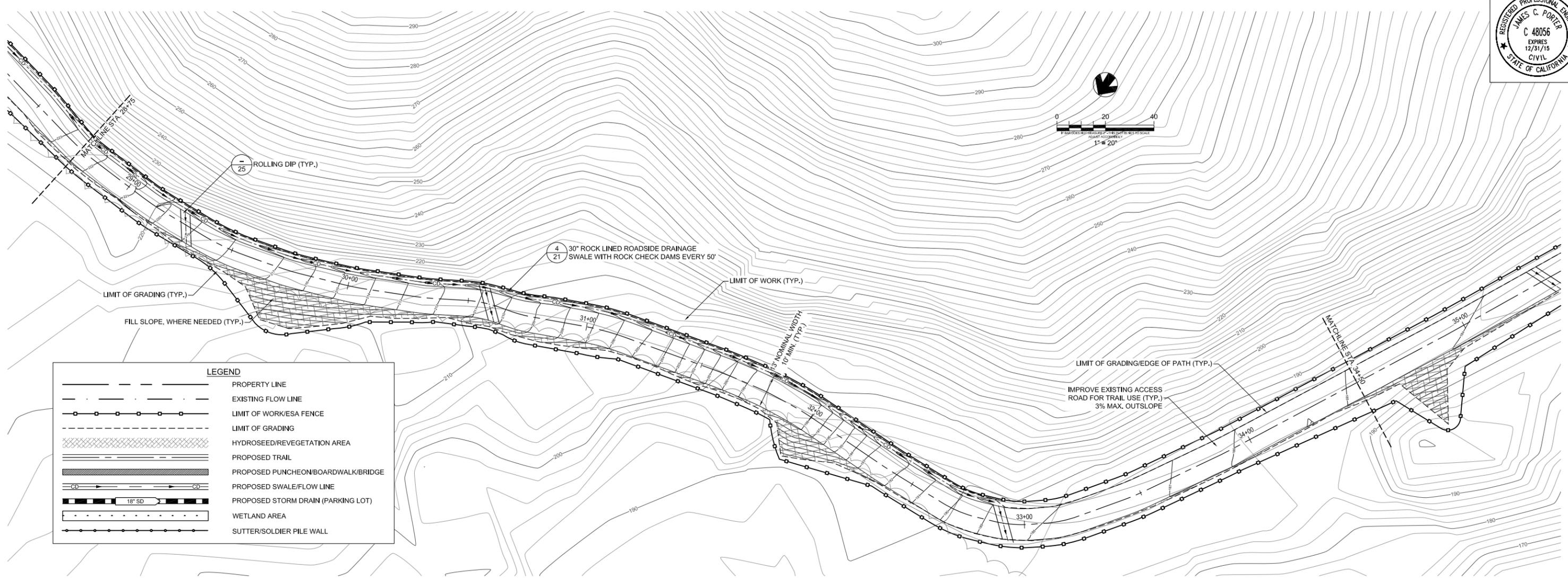
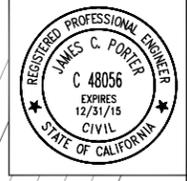
DESIGNED BY: AM  
 CHECKED BY: JP  
 DRAWN BY: AM

STATION 23+00 TO 29+00  
 TRAIL IMPROVEMENT PROJECT  
**GREEN VALLEY TRAIL**

SCALE: AS NOTED  
 DATE: 07/20/16  
 FILE NO.: E4930000

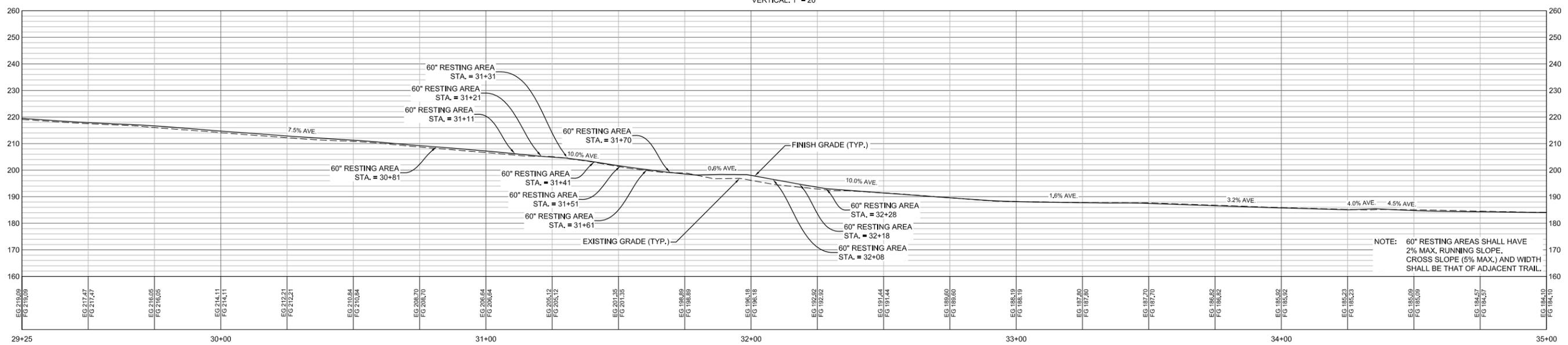
JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
 SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-1665



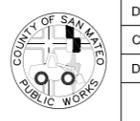
LEGEND	
	PROPERTY LINE
	EXISTING FLOW LINE
	LIMIT OF WORK/ESA FENCE
	LIMIT OF GRADING
	HYDROSEED/REVEGETATION AREA
	PROPOSED TRAIL
	PROPOSED PUNCTURE/BOARDWALK/BRIDGE
	PROPOSED SWALE/FLOW LINE
	PROPOSED STORM DRAIN (PARKING LOT)
	WETLAND AREA
	SUTTER/SOLDIER PILE WALL

PROPOSED TRAIL CENTERLINE PROFILE  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 20'



NOTE: 60° RESTING AREAS SHALL HAVE 2% MAX. RUNNING SLOPE. CROSS SLOPE (5% MAX.) AND WIDTH SHALL BE THAT OF ADJACENT TRAIL.

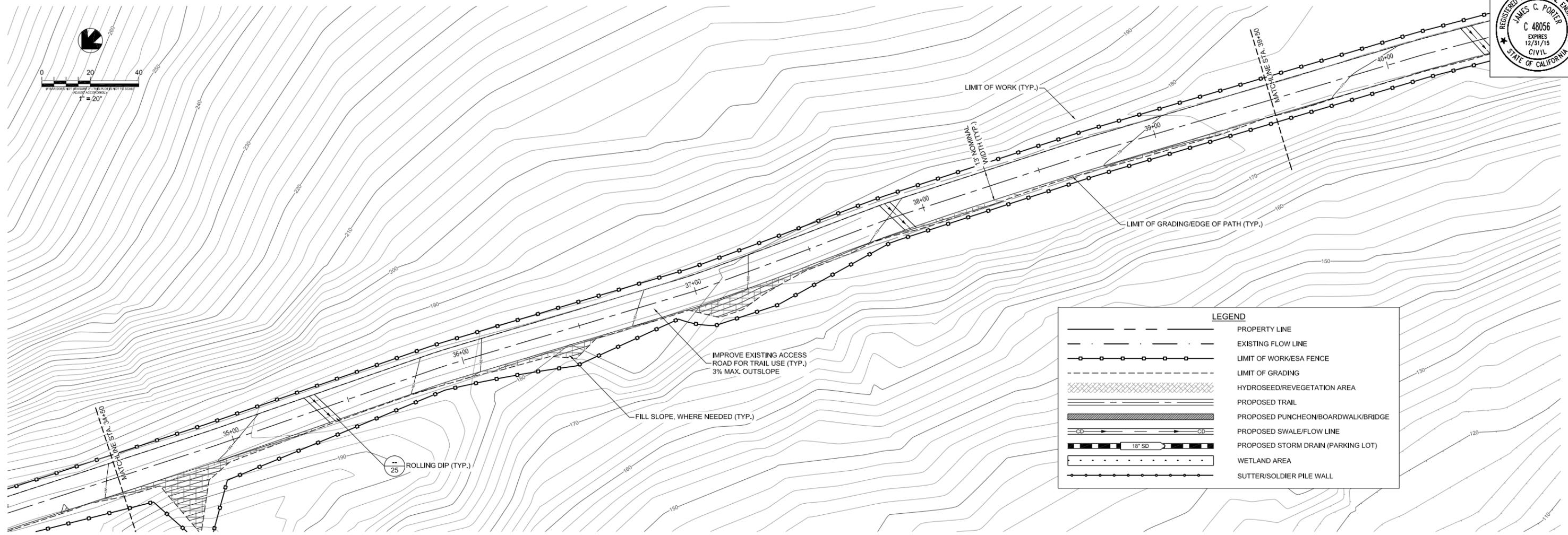
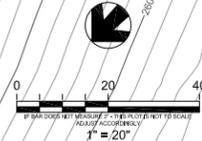
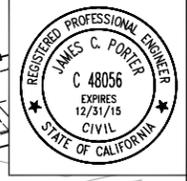
**QUESTA** Engineering Corp.  
 Civil Environmental & Water Resources  
 (910) 236-1114  
 P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807



DESIGNED BY: AM  
 CHECKED BY: JP  
 DRAWN BY: AM

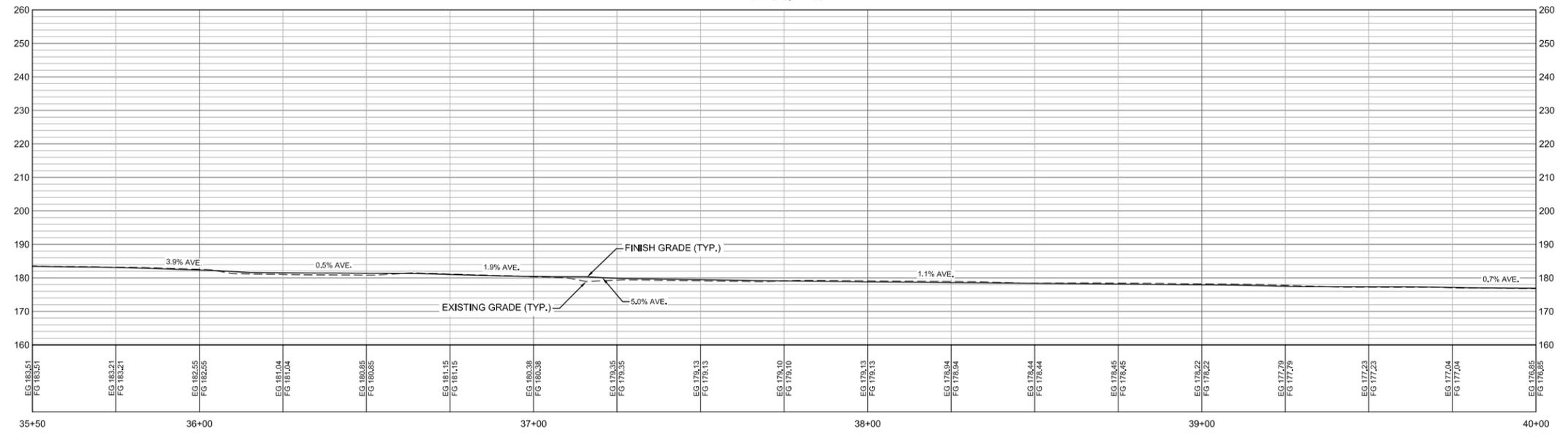
STATION 29+00 TO 35+00  
 TRAIL IMPROVEMENT PROJECT  
**GREEN VALLEY TRAIL**  
 JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
 SAN MATEO COUNTY  
 555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-1665

SCALE: AS NOTED  
 DATE: 07/20/16  
 FILE NO.: E4930000

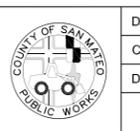


LEGEND	
	PROPERTY LINE
	EXISTING FLOW LINE
	LIMIT OF WORK/ESA FENCE
	LIMIT OF GRADING
	HYDROSEED/REVEGETATION AREA
	PROPOSED TRAIL
	PROPOSED PUNcheon/BOARDWALK/BRIDGE
	PROPOSED SWALE/FLOW LINE
	PROPOSED STORM DRAIN (PARKING LOT)
	WETLAND AREA
	SUTTER/SOLDIER PILE WALL

PROPOSED TRAIL CENTERLINE PROFILE  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 20'



**QUESTA** Engineering Corp.  
 Civil, Environmental & Water Resources  
 1220 Brickyard Cove Road, Point Richmond, CA 94807

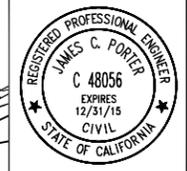


DESIGNED BY: AM  
 CHECKED BY: JP  
 DRAWN BY: AM

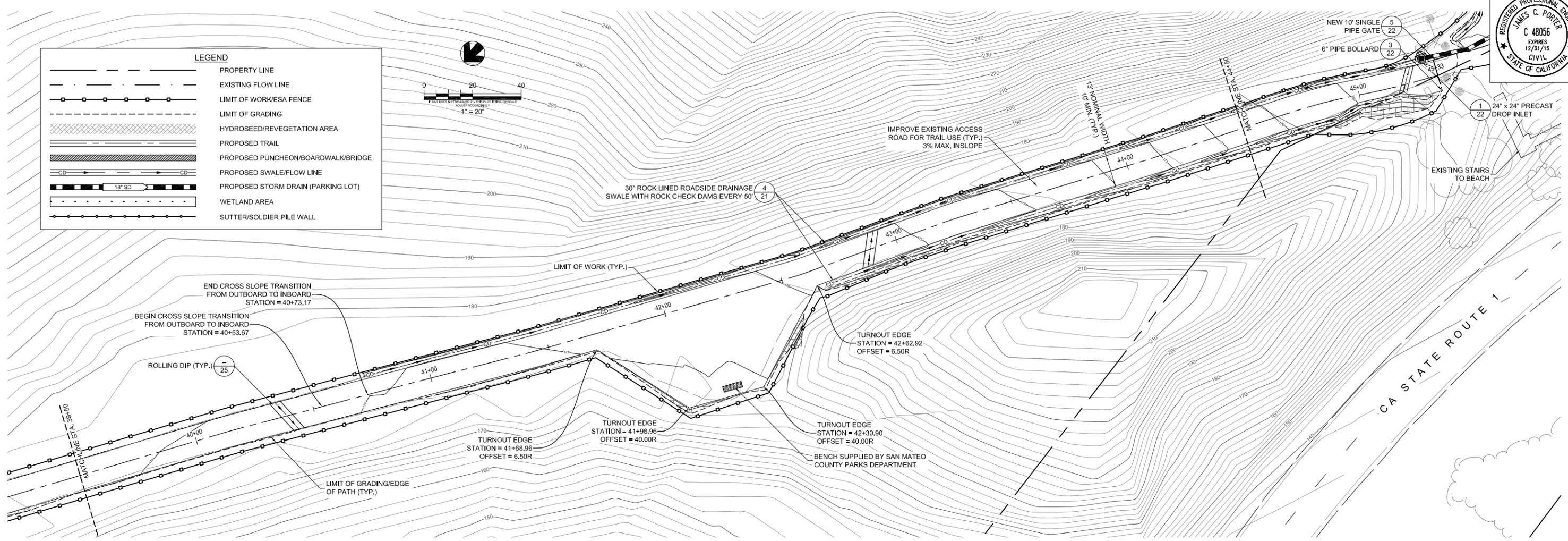
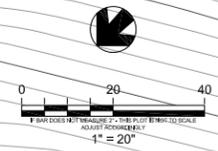
STATION 35+00 TO 40+00  
 TRAIL IMPROVEMENT PROJECT  
**GREEN VALLEY TRAIL**

SCALE: AS NOTED  
 DATE: 07/20/16  
 FILE NO.: E4930000

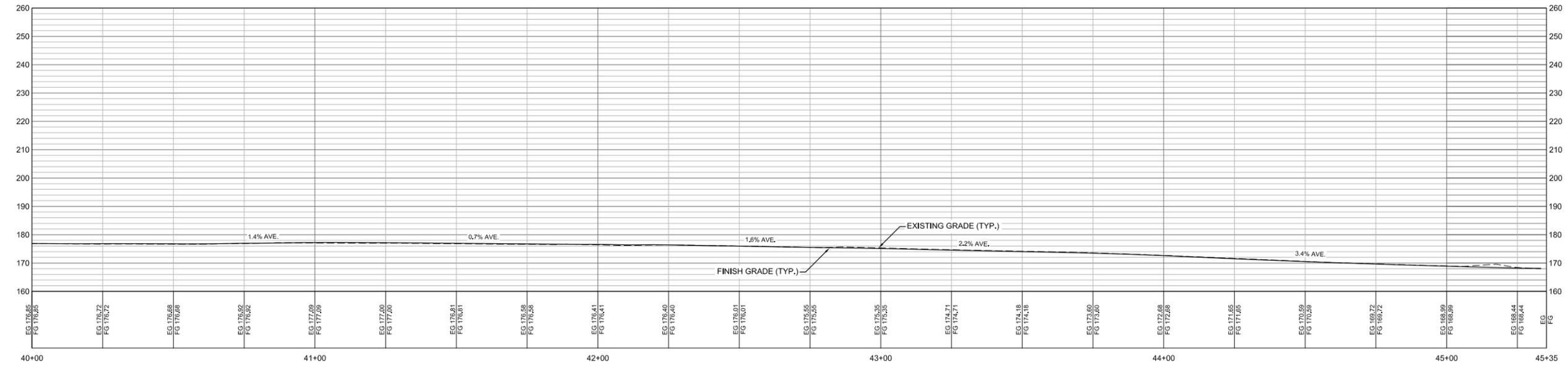
JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
 SAN MATEO COUNTY  
 555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-1665



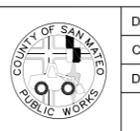
LEGEND	
	PROPERTY LINE
	EXISTING FLOW LINE
	LIMIT OF WORK/ESA FENCE
	LIMIT OF GRADING
	HYDROSEED/REVEGETATION AREA
	PROPOSED TRAIL
	PROPOSED PUNcheon/BOARDWALK/BRIDGE
	PROPOSED SWALE/FLOW LINE
	PROPOSED STORM DRAIN (PARKING LOT)
	WETLAND AREA
	SUTTER/SOLDIER PILE WALL



PROPOSED TRAIL CENTERLINE PROFILE  
 HORIZONTAL: 1" = 20'  
 VERTICAL: 1" = 20'



**QUESTA** Engineering Corp.  
 Environmental & Water Resources  
 (910) 236-1114  
 P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

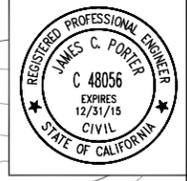


DESIGNED BY: AM  
 CHECKED BY: JP  
 DRAWN BY: AM

STATION 40+00 TO 45+35  
 TRAIL IMPROVEMENT PROJECT  
**GREEN VALLEY TRAIL**

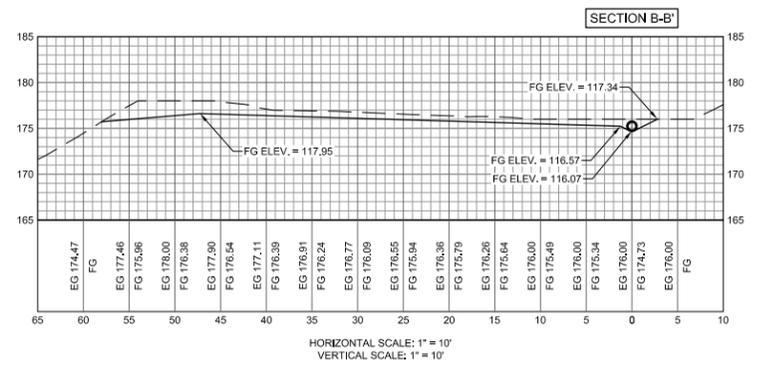
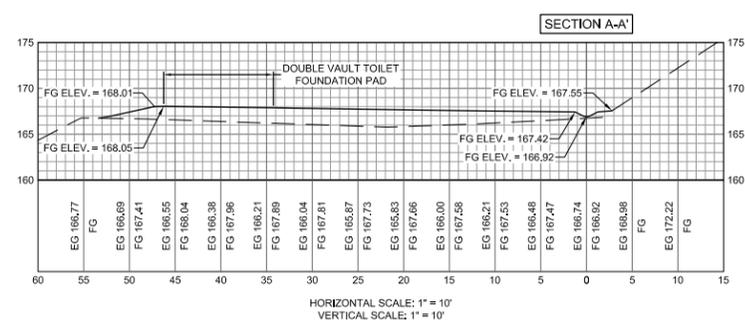
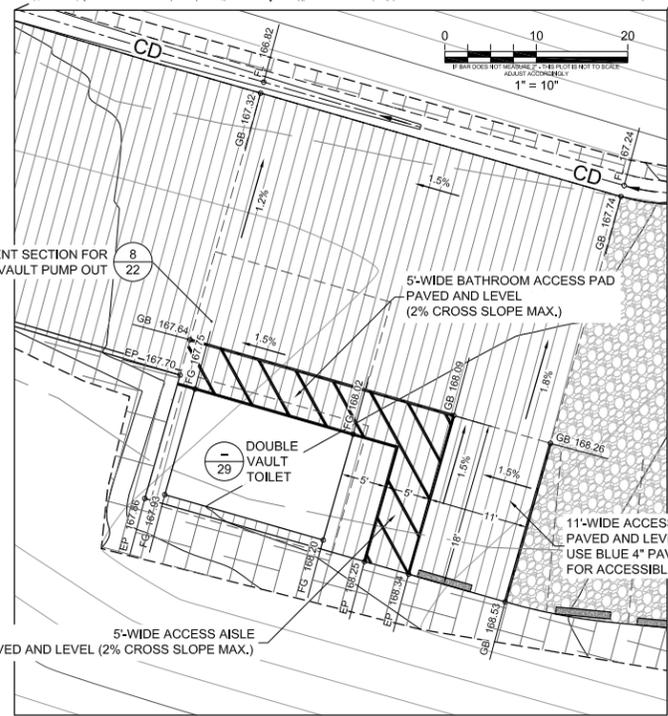
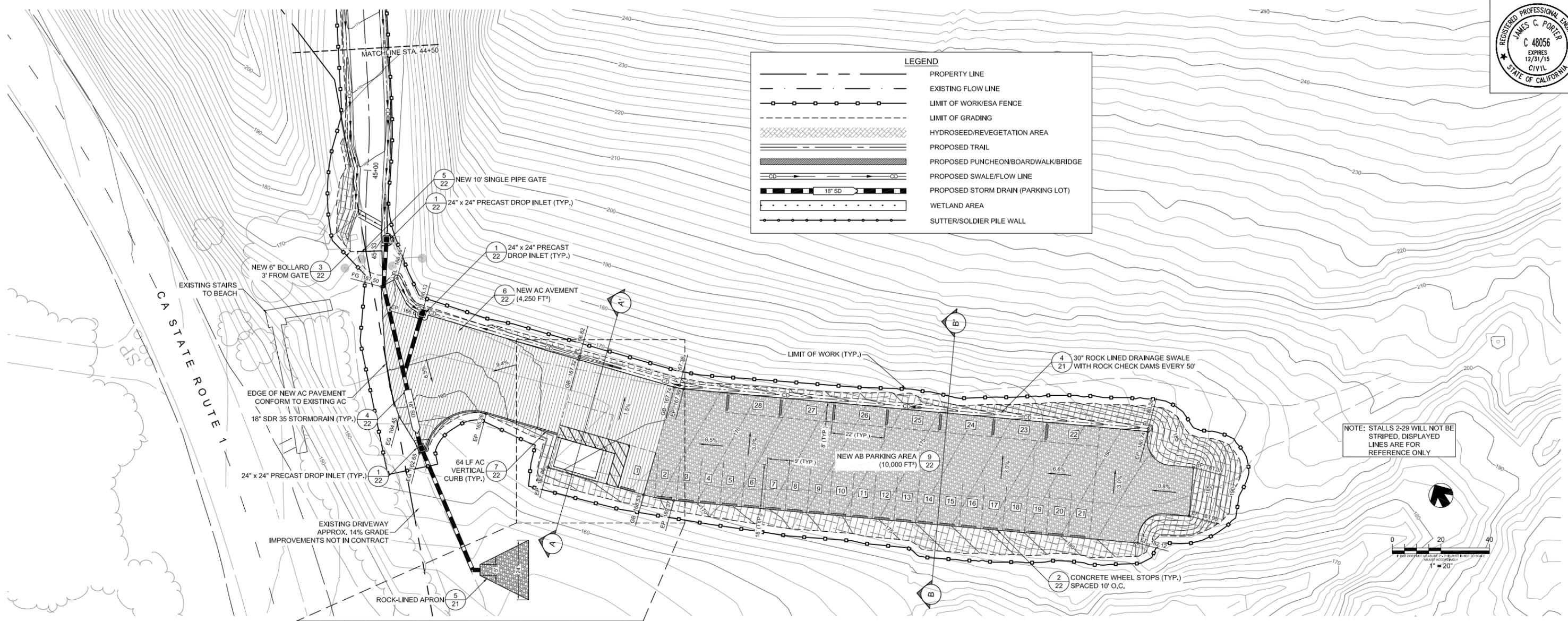
SCALE: AS NOTED  
 DATE: 07/20/16  
 FILE NO.: E4930000

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
 SAN MATEO COUNTY  
 555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-1665



**LEGEND**

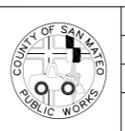
- PROPERTY LINE
- - - EXISTING FLOW LINE
- - - - - LIMIT OF WORK/ESA FENCE
- - - - - LIMIT OF GRADING
- ▨ HYDROSEED/REVEGETATION AREA
- ▬ PROPOSED TRAIL
- ▬▬ PROPOSED PUNCEON/BOARDWALK/BRIDGE
- ▬▬▬ PROPOSED SWALE/FLOW LINE
- ▬▬▬▬ PROPOSED STORM DRAIN (PARKING LOT)
- ▬▬▬▬▬ WETLAND AREA
- ▬▬▬▬▬ SUTTER/SOLDIER PILE WALL



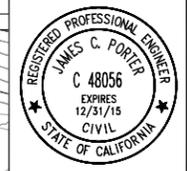
**SPOT ELEVATION LEGEND**

- EP EDGE OF PAVEMENT/PARKING
- FG FINISH GRADE (BUILDING)
- FL FLOW LINE
- GB GRADE BREAK

**QUESTA** ENGINEERING CORP.  
Civil Environmental & Water Resources  
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807



DESIGNED BY: AM	<b>EXISTING PARKING LOT IMPROVEMENTS TRAIL IMPROVEMENT PROJECT</b>	SCALE: AS NOTED
CHECKED BY: JP		DATE: 07/20/16
DRAWN BY: AM		FILE NO.: E4930000
JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS SAN MATEO COUNTY		555 COUNTY CENTER, 5TH FLOOR REDWOOD CITY, CALIFORNIA 94063-1665



**LEGEND**

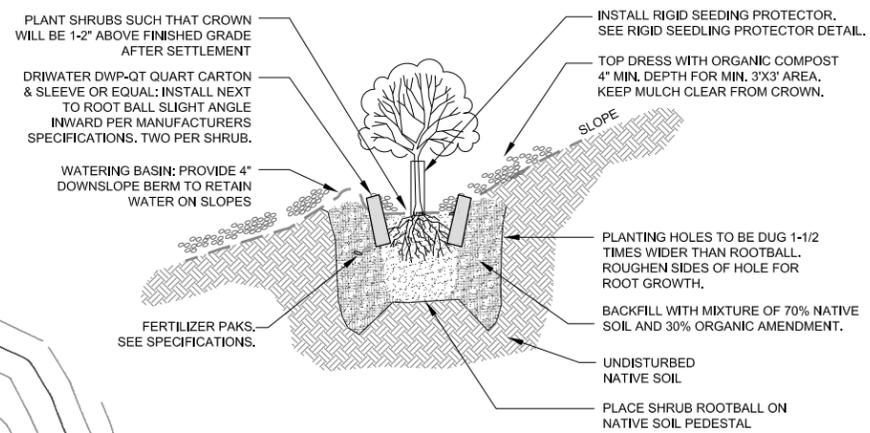
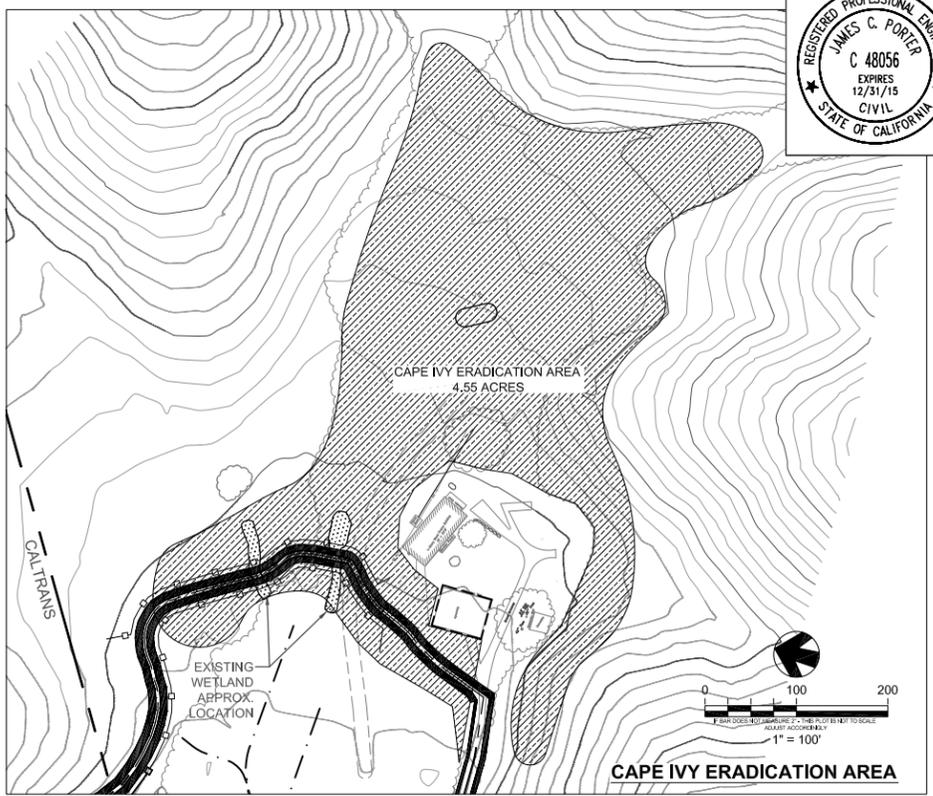
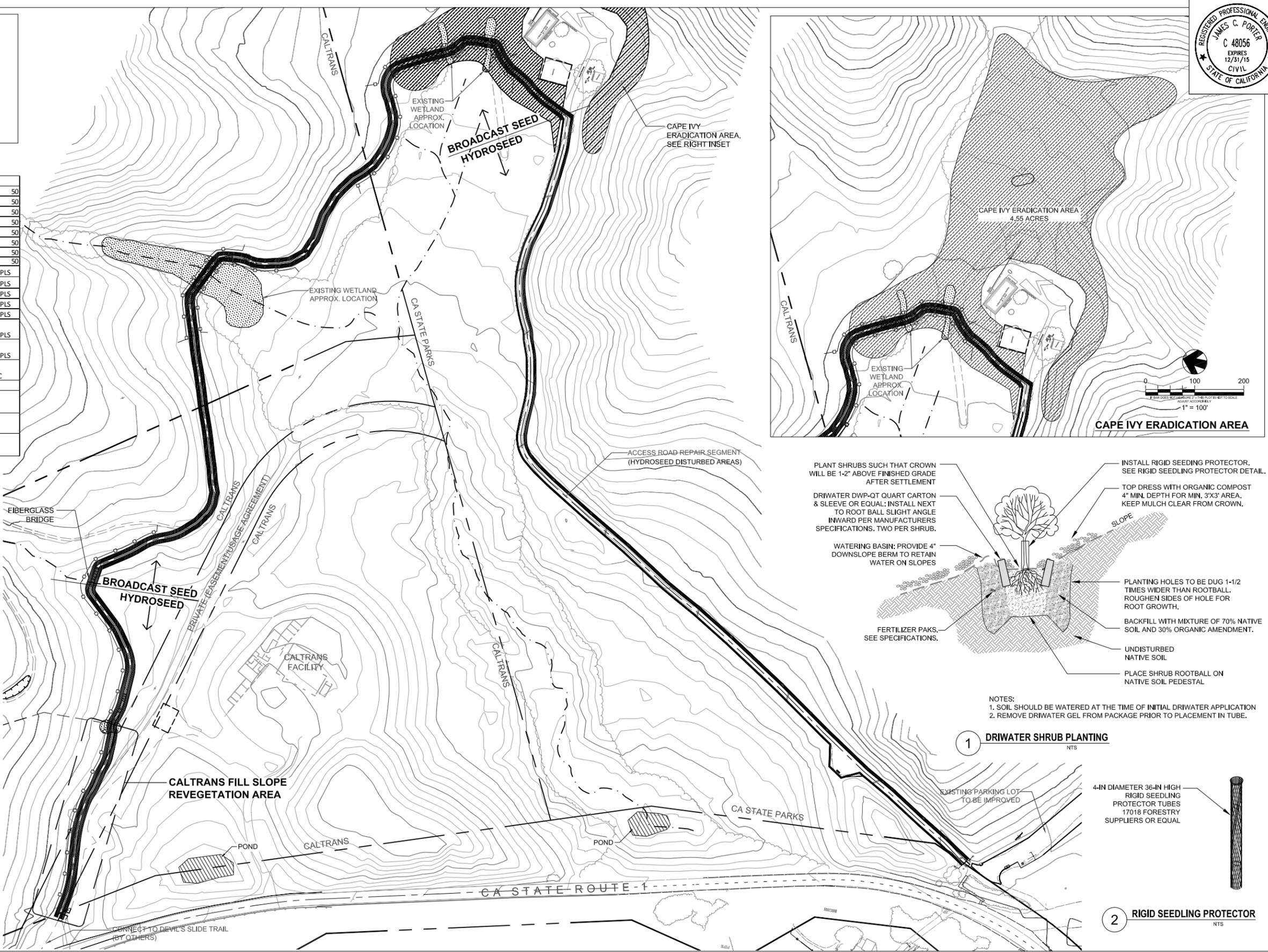
- PROPERTY LINE
- EXISTING FLOW LINE
- PROPOSED TRAIL
- ESA FENCE
- WETLAND AREA
- SEEDING AREAS
- VEGETATION MANAGEMENT (CAPE IVY ERADICATION) -4.55 acres

**PLANTING SCHEDULE**

Area	Botanical name	Common Name	Size	Spacing	QTY	
CALTRANS FILL SLOPE REVEGETATION 6,200 SF	Achillea millefolium	Common Yarrow	Liner	6 FT.	50	
	Artemisia pycnocephala	Coastal sage	Liner	6 FT.	50	
	Aster chilensis	Common aster	Liner	6 FT.	50	
	Erigeron glaucus	Seaside daisy	Liner	6 FT.	50	
	Eriophyllum stachaeifolium	Lizard tail	Liner	6 FT.	50	
	Gnaphalium stramineum	Cudweed	Liner	6 FT.	50	
	Grindelia stricta var.	Coastal gum plant	Liner	6 FT.	50	
	Mimulus aurantiacus	Sticky monkeyflower	Liner	6 FT.	50	
	SEEDING AREAS: Caltrans/Old Colma Road/State Parks Access road and parking area revegetation 54,000 SF	Achillea millefolium	Common Yarrow	SEED	N/A	3 LBS/AC PLS
		Artemisia douglasiana	Mugwort	SEED	N/A	2 LBS/AC PLS
Artemisia pycnocephala		Coastal sage	SEED	N/A	2 LBS/AC PLS	
Eriophyllum stachaeifolium		Lizard tail	SEED	N/A	2 LBS/AC PLS	
Gnaphalium stramineum		Cudweed	SEED	N/A	2 LBS/AC PLS	
Grindelia stricta var. platyphylla		Coastal gum plant	SEED	N/A	2 LBS/AC PLS	
Mimulus aurantiacus		Sticky monkeyflower	SEED	N/A	3 LBS/AC PLS	
Regreen		Sterile Wheat grass (Erosion Control)	SEED	N/A	22 LBS/AC	
Rice Straw		Provide 1" cover over seeded areas				
Organic fertilizer (Biosol--7-2-3 or approved equal)				400 lbs/acre		
Humate (Tri-c soluble Humate)			400 lbs/acre			
Mycorrhiza inoculant (Am-120 or approved equal)			60 lbs/acre			

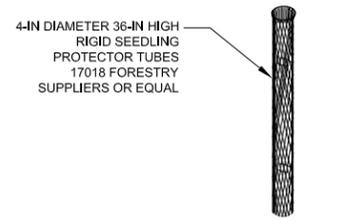
**PLANTING NOTES**

- SITE PREPARATION:**
- DIG A HOLE FOR ALL WOODY PLANTS EQUIVALENT TO CONTAINER DEPTH AND 1-1/2 TIMES CONTAINER WIDTH. CLUSTER PLANTS IN GROUPS OF THREE OR MORE OF SAME SPECIES. ALL PLANTED LINERS TO BE SPACED 6" O.C. TRIANGULAR PATTERN ON DISTURBED LANDS. BACKFILL PLANTING HOLE USING A MIXTURE OF 50% ORGANIC COMPOST WITH NATIVE SOIL REMOVED FROM AUGER HOLE. MIX IN MYCORRHIZAL INOCULANT (DIEHARD ROOT REVIVER OR EQUIVALENT, QUANTITY PER MANUFACTURER'S RECOMMENDATION) INTO THE BACKFILL MIX BEFORE PLACEMENT, AND WATER IN CONTAINER PLANT. MYCORRHIZAL INOCULANTS ARE AVAILABLE FROM FORESTRY SUPPLIERS, INC. (800-647-5368) OR OTHER COMMERCIAL SOURCES.
- PLANTING:**
- VERIFY SITE CONDITIONS PRIOR TO START OF WORK. NOTIFY OWNER OF SUBSTANTIAL VARIATIONS BETWEEN SITE CONDITIONS AND DRAWINGS.
- CONDUCT ALL WORK JUNE 1 THROUGH SEPTEMBER 30.
  - WILDLIFE:** ALL CONSTRUCTION CREW MEMBERS SHALL RECEIVE TRAINING BY BIOLOGICAL MONITOR PRIOR TO START OF WORK. SUSPEND CONSTRUCTION AND IMMEDIATELY NOTIFY WILDLIFE BIOLOGIST IF CALIFORNIA RED-LEGGED FROG OR OTHER SENSITIVE SPECIES IS FOUND. DO NOT COLLECT, CAPTURE, OR RELOCATE RED-LEGGED FROGS OR OTHER SPECIES.
  - EROSION CONTROL FABRIC SHALL BE AS SHOWN ON PLAN AND SHALL NOT CONTAIN PLASTIC MONO-FILAMENT FIBERS.
  - SEED MIX TO BE HYDROSEEDED FROM STA 0+00 TO FIBERGLASS BRIDGE AND ALONG ACCESS REPAIR ROAD. SEED MIX TO BE BROADCAST SEEDED ELSEWHERE.
  - ALL WORK SHALL BE IN ACCORDANCE WITH REGULATORY PERMITS.
  - TREES REMOVED WILL BE REPLACED AT A MINIMUM RATIO OF 2:1 (4 TREES TO BE REMOVED).
  - 4" COMPOST MULCH SHALL BE PROVIDED AROUND EACH NEW PLANT, WITHIN WATERING BASIN.
  - NON-NATIVE VEGETATION WITHIN 20 FT. TRAIL CORRIDOR SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN A MANNER AND LOCATION THAT PREVENTS RE-ESTABLISHMENT.
  - PLANT QUANTITIES TAKE PRECEDENCE OVER SYMBOLS.
  - WILTED PLANT MATERIAL SHALL NOT BE PLANTED OR USED ON THE PROJECT. PLANT MATERIAL MAY BE REJECTED BY THE ENGINEER DUE TO CONDITION, FORM, OR DAMAGE BEFORE OR AFTER PLANTING.
  - ALL ROCK AND DEBRIS 1-1/2 INCHES AND LARGER SHALL BE REMOVED FROM PLANTING AREAS AND DISPOSED OF OFFSITE.
  - CROWN OF PLANT SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL.
  - ALL SHRUBS ARE TO BE FULL AND BUSHY TO THE GROUND.
  - CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL AREAS IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD.

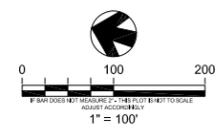


- NOTES:**
- SOIL SHOULD BE WATERED AT THE TIME OF INITIAL DRIWATER APPLICATION
  - REMOVE DRIWATER GEL FROM PACKAGE PRIOR TO PLACEMENT IN TUBE.

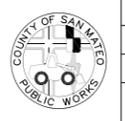
**1 DRIWATER SHRUB PLANTING**  
NTS



**2 RIGID SEEDLING PROTECTOR**  
NTS



**QUESTA** Environmental & Water Resources  
ENGINEERING CORP.  
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807  
(910) 236-4114 FAX (910) 236-9423  
QUESTA@QUESTACORP.COM



DESIGNED BY: AM  
CHECKED BY: JP  
DRAWN BY: AM

**RESTORATION PLAN**  
**TRAIL IMPROVEMENT PROJECT**  
**GREEN VALLEY TRAIL**

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
REDWOOD CITY, CALIFORNIA 94063-1665

SCALE: AS NOTED  
DATE: 07/20/16  
FILE NO.: E4930000



County of San Mateo Planning & Building Department  
**Agricultural Advisory Committee**

455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063  
650/363-4161  
Fax: 650/363-4849

---

**Meeting Minutes**  
**Regular Meeting September 12, 2016**

**1. Call to Order**

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:30 p.m. at the Half Moon Bay Historic Train Depot, 110 Higgins Canyon Road, Half Moon Bay, CA.

**2. Member Roll Call**

Robert Marsh, AAC Chairman, called the roll. A quorum (a majority of the voting members) was present, as follows:

Regular Voting Members Present

BJ Burns  
Louie Figone  
Marilyn Johnson  
Peter Marchi  
Robert Marsh

Regular Voting Members Absent

Brenda Bonner  
Robert Cevalasco  
Doniga Markegard  
April Vargas

Nonvoting Members Present

Rob Bartoli  
Fred Crowder  
Jess Brown

Nonvoting Members Absent

Jim Howard  
Virginia Lj Bolshakova

**4. Public Comments for Items not on the Agenda**

Adria Arko, San Mateo County RCD, stated that on September 30, 2016 that there will be a meeting to discuss the County's Agroturism

Guidelines with County Planning staff at the Ag, Weights, and Measures Office at 785 Main Street, Half Moon Bay.

Chair Marsh asked to have item #4, the Actions minutes for July 11, 2016 and August 8, 2016 moved to the end of the agenda.

**5. Venue Change/Meeting Protocol/Future Meeting Agenda Topics**

Community Development Director Steve Monowitz spoke about the new venue for the AAC, the Half Moon Bay Historic Train Depot. He introduced the new liaison to the AAC from the Planning Department, Rob Bartoli. Director Monowitz asked for the AAC's feedback regarding future study sessions or agenda topics that are project focused, but instead regulation focused. The AAC is structured to give feedback on projects that required PAD permits. He also spoke about meeting protocol and the Brown Act. The agenda format and process for items on the agenda is structured similarly to the other committees and boards in the County.

Director Monowitz suggested that the PAD regulations are the first agenda item that is brought to the AAC.

Chair Marsh stated that there is a lot of agricultural knowledge on the AAC and with the members of the public that attend the meetings. He is concerned about what happened to prime soils. He wants to preserve the soil that is out there still.

Ag Commissioner Crowder stated that a study session about the Williamson Act would be useful. He stated that it is important for both the AAC and County staff to understand the regulations for projects that come before them. He also noted that Planner Bartoli is the County Planning staff that has office hours in Half Moon Bay every other week.

Committee Member Marchi asked if the County could send a thank you to the San Mateo County Farm Bureau thanking them for the use of their building for the AAC meetings.

Ron Sturgeon stated that this is a good discussion to have. The Committee should give recommendations that are broader than just project. He also stated that it is important to respect the Brown Act. He stated that at the last meeting the topic of the Pescadero Fire Station came up. He would like an update regarding this project to come to the AAC.

Director Monowitz stated that the AAC can provide a forum to discuss the regulations for projects that come before the Committee. The meeting can also serve a place of discussion for topics they may not require a PAD permit, but for those project, staff can provide a report on

what the County is doing. He stated that he would like the AAC's input on the Fire Station when it is brought to them.

Dante Silvestri brought up the Fire Station and if it would be built on prime soils. This project will impact agriculture and should be brought to the AAC soon. He also has concerns about a project at Pigeon Point where a proposed campground might be located. He noted that the County sent a letter, but that the project should come forward to the AAC.

Director Monowitz stated that the County has sent a letter to State Parks regarding the project that expressed the County's concerns regarding the conversion of that property.

Leslie Phipps stated that she wants to make sure that the Committee is aware of the entire project that could have impact on farming. She brought up the example of the affordable housing impact fee and what that possible impact would be on ag. She stated that almost any project on the coast could have impact on ag.

Director Monowitz stated those long range projects that have the potential impact on ag lands, County staff could bring updates on the projects to the AAC.

Kerry Burke stated that she would like the ideas for the regular updates. She brought up the renewals for Farm Labor Housing as an example that could be part of the report. Would like to see a discussion of a comprehensive fire policy and a discussion about how recreation and passive open space interact with agricultural.

Vice Chair Burns stated he would like the topics to include the Williamson Act and Farm Labor Housing. He stated that he believes that the Williamson Act is being abused. He also brought up the topic of Right to Farm.

Chair Marsh and Dante Silvestri also discussed the topic of Right to Farm.

Committee Member Marchi spoke about the Pigeon Point project. He had concerns about the County giving land up to the State. He wanted to know what State Parks takes lands that are being farmed out of production in San Mateo County, but not in Santa Cruz County.

Director Monowitz spoke about the General Plan consistency process that has to occur prior to the sale of County owned property. He also stated that the County has Local Coastal Program polices that require the land be farmed if a tenant can be found.

**6. Consideration of a Coastal Development Permit, Planned Agricultural District Permit, Use Permit, and Architectural Review, pursuant to the County Zoning Regulations, to construct a 35 ft. high public radio tower and equipment cabinet located at 510 Hill Road, in the unincorporated Pescadero area of San Mateo County. This project is appealable to the California Coastal Commission.**

Planner Bartoli presented the project to the AAC. The radio tower is located on prime soils. It is near the developed area of the property. The site would be unmanned. The majority of the 28 acres would be left to agricultural activities; however there are no ag activities currently on the property.

Committee Member Johnson stated that she was having a difficult time determining where the prime soils were on the property based on the maps attached to the staff report. She stated that she does not want to see any prime land taken out of production.

Director Monowitz talked about procedures for the item. First there would be a presentation from staff, question for staff from the AAC, presentation by the applicant, public comment, AAC discussion, and then a recommendation on the project.

Ben Ranz, project applicant, stated the radio tower would be for a community radio station in Pescadero. The location on this property was the best location they could find.

Committee Member Marchi asked why this area on the property was picked.

Ben Ranz stated that there is FCC regulation about the required distances from structures. He also stated that if the tower was at a higher elevation, then the FCC would only permit a shorter tower.

Chair Marsh opened the public comment period.

Committee Member Johnson asked if the electric wires would be undergrounded.

Planner Bartoli stated they would be.

Ag Commissioner Crowder asked if the tower had to be removed, if there would be any long-term impact to the property.

Ben Ranz stated that the guidewire would be removed and that the tower could be taken down without any major issues.

Dante Silvestri asked if better graphics could accompany the reports to the AAC.

Committee Member Marchi stated that the location of the tower looked like to be at the edge of the field, up against a sloped area.

A conversation the AAC, County staff, and the public occurred about if the roads in the surrounding area of the project are County owned or privately owned and who has access to the roads.

Vice Chair Burns asked what the impact would be on ag if the tower was constructed.

Ben Ranz stated that the radio tower would be on the edge of the field and he believes that it could be farmed around.

Chair Marsh closed public comment.

Chair Marsh asked for a condition to have agricultural uses have priority on the site or the surrounding sites.

Committee Member Johnson stated that she would like the tower to be closer to the buildings. She supports the idea of the radio station, but does not want to convert prime soils. She does not want the tower next to a house through.

Director Monowitz stated that the County's regulations require clustering to existing development on the property.

Ag Commissioner Crowder stated that the AAC should support the project, but there should be a condition added to the project that the radio tower should not impact agriculture activities on the property and if there is a conflict, that the ag use should be primary.

Chair Marsh called for a five minute recess at 8:40 pm.

Chair Marsh called the meeting back to order at 8:45 pm.

Vice Chair Burns moved to recommend approval of the project to the Planning Commission with the condition that the radio tower should not impact agriculture activities on the property and if there is a conflict, that the ag use should be primary. Committee Member Figone seconded the motion. The motion was approved unanimously (5 ayes – 0 noes).

7. **Consideration of a Coastal Development Permit and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, for one new Farm Labor Housing unit. The property is located in the unincorporated San Gregorio**

**area of San Mateo County. The project is appealable to the California Coastal Commission.**

Planner Bartoli presented the project to the AAC. The Farm Labor Housing unit would support the on-going cattle operation on the property. The unit would rely on domestic water from the neighboring parcel. The property is under a Williamson Act contract and is in compliance. The unit will be located on prime soils, but it is the only flat portion of the property. There will be two water tanks that will support the unit on the property.

Committee Member Johnson asked about item 3 on page 4 of the report.

Planner Bartoli stated that this item was a typo. There separation between the ag uses on the property

Chris Giannini, project applicant, stated that there used to be a house across the road, but did not want to put the new unit there as they did not want to cross the creek. The lines to the water tank will follow an existing road and will not cut up the hillside.

Committee Member Johnson asked where the former Farm Labor Housing was.

Chris Giannini stated that it was across Pomponio Creek Road

Chair Marsh opened public comment on the item.

Dante Silvestri asked if the project is located in the Pescadero School District and Pescadero Municipal Advisory Council (PMAC).

Planner Bartoli stated this project is located within the boundaries of PMAC. Any project that is in the area of PMAC will be referred to them for comment and review.

Ron Sturgeon asked what Attachment C of the staff report was showing.

Planner Bartoli stated that it was a NRCS prime soils map. For future items, the map will be shown in color.

Chair Marsh closed public comment

Committee Member Johnson asked the area of prime soils on the property.

Planner Bartoli stated that the area of prime soils on the property is 1.5 acres.

Vice Chair Burns moved to recommend approval of the project to the Planning Commission. Committee Member Figone seconded the motion. The motion was approved unanimously (5 ayes – 0 noes).

8. **Consideration of a project to comprehensively update the County's Subdivision Regulations that would: 1) incorporate changes made to the State Subdivision Map Act and relevant case law; 2) identify how to better implement County General Plan policies and the County's Local Coastal Program, such as creating more flexibility to achieve affordable housing, protecting environmental resources and other community goals; 3) integrate new subdivision types; and (4) clarify, augment, and streamline the subdivision ordinance, and the subdivision application and review process, to enhance their ease of use, within a collaborative stakeholder process.**

Director Monowitz stated that staff had presented this item at a previous AAC meeting. He stated that the AAC had asked for this to be standing item on the agenda. Director Monowitz went on to say that staff is working on further outreach on this item, but will not be able to give the AAC an update at each meeting. When there is a new draft of the ordinance, the item will be presented to the AAC. He stated if members of the AAC have questions about the update process, they can contact him or the project manager, Joe LaClair.

Committee Member Johnson stated that the item was on the agenda for the AAC to discuss some items regarding this project. She stated that she wanted the AAC to continue the conversation on this topic.

Chair Marsh stated that the might be a Brown Act issue with a subcommittee.

Director Monowitz stated that we can give a presentation when staff is ready on the subdivision update. This presentation can be update from the first presentation.

Planner Bartoli stated that he would be happy to bring back to the department any questions that arose on this topic, but it would be hard for him to answer questions on the update at the meeting without talking to the project staff.

Kerry Burke stated that it would be helpful for the AAC and staff to have a workshop to have an example of rural subdivision. She also stated that the AAC may also want an update on Connect the Coastside, the congestion management plan for Midcoast.

4. **Consideration of the Action Minutes for the July 11, 2016 and August 8, 2016 regular meetings.**

The July 11, 2016 meeting minutes were approved. Committee Member Johnson moved to recommend approval of the project to the Planning Commission. Vice Chair Burns seconded the motion. The motion was approved unanimously (5 ayes – 0 noes).

The August 8, 2016 minutes were tabled. This meeting did not have a quorum. AAC and Ron Sturgeon asked if there should be minutes for a meeting that did not have a quorum. Staff will come back at the next meeting following up on this item. There were also comments on the minutes correcting people's names in the minutes.

**Adjournment (9:18 p.m.)**



County of San Mateo Planning & Building Department  
**Agricultural Advisory Committee**

455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063  
650/363-4161  
Fax: 650/363-4849

---

**Meeting Minutes**  
**Special Meeting October 11, 2016**

**1. Call to Order**

Robert Marsh, Committee Chairman, called the Special Meeting of the Agricultural Advisory Committee (AAC) to order at 7:30 p.m. at the Half Moon Bay Historic Train Depot, 110 Higgins Canyon Road, Half Moon Bay, CA.

**2. Member Roll Call**

Chair Marsh called the roll. A quorum (a majority of the voting members) was present, as follows:

Regular Voting Members Present

BJ Burns  
Marilyn Johnson  
Peter Marchi  
Robert Marsh  
Brenda Bonner  
Robert Cevalasco

Regular Voting Members Absent

Louie Figone  
Doniga Markegard  
April Vargas

Nonvoting Members Present

Rob Bartoli  
Fred Crowder  
Jess Brown

Nonvoting Members Absent

Jim Howard  
Virginia Lj Bolshakova

**3. Public Comments for Items not on the Agenda**

Kerry Burke stated that the Half Moon Bay Pumpkin Festival is this upcoming weekend.

Agricultural Commissioner Crowder stated that Virginia Lj Bolshakova will be leaving her role at the UC Extension to take a position at Purdue University. A replacement has not been named.

**4. Consideration of an application for an Agritourism Event for the upcoming 2016 October pumpkin selling season. The proposed days and hours of operation are as follows: October 1, 2016 - November 15, 2016; Monday through Saturday from 9:00 a.m. to 7:00 p.m., and Sunday from 9:00 a.m. to 6:00 p.m. The proposed elements are; 1) a pumpkin patch, hayride and corn maze and, 2) one food vendor located at 12331 Half Moon Bay Road, Half Moon Bay (Repetto)**

Planner Bartoli presented the project to the AAC. PLN2016-00421 is the case number for this project. There is no proposed change to the event from last year's Agritourism Event proposal. Staff asked the AAC to concur with the findings of Planning staff that the event will not have an impact on event agricultural uses on the property.

Chair Marsh asked if there will be a jump house as part of the event.

Planner Bartoli stated that this was not part of the scope of the project. It was noted by the AAC that the jump house was shown on the plans. The project description in the report is the accurate scope of the project. Staff will be asking for an updated site plan from the applicant for any future Agritourism events.

Committee Member Marchi asked a question about if corn mazes would require an Agritourism Event permit.

Planner Bartoli stated that staff can review this question and come back to the AAC with clarification.

Director Monowitz stated that when there is money being charged for entry to an event that the use would probably be considered an Agritourism Event.

Agricultural Commissioner Crowder asked if there is a distinction between operations that grow and sell their own pumpkins versus operations that bring in pumpkins from other locations and sell them.

Director Monowitz the uses could be viewed differently, but there is not a clear answer if the two examples would require different permits. Planning staff would need to understand the full scope of an operation prior to a decision by staff.

Agricultural Commissioner Crowder asked why the delay in taking this permit to the AAC as the proposed Agritourism Event is currently in

operation. He asked if there any violations associated with the operation of the event prior to review by the AAC

Planner Bartoli stated that County staff received the application for the Agritourism Event in the first week of October.

Director Monowitz stated that the County has established the Agritourism Event regulations to create rules for when events need a permit or can be exempted. In this case, the proposed use would be exempted. If the AAC agrees with Planning staff's recommendation that the use qualifies for an exemption, then the temporary event would be permitted and no violation would exist on the property. If the AAC stated that if the use did not qualify for an exemption, then Planning staff would require the use to cease until the proper permits are approved.

Committee Member Marchi stated that the applicant has not started the hay rides or corm maze.

Chair Marsh asked if this permits allows the Agritourism Event just at the one location or at other sites, as he is also selling pumpkins in a field further west of the proposed event.

Planner Bartoli stated that the Agritourism Event is located only at 12331 San Mateo Road. The other location is only selling pumpkins, which does not need an Agritourism Event permit or exemption.

Chair Marsh opened public comment on the item

Ron Sturgeon stated that the AAC needs to determine if the Agritourism Event is secondary to the agricultural uses. The Agritourism Event needs to be less than 1 acre.

Chair Marsh stated that the area of the Agritourism Event where the pumpkins are sold is actively farmed with flowers.

Chair Marsh closed public comment.

Vice Chair Burns moved approval the project. Committee Member Bonner seconded the motion. The motion was approved unanimously (6 ayes – 0 noes).

**5. Agenda Topics – Planned Agricultural District (PAD) Regulations and Agricultural Advisory Committee**

Director Monowitz presented the item. He stated that the AAC has asked Planning staff to review some of the rules and regulations that are applied to projects that typically come before the AAC. One item that proposed to be reviewed was the PAD zoning regulations. Other topics will

Williamson Act, Brown Act, and Farm Labor Housing. He thanked County staff for putting together AAC meeting binders that have copies of the regulations pertinent to the Committee. Director Monowitz briefly went over the contents of the binder.

Director Monowitz spoke about the PAD regulations. Section 6365 of the PAD regulations establishes the AAC. The section states that “To assist in the achievement of the objectives of this ordinance, the Board has established an Agricultural Advisory Committee composed of farmers familiar with Coastside crops, agricultural experts, and representatives of the general public interest. Said Committee shall actively assist in the preservation of agriculture of the Coastside by advice and recommendation to the Planning Commission and the Board of Supervisors to achieve the objectives of this ordinance.” Director Monowitz noted the AAC’s purpose is to provide recommendations to the Board of Supervisors and Planning Commission for project in the PAD district. The items that come before the AAC are items that the Board of Supervisors and Planning Commission will be taking action on. There are a number uses that can occur that do not require a PAD permit and are allowed by right. There is no action for the Board of Supervisors and Planning Commission to take regarding these uses and hence there is no role for the AAC to take for these uses in an advisory role.

However, there is an opportunity for the AAC to provide feedback to the Planning Department, Board of Supervisors, and Planning Commission. There may be ways to provide input on issues that the AAC views as important on a non-project by project basis. Some potential ways the AAC could provide more feedback or learn more about what is occurring in the PAD district outside of specific project. Planning staff has drafted a Director’s Report, item 7 on the agenda that lists outcomes of PAD permits, PAD permit applications received by the County, and Coastal Development Exemptions issues on rural, costal properties. Staff will provide monthly updates on what has been approved in the PAD district. If the project is allowed by right in the PAD district, in most cases the use can be exempted from a Costal Development, a decision that is made at the staff level. These are ministerial permits. If a PAD and CDP permit is required, then the application would come to the AAC. The AAC can ask staff if they have questions about the report, staff can attempt to answer them, or come back at the next meeting with an answer.

Director Monowitz stated that if the AAC has concerns about the types of permits that are being issued, then issues might be that the County would want to start a conversation regarding reviewing the PAD regulations at the Planning Commission, Board of Supervisors, or at other workshops.

Director Monowitz reviewed the PAD regulations including the purpose of the district, the definitions, and permitted uses by right on Prime Lands

and Land Suitable of Agriculture, and uses that require a PAD permit on Prime Lands and Land Suitable of Agriculture. The uses that require a PAD permit are the projects that come to the AAC for review. The criteria for a PAD permit was also reviewed. Director Monowitz also talked about how density credits are allocated for properties in the PAD district. The density credit formula is based on water, land types, slopes, and a number of other items.

Chair Marsh stated that he had some concerns about the CDXs that have been issued. He also talked about a previous Coastside wide review and site visits by the AAC and County staff that occurred in the 1970s after the PAD regulations were enacted. He stated that he thought the site visits were very helpful for all involved. He stated that he wants to be able to bring their concerns about issues in the PAD district.

Director Monowitz stated the Director's report will help inform the AAC of actions taken by the County that does not come to the AAC for their review.

Committee Member Marchi spoke about the clustering and consolidation of parcels for density credits 16 years ago. He stated that when he brought this item up to County Planning, County staff asked if this project had been reviewed by Lennie Roberts from Committee for Green Foothills. He stated that he had not done this and asked if she would be making a decision on this project. He had concerns about this comment from staff.

Director Monowitz that projects are reviewed by the public. Staff encourages that the applicant reach out to neighbors and interested parties as part of the public process. They are not decision makers though.

Committee Member Johnson thanked staff for the binders. She asked if the Director's Report would be a time to ask about other project, such as the Pescadero Fire Station.

Director Monowitz stated that he can talk to that topic under item 7 of the agenda.

Vice Chair Burns stated that County can determine exemptions from a Coastal Development. He asked if the County can supersede a Williamson Act Contract. He brought up the example of 513 Stage Road and the barn that was permitted on the property. He stated that the County should have been to confirm that agriculture was on the property before the barn was permitted.

Director Monowitz stated that a Williamson Act Contract is a contract between a property owner and the County about what uses are allowed on their property and are compatible with agriculture. When development is

undertaken that is related to agriculture, such as a barn, that barn is compliant with the Williamson Act Contract. Staff reviews to see what permits are needed for the project. A Williamson Act Contract does not require any permits. When reviewing the County Zoning regulations, no PAD permit is required. If a property is not under active agriculture, then the property can be non-renewed under the Williamson Act Contract, as this property has been. Before issuing a permit for a property under either a non-renewed or active Contract, Planning staff reviews the application to see if it is conflict with the Contract. In the case of 513 Stage, the barn was viewed as compatible with the uses on the property and will not impact agriculture uses on the property.

Vice Chair Burns stated that the project should have been reviewed by the AAC. He said that if there is a house proposed for this property, that the house would be located on prime soils. Vice Chair Burns asked if the County is superseding the State by making determinations of compatibility.

Director Monowitz stated that a permit for a new house on the property would require a PAD permit that would come before the AAC to review. He went on to state that the County is not overruling or superseding the State. The County's view is that there nothing in the Williamson Act Contract that is in conflict with the County issuing a permit for agricultural development on a property under Contract.

Agricultural Commissioner Crowder stated that the issue of grading has come up a number of times and wanted to understand what the rules are for grading. Is grading regulated by the Uniform Building Code? He stated that there is some confusion in the community about what requires and permit and what does not.

Director Monowitz stated that the County needs to understand what the purposes of the grading is for and if a PAD permit is required. If there are discretionary permits, that must be reviewed first prior to ministerial permits. A PAD permit for grading would be required for uses that require a PAD. There may also be the need for a Grading permit depending on what the grading is for and how much grading is occurring. In most cases, a PAD and a Grading permit would not be required for grading associated with agriculture activities.

Vice Chair Burns asked if a grading a road for agriculture use require a permit. He also asked about if a permit would be needed.

Director Monowitz stated that there are a number of different regulations that need to be reviewed to answer that question. They include the Coastal Development District and Local Coastal Program, Grading Ordinance, and PAD regulations. Certain grading activities can be exempted if the applicant works with the Resource Conservation District

for their grading operations. He suggested that the topic of grading and the Grading regulations could be brought up at an upcoming meeting to talk about them more in-depth.

Committee Member Marchi asked about the Grading Exemption process.

Director Monowitz stated that property owners do need to submit plans and information to the Planning Department to verify that a project qualifies for a Grading Exemption. The County needs to understand what the purpose of the grading will be for.

Agricultural Commissioner Crowder stated that the Agricultural Ombudsman is working on a handout about the County's grading regulations.

Committee Member Johnson asked that if a property owner grades without a permit when they needed one, would that person be in violation.

Director Monowitz stated that person would not be in violation, if they are truly exempt. The County still needs to determine that, so the County a formal exemption from staff is required.

Chair Marsh opened public comment.

Dante Silvestri stated that there was a property on Stage Road that was used as a test facility for Apple during the 1970s. He stated that the area on the property that was converted as part of this project was required to be restored and the road removed. The site is still operation, but the Use Permit for the property was supposed to only last for 10 years.

Kerry Burke thanked Director Monowitz for the presentation. She stated that the purposed of the PAD regulations is important and broad. She stated that certain applications should be made a priority including Farm Labor Housing. She stated that the process for a Farm Labor Housing will take six months for Planning approval and more time for a Building permit. She stated that these are important and something that should be a priority.

Director Monowitz stated that it is a priority of the Department and that staff has streamlined the permit process around Farm Labor Housing. One of the challenges the Department faces is balancing streamlining and make sure that stakeholders have time to review a permit. Farm Labor Housing requires a CDP and PAD permit. There a number of required hearings for this use, so there is only so much that can be streamlined. This is also something to look at if the question comes up regarding what should be exempted and what should not.

Committee Member Marchi asked when a Grading Exemption permit is required.

Director Monowitz stated that an Exemption is required so that County can confirm that the action is exempt. However, if a person is 100% confident that the grading activity is exempt and no permits are required, there is nothing to prevent a person to do so, but County staff would not encourage it.

Ron Sturgeon wanted to follow up on a project at 513 Stage Road. He stated it was his understanding that the County would not approve another development on a property that was in non-compliance with the Williamson Act Contract. The project could not move forward if it was out of compliance. He stated that the only way to enforce the Williamson Act is to non-renew the Contract. He went on to say that another way to enforce the Contract is to not allow project even if the Contract is non-renewed.

Director Monowitz stated that the barn would allow the property owner to enable them to get back into agriculture production and was not in conflict with the Contract. The addition of the bathroom to the barn allowed farm workers to clean up was acceptable. The County can recommend a project to be denied if it conflicts with the Williamson Act. In the case of 513 Stage, Planning staff and the Planning Commission did not conflict with the Williamson Act Contract on the property.

There was further discussion about the permit history for this property.

Chair Marsh stated that he had concerns about the septic lines that went to the prime soils.

Kerry Burke stated that because the parcel was a prime-soils and Williamson Act Contract parcel, it hit a nerve with the Committee. She stated that the property could have had a bond on it that required the applicant to plant their crops or take the bathroom out if the crops were not planted. She stated that parcels under a Williamson Act Contract need to meet their requirements.

Chair Marsh closed public comment.

Director Monowitz stated that staff will work on a presentation on the grading violations.

**6. Consideration of the Action Minutes for the September 12, 2016 regular meeting and follow up of August 8, 2016 Action Minutes**

Agricultural Commissioner Crowder stated that on page two, item 4 of the September 12, 2016 Minutes, should read Chair Marsh not Chari Marsh. He also asked if there was an update regarding the August 8, 2016 minutes.

The September 12, 2016 minutes were tabled as there was not a majority of the members present that October meeting that were also present at the meeting in September.

Director Monowitz stated that, regarding the August 8, 2016 meeting, if there is no quorum of a meeting, then there should not be minutes of that meeting. County staff is no reaching out to all AAC meetings prior to the meeting to confirm that there will be a quorum for the meeting. If there is not a quorum the meeting should be canceled per direction for County Counsel.

Planner Bartoli stated that having a meeting when there is no quorum can lead to potential Brown Act issues. The Brown Act will be covered more in depth at a later AAC meeting.

Dante Silvestri stated that on previous versions of the agenda, Planning staff's contact information was included on the agenda. He also asked if the November meeting will be at 7 pm due to the end of Daylight Savings Time.

Planner Bartoli stated that this information will be included on the next agenda or report. The November 14, 2016 meeting will be at 7 pm.

## 7. **Community Development Director's Report**

Director Monowitz stated talked about the Director's Report. The report will be published at the same time as the packet for the AAC meeting. This is the first time that it will be used, so staff is open to any suggestions or comments.

Director Monowitz went on to say that the report is broken into three categories, PAD Permit outcomes, new PAD Permits that have been received by County staff, and CDX's that have been issued that month. During the month of September, the majority of CDX's that were issued were related to Caltrans asphalt grindings being used on existing paved or gravel roads. He also stated that one CDX was related to grading activities. Director Monowitz stated that all the CDX for the road improvements have been approved, while the CDX for the grading violation is still under review by staff. He stated that he hopes this information will be helpful to the AAC to show what is happening in the County and what permits staff has issued.

Director Monowitz also stated that staff will be adding an announcement or update item to the report. He said that there will be an upcoming study session at the Board of Supervisors regarding the upcoming marijuana proposition.

Director Monowitz gave an update on the Pescadero Fire Station location. The location for the station is still being analyzed. There currently four sites under review. Once a preferred site is selected, there will be a series of meetings and reviews for the project. He stated that any site that is selected will probably require an amendment to the Local Coastal Program. He talked about how density credits impact the Fire Station. This amendment will require a vote of the public of San Mateo County. CEQA requirements for the project will also be required to be met and permits from the Planning Department will be required. If the project requires a PAD, it will come to the AAC to review. However, even if a PAD is not required, because of the importance of the project, staff will keep the AAC updated regarding the Station.

Chair Marsh opened public comment.

Kerry Burke thanked staff for the report and liked the idea of adding the item of announcements or updates to the report.

Vice Chair Burns asked about how long it will take to select a site.

Director Monowitz stated hopefully the site will be selected by the end of 2016.

Vice Chair Burns stated the trenching that occurred on the property next to Pescadero High School has not been filled back in and leveled back.

Director Monowitz stated that he will look into this issue.

Chair Marsh stated he was OK with the repairs to the CDX's for concrete roads and gravel roads. He had concerns about the dirt road and dirt parking lot repairs. He wanted to know if the road or parking lot was on prime soils.

Director Monowitz stated that the asphalt grindings were meant to be used for repairs to existing concrete or gravel roads and not to convert dirt roads or parking areas. Staff will review the CDX's to confirm this.

Committee Member Marchi asked about the asphalt grinding for gravel roads and if the permit would have been allowed.

Director Monowitz stated that thing that staff reviewed was that the grindings for repairs to existing gravel or paved roads, but now for a new dirt road on prime soils.

Ron Sturgeon thanked staff for the report and spoke about the alternative location for the Fire Station. He stated that it may be cheaper to fix the flooding in town than to build a new fire station.

BJ Burns handed out a flyer regarding Agritourism.

Chair Marsh closed public comment.

**Adjournment (9:09 p.m.)**

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

**DATE:** November 14, 2016

**TO:** Agricultural Advisory Committee  
**FROM:** Planning Staff  
**SUBJECT:** Community Development Director's Report

**CONTACT INFORMATION:** Rob Bartoli, Planner III, 650-363-1857, [rbartoli@smcgov.org](mailto:rbartoli@smcgov.org)

The following is a list of Planned Agricultural District permits and Coastal Development Exemptions for the rural area of the County that have been received by the Planning Department from October 1, 2016 to October 31, 2016.

**PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES**

No new PAD permits have been taken to hearing since the last AAC meeting.

**UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS**

Three applications for a PAD permit was received during the month of October:

- PLN2016-00425 is a CDP/PAD permit to increase an existing rail car bridge by 12 feet in width and 89 feet in length over Pomponio Creek.
- PLN2016-00445 is a CDP/PAD permit for a new domestic well on an undeveloped parcel, with no other development proposed at this time.
- PLN2016-00454 is a CDP/PAD/Non-Conforming Use Permit for an garage and 2<sup>nd</sup> floor addition to an existing single family house.

**COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS**

See attached report regarding the three rural CDX applications that were received by the Planning Department from 10/1/16-10/31/16. Each permit includes the description of the project and the status of the permit. Copies of the CDXs are available for public review at the San Mateo County Planning Department.

**ADDITIONAL ANNOUNCEMENTS**

The Marijuana Study Session originally set for the first week of November has been cancelled. No new date has been set.

**ATTACHMENT**

A. Rural CDXs from 10/1/16-10/31/16

RURAL CDX'S FOR 10/1/16-10/31/16

Permit Number	RECORD NAME	DATE OPENED	DESCRIPTION	APN	RECORD STATUS
PLN2016-00434	GRADING FOR PUMP HOUSE	10/7/2016	REVISED: 'After-the-fact' CDX for minor grading (30 cy) associated with creating a pad for parking of Agricultural vehicles and re-location of cargo storage container on-site, all associated with on-going hay production.	081013120	Submitted
PLN2016-00436	ENERGIZE IRRIGATION PUMP	10/11/2016	Ag. CDX to energize an irrigation pump for creek diversion (where pump had previously been run by diesel) on Little Butano Ck., on POST (086-270-020) lands leased to Fifth Crow Farms; associated with BLD2016-01865.	086270020	Approved
PLN2016-00462	LIGHTING	10/26/2016	CD Exception to install new 2500 amp, 3phase, 480 volt switch gear service to an existing greenhouse.	086061090	Approved