



County of San Mateo

Planning & Building Department

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

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

March 3, 2014

Brad Michalk
Northern Service Center
One Capital Mall, Suite 410
Sacramento, CA 95814

Dear Mr. Michalk:

Subject: **LETTER OF DECISION**
File Number: PLN 2013-00306
Location: West of Cabrillo Highway in Unincorporated Montara and Pescadero
APNs: 036-321-010 and 086-202-010

On February 26, 2014, the San Mateo County Planning Commission considered a Coastal Development Permit, pursuant to Section 6328 of the San Mateo County Zoning Regulations, to install two State Beach signs. One sign will be located at Montara State Beach. The second sign will be located at Bean Hollow State Beach. Both beaches are located west of Cabrillo Highway in the unincorporated Montara and Pescadero areas, respectively, of San Mateo County.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the project by adopting the required findings and conditions of approval as identified in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at 5:00 p.m. on March 12, 2014.

An approval of this project is appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at (415) 904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Brad Michalk
Northern Service Center

- 2 -

March 3, 2014

Please direct any questions regarding this matter to Olivia Boo, Project Planner, at (650) 363-1818 or Email: oboo@smcgov.org.

Sincerely,



For Heather Hardy
Planning Commission Secretary

pcd0226_hh(Item_1_Beaches).docx

cc: Department of Public Works
Building Inspection Section
Coastside Fire Protection District
Midcoast Community Council
Pescadero Municipal Advisory Council
City of Half Moon Bay

Attachment A

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2013-00306

Hearing Date: February 26, 2014

Prepared By: Olivia Boo, Project Planner

Adopted By: Planning Commission

FINDINGS

Regarding the Environmental Review, Found:

1. The Planning Commission, acting as a responsible agency, has reviewed and considered the Categorical Exemption, prepared by State Parks as Lead Agency.

Regarding the Coastal Development, Found:

2. That the project, as described in the application and accompanying materials required by Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The Planning Commission has reviewed the plans and materials and determined the project, as proposed and conditioned, will not have any adverse impacts on Sensitive Habitats, Visual Resources, or Shoreline Access, as the State beach identification signs will require minimal ground disturbance and be located along Cabrillo Highway, will improve clear State beach identification to visitors, and will be designed (e.g., with respect to size, color and materials) to minimize visual impacts on coastal areas.
3. That the project conforms to the specific findings required by the policies of the San Mateo County LCP with regard to the Sensitive Habitats, Visual Resources, and Shoreline Access Components. As previously stated, the proposed signs will be designed and located in a manner to minimize ground disturbance and visual impacts on coastal areas, and will be used as State beach location identification assisting visitors to easily find the beaches.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval is for the project as described on the plans and documents submitted for consideration by the Planning Commission on February 26, 2014. Any revisions to the

approved plans must be submitted to the Planning Department for review and approval prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of, and are in substantial conformance with, this approval.

2. The Coastal Development Permit is valid for one (1) year from the date of approval, in which all work authorized under this permit must be completed. The Coastal Development Permit may be extended beyond one (1) year if the applicant requests an extension in writing and submits payment of applicable extension fees at least sixty (60) days before the expiration date.
3. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and adjacent water bodies by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater and watercourses.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth moving activities only during dry weather.

- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
4. Noise levels produced by proposed construction activities shall not exceed the 80 dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
5. The applicant shall use materials and colors that blend in with the natural environment, absorb light and minimize reflection. As indicated in the staff report and application, final colors and materials shall blend in with the natural surrounding environment and minimize reflection. Any modifications to the proposed materials and/or colors shall be submitted to the Community Development Director for review and approval.