



**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

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## MEETING PACKET

**Date:** Monday, April 10, 2017  
**Time:** 7:30 p.m.  
**Place:** Half Moon Bay Historic Train Depot  
110 Higgins Canyon Road, Half Moon Bay, California

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## AGENDA

1. Call to Order
2. Member Roll Call
3. Public Comments for Items Not on the Agenda
4. Consideration of a Coastal Development Permit and a Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 8600.1 of the County Ordinance Code, to improve an existing partially paved parking lot which serves Montara State Beach. The existing trail from the parking lot to the beach will be improved and two picnic areas will be added which will provide Americans with Disabilities Act (ADA) accessible viewing areas. The existing parking lot does not have a property address, but located just north of urbanized Montara in Unincorporated San Mateo County. This project is appealable to the California Coastal Commission. County File Number: PLN2016-00306. Applicant: CA State Parks
5. Consideration of a renewal of a Planned Agricultural District Permit, pursuant to Section 6350 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to allow seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission. County File Number: PLN2015-00084. Applicant: Chris Gounalakis
6. Consideration of the Action Minutes for the March 13, 2017 regular meeting.
7. Community Development Director's Report
8. Adjournment – Next meeting May 8, 2017

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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 – April , 2017

Agricultural Advisory Committee Attendance 2016-2017

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

**\* As of 2/1/17**

**\*\* As of 2/1/17**

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

**DATE:** April 10, 2017

**TO:** Agricultural Advisory Committee

**FROM:** Angela Chavez, Planning Staff, 650/599-7217

**SUBJECT:** Consideration of a Coastal Development Permit and a Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 8600.1 of the County Ordinance Code, to improve an existing partially paved parking lot which serves Montara State Beach. The existing trail from the parking lot to the beach will be improved and two picnic areas will be added which will provide Americans with Disabilities Act (ADA) accessible viewing areas. The existing parking lot is unaddressed but located just north of urbanized Montara in Unincorporated San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00306

**PROPOSAL**

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

**DECISION MAKER**

Planning Commission.

**QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

1. Will the proposal to improve and pave the existing Martini Creek Parking lot and improve the existing trail amenities 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: Angela Chavez, Project Planner

Location: Cabrillo Highway, Montara

APN: 036-331-010

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

General Plan Designation: Public Recreation Rural

Existing Land Use: Parking lot and trail access to Montara State Beach

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

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

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

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

Chronology:

<u>Date</u>	<u>Action</u>
July 22, 2016	- Application Submitted
February 6, 2017	- Application Deemed Complete
April 10, 2017	- Agricultural Advisory Committee Meeting
To be Determined	- Planning Commission Hearing

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

Yes, the project site is located immediately adjacent to Cabrillo Highway and will be entirely visible from the roadway. However, minimal above grade structures are proposed as part of the project, so impacts to public views will be minimal at best.

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

Yes, the project site is on a coastal bluff which is largely covered by vegetation. The project does involve the removal of ruderal vegetation. Specifically, the parking lot will be slightly enlarged in order to accommodate proper turn radii and drainage. Vegetation removal is also expected along the trail and in order to create the two new picnic/rest areas. This work will result in 19,338 sq. ft. of newly disturbed area.

*Is there prime soil on the project site?*

No. There are no prime soils mapped on the project site. Soils on the project site are listed by the NRCS soils site as "130 – Typic Argiustolls, loamy-Urban land association" and are not considered prime soils under the Storie Index Rating system.

## **DISCUSSION**

### **A. KEY ISSUES**

Planning staff has reviewed this proposal and has concluded the following:

#### **1. Compliance with PAD Regulations**

##### **a. Permitted Uses**

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

b. Substantive Criteria for Issuance of a Planned Agricultural District Permit

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

(1) General Criteria

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

(2) Water Supply Criteria

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

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

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

2. Compliance with Local Coastal Program (LCP) Policies

The analysis below, under the LCP Section, provides evidence of the project's consistency with the Agricultural Component Section of the Local Coastal Program.

## Agriculture Component

Policy 5.6 - *Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*. There are no prime soils on the project parcel according to the United States Department of Agriculture Soil Survey, nor is the project area currently used for agriculture. Historically, the project area has provided public coastal access and the proposed project continues that use. 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 Coastal Development Permit (CDP) and Planned Agricultural District (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:

- a. *All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable;*

The project area was previously disturbed during the construction of Highway 1 and the vegetation in the project area primarily consists of non-native vegetation. However, areas outside the project area are known to support sensitive habitat and cultural resources. Given the existing use and known resources it is unlikely that the parcel would be utilized for agricultural uses. Nevertheless, the developed areas of the overall project parcel are limited, leaving much of the parcel undisturbed and potentially usable for agricultural use.

- b. *Continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act;*

As stated previously, there is no evidence of historic agricultural use of the project area, nor does establishing new agricultural use within the project area make sense due to the existing use and the nearby presence of sensitive habitat.

- c. *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.

- d. *The productivity of any adjacent agricultural lands is not diminished;*

There is active agriculture present on the neighboring parcel across Highway 1. Given that the proposed project is limited to the project site there is no expected loss in productivity on neighboring sites.

- e. *Public service and facility expansions and permitted uses do not impair agricultural viability, including by increased assessment costs or degraded air and water quality.*

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

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 below which addresses Policy 1.8. Also, as discussed, the project site is not viable for agricultural use due to existing uses, sensitive habitats, cultural resources, and lack of water.

Policy 1.8 – *Land Uses and Development Densities in Rural Areas – Amount of Development allowed for Visitor-Serving, Commercial Recreation, and Public Recreation Uses*. With regards to recreational land uses, this policy requires one density credit for the first 945 gallons of average daily water use during the two months of highest water use in a year. This requirement applies to water use by or resulting from the recreational use including landscaping, swimming pools, etc. The project site does not have a potable water source. No irrigation of plantings is proposed. Natural rainfall will provide the moisture for plant growth. Because the project will not use any water it therefore does not consume a density credit. This rationale is reflected in the fact that “recreational trails” are not listed as a water consuming land use in Table 1.5 of the Local Coastal Program.

3. Compliance with the Williamson Act

The subject parcel is not covered by a Williamson Act Contract.

## **ATTACHMENTS**

- A. Vicinity Map
- B. Proposed Improvement Plans

AC:pac - ACCBB0141\_WPU.DOCX



0.28 0 0.14 0.28 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:9,027

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# CALIFORNIA DEPARTMENT OF PARKS AND RECREATION ACQUISITION AND DEVELOPMENT DIVISION MONTARA STATE BEACH ACCESS IMPROVEMENTS



ACQUISITION &  
DEVELOPMENT DIVISION  
One Capitol Mall  
Sacramento, CA  
95814-3220

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CALIFORNIA STATE FIRE MARSHAL - APPROVED

Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

DPR ACCESS COMPLIANCE REVIEW ACCESSIBILITY SECTION

CERTIFICATION # \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

DESIGNED: \_\_\_\_\_ DESIGNER

DRAWN: \_\_\_\_\_ STAFF

CHECKED: \_\_\_\_\_ SUPERVISOR

DATE: 08-03-2016

REVISIONS

DATE

MONTARA STATE BEACH ACCESS IMPROVEMENTS

TITLE SHEET

DRAWING NO. 017043.01

SHEET NO. TS-1

01 OF 12

## RECEIVED

AUG 16 2016

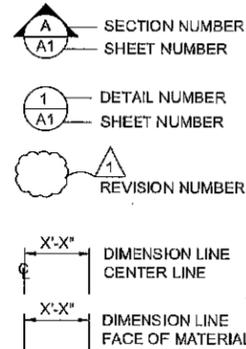
San Mateo County  
Planning and Building Department

CSFM # 07-41-11-0016

THE PROJECT INVOLVES DEMOLITION AND REMOVAL OF EXISTING PAVEMENT AT SITE ENTRANCE, INSTALLATION OF NEW HMA INCLUDING AGGREGATE BASE, STRIPING AND PAVEMENT MARKING IN THE PARKING LOT. PARKING LOT WILL PROVIDE SHEET FLOW DRAINAGE. INSTALLATION OF SITE FEATURES INCLUDE A PATH WITH PICNIC TABLES AND REFUSE CONTAINERS.

### SCOPE OF WORK

- ALL MATERIALS SHOWN OR NOTED ON THE PLANS ARE NEW UNLESS CALLED OUT OTHERWISE.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS SHOWN OR DIMENSIONED HERE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STATE REPRESENTATIVE FOR RESOLUTION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE FOLLOWING LISTED CODES, AND ALL OTHERS HAVING JURISDICTION OVER THE WORK.  
2013 EDITION OF THE CALIFORNIA BUILDING CODE.  
2013 EDITION OF THE CALIFORNIA FIRE CODE.  
2013 EDITION OF THE CALIFORNIA ENERGY CODE.  
2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE.  
2013 EDITION OF THE CALIFORNIA MECHANICAL CODE  
2013 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE  
2013 EDITION OF THE CALIFORNIA PLUMBING CODE.  
2010 ADA STANDARD FOR ACCESSIBLE DESIGN
- CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST SAFETY RULES AND REGULATIONS OF ALL AUTHORITIES AND AGENCIES HAVING JURISDICTION OVER THE WORK.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. WHERE DETAILED INFORMATION OR CLARIFICATION IS REQUIRED, THE MATTER SHALL BE REFERRED TO THE STATE REPRESENTATIVE FOR WRITTEN RESOLUTION.
- THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS, BUT SHALL RELY ONLY ON THE WRITTEN DIMENSIONS GIVEN. IF A DISCREPANCY OCCURS OR NO DIMENSION IS GIVEN, THE CONTRACTOR SHALL NOTIFY THE STATE REPRESENTATIVE FOR WRITTEN CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.



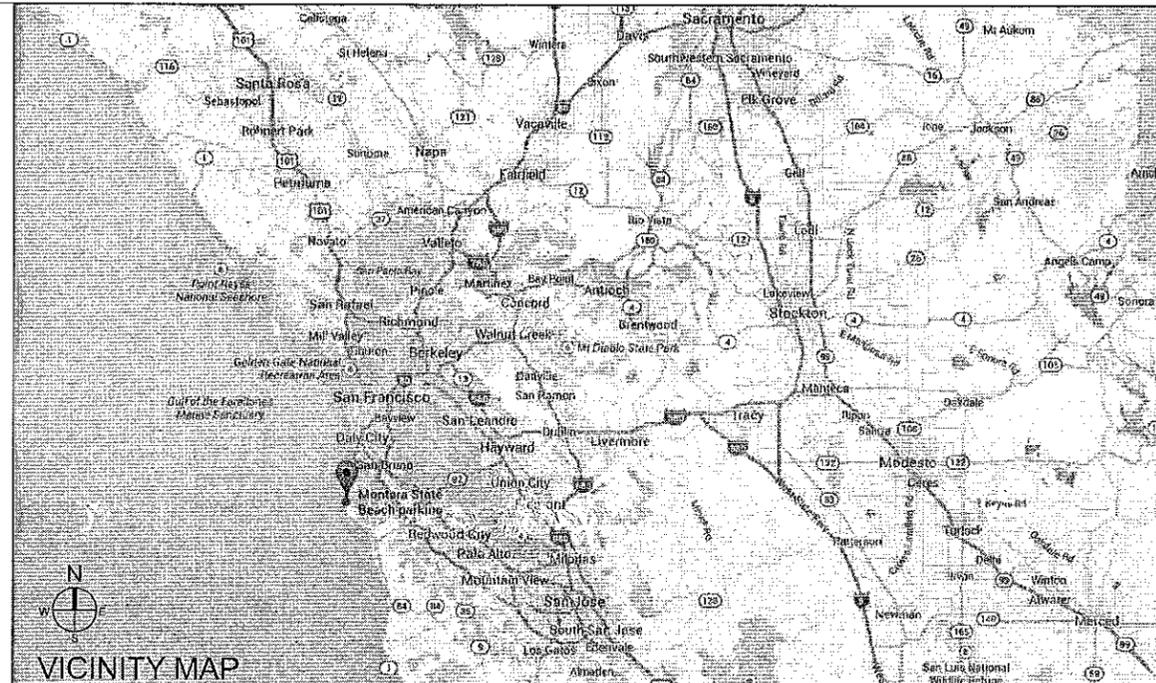
### SYMBOLS LEGEND

### GENERAL NOTES

- |  |           |
|--|-----------|
| 1. BUILDING CONSTRUCTION TYPE            | XX        |
| 2. OCCUPANCY CLASSIFICATION              | X         |
| 3. NUMBER OF STORIES                     | 1         |
| 4. ACTUAL BUILDING HEIGHT                | X FT      |
| 5. BUILDING AREA IN SQUARE FEET          | XXX       |
| 6. AREA OF PROJECT IN SQUARE FEET        | XXX SQ FT |
| 7. ALLOWABLE AREA PER C.B.C.             | XXX SQ FT |
| 8. AREA AND/OR HEIGHT INCREASES          | NONE      |
| 9. FIRE SPRINKLERED (YES OR NO)          | NO        |
| 10. FIRE ALARM (YES OR NO)               | NO        |
| 11. OTHER FIRE PROTECTION SYSTEMS IF ANY | FIRE EX.  |
| 12. SMOKE CONTROL SYSTEM (YES OR NO)     | NO        |

### BUILDING CODE REVIEW

### MATERIAL LEGEND



- TS-1 TITLE SHEET
- G-1 GENERAL NOTES
- G-2 STORMWATER BMPs
- G-3 ABBREVIATIONS
- C-1 EXISTING SITE & DEMOLITION PLAN
- C-2 HORIZONTAL CONTROL AND SITE PLAN
- C-3 GRADING PLAN
- C-4 STRIPING PLAN
- C-5 DETAILS
- L-1 LANDSCAPE SITE PLAN
- L-2 SITE GRADING PLAN
- L-3 SITE DETAILS

### SHEET INDEX

HIGHWAY 1 AT MARTINI CREEK  
MONTARA, CA

### PROJECT ADDRESS



### APPROVAL

**GENERAL NOTES**

- CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS WORK. AT THE COMPLETION OF THE WORK REMOVE ALL RUBBISH, TOOLS, AND SURPLUS MATERIALS, AND LEAVE THE JOB IN A BROOM CLEAN CONDITION.
- SELECTIVE DEMOLITION SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. REPAIR ANY DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO THE CONDITION PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION. REPAIR ADJACENT CONSTRUCTION OR SURFACES, SOILED OR DAMAGED, BY SELECTIVE DEMOLITION WORK.
- A LOCATION FOR THE CONTRACTOR'S CORPORATION YARD WILL BE DESIGNATED WITHIN THE SITE BY THE STATE. CONTRACTOR IS PERMITTED TO FENCE THIS AREA TO PROTECT OFFICES, STORED MATERIAL AND EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR SECURING HIS/HER EQUIPMENT FROM THEFT OR VANDALISM.
- THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. WORKER AND PEDESTRIAN PROTECTION SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY, INCLUDING BUT NOT LIMITED TO OSHA REQUIREMENTS. FOR INFORMATION PLEASE CONTACT THE STATE INDUSTRIAL SAFETY DEPARTMENT (916-455-5818).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION AND REPAIR OF DAMAGE TO THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITIES AS TO THE LOCATION OF ALL UNDERGROUND FACILITIES CALL "UNDERGROUND SERVICE ALERT" 811, 48 HOURS BEFORE DIGGING. ALSO CALL THE NOTIFY THE ENGINEER 48 HOURS PRIOR TO DIGGING.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE CONDITIONS CONTINUALLY DURING WORKING HOURS, INCLUDING PUBLIC SAFETY, DUST CONTROL, AND EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF OFFSITE STREET SURFACES WHERE DAMAGE HAS BEEN SUSTAINED BECAUSE OF THE CONSTRUCTION TRAFFIC.
- CONSTRUCTION NOISE SHALL BE IN COMPLIANCE WITH THE LOCAL COUNTY, CONSULT THE COUNTY FOR SPECIFIC RESTRICTIONS AND HOURS OF OPERATION.
- THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF ALL APPROVED DEVIATIONS FROM THE PLANS BEFORE AND DURING CONSTRUCTION. UPON COMPLETION OF WORK, ONE SET OF RED-LINED AS-BUILT PLANS SHALL BE SUBMITTED TO THE STATE FOR REVIEW AND ACCEPTANCE.
- NO SOILS REPORT IS PROVIDED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING SOIL CONDITIONS PRIOR TO BIDDING.
- THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDER-GROUND UTILITIES. HOWEVER THE STATE CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- SIGN CALLOUTS REFERENCE THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD).
- ALL PIPE LENGTHS ARE TO THE CENTERLINES OF STRUCTURES.
- THE CONTRACTOR SHALL LEAVE A MINIMUM OF 12 INCHES OF MANHOLE WALL UNDISTURBED BETWEEN CORINGS FOR PIPE TIE-INS. IF THIS CANNOT BE ACCOMPLISHED, THE CONTRACTORS SHALL NOTIFY THE ENGINEER AND A LARGER MANHOLE SHALL BE USED. THE CONTRACTOR SHALL ALSO LEAVE THE MINIMUM WALL CLEARANCE FOR DROP INLETS AS REQUIRED BY THE MANUFACTURER SELECTED. SHOULD A PIPE SIZE EXCEED THE MAXIMUM ALLOWED BY THE MANUFACTURER, A LARGER INLET SHALL BE USED.
- ALL FLATWORK AND CURBS SHALL BE CONSTRUCTED TO COMPLY WITH CURRENT TITLE 24 ADA ACCESSIBILITY LAWS. THIS REQUIRES "EXTRA EFFORT" IN ACHIEVING THE ACCURACY OF THE GRADES AND SLOPES REQUIRED (FINISHED GRADES OF CONCRETE IN TITLE 24 AREAS SHALL BE WITHIN A TOLERANCE OF ±1/8" OF PROPOSED GRADES). PRIOR TO POURING ANY CURB OR FLATWORK AROUND THE PERIMETER OF ANY BUILDING, THE CONCRETE CONTRACTOR SHALL VERIFY THAT THE GRADE OF THE FINISHED FLOOR AND THE FLATWORK/CURB FORMS ARE IN THE PROPER GRADE DIFFERENTIAL PRIOR TO POURING CONCRETE ON ANY TITLE 24 ROUTE OF ACCESS. IF ANY DIFFERENCES ARE FOUND NOTIFY THE PROJECT ENGINEER IMMEDIATELY PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE STATE ENGINEER 48-HOURS PRIOR TO COMMENCING WORK AND 24-HOURS PRIOR TO RESUMPTION AFTER INTERRUPTION. REQUESTS FOR INSPECTION SHALL BE GIVEN 72-HOURS IN ADVANCE, AND BE PERFORMED BY THE STATE ENGINEER OR THEIR AUTHORIZED REPRESENTATIVE.
- IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES OR THAT PREVIOUSLY UNDISCOVERED CULTURAL RESOURCES ARE LOCATED ON THE SITE. IF PREVIOUSLY UNIDENTIFIED CULTURAL RESOURCES ARE ENCOUNTERED DURING EARTH-MOVING ACTIVITIES, ALL CONSTRUCTION ACTIVITY WITHIN 100 FEET OF THE RESOURCES SHALL BE HALTED IMMEDIATELY, AND THE APPROPRIATE AUTHORITIES NOTIFIED. IF SUSPECTED HUMAN REMAINS ARE ENCOUNTERED, THE COUNTY CORONER AND THE DEPARTMENT OF BOATING AND WATERWAYS SHOULD BE NOTIFIED IMMEDIATELY. IF PREHISTORIC OR HISTORIC-ERA RESOURCES ARE ENCOUNTERED, THE DEPARTMENT OF BOATING AND WATERWAYS AND A QUALIFIED ARCHAEOLOGIST SHOULD BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO THE STATE ENGINEER IMMEDIATELY UPON DISCOVERY. IF SO DIRECTED BY THE STATE ENGINEER, THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATION CAN BE MADE. AND COSTS INCURRED RESULTING FROM THE CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR APPROVE ANY OMISSION OR DEVIATION FROM APPLICABLE REGULATIONS. FINAL APPROVAL IS SUBJECT TO FIELD INSPECTION. ONE SET OF APPROVED PLANS AND SPECIFICATIONS SHALL BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- PLANS ARE TO BE PER THE LATEST EDITION OF THE LAYOUT, DESIGN AND CONSTRUCTION HANDBOOK FOR SMALL CRAFT BOAT LAUNCHING FACILITIES BY THE STATE OF CALIFORNIA DEPARTMENT OF BOATING AND WATERWAYS.

**ACCESSIBILITY NOTES**

- ALL FLATWORK AND CURBS SHALL BE CONSTRUCTED TO COMPLY WITH CURRENT TITLE 24 ACCESSIBILITY LAWS. THIS REQUIRES "EXTRA EFFORT" IN ACHIEVING THE ACCURACY OF THE GRADES AND SLOPES REQUIRED (FINISHED GRADES OF CONCRETE IN TITLE 24 AREAS SHALL BE WITHIN A TOLERANCE OF ±1/8" OF PROPOSED GRADES). PRIOR TO POURING ANY CURB OR FLATWORK AROUND THE PERIMETER OF ANY BUILDING, THE CONCRETE CONTRACTOR SHALL VERIFY THAT THE GRADE OF THE FINISHED FLOOR AND THE FLATWORK/CURB FORMS ARE IN THE PROPER GRADE DIFFERENTIAL PRIOR TO POURING CONCRETE ON ANY TITLE 24 ROUTE OF ACCESS. IF ANY DIFFERENCES ARE FOUND, NOTIFY THE PROJECT ENGINEER IMMEDIATELY PRIOR TO PROCEEDING.
- PARKING
  - SURFACE SLOPES FOR PARKING SPACES FOR PERSONS WITH PHYSICAL DISABILITIES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- WALKS AND SIDEWALKS
  - WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH OR UP TO A 1/2 INCH IF BEVELED, AND SHALL BE A MINIMUM OF 4 FEET IN WIDTH
  - SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT
  - WALKS SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" IN THE DIRECTION OF TRAFFIC FLOW. THE LONG DIMENSION OF GRATING OPENINGS SHALL BE PERPENDICULAR TO THE PEDESTRIAN ROUTE.
  - ALL WALKS SHALL HAVE LESS THAN 2% CROSS SLOPE AND LESS THAN 5% RUNNING SLOPE WHEN PART OF AN ACCESSIBLE ROUTE. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL IT SHALL COMPLY WITH THE ADA PROVISIONS FOR PEDESTRIAN RAMPS.
  - ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL BE AVOIDED. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL NOT EXCEED 1/2 INCH AND BEVELED WITH A SLOPE OF NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCHES MAY BE VERTICAL WHEN CHANGES IN LEVEL GREAT THAN 1/2 INCH ARE NECESSARY, COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
  - WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48 INCHES WIDE BY 44 INCHES DEEP THAT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK
  - ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS OF AT LEAST 5 FEET IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET.
  - IF A WALK CROSSES OR ADJOINS A VEHICULAR TRAVEL WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36 INCHES WIDE, CONSISTING OF TRUNCATED DOMES.

**EROSION CONTROL NOTES**

- ALL EROSION & SEDIMENT CONTROL BMP'S SHALL BE IN ACCORDANCE WITH:
  - CALTRANS STORMWATER QUALITY HANDBOOK, CONSTRUCTION SITE BMP'S MANUAL, LATEST EDITION
  - CALTRANS STORMWATER QUALITY HANDBOOK, CONSTRUCTION CONTRACTORS GUIDE AND SPECIFICATIONS, LATEST EDITION
  - EROSION AND SEDIMENT CONTROL FIELD MANUAL, PREPARED BY THE SAN FRANCISCO BAY WATER QUALITY CONTROL BOARD, AND ADOPTED BY THE CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD.
- ALL WORK EQUIPMENT SHALL BE WASHED AT A LOCATION OFF THE PROJECT SITE.
- CONTRACTOR SHALL PERFORM LITTER REMOVAL IN CONJUNCTION WITH CONSTRUCTION ACTIVITIES.
- STRAW WATTLES SHALL BE PLACED IN APPROPRIATE AREAS TO PREVENT SILT/SEDIMENT FROM ENTERING THE WATER BODY AT ALL TIMES DURING CONSTRUCTION.
- EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). SEDIMENT CONTROL BMP'S SHALL BE INSTALLED AND MAINTAINED ALL YEAR ROUND.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PROTECTED FROM EROSION DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD SUCH AS STRAW MULCH, SOIL BINDER OR EROSION CONTROL BLANKETS/MATS.
- NO WORK SHALL TAKE PLACE DURING RAIN EVENTS, AND IN PREPARATION FOR SUCH EVENTS, ANY LOOSE SEDIMENTS/SILT OR OTHER MATERIALS SHALL BE COVERED WITH WOVEN FABRIC AND SURROUNDED BY STRAW WATTLES.
- EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN COMPLIANCE AT ALL TIMES WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE OF CALIFORNIA GENERAL CONSTRUCTION PERMIT. THIS PERMIT REQUIRES THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT THE CHANGING SITE CONDITIONS AND THE SWPPP IS TO BE AVAILABLE ON SITE AND ACCESSIBLE AT ALL TIMES FOR INSPECTION AND REVIEW BY THE STATE.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL DURING ALL PHASES OF CONSTRUCTION. WATER OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL WINDBLOWN DUST AND PARTICLES. DUST AND PARTICLES SHALL NOT LEAVE THE CONSTRUCTION SITE. DUST CONTROL SHALL BE UTILIZED OVER ALL DISTURBED AREAS (UNLESS SUITABLY STABILIZED) REGARDLESS OF WHETHER ACTIVE WORK IS UNDERWAY. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED:
  - WATER EXPOSED SURFACES, GRADED AREAS, STORAGE PILES, AND HAUL ROADS AT LEAST TWICE DAILY.
  - MINIMIZE THE AMOUNT OF DISTURBED AREA, THE AMOUNT OF MATERIAL ACTIVELY WORKED, AND THE AMOUNT OF MATERIAL STOCKPILED.
  - LIMIT ONSITE CONSTRUCTION VEHICLE SPEEDS TO 15 MPH.
  - SWEEP OR WASH PAVED STREETS ADJACENT TO PROJECT CONSTRUCTION SITES AT LEAST ONCE A DAY TO REMOVE ACCUMULATED DUST/DEBRIS.
  - MAINTAIN AT LEAST TWO FEET OF FREEBOARD WHEN TRANSPORTING SOIL OR OTHER MATERIAL BY TRUCK.

**TESTING REQUIREMENTS**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EARTHWORK COMPACTION TESTING. THE STATE ENGINEER SHALL BE NOTIFIED AT LEAST 72-HOURS IN ADVANCE OF ANY SCHEDULED COMPACTION TESTING BEING PERFORMED ON THE SITE. ALL COMPACTION TESTING SHALL BE PERFORMED BY A REGISTERED SOIL ENGINEER IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SHALL BE PAID FOR BY THE CONTRACTOR. RESULTS OF THESE TESTS SHALL BECOME THE PROPERTY OF THE STATE. ANY RE-TESTING DEEMED NECESSARY BY THE STATE ENGINEER SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL AGGREGATE BASE COMPACTION TESTING. THE STATE ENGINEER SHALL BE NOTIFIED AT LEAST 72-HOURS IN ADVANCE OF ANY SCHEDULED COMPACTION TESTING BEING PERFORMED ON THE SITE. ALL COMPACTION TESTING SHALL BE PERFORMED BY A REGISTERED SOIL ENGINEER IN ACCORDANCE WITH THE WITH THE PROJECT SPECIFICATIONS AND SHALL BE PAID FOR BY THE CONTRACTOR. RESULTS OF THESE TESTS SHALL BECOME THE PROPERTY OF THE STATE. ANY RE-TESTING DEEMED NECESSARY BY THE STATE ENGINEER SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AGGREGATE CONCRETE TESTING IF DEEMED NECESSARY BY THE STATE ENGINEER. THE STATE ENGINEER SHALL BE NOTIFIED AT LEAST 72-HOURS IN ADVANCE OF ANY SCHEDULED PAVING OPERATION BEING PERFORMED ON THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING A TESTING AGENCY TO PERFORM CONCRETE TESTING AT THEIR EXPENSE. ALL RESULTS OF THE CONCRETE TESTING SHALL BECOME PROPERTY OF THE STATE. THE CONTRACTOR SHALL SUPPLY ONE (1) SET OF FOUR (4) STANDARD CYLINDERS FOR EVERY 20 CUBIC YARDS OF CONCRETE PLACED, OR FOR EACH MAJOR PLACEMENT DURING THE DAY. ONE SPECIMEN SHALL BE TESTED AT SEVEN (7) DAYS, TWO (2) SPECIMENS TESTED AT 28 DAYS, AND ONE (1) SPECIMEN RETAINED IN RESERVE FOR LATER TESTING IF REQUIRED. COMPRESSIVE STRENGTH TESTS SHALL BE PERFORMED AS PER REQUIREMENTS SET FORTH IN THE PROJECT SPECIFICATIONS. THE STATE ENGINEER SHALL BE NOTIFIED AT LEAST 72-HOURS IN ADVANCE OF ANY SCHEDULED CONCRETE POURING BEING PERFORMED ON THE SITE. PRIOR TO ANY CONCRETE PLACEMENT, FORMWORK AND REBAR PLACEMENT MUST BE INSPECTED AND APPROVED BY THE STATE ENGINEER. FAILURE RECEIVE APPROVAL BY THE STATE ENGINEER ON FORMWORK AND REBAR PLACEMENT PRIOR TO POURING CONCRETE MAY RESULT IN THE CONTRACTOR DEMOLISHING IMPROVEMENTS AT THEIR EXPENSE.



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

PRELIMINARY  
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CONSTRUCTION

CALIFORNIA STATE FIRE MARSHAL- APPROVED  
Approval of this plan does not authorize or approve any omission of deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.  
Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

DPR ACCESS COMPLIANCE REVIEW  
ACCESSIBILITY SECTION  
CERTIFICATION # \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

DESIGNED: DESIGNER  
DRAWN: STAFF  
CHECKED: SUPERVISOR  
DATE: 08-03-2016

REVISIONS	
Δ	DATE

MONTARA STATE BEACH  
ACCESS IMPROVEMENTS

GENERAL NOTES

DRAWING NO.  
017043.02

SHEET NO.  
G-1  
02 of 12

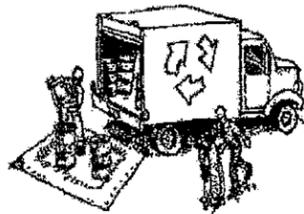
BMP'S TO INCLUDE THE FOLLOWING. ADDITIONAL BMP'S MAY BE REQUIRED BASED UPON SITE CONDITIONS.



# Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

## Materials & Waste Management



### Non-Hazardous Materials

- Barn and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



### Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

### Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

## Earthwork & Contaminated Soils



### Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

### Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board.
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells.
  - Buried barrels, debris, or trash.

## Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

### Sawcutting & Asphalt/Concrete Removal

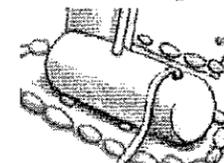
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

## Concrete, Grout & Mortar Application



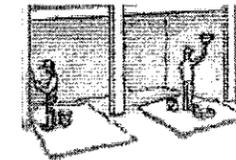
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

## Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

## Painting & Paint Removal



### Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

### Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

## Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**



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DPR ACCESS COMPLIANCE REVIEW ACCESSIBILITY SECTION

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ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION, NORTHERN SERVICE CENTER

DESIGNED: \_\_\_\_\_ DESIGNER

DRAWN: \_\_\_\_\_ STAFF

CHECKED: \_\_\_\_\_ SUPERVISOR

DATE: 08-03-2016

REVISIONS

DATE

@	AT	EQUIP	EQUIVALENT	PWD	PLYWOOD
A/C	AIR CONDITIONING	EQUIV	ENVIRONMENTALLY SENSITIVE AREA	POC	POINT OF CONNECTION
AB	AGGREGATE BASE OR ANCHOR BOLTS	ESA	END VERTICAL CURVE	POT	PATH OF TRAVEL
AC	ASPHALTIC CONCRETE	EVC	EACH WAY	PNL	PANEL
ACI	AMERICAN CONCRETE INSTITUTE	EW	EXISTING	PRV	PRESSURE REDUCING VALVE
ACP	ASBESTOS CEMENT PIPE	(E)	EXPANSION	PSF	POUNDS PER SQUARE FOOT
ADA	AMERICAN DISABILITIES ACT	EXP	FLANGE ADAPTER	PSI	POUNDS PER SQUARE INCH
ADJ	ADJUSTABLE	FA	FLAT BAR	PT	POINT
AFF	ABOVE FINISHED FLOOR	FB	FLANGED COUPLING ADAPTER	PTD	PAPER TOWEL DISPENSER
AGG	AGGREGATE	FCA	FLOOR DRAIN	PTDF	PRESSURE-TREATED DOUGLAS FIR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	FD	FINISHED GRADE	PTDISP	PAPER TOWEL DISPOSAL
ALT	ALTERNATE	FG	FIRE HYDRANT	FWD	PLYWOOD
ALUM	ALUMINUM	FH	FINISHED	PVC	POLYVINYL CHLORIDE
AP	AGGREGATE BASE PAVING	FIN	FINISHED FLOOR	R	RADIUS
APA	AMERICAN PLYWOOD ASSN.	FF	FIBER REINFORCED PLASTIC	R/W	RIGHT OF WAY
APPROX	APPROXIMATE	FRP	FINISH SURFACE	RC	RELATIVE COMPACTION
ARCH	ARCHITECTURAL	FS	FLOW LINE	RCP	REINFORCED CONCRETE PIPE
ARV	AIR RELEASE VALVE	FL	FLOOR	RCV	REMOTE CONTROL VALVE
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	FL OR FLR	FORCE MAIN	RI	RADIUS OR RISER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FM	FACE OF FINISH	RD	ROAD
AV	AIR VALVE	FOF	FACE OF WALL	REF	REFERENCE
AWS	AMERICAN WELDING SOCIETY	FOW	FOOT OR FEET	REINF	REINFORCEMENT
BOT	BOTTOM	FT	FOOTING	REP	REPRESENTATIVE
B	BOTTOM (REINFORCEMENT DRAWINGS)	FTG	GAUGE	REQ'D	REQUIRED
BAB	BOTTOM ALTERNATE BENT	GA	GALLON	RM	ROOM
BC	BOTTOM OF CURB	GALV	GALVANIZED	RT	RIGHT
BOW	BOTTOM OF WALL	GB	GRAB BAR	RV	RECREATION VEHICLE
BFP	BACKFLOW PREVENTER	GD	GUTTER DRAIN	RWD	REDWOOD
BLDG	BUILDING	GFI	GROUND FAULT INTERRUPTER	SCD	SEAT COVER DISPENSER
BM	BENCHMARK	GI	GALVANIZED IRON	S	SOIL
BO	BLOW OFF VALVE	GPM	GALLONS PER MINUTE	S, STL OR S.S.	STAINLESS STEEL
BOT	BOTTOM	GS	GALVANIZED STEEL	S=	SLOPE
BOL	BEGINNING OF LINE	GSM	GALVANIZED SHEET METAL	S4S	SURFACED 4 SIDES
BOS	BOTTOM OF STEP	GV	GATE VALVE	SBR	SEQUENCING BATCH REACTOR
BP	BASE PLATE	GYP. BD	GYPSPUM BOARD	SCD	SEAT COVER DISPENSER
BRG	BEARING	H.P.	HIGH POINT	SCH	SCHEDULE
BV	BALL VALVE	H.R.	HANDRAIL	SD	SOAP DISPENSER
BVC	BEGIN VERTICAL CURVE	HB	HOSE BIBB	SDI	SUBSURFACE DRIP IRRIGATION
C	CENTERLINE	HCB	HOLLOW CONCRETE BOX	SECT.	SECTION
CB	COMBINATION BUILDING	HD	HEAD	SF	SQUARE FEET
CC	CENTER TO CENTER	HDPE	HIGH DENSITY POLYETHYLENE	SHR	SHOWER
CEM	CEMENT	HEX	HEXAGON	SHT	SHEET
CFS	CUBIC FEET PER SECOND	HMA	HOT MIX ASPHALT	SIM.	SIMILAR
CG	CAMPGROUND	HOR	HORIZONTAL	SNR	SANITARY NAPKIN RECEPTACLE
CG&S	CURB GUTTER & SIDEWALK	HR	HOUR	SP	SPACES
CHKR	CHECKER	HSS	HIGH STRENGTH STEEL	SPEC'S	SPECIFICATIONS
CIP	CAST IRON PIPE	HT	HEIGHT	SQ	SQUARE
CJ	CONSTRUCTION JOINT	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SS	SANITARY SEWER STAINLESS STEEL
CL OR CLR	CLEAR	HW	HOT WATER	SSMH	SANITARY SEWER MANHOLE
CMF	CORRUGATED METAL PIPE	I.D.	INSIDE FACE	STA	STATION
CMU	CONCRETE MASONRY UNIT	IN	INCHES	STAG	STAGGER
CO	CLEANOUT	INC	INCLUDING	STD	STANDARD
COLS	COLUMNS	INV	INVERT	STIFF.	STIFFENER
COMB.	COMBINATION	JAN	JANITOR	STL	STEEL
CONC	CONCRETE	JT	JOINT	STRUCT	STRUCTURE
CONST.	CONSTRUCTION	L OR LGTH	LENGTH	SV	SOLENOID VALVE
CONT	CONTINUOUS	L.P.	LOW POINT	SYMM	SYMMETRICAL
COSS	CLEAN OUT SANITARY SEWER	LAV	LAVATORY	T	TANGENT (REINFORCEMENT DRAWINGS)
CP	CONTROL POINT	LBS	POUNDS	TBR	TO BE REMOVED
CS	COMFORT STATION	LF	LINEAR FEET	T&B	TOP & BOTTOM (REINFORCEMENT DRAWINGS)
CSK	COUNTERSUNK	LT	LEFT OR LIGHT	T&G	TONGUE AND GROOVE
CV	CHECK VALVE	MATL	MATERIAL	TDH	TOTAL DYNAMIC HEAD
CT	CERAMIC TILE	MAX	MAXIMUM	TO	TO OF
CW	COLD WATER	MB	MACHINE BOLT	TOC	TOP OF CONCRETE
D OR DIA	DIAMETER	MBGR	METAL BEAM GUARD RAILING	T.O.M.W.	TOP OF MASONRY WALL
DBH	DIAMETER AT BREAST HEIGHT	MECH	MECHANICAL	TOW	TOP OF WALL
DET	DETAIL	MET	METAL	TOS	TOP OF STEP
DF	DRINKING FOUNTAIN	MFR	MANUFACTURER	TPH	TOILET PAPER HOLDER
DG	DECOMPOSED GRANITE	MH	MANHOLE	TRD	TREAD
DI	DROP INLET, DUCTILE IRON	MIN	MINIMUM	TPZ	TREE PROTECTION ZONE
DIAG	DIAGONAL	MISC.	MISCELLANEOUS	TYP	TYPICAL
DIM	DIMENSION	MT	METAL THRESHOLD	UG	UNDERGROUND
DIST	DISTRIBUTION	(N)	NEW	UNO	UNLESS NOTED OTHERWISE
DN	DOWN	N	NORTH	VC	VERTICAL CURVE
DR	DOOR	N/A	NOT APPLICABLE	VCP	VITRIFIED CLAY PIPE
DO	DRAIN OUTLET	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION	VERT	VERTICAL
DS	DOWN SPOUT	NF	NEAR FACE	VPI	VERTICAL POINT OF INTERSECTION
DTL	DETAIL	NIC	NOT IN CONTRACT	VTR	VENT THROUGH ROOF
DWG	DRAWING	NO.	NUMBER	W	WATER
		NTS	NOT TO SCALE	W/	WITH
DWR	DEPARTMENT OF WATER RESOURCES	O/	OVER	WH	WATER HEATER
EA	EACH	OC	ON CENTER	WO	WITHOUT
EC	END CURVE	OD	OUTSIDE DIAMETER	WD	WOOD
EF	EACH FACE	OF	OUTSIDE FACE	WL	WATER LINE
EFEW	EACH FACE EACH WAY	OG	ORIGINAL GROUND OPPOSITE HAND	WP	WORKING POINT
EJ	EXPANSION JOINT	O-O	OUT - OUT	WR	WASTE RECEPTICLE
EL	ELEVATION	OPG	OPENING	WS	WATER SURFACE OR WATER STOP
ELECT	ELECTRICAL	OPP	OPPOSITE	WSA	WATER SERVICE ASSEMBLY
ELEV	ELEVATION	OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION	WTP	WATER TREATMENT PLANT
EOL	END OF LINE	PA	PLANTING AREA	WTR	WATER
EP	EDGE OF PAVEMENT	P/L	PROPERTY LINE	WV	WATER VALVE
EPB	ELECTRIC PULL BOX	PC	POINT OF CURVE	WWF	WELDED WIRE FABRIC
		PCC	PORTLAND CEMENT CONC.	WWTP	WASTEWATER TREATMENT PLANT
		PCP	PORTLAND CEMENT PLASTER	VIF	VERIFY IN FIELD



ACQUISITION & DEVELOPMENT DIVISION  
One Capitol Mall  
Sacramento, CA  
95814-3228

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_  
DPR ACCESS COMPLIANCE REVIEW ACCESSIBILITY SECTION  
CERTIFICATION # \_\_\_\_\_  
Reviewed by \_\_\_\_\_ Date \_\_\_\_\_  
ACCESSIBILITY COMPLIANCE AND STATE FIRE MARSHAL SIGNED ORIGINALS ARE ON FILE AT THE DEPARTMENT OF PARKS AND RECREATION NORTHERN SERVICE CENTER.

DESIGNED: \_\_\_\_\_ DESIGNER  
DRAWN: \_\_\_\_\_ STAFF  
CHECKED: \_\_\_\_\_ SUPERVISOR  
DATE: 08-03-2016

REVISIONS	
DATE	

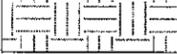
MONTARA STATE BEACH  
ACCESS IMPROVEMENTS  
**ABBREVIATIONS**

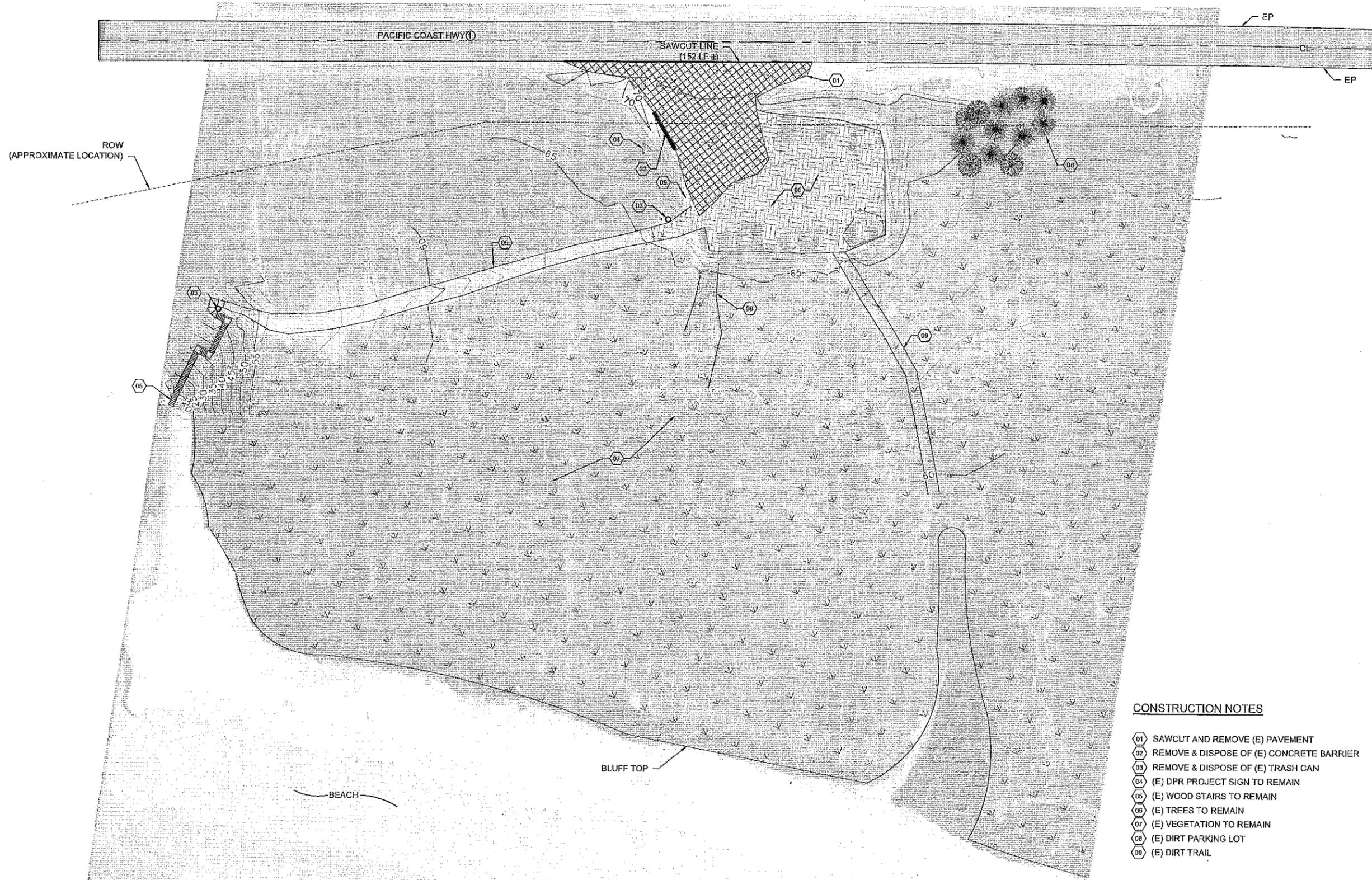
DRAWING NO.  
017043.04

SHEET NO.  
**G-3**

04 OF 12

**LEGEND**

- |   |                            |   |                             |
|---|----------------------------|---|-----------------------------|
|  | DEMOLITION AREA, TYP.      |  | HIGHWAY                     |
|  | (E) DIRT PARKING LOT/TRAIL |  | (E) PAVEMENT                |
|  | (E) VEGETATION             |  | CALTRANS RIGHT OF WAY (ROW) |



**CONSTRUCTION NOTES**

- 01 SAWCUT AND REMOVE (E) PAVEMENT
- 02 REMOVE & DISPOSE OF (E) CONCRETE BARRIER
- 03 REMOVE & DISPOSE OF (E) TRASH CAN
- 04 (E) DPR PROJECT SIGN TO REMAIN
- 05 (E) WOOD STAIRS TO REMAIN
- 06 (E) TREES TO REMAIN
- 07 (E) VEGETATION TO REMAIN
- 08 (E) DIRT PARKING LOT
- 09 (E) DIRT TRAIL



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CERTIFICATION # \_\_\_\_\_

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NO.	DATE

MONTARA STATE BEACH  
ACCESS IMPROVEMENTS

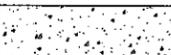
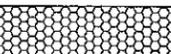
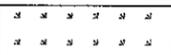
**EXISTING SITE & DEMOLITION PLAN**

DRAWING NO.  
017043.04

SHEET NO.  
C-1

04 OF 12

**LEGEND**

-  (E) PAVEMENT/HWY
-  NEW HMA
-  NEW CONCRETE
-  3/4" CLASS-II AGGREGATE BASE
-  (E) VEGETATION
-  AGGREGATE BASE PAVING

LINE TABLE		
LINE #	LENGTH (FT)	DIRECTION
L1	132.37	S6° 38' 25.86"E
L2	32.61	S11° 68' 15.40" W
L3	159.02	N6° 46' 41.12" W
L4	133.94	N6° 39' 32.54"W
L5	23.27	N53° 20' 46.93" E

CURVE TABLE			
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA
C1	76.90	50.00	80.00
C2	27.88	50.00	31.95
C3	91.46	50.00	104.80
C4	77.38	110.00	40.31
C5	143.97	50.00	184.97

CONTROL POINT TABLE			
CONTROL POINT#	EASTING	NORTHING	ELEVATION
CP1	5978382.1000'	2028896.5700'	70.03'
CP2	5978214.7524'	2028920.0308'	54.58'



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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

DPR ACCESS COMPLIANCE REVIEW

ACCESSIBILITY SECTION

CERTIFICATION # \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

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DRAWN: \_\_\_\_\_ STAFF

CHECKED: \_\_\_\_\_ SUPERVISOR

DATE: 08-03-2016

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NO.	DATE

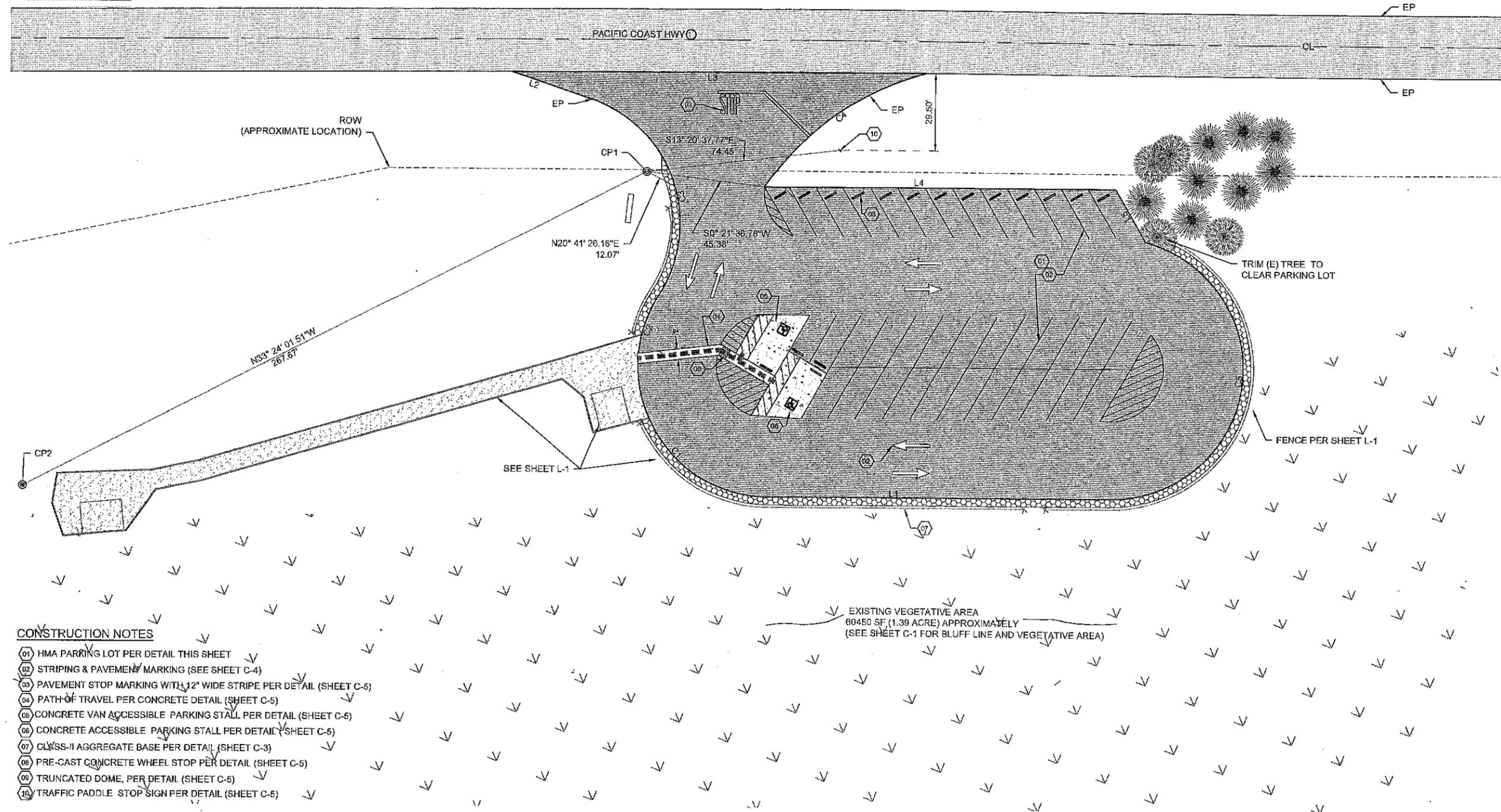
MONTARA STATE BEACH  
ACCESS IMPROVEMENTS

**HORIZONTAL CONTROL AND SITE PLAN**

DRAWING NO.  
017043.05

SHEET NO.  
C-2

05 OF 12



**CONSTRUCTION NOTES**

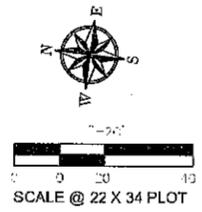
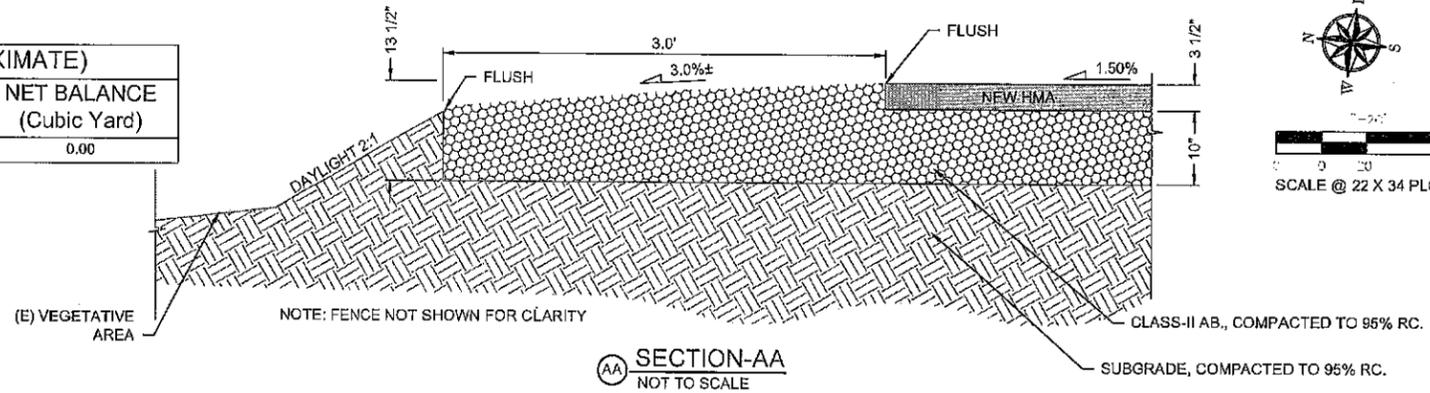
- 01 HMA PARKING LOT PER DETAIL THIS SHEET
- 02 STRIPING & PAVEMENT MARKING (SEE SHEET C-4)
- 03 PAVEMENT STOP MARKING WITH 12" WIDE STRIPE PER DETAIL (SHEET C-5)
- 04 PATH OF TRAVEL PER CONCRETE DETAIL (SHEET C-5)
- 05 CONCRETE VAN ACCESSIBLE PARKING STALL PER DETAIL (SHEET C-5)
- 06 CONCRETE ACCESSIBLE PARKING STALL PER DETAIL (SHEET C-5)
- 07 CLASS-II AGGREGATE BASE PER DETAIL (SHEET C-3)
- 08 PRE-CAST CONCRETE WHEEL STOP PER DETAIL (SHEET C-5)
- 09 TRUNCATED DOME, PER DETAIL (SHEET C-5)
- 10 TRAFFIC PADDLE STOP SIGN PER DETAIL (SHEET C-5)

**LEGEND**

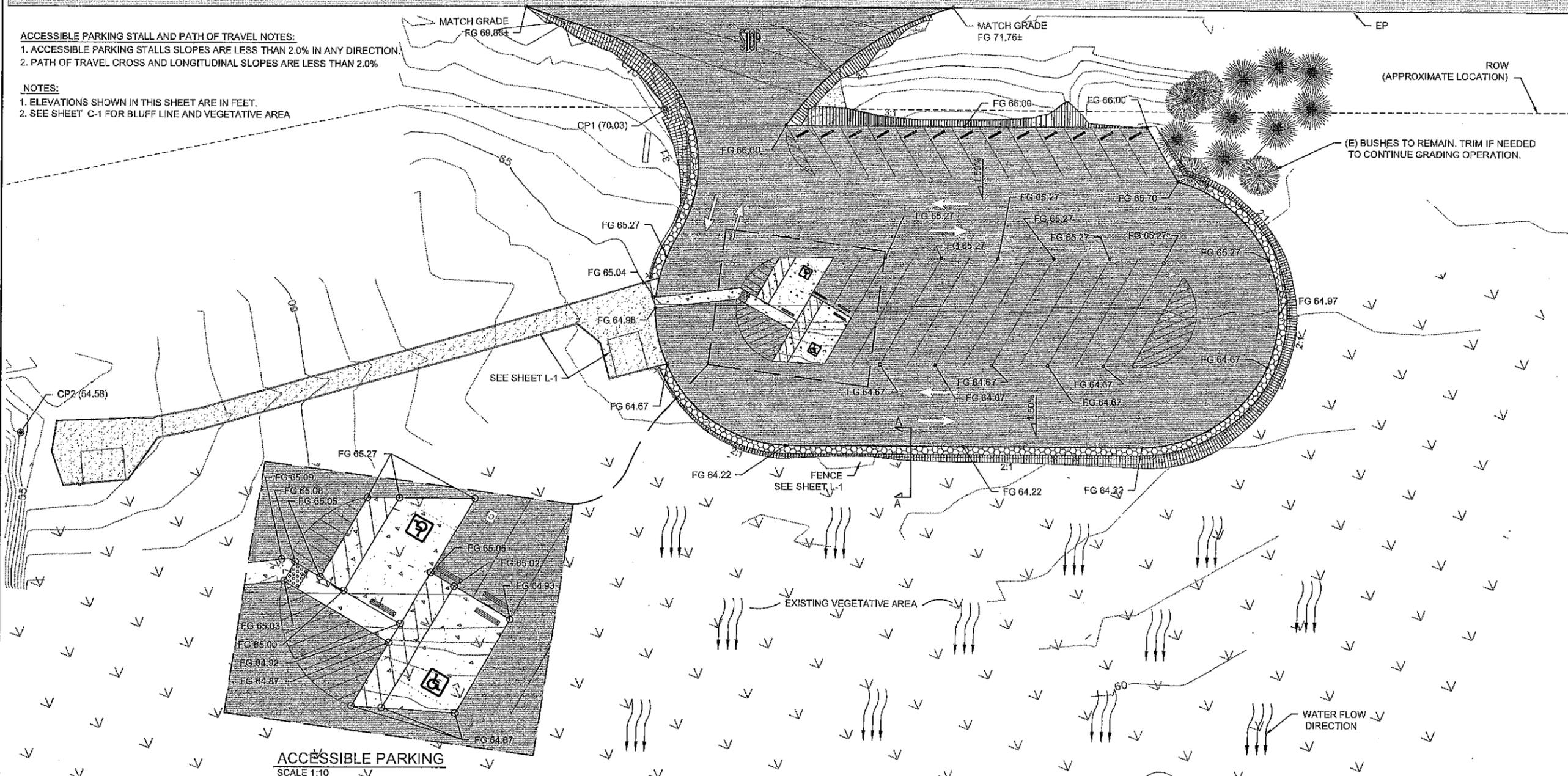
	(E) PAVEMENT/HWY
	NEW HMA
	NEW CONCRETE
	3/4" CLASS-II AGGREGATE BASE
	AGGREGATE BASE PAVING
	(E) VEGETATION
	CALTRANS RIGHT OF WAY (ROW)

**EARTH WORK - CUT FILL VOLUME (APPROXIMATE)**

NET AREA (Sq-ft)	CUT (Cubic Yard)	FILL (Cubic Yard)	NET BALANCE (Cubic Yard)
30,000	550	550	0.00



- ACCESSIBLE PARKING STALL AND PATH OF TRAVEL NOTES:**
1. ACCESSIBLE PARKING STALLS SLOPES ARE LESS THAN 2.0% IN ANY DIRECTION.
  2. PATH OF TRAVEL CROSS AND LONGITUDINAL SLOPES ARE LESS THAN 2.0%
- NOTES:**
1. ELEVATIONS SHOWN IN THIS SHEET ARE IN FEET.
  2. SEE SHEET C-1 FOR BLUFF LINE AND VEGETATIVE AREA



ACQUISITION & DEVELOPMENT DIVISION  
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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

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DATE: 08-03-2016

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DATE	

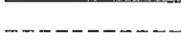
MONTARA STATE BEACH  
ACCESS IMPROVEMENTS  
**GRADING PLAN**

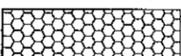
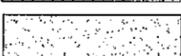
DRAWING NO.  
017043.07

SHEET NO.  
**C-3**  
07 OF 12

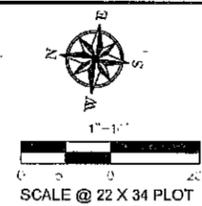
File: C:\montara\_sbl017043-montara\_state\_beach\_access\_improvements\05\_drawing\Engineering\C-3 GRADING PLAN.dwg Layout: GRADING PLAN Date: August 10 2016 - 2:23 pm User: asf

LEGEND

-  (E) PAVEMENT/HWY
-  NEW HMA
-  CALTRANS RIGHT OF WAY (ROW)

-  NEW CONCRETE
-  3/4" CLASS-II AGGREGATE BASE
-  AGGREGATE BASE PAVING

STRIPING CURVE TABLE			
CURVE #	LENGTH (FT)	RADIUS (FT)	DELTA
C1	29	20	81.50
C2	19	20	55.29
C3	20	18	66.55
C4	50	20	140.50



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CERTIFICATION # \_\_\_\_\_  
Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
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DRAWN: STAFF  
CHECKED: SUPERVISOR  
DATE: 08-03-2016

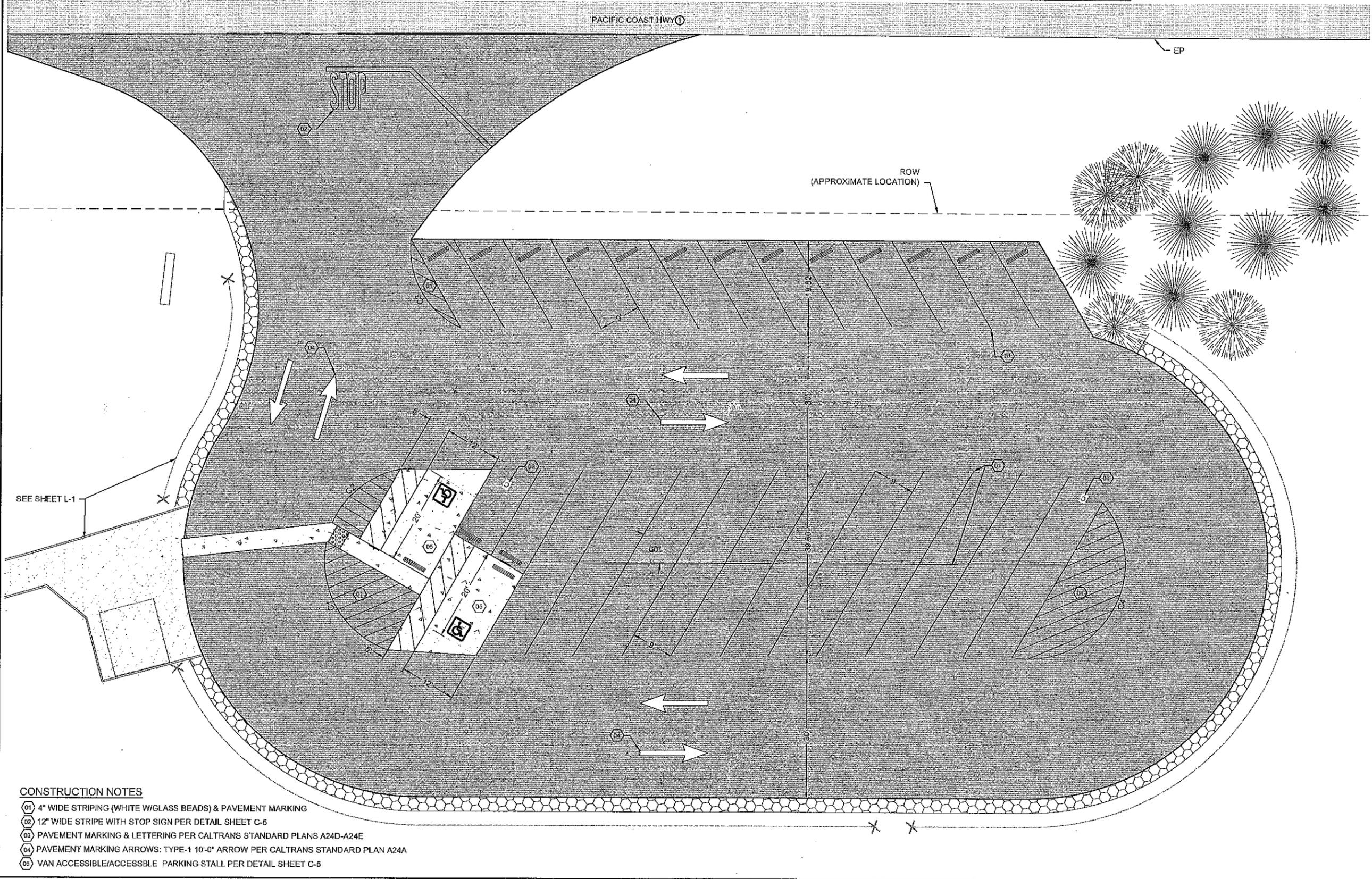
REVISIONS	
NO.	DATE

MONTARA STATE BEACH  
ACCESS IMPROVEMENTS  
STRIPING PLAN

DRAWING NO.  
017043.08

SHEET NO.  
C-4  
08 OF 12

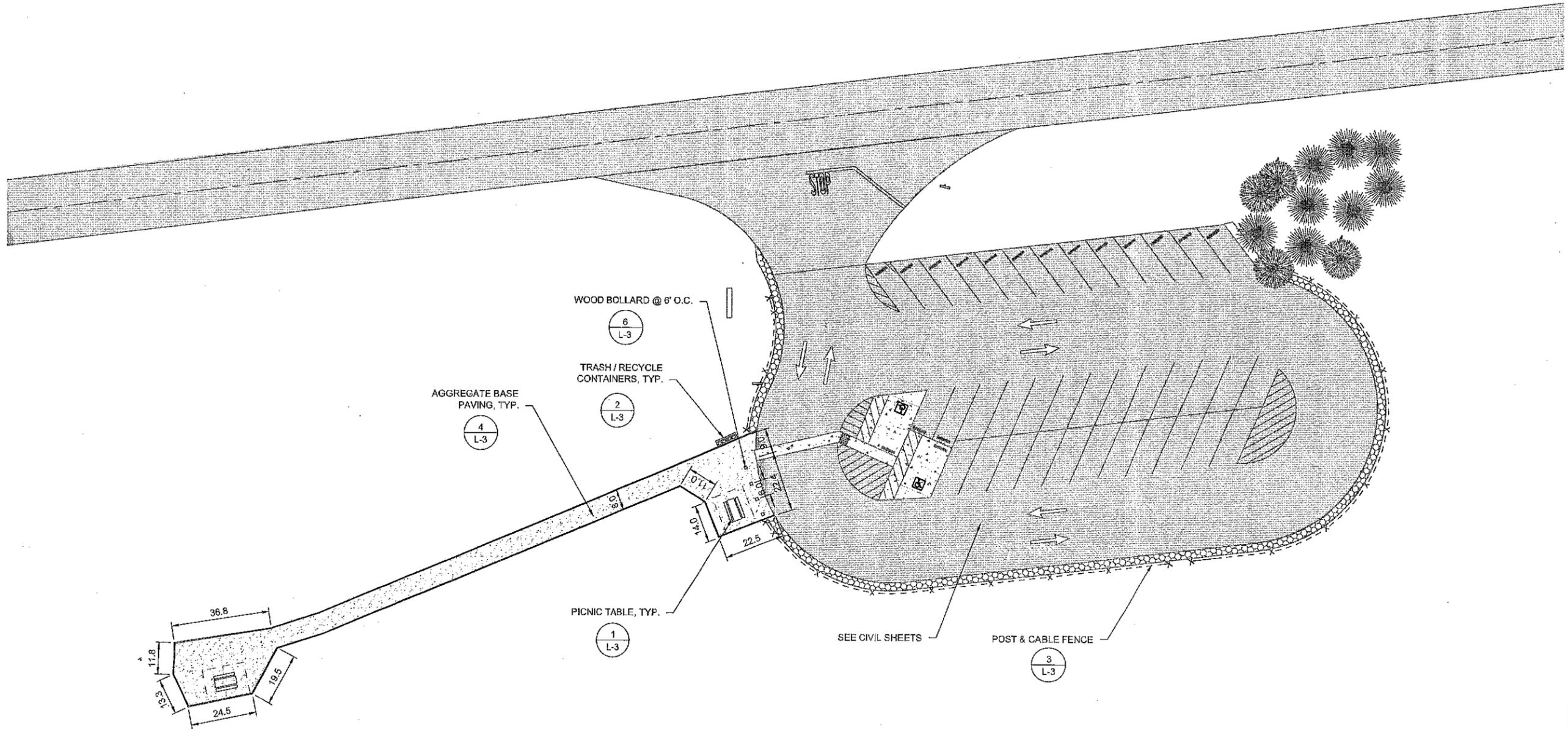
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CONSTRUCTION NOTES

- 01 4" WIDE STRIPING (WHITE W/GLASS BEADS) & PAVEMENT MARKING
- 02 12" WIDE STRIPE WITH STOP SIGN PER DETAIL SHEET C-5
- 03 PAVEMENT MARKING & LETTERING PER CALTRANS STANDARD PLANS A24D-A24E
- 04 PAVEMENT MARKING ARROWS: TYPE-1 10'-0" ARROW PER CALTRANS STANDARD PLAN A24A
- 05 VAN ACCESSIBLE/ACCESSIBLE PARKING STALL PER DETAIL SHEET C-5





ACQUISITION &  
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ACCESSIBILITY SECTION  
CERTIFICATION # \_\_\_\_\_  
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DATE: 08-03-2016

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NO.	DATE

MONTARA STATE BEACH  
ACCESS IMPROVEMENTS  
**LANDSCAPE SITE PLAN**

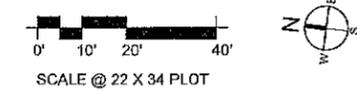
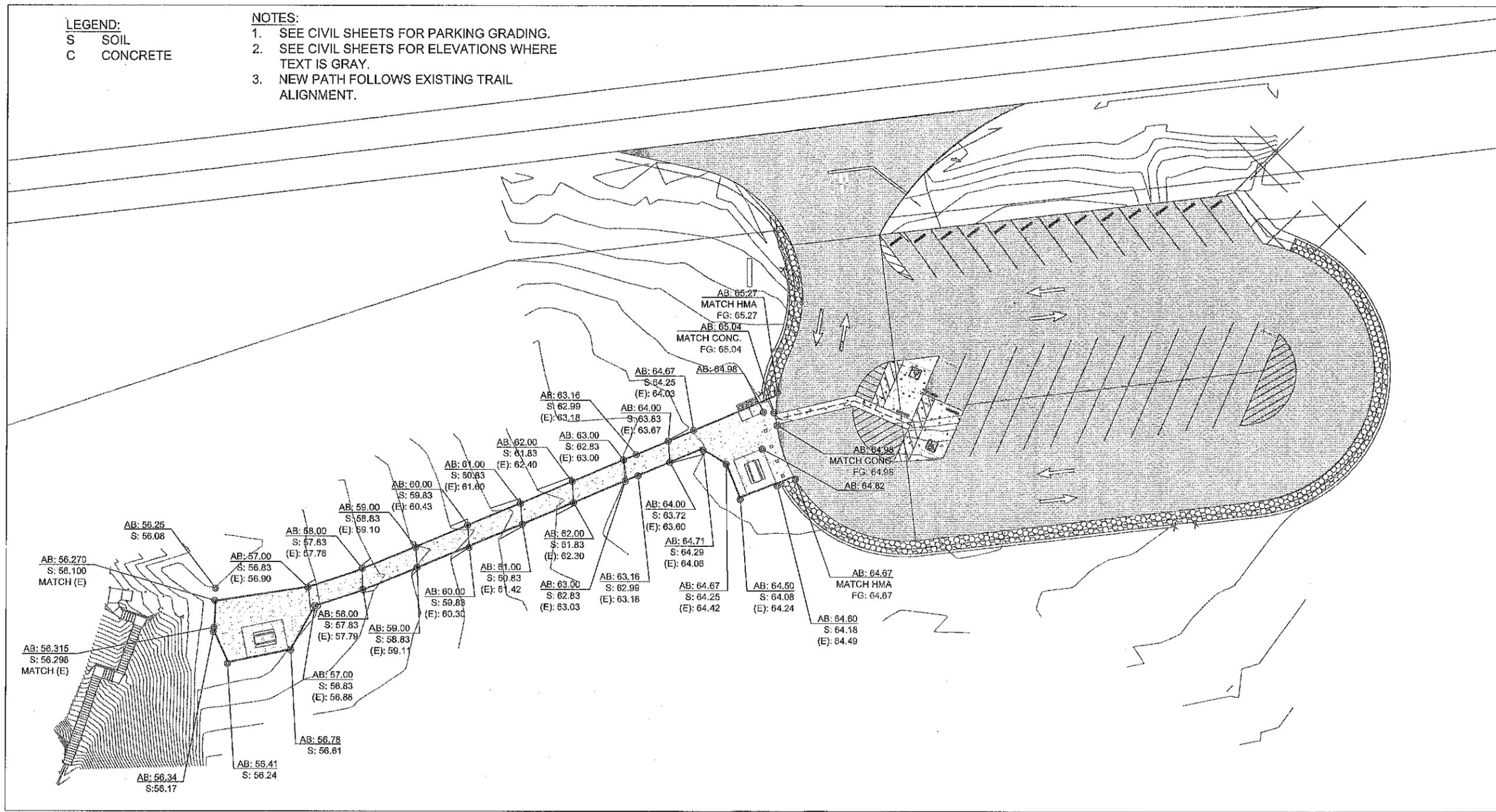
DRAWING NO.  
017043.10

SHEET NO.  
**L-1**

10 OF 12

LEGEND:  
S SOIL  
C CONCRETE

NOTES:  
1. SEE CIVIL SHEETS FOR PARKING GRADING.  
2. SEE CIVIL SHEETS FOR ELEVATIONS WHERE TEXT IS GRAY.  
3. NEW PATH FOLLOWS EXISTING TRAIL ALIGNMENT.



ACQUISITION & DEVELOPMENT DIVISION  
One Capitol Mall  
Sacramento, CA  
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DPR ACCESS COMPLIANCE REVIEW  
ACCESSIBILITY SECTION  
CERTIFICATION # \_\_\_\_\_

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

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MONTARA STATE BEACH  
ACCESS IMPROVEMENTS  
SITE GRADING PLAN

DRAWING NO.  
017043.11

SHEET NO.  
L-2

11 OF 12



ACQUISITION & DEVELOPMENT DIVISION  
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ACCESSIBILITY SECTION  
CERTIFICATION #

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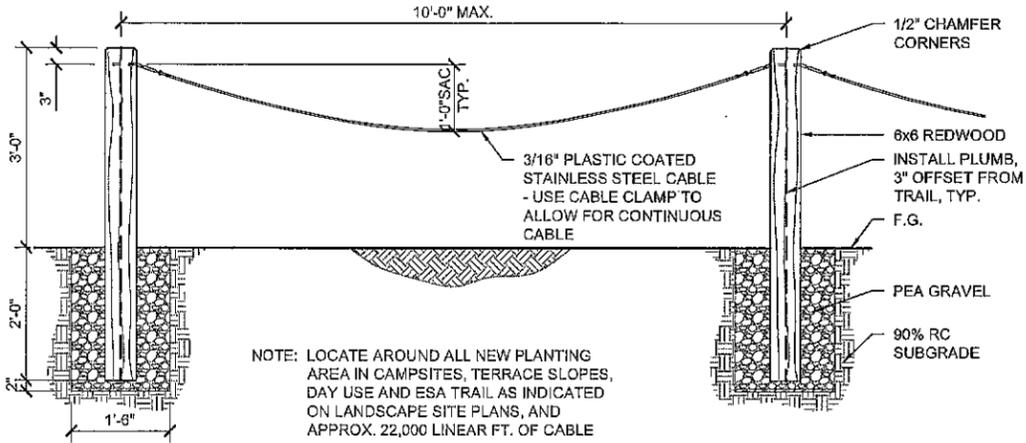
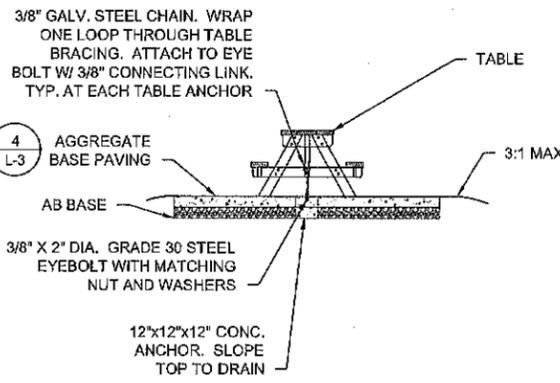
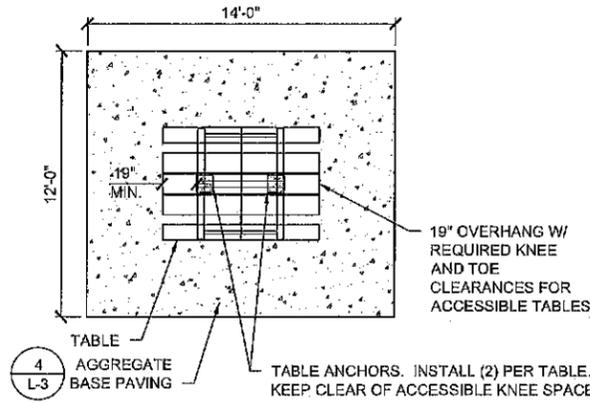
DESIGNED: DESIGNER  
DRAWN: STAFF  
CHECKED: SUPERVISOR  
DATE: 08-03-2016

REVISIONS	DATE

MONTARA STATE BEACH  
ACCESS IMPROVEMENTS  
SITE DETAILS

DRAWING NO.  
017043.12

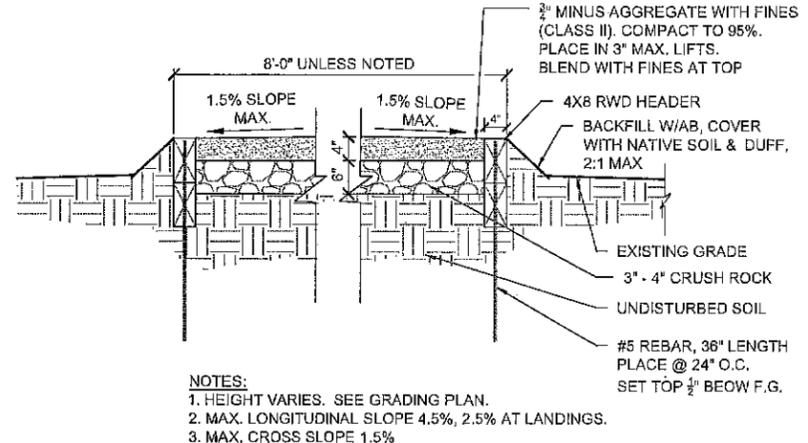
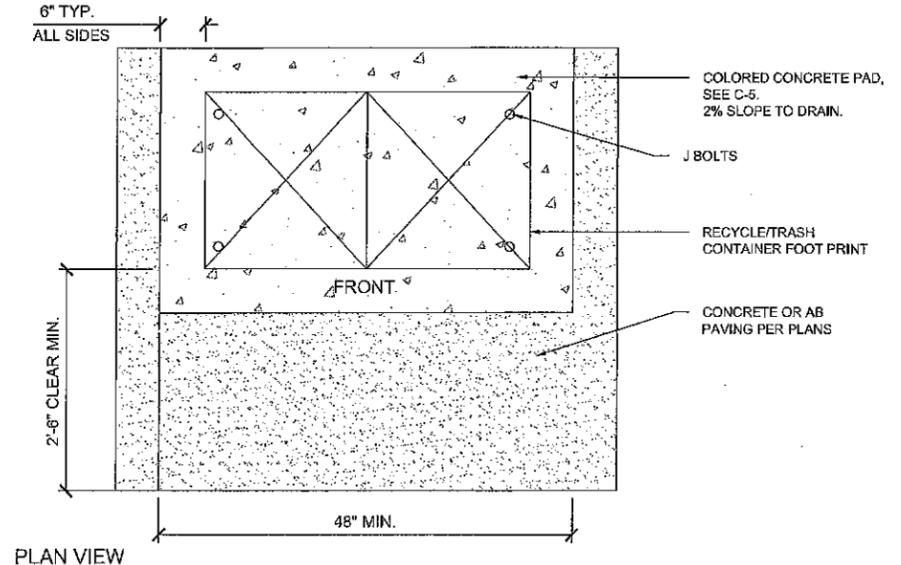
SHEET NO.  
**L-3**  
12 OF 12



NOTE: LOCATE AROUND ALL NEW PLANTING AREA IN CAMPSITES, TERRACE SLOPES, DAY USE AND ESA TRAIL AS INDICATED ON LANDSCAPE SITE PLANS, AND APPROX. 22,000 LINEAR FT. OF CABLE

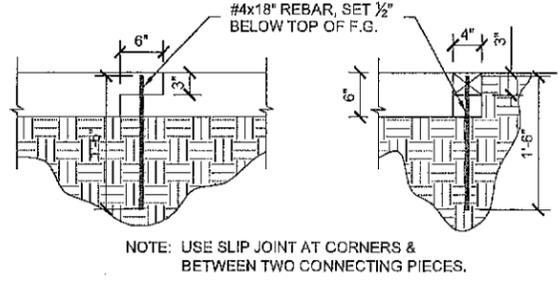
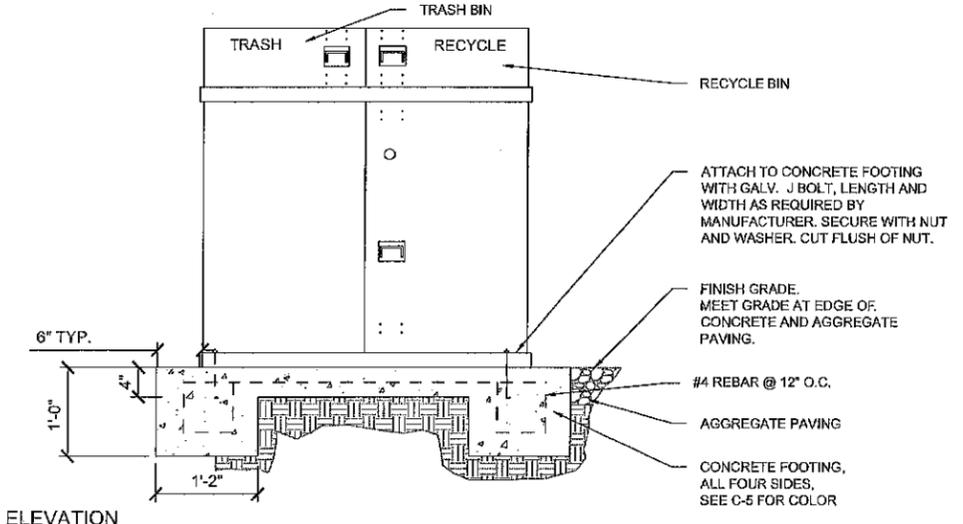
1 PICNIC TABLE  
SCALE@22X34 1/4" = 1'-0"

3 POST & CABLE FENCE  
SCALE@22X34 3/4" = 1'-0"



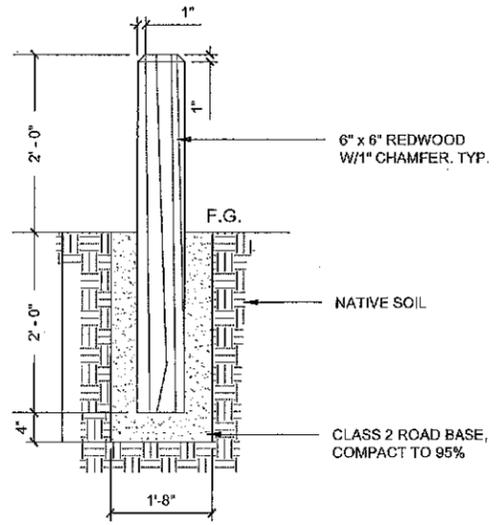
NOTES:  
1. HEIGHT VARIES. SEE GRADING PLAN.  
2. MAX. LONGITUDINAL SLOPE 4.5%, 2.5% AT LANDINGS.  
3. MAX. CROSS SLOPE 1.5%

4 AGGREGATE BASE PAVING  
SCALE@22X34 3/4" = 1'-0"



NOTE: USE SLIP JOINT AT CORNERS & BETWEEN TWO CONNECTING PIECES.

5 SLIP JOINT  
SCALE@22X34 1" = 1'-0"



6 WOOD BOLLARD  
SCALE@22X34 1" = 1'-0"

2 RECYCLE-TRASH CONTAINER  
SCALE@22X34 1" = 1'-0"

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

**DATE:** April 10, 2017

**TO:** Agricultural Advisory Committee

**FROM:** Rob Bartoli, Planning Staff, 650/363-1857

**SUBJECT:** Consideration of a renewal of a Planned Agricultural District Permit, pursuant to Section 6350 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to allow seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00084 (Gounalakis)

**PROPOSAL**

History

In 2009, a complaint was filed with the County for unpermitted seasonal activities on the subject property. In 2010, the applicant, Chris Gounalakis, was permitted by the San Mateo County to conduct certain commercial recreation activities for the 2010 fall/winter season under Interim Operating Conditions. In 2011, a Planned Agricultural District Permit (PAD) and a Coastal Development Permit (CDP) for the 2011 season were granted for one (1) year by the Board of Supervisors (Board) followed in 2012 with an amendment to the Williamson Act contract to identify in the contract certain compatible commercial recreation uses. During 2014, the Planning Commission approved a 1-year PAD and CDP for the recreational activities during the 2014 fall/winter season. In 2015, the Planning Commission approved a 2-year permit, with the option to renew the permit. In 2011 and 2014, appeals were filed with the California Coastal Commission (Commission) though no action was taken by the Commission. No appeal was filed in 2015.

Current Proposal

The applicant now requests a Planned Agricultural District Permit and a Coastal Development District Permit to allow the seasonal commercial recreation activities for the 2017-2021 fall/winter season (5-year permit).

The seasonal commercial recreation activities at the Arata Farm property are proposed to take place between August 1 and November 1 for five years. Proposed commercial recreation activities would be limited to a hay maze, a haunted barn, a play set/jumper, a petting zoo, pony rides, train rides, a snack bar, food truck, and associated parking spaces. In total, seasonal recreation activities would occupy 1.79 acres of the 8.37-acre property (21%), including 0.59 acres for the maze and play set/jumper and 1.2 acres for on-site parking. The castle, arena, and metal gorilla are not proposed.

Table 1 Percentages of Land Use During the Recreational Season		
Proposed Use	Area in Acres	% of Property
<i>Non-Recreational</i>		
Permanent Agriculture	3.77	45%
Undeveloped/Unfarmed	1.93	23%
Permanent Developed Area (structures, driveways)	0.88	11%
<b>Subtotal</b>	<b>6.58</b>	<b>79%</b>
<i>Recreational</i>		
Parking	1.20	14%
Maze and Play Set/Jumper	0.59	7%
<b>Subtotal</b>	<b>1.79</b>	<b>21%</b>
<b>Total</b>	<b>8.37</b>	<b>100%</b>

During the seasonal recreation period, approximately 45% of the property would remain in permanent agriculture. During the remaining nine (9) months of the year, the entire property (with the exception of the developed area and the play set/jumper area) will be used for agricultural production, with seedling/starter plants (non-soil dependent) and agricultural storage in areas used for parking and crop production in all other areas. Crops to be grown are fava beans, pumpkins, corn, bell beans, and Stone Pine Christmas trees. As shown in Attachments B and D and described in Table 2, crops will be grown in six zones, Zone A through F, on the property.

Table 2 Crop Production By Zone, as Shown on Map (Attachment B)							
	A	B	C	D	E	F	
November	Christmas Trees	Fallow/Cover Crop					
December							
January							
February							
March		Peas*/ Stone Pines*/ Fava Beans/ Christmas Trees	Fava Beans	Corn/ Pumpkins	Stone Pines	Seedlings/ Starter Plants	
April							
May							
June							
July							
August							
September	Harvest/Sales				None (Parking)		
October							

\*Entire zone planted, excluding areas of the hay maze and parking for month of August.

Previously permitted hours of operation: August 1 – November 1 (except October)

Monday – Friday: 9:00 a.m. – 6:00 p.m.

Saturday: 9:00 a.m. – 9:00 p.m.

Sunday: 9:00 a.m. – 8:00 p.m.

No changes are proposed.

Previously permitted hours of operation: October

Monday – Thursday: 9:00 a.m. – 7:00 p.m.

Friday and Saturday: 9:00 a.m. – 10:00 p.m.

Sunday: 9:00 a.m. – 7:00 p.m.

Proposed hours of operation: October

Monday – Thursday: 9:00 a.m. – 9:00 p.m.

Friday and Saturday: 9:00 a.m. – 10:30 p.m.

Sunday: 9:00 a.m. – 7:00 p.m.

### **DECISION MAKER**

Planning Commission

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

Regarding the Planned Agricultural District Permit and Coastal Development Permit:

1. Will the proposal 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: Rob Bartoli, Project Planner

Owner/Applicant: Chris Gounalakis

Location: 185 Verde Road

APN: 066-310-080

Size: 8.37 acres

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

General Plan Designation: Agriculture

Local Coastal Program Designation: Agriculture

Williamson Act: Contracted in 1967 (AP67-39) and amended in September 2012

Existing Land Use: Agricultural uses, residence, barns, accessory buildings, and seasonal recreation activities

Flood Zone: Zone X (area of minimal flooding); FEMA FIRM Panel 06081C0270E; effective October 16, 2012

Setting: The project parcel is located on Verde Road to the east of Cabrillo Highway, is developed and is relatively flat in terrain. Lobitos Creek runs along the northern perimeter of the parcel. The parcel contains a 0.88-acre developed area containing paved driveways and five (5) legal structures: a 1,500 sq. ft. single-family residence, three barns (1,800 sq. ft., 500 sq. ft. and 300 sq. ft.), and a 900 sq. ft. store building. The buildings were constructed in the 1930s, prior to building permit requirements.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration (IS/MND) under California Environmental Quality Act (CEQA) Guidelines were completed for seasonal commercial recreation uses. The public review period for this document was from April 20, 2011 to May 2, 2011. The Board of Supervisors certified the IS/MND on September 13, 2011.

Chronology:

<u>Date</u>	<u>Action</u>
1967 -	Property owner enters into Williamson Act contract (AP67-39) with San Mateo County.
1999 -	Applicant (Mr. Gounalakis) leases property from the Arata family.
Approximately 2005 -	Agricultural operation is expanded without the benefit of permits to include seasonal commercial recreation activities during the months of May through October.
2009 -	Complaint filed to the County regarding the expansion of unpermitted activities. Applicant is directed by the County to cease all unpermitted activities on the property until the required permits were secured.
Fall/Winter 2010 -	Applicant conducts seasonal recreation activities under "Interim Operating Conditions" issued by the County for 2010 only.

- Fall/Winter 2011 - Board of Supervisors approves seasonal recreation uses at the property for 2011 only (PLN 2010-00207). Project is appealed to the Coastal Commission; no action is taken by the Coastal Commission
  
- September 25, 2012 - Board of Supervisors amends the Williamson Act contract for the property to allow commercial recreation uses (PLN 2012-00178).
  
- Fall/Winter 2013 - No hay maze is constructed.
  
- May 12, 2014 - Agricultural Advisory Committee meeting to review proposed activities for 2014.
  
- June 25, 2014 - Planning Commission approves seasonal recreation uses at the property for 2014 only (PLN 2013-00494). Project is appealed to the Coastal Commission; no action is taken by the Coastal Commission.
  
- May 11, 2015 - Agricultural Advisory Committee meeting to review proposed activities for 2015 (PLN2015-00084). Item continued to June 8, 2015.
  
- June 8, 2015 - AAC reviewed the item and made no recommendation on the development project. The requested minimum parcel size exception was heard by the Agricultural Advisory Committee and received one recommendation of denial by the AAC and one recommendation of approval by the Agricultural Commissioner.
  
- July 22, 2015 - Planning Commission approves seasonal recreation uses at the property for 2015 and 2016 with option to renew the permit.
  
- December 22, 2016 - Application submitted to San Mateo County Planning for renewal of permit.

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

The western edge of the property runs along Cabrillo Highway, a portion that is designated as a State scenic corridor. As proposed, the western portion of the property would remain in agricultural production (i.e., corn and pumpkin fields). The “castle,” metal gorilla, and “arena” seen in the past would not be installed on the property as part of this project.

The temporary hay maze structure and other commercial recreation uses are located on the eastern half of the property and would be somewhat visible from Cabrillo Highway.

The applicant proposes to construct a main portion of the maze in areas of non-prime soil south of Lobitos Creek and immediately adjacent to developed areas of the property (see Map of Prime Soil and Seasonal Commercial Recreation Activities included as Attachment C). In this location, the hay maze would cover a smaller area of prime soils and would be located further and be less visible from Cabrillo Highway. Also, the pony ride will continue to be located in the developed areas of the property. In the past, the applicant had constructed a “castle” and “arena” and located a train ride on prime soils. These elements are not included in this proposal.

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

The hay maze will be located temporarily in areas used for agriculture and will not result in the removal of vegetation. The proposed parking area is not located on prime soils and will not result in the removal of vegetation. The starter plants that are located in the parking area are not soil-dependent, instead they are container-based.

*Is there prime soil on the project site?*

As shown in Attachment B, a majority of the site is characterized by prime soils, consisting of Class II (TuB – Tunitas clay loam, gently sloping) and Class IV Cld2 (Sandy Loam, moderately steep). Areas of prime soils are largely occupied by agricultural uses, with the exception of developed areas and a small portion that will be occupied by parking and a section of the hay maze during the recreational season.

Remaining areas consist of Class VII (Ma – Mixed alluvial), areas considered “lands suitable for agriculture.” These areas are largely occupied by agricultural uses (mostly container-based, non-soil dependent agriculture), with the exception of developed areas and areas occupied by parking and the hay maze during the recreational season.

## **KEY ISSUES**

Planning staff has reviewed this proposal and presents the following key issues for the Agricultural Advisory Committee’s consideration:

### 1. Compliance with Planned Agricultural District (PAD) Regulations

In order to approve and issue a PAD Permit, the project must comply with the substantive criteria for the issuance of a PAD Permit, as applicable and as delineated in Section 6355 of the Zoning Regulations. As proposed and to be conditioned, the proposal complies with the following applicable policies. Further discussion can be found under Compliance with Local Coastal Program Agriculture Component Policies in Section 2, below.

- a) The encroachment of all development upon land which is suitable for agricultural uses and other lands shall be minimized.

- b) All development permitted on a site shall be clustered.
- c) Development shall be located, sited and designed to carefully fit its environment so that its presence is subordinate to the pre-existing character of the site and its surrounding is maintained to the maximum extent practicable.
- d) Small, separate parking areas are preferred to single large parking lots.
- e) No use, development or alteration shall substantially detract from the scenic and visual quality of the County; or substantially detract from the natural characteristics of existing major watercourses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.
- f) No off-premises outdoor advertising shall be permitted. Other permitted signs shall be carefully designed to harmonize with the scenic qualities of scenic corridors.
- g) Where possible, structural uses shall be located away from prime agricultural soils.

2. Compliance with Agriculture Component Policies of the Local Coastal Program (LCP)

*Prime Agricultural Lands*

LCP Policy 5.5 (*Permitted Uses on Prime Agricultural Lands*) permits agricultural and agriculturally related development on prime agricultural lands; non-residential development customarily considered accessory to agricultural uses including barns, storage/equipment sheds, stables for farm animals, water wells, and water storage tanks; and temporary road stands for seasonal sale of produce grown in San Mateo County, among other uses.

For areas of prime soils, the current proposal involves the following: (1) the use of the existing barn and the location of the petting zoo, the pony ride, food truck, snack stand, and train ride are within the developed area for commercial recreation use, (2) the temporary construction of a portion of the hay maze, and (3) location of temporary parking adjoining developed areas of the property. The following is a discussion of each project component and policy compliance:

- a) Use of Barn and the Location of Petting Zoo, Pony Ride and Train Ride within Developed Area for Commercial Recreation Use: These uses within the existing developed areas of prime soils are consistent with Policy 5.5 since the proposal clusters development in an area where existing development prevents the use of prime soil for agricultural production.

- b) Temporary Construction of a Portion of the Hay Maze: The area of prime soil that would be occupied temporarily by a portion of the hay maze (approximately 5,600 sq. ft.) has been used as an entrance to the property since at least 2005. The current proposal significantly reduces the acreage of prime soil used for the hay maze by approximately 35% over the 2011 hay maze location. The hay maze is a temporary structure used from July 1 to November 1 and would not deplete the productivity of the soil. At the end of the Halloween/Pumpkin Season on November 1, operation of the hay maze ends. Within 30 days, the applicant will be required to deconstruct the hay maze. In the past, the applicant has stacked the hay in clusters not on prime soils and in areas minimally visible from Highway 1.
  
- c) Location of Temporary Parking Adjoining the Developed Area: Temporary parking to support commercial recreation use would be located in areas used in the past for parking. These areas directly adjoin developed areas and are located at the entrance of the property. While leaks from automobiles likely have depleted the productivity of the soil, the applicant proposes to use the area for container-based, non-soil dependent agricultural uses.

#### *Lands Suitable for Agriculture*

LCP Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) permits agricultural and agriculturally related development on lands suitable for agriculture, including agriculture and non-soil dependent agricultural uses such as greenhouses and nurseries. The policy also conditionally permits commercial recreation including country inns, stables, riding academies, campgrounds, rod and gun clubs, and private beaches. In these areas, the current proposal involves the following: (1) maintenance of a play set; (2) construction of a hay maze; and (3) location of temporary parking to support commercial recreation uses. These commercial recreation uses are permitted with the approval of a Planned Agricultural District (PAD) Permit.

### 3. Compliance with the Williamson Act

#### *Amended Contract Language*

The property has been in a Williamson Act contract (AP67-39) since 1967. Previously, the contract stated that the property “shall not be used for any purpose, other than the production of agricultural commodities for commercial purposes” and that “No structures shall be erected upon said land except structures as may be directly related to and compatible with agricultural use, and residence buildings for such individuals as may be engaged in the management of said land, and their families.” The contract was amended in September 2012

(PLN 2012-00178) to allow for the proposed commercial recreation uses and reads as such (visitor-serving uses underlined):

*During the term of this Agreement [Williamson Act Contract] the above described land shall not be used for any purpose, other than the production of agricultural commodities for commercial purposes and certain compatible uses of the underlying land use designation and zoning of the parcel and subject to applicable permits, as follows: structures that are directly related to and compatible with agricultural use; residence buildings for such individuals as may be engaged in the management of said land, and their families; and agriculturally related seasonal visitor-serving uses such as pony rides, hay rides, a farm animal petting zoo, a children's play area (including up to two inflatable play structures), a seasonally decorated barn, a farm-themed children's train ride, and a hay bale maze, provided, however, that for all such seasonal visitor-serving uses the Owner will secure, at Owner's expense, private or public agency traffic safety services satisfactory to the Community Development Director, and further provided that no food shall be prepared on site for sale to visitors. Regardless of the applicability of permit requirements, any seasonal installation of compatible use structures and other materials on the parcel is subject to the timely approval by the Community Development Director of a site plan to ensure that annual agricultural productivity of the parcel is not substantially affected by seasonal activities. Nothing in this Agreement shall prohibit the use of the property as a farm education center pursuant to necessary permits issued by the County so long as the farm continues to be dedicated to the production of agricultural commodities for commercial purposes.*

The uses proposed are compliant with the compatible uses outlined in the amended Williamson Act contract.

#### Compatible Uses Under Williamson Act

The Williamson Act defines "compatible uses" as any use determined by the County, or city, administering the preserve (Government Code Section 51201(e)) provided that uses are consistent with the "principles of compatibility" which include the following: (1) the use will not significantly compromise the long-term productive agricultural capability of the contracted parcel or other contracted lands in agricultural preserves, (2) the use will not significantly displace or impair current or reasonable foreseeable agricultural operations on the subject contracted parcel or on other contracted lands in agricultural preserves, and (3) the use will not result in the significant removal of adjacent contracted land from agricultural or open space use.

The County's Williamson Act contracts are typically boilerplate, providing standard contract language across parcels. However, some of the County's contracts require commercial agricultural production while also allowing compatible uses, while others do not include language that would allow for compatible uses

alongside commercial agricultural operations. This can be based on when the contract was recorded, as contracts entered into prior to 1969 amendments to the Williamson Act, such as the subject contract, are typically more restrictive.

One of the key changes made by the 1969 Williamson Act amendments was to rewrite the sections defining compatible uses. Before the 1969 Act, compatible uses were only those determined by the city or County according to uniform rules, and by statute to include certain utility facilities (former Government Code Section 51201(e), as it read in 1968). With the 1969 Act, the definition of compatible uses was expanded to include “any use determined by the County or city administering the preserve or by this Act to be compatible with the agricultural, recreational or open space use of land within the preserve. ‘Compatible use’ includes agricultural use, recreational use or open space use unless the board or council finds after notice and hearing that such use is not compatible with the agricultural, recreational or open space use to which the land is restricted by contract” (current Government Code Section 51201(e)).

The procedures for amending contracts to include additional compatible uses are governed by Government Code Section 51253, which states the following: “Any contract or agreement entered into pursuant to this chapter prior to the 61st day following final adjournment of the 1969 Regular Session of the Legislature may be amended to conform with the provisions of this act as amended at that session upon the mutual agreement of all parties. Approval of these amendments to a contract by the Director of Conservation shall not be required.” The 1966 contract did not reflect the current law on compatible uses, as amended in 1969, and therefore was eligible for amendment.

On September 9, 2011, the California Department of Conservation (DOC) issued a letter to the Board regarding the existing agritourism uses (e.g., hay bale maze, train ride, haunted barn and other venues) on the subject property and compliance with specific contract terms and Williamson Act legislation. In reviewing the specific contract terms, the DOC determined that the restrictive nature of the contract language prohibited the use of the land for purposes other than commercial agriculture. In reviewing the subject property from the standpoint of the Williamson Act legislation itself, DOC determined that the agritourism uses were generally inconsistent with the Williamson Act because the location of the activities had, at that time, partially displaced agricultural operations.

The amendment remedied the concerns regarding the restrictive contract terms. Further, the Planning and Building Department has prepared guidelines to clarify agritourism uses for San Mateo County, as ancillary and accessory to agricultural uses allowed through the PAD Zoning District, to ensure that those uses will not significantly compromise the long-term productive agricultural capability and will not significantly displace or impair current or reasonable foreseeable agricultural operations consistent with the principles of compatibility under the Williamson Act and County land use regulations while allowing supplemental sources of revenue

to local farms. If, in the future, agritourism uses are requested, compliance with the County’s land use regulations and guidelines, California Land Conservation Act of 1965, and the County’s forthcoming Williamson Act Program update would be required.

*Williamson Act Program Eligibility Requirements*

Review of minimum eligibility requirements included Assessor’s Office Agricultural Preserve Questionnaires and documents submitted by the owner. Crop income is held confidential; review of this criterion is identified only as “Completed.”

APN 066-310-080	Williamson Act Program Requirements	Planning Review	Compliance
Land Use Designation	Open Space or Agriculture	Agriculture	Yes
Zoning <sup>1</sup>	PAD, RM, or RM-CZ	PAD	Yes
Parcel Size <sup>2</sup>	40 Acres	8.37 Acres	No
Prime Soils <sup>3</sup>	--	3.95 Acres	--
Non-Prime Soils	--	4.42 Acres	--
Crop Income <sup>4,6</sup>	\$10,000	Completed	Yes
Grazing Utilization <sup>5,6</sup>	40 Acres	--	--
Horse Breeding	15 Broodmares	--	--
<ol style="list-style-type: none"> <li>1. Zoning designations: “PAD” (Planned Agricultural District), “RM” (Resource Management), and “RM-CZ” (Resource Management-Coastal Zone).</li> <li>2. Parcel size taken from the San Mateo County Assessor’s Office records.</li> <li>3. Prime soils: Class I or Class II (U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification), Class III lands capable of growing artichokes or Brussels sprouts, and lands qualifying for an 80-100 Storie Index Rating taken from the Planning and Building Department GIS data.</li> <li>4. Required income calculated per Income Requirements for Crops (Uniform Rule 2.A.6).</li> <li>5. Grazing land utilization is 75% of parcel acreage (Uniform Rule 2.A.7).</li> <li>6. Crop income and grazing data taken from Assessor’s Office Agricultural Preserve Questionnaire response using the highest income and grazing acreage of the previous three years for purposes of this review. Contracted parcels are required to meet the minimum commercial crop income, commercial grazing land utilization, or commercial horse breeding.</li> </ol>			

Agricultural Uses

Commercial agriculture includes 3.77 acres for permanent agriculture. Peas, fava beans, corn, stone pines, pumpkins, and seedlings are grown on the property.

Existing Development

The property is developed with a single-family house, one barn, a snack bar, a play set, one office trailer, and two sheds. The applicant constructs a temporary hay maze and parking area.

### Determination of Compatibility

The landowner has submitted the requested supplemental documentation in order to calculate the compatible and agricultural uses required by the Williamson Act Program (Program).

*The percentage of a parcel's total area used for compatible uses on contracted lands cannot exceed the percentage used for agricultural uses and the portion of the parcel used for compatible uses cannot exceed 25% of the parcel size.*

Building and structures used to support the agricultural use, unpaved roads, farm labor housing, and underground utilities are excluded from this calculation.

### *Maximum Allowance of Compatible Uses Calculation*

#### 8.37-Acre Parcel:

Agricultural uses: 3.77 acres (45% of parcel) of peas, stone pine trees, fava beans, corn, pumpkins, and seedlings.

Compatible uses: 1.95 acres (23% of parcel) of developed area, parking, hay maze and play set/jumper.

These uses have been determined compatible as amended by the Board in 2012.

### Staff Evaluation

Based on the information submitted by the landowner, the property complies with the Williamson Act requirements for crop income and compatibility of uses. In 2015, an exception to the minimum parcel size was reviewed and granted. No changes to the size of the parcel are proposed. The contracted area is otherwise in compliance with the minimum eligibility requirements.

#### 4. Compliance with the California Environmental Quality Act (CEQA)

An Initial Study and Mitigated Negative Declaration (IS/MND) under CEQA Guidelines were completed for this project. The public review period for this document was from April 20, 2011 to May 2, 2011. The Board of Supervisors certified the IS/MND on September 13, 2011. The IS/MND analyzed the incorporation of seasonal and recreational activities into the normal pumpkin selling activities to occur at the Arata Farm site from July 1 through November 31 annually, including a hay maze, pony rides, train rides, hay rides, haunted barn, pumpkin sales and private parties. The current proposal expands the hours of operations on Friday night, while decreasing hours on Saturday and Sunday. The proposal does involve a train ride and a food truck that will be located on developed areas. All projects impacts would remain the same or would be

reduced. Specifically, under this proposal, project impacts to the scenic corridor and to prime soils would remain consistent with the approval from 2014.

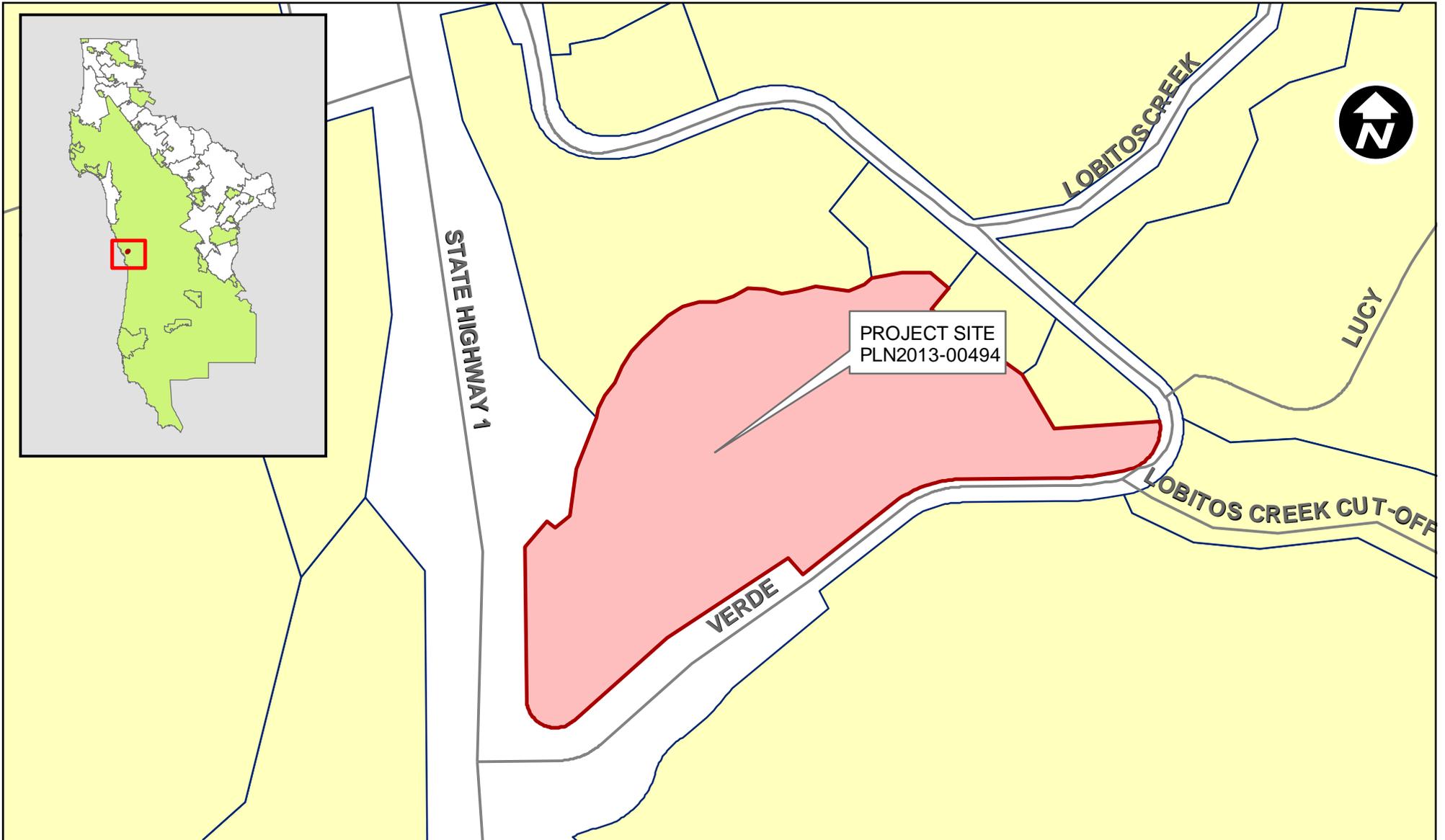
### **ATTACHMENTS**

- A. Vicinity Map of Project Parcel
- B. Map of Prime Soils and Agricultural Activities 2017
- C. Map of Prime Soils and Seasonal Commercial Recreation Activities 2017
- D. Table of Planting Plan
- E. Map of Prime Soils and Seasonal Commercial Recreation Activities 2015

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# Vicinity Map

0 80 160 320 480 640 Feet



## ***San Mateo County Agricultural Advisory Committee Meeting***

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

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

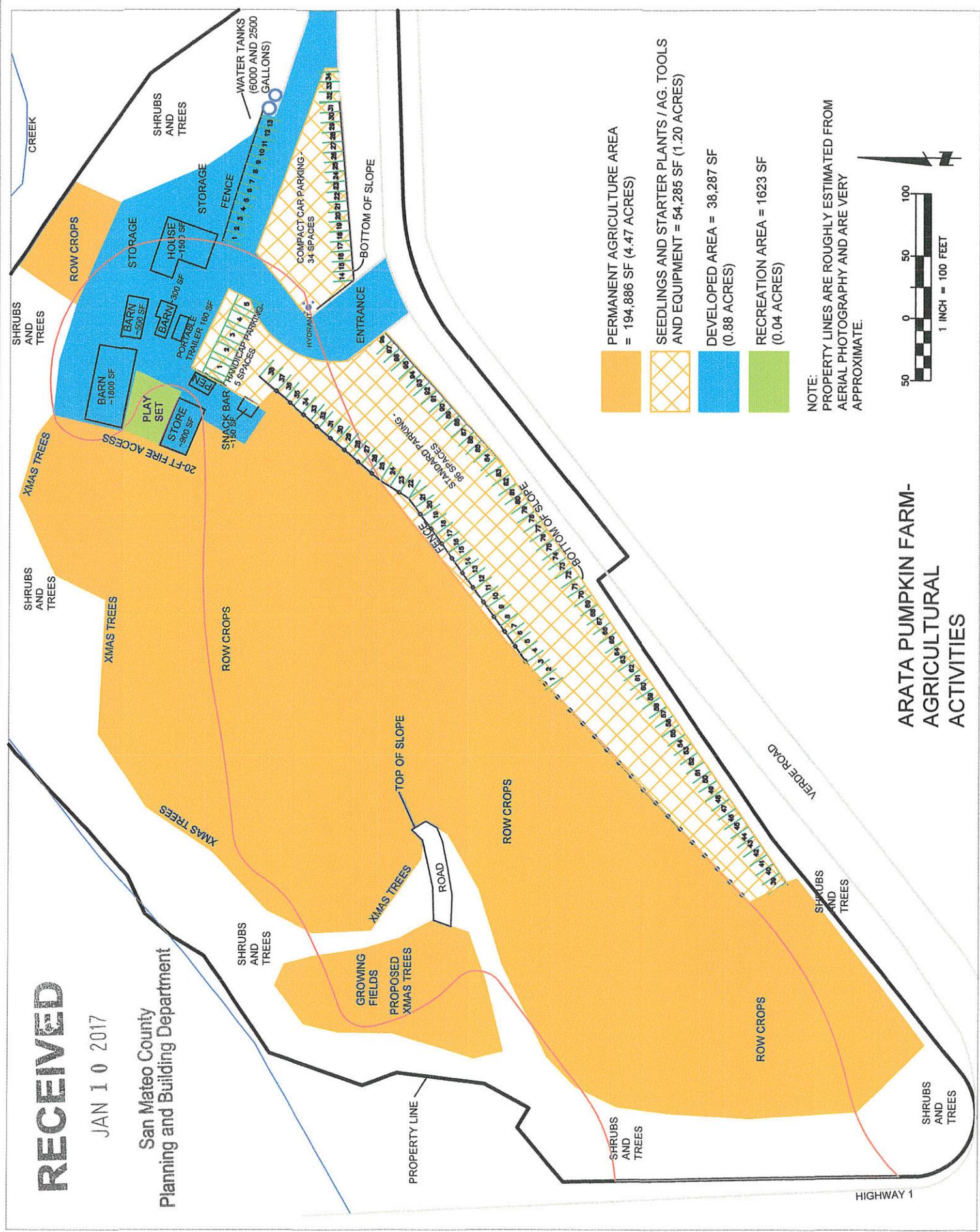
File Numbers: \_\_\_\_\_

PLN2015-00084

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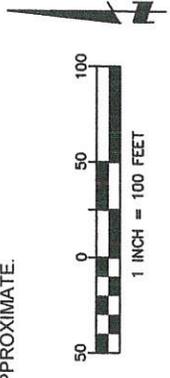
JAN 10 2017

San Mateo County  
Planning and Building Department



- PERMANENT AGRICULTURE AREA = 194,886 SF (4.47 ACRES)
- SEEDLINGS AND STARTER PLANTS / AG. TOOLS AND EQUIPMENT = 54,285 SF (1.20 ACRES)
- DEVELOPED AREA = 38,287 SF (0.88 ACRES)
- RECREATION AREA = 1,623 SF (0.04 ACRES)

NOTE:  
PROPERTY LINES ARE ROUGHLY ESTIMATED FROM AERIAL PHOTOGRAPHY AND ARE VERY APPROXIMATE.



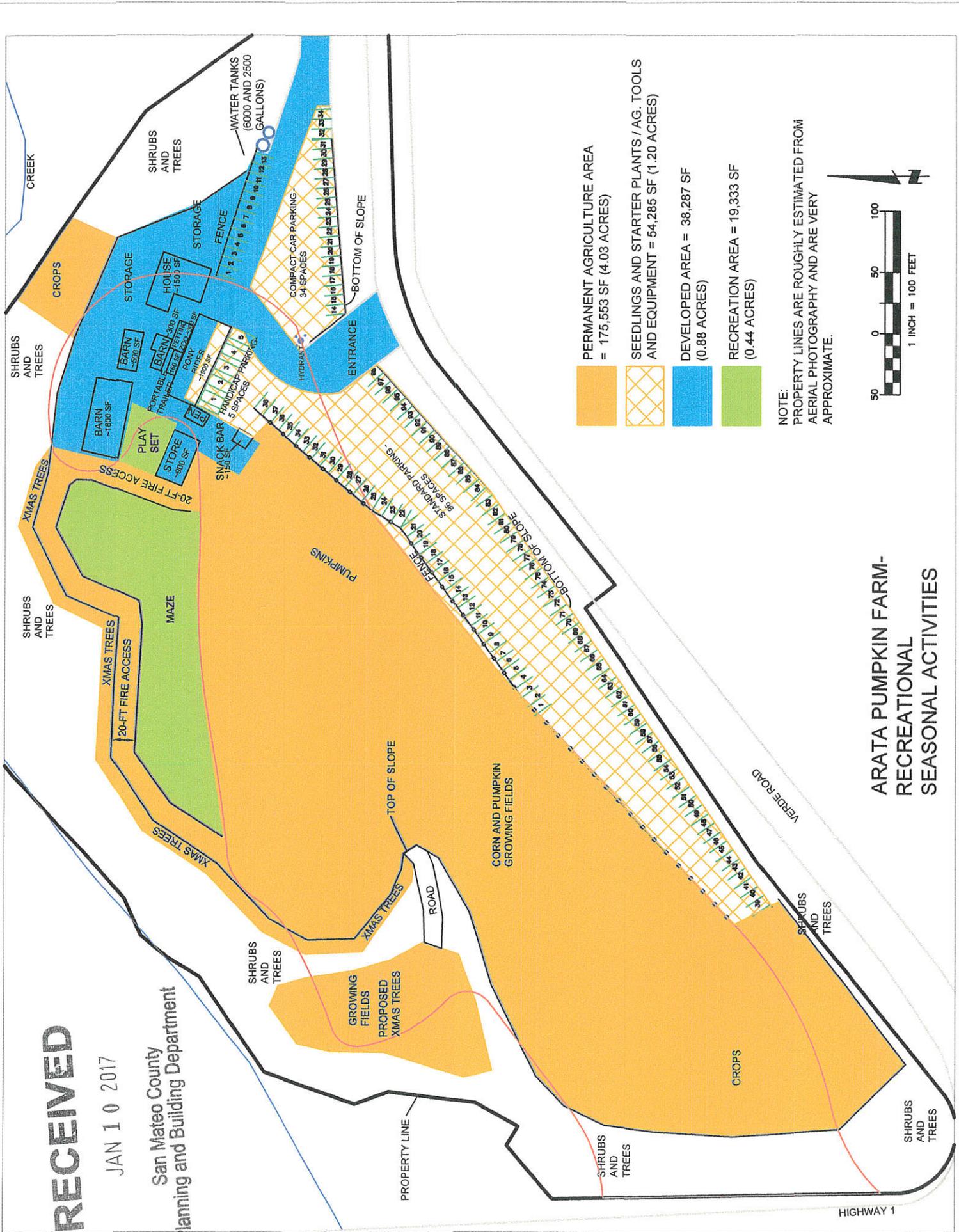
**ARATA PUMPKIN FARM-  
AGRICULTURAL  
ACTIVITIES**

PLN2015-00084

**RECEIVED**

JAN 10 2017

San Mateo County  
Planning and Building Department

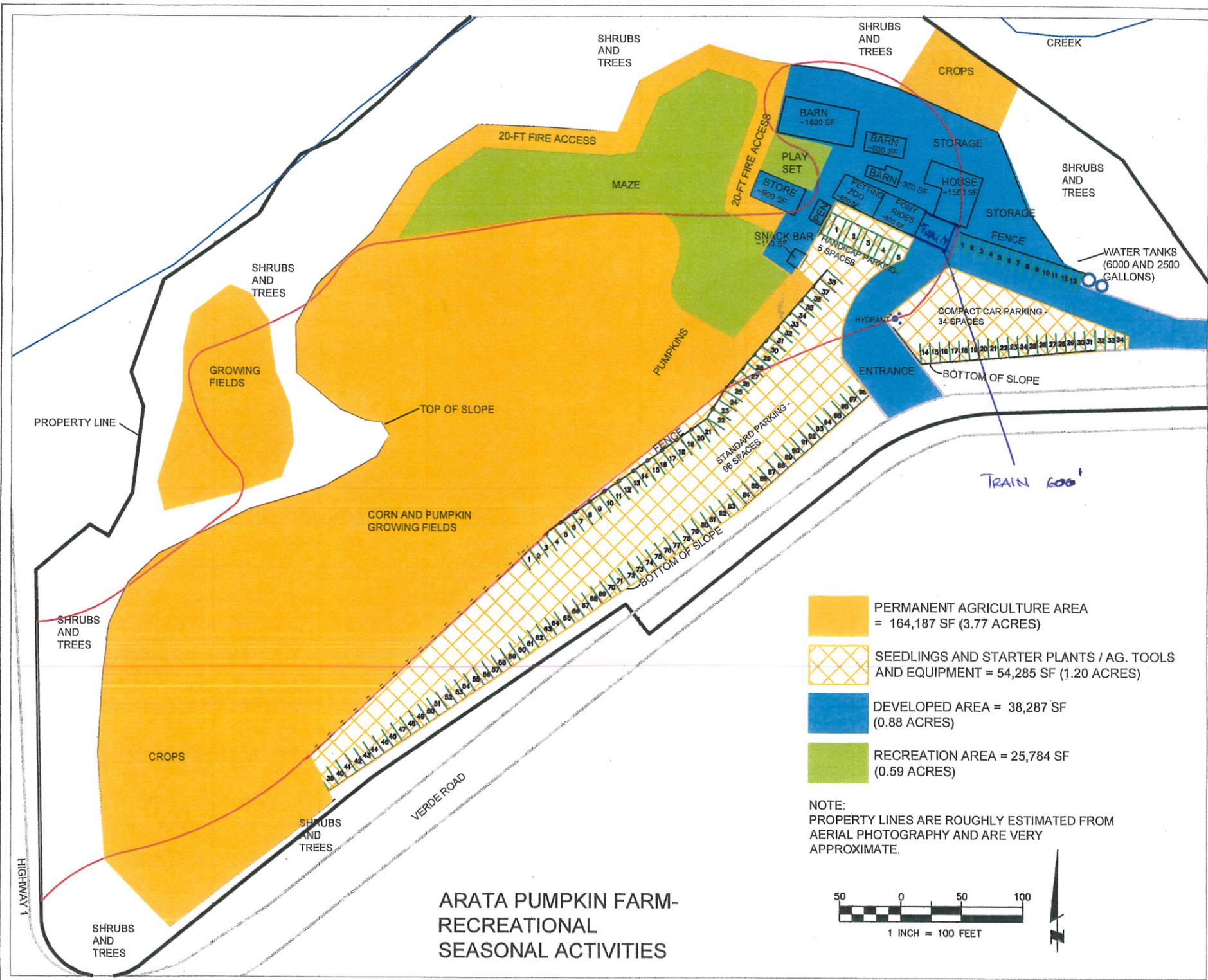


**ARATA PUMPKIN FARM-  
RECREATIONAL  
SEASONAL ACTIVITIES**

Crop Production Table By Zone, as Shown on Map

	A	B	C	D	E	F
November	Christmas Trees	Fallow/Cover Crop				
December						
January						
February						
March						
April	Christmas Trees	Peas*/ Stone Pines*/	Fava Beans	Corn/ Pumpkins*	Christmas Trees	Seedlings/ Starter Plants
May		Fava Beans/ Christmas Trees				
June						
July						
August						None (Parking)
September	Christmas Trees	Harvest/Sales				None (Parking)
October						

\*Entire zone planted, excluding areas of the hay maze for the month of August.  
 Note: Crop type may change, as long as an active agricultural use is maintained.





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

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

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**Meeting Minutes  
Regular Meeting March 13, 2017**

**1. Call to Order**

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:35 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  
Peter Marchi  
Robert Marsh  
Brenda Bonner  
Louie Figone  
Robert Cevasco  
Doniga Markegard  
Marilyn Johnson

Regular Voting Members Absent

John Vars

Nonvoting Members Present

Rob Bartoli  
Jess Brown  
Fred Crowder

Nonvoting Members Absent

Jim Howard  
Igor Lacan

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

Kerry Burke stated that Far Day is coming up at the end of the month. She also stated that the Smiling Dogs project will be at the Planning Commission meeting in March.

Vice Chair Burns had a comment about Member Figone and Member Vars terms. Member Figone's term was back dated to 2014, with his term ending in 2018.

**4. Consideration of a Coastal Development Permit and Planned Agricultural District Permit to allow construction of four new Farm Labor Housing units, associated septic system, a domestic well, and the construction of three new non-soil dependent greenhouses and the legalization of one temporary farm stand. The property is located at 950 La Honda Road in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the California Coastal Commission. County File No. PLN2016-00495 and PLN2016-00496 Owner: Peninsula Open Space Trust; Applicant: Lisa Grote**

Planner Bartoli presented the item. The applicant is proposing to construct four (4) new Farm Labor Housing (FLH) units, each 850 square feet in size with three bedrooms, with an associated septic system and domestic well (PLN2016-00495) and construction of three (3) new non-soil dependent greenhouses, each 3,600 square feet in size, and the legalization of one (1) permanent farm stand (PLN2016-00496). The construction of the new FLH units, septic system, greenhouses, and farm stand would be located in the disturbed area around the existing farm center on the property. The proposed domestic well on the property would be located in close proximity to an existing farm road.

The proposed project would be located on prime soils, however it is in an existing farm center, which totals 3 acres, where the soil is already disturbed and has not been utilized for agricultural production. The development would cluster the construction of the FLH units, greenhouses, and associated utilities within the existing farm center, allowing the majority of the site, (60 acres of the 74-acre parcel) available for agricultural uses. The clustering of development near the existing farm center minimizes the impacts of vehicle traffic on the site.

Location of the structure elsewhere on the site could impact the on-going agriculture crops planted on the property. The location of the proposed domestic well will be located in close proximity to the existing farm roads to minimize soil conversion. The applicant will maintain a 5-foot buffer between the FLH units and the existing deer fence on the property as well as keep an 11-foot buffer between the greenhouses and the cover crops.

The property is separated from adjacent parcels where agricultural operations are occurring by fences, a creek, and La Honda Road. The proposed FLH units and greenhouses will not substantially increase the amount of vehicle trips to the site.

Committee Member Marchi asked about where the septic system will be located.

Planner Bartoli stated that it would be located within the existing farm center.

Committee Member Johnson asked about the status of the existing farm house on the property.

Ryan Casey, the tenant on the property, stated that the farm house will be demolished and that 25% of the house will be recycled.

Kerry Burke asked if the project does not meet the minimum requirements for water, will the number of units be adjusted.

Planner Bartoli stated that a minor modification could be made to reduce the number of units depending on the amount of water. Cal-Fire has reviewed the project and did not have comments about the project.

Kerry Burke asked about the fire hydrant location.

Lisa Grote stated that the fire hydrant location is preliminary.

Committee Member Figone had a question about the location of the deer fence currently on the property.

Vice Chair Burns moved to recommend approval of the project; Committee Member Figone seconded the motion. The motion was approved unanimously (8 ayes – 0 noes).

**5. Consideration of the Action Minutes for the February 13, 2017 regular meeting.**

Several corrections to the minutes were made by the AAC related to grammatical and spelling issues.

Vice Chair Burns moved approval of the meeting minutes as amended for the February 13, 2017 regular meeting; Committee Member Johnson seconded the motion. The motion was unanimously approved. (8 ayes – 0 noes)

**6. Community Development Director's Report**

Planner Bartoli presented the Director's Report.

Committee Member Johnson asked about when the Arata application will be at the AAC meeting.

**Adjournment (8:04 p.m.)**

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

**DATE:** April 10, 2017

**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 March 1, 2017 to March 31, 2017.

**PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES**

PLN2013-00481, a PAD permit for Smiling Dogs (located at 515 Stage Road, Pescadero) was approved by the San Mateo County Planning Commission on March 22, 2017

**UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS**

No new applications for a PAD permit were received during the month of February.

**COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS**

See attached report regarding the three rural CDX applications that were received by the Planning Department from 3/1/17-3/31/17. Each permit includes the description of the project and the status of the permit. A copy of CDXs are available for public review at the San Mateo County Planning Department.

**ADDITIONAL ANNOUNCEMENTS**

None

**ATTACHMENTS**

- 1) CDX List

## RURAL CDX'S FOR 3/1/17-3/31/17

Permit Number	RECORD NAME	DATE OPENED	DESCRIPTION	APN	Address	RECORD STATUS
PLN2017-00081	AG. SHIPPING CONTAINERS	3/3/2017	CD Exemption to install 2 temporary shipping containers (8x40) duck house with approximately 10x30 attached fencing for duck pen. Located behind an existing agriculture barn, left side. Property grows strawberry's, lolliberry, rosemary.	086080010	Pescadero Creek Road, Pescadero	Approved
PLN2017-00099	ROAD, SHED, CLEARING	3/10/2017	CDX for review of new agricultural road, apron, culvert, & 120 sq/ft shed, 2500 gallon water tank for agricultural use, & land clearing for flower cultivation & possible need for CDP; APN 081-013-110 (zoned PAD). This permit also includes the review of a well drilled in 1998.	081013110	Stage Road, San Gregorio	Submitted
PLN2017-00132	BARN	3/28/2017	Ag. CDX to legalize barn; associated with (BLD2016-01485).	066260070	Lobitos Creek Rd, Half Moon Bay	Submitted