

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: January 12, 2011

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit to allow coastal trail public access improvements located within the Fitzgerald Marine Reserve, and certification of a Mitigated Negative Declaration. The project site is adjacent to North Lake Street and Cypress Avenue in the unincorporated Moss Beach area of San Mateo County. This project is appealable to the California Coastal Commission.

PROPOSAL

The San Mateo County Parks Department is proposing public access improvements within the Fitzgerald Marine Reserve. The improvements are comprised of two components: the Coastal Trail (Dardennelle Trail) and certain beach access improvements. A separate Coastal Development Permit will be processed for the beach access improvements at a later time. Since the circulation of the Mitigated Negative Declaration on July 1, 2010, the project has been revised narrowing the trail and bridge widths and now proposes a pervious trail surface.

Within the Fitzgerald Marine Reserve project area are San Vicente Creek, sensitive habitats, riparian vegetation and wetlands, an archaeology site and the Seal Cove Fault. The trail improvements will run from the Reserve boundary at Cypress Avenue moving north and eastward to a point on North Lake Street (between California and Virginia Streets) and include the following:

1. Removal of an existing temporary pedestrian bridge across San Vicente Creek.
2. Construction of an ADA compliant trail in the location of the existing unimproved trail (a small portion of which will be realigned). The proposal has been modified from the originally proposed 10-foot wide asphalt surface with 2-foot wide aggregate shoulders, to an 8-foot wide Gravelpave² (pervious) trail with a 2-foot unimproved shoulder (downhill side) and a 1-foot unimproved shoulder (uphill side).
3. A 60-foot long by 8'-4" wide (modified from 12 feet wide) prefabricated fiberglass clear span bridge relocated approximately 30 feet upstream of the removed temporary bridge.

4. Two sidewalk curb-cut ramps along the North Lake Street entrance to the trail.
5. Removable bollards on the trail at both ends and fixed bollards adjacent to the trail at Cypress Avenue.
6. Interpretative signs.
7. Rest area near the Cypress Avenue entrance (5-foot wide by 28 feet long Gravelpave² landing with County bench, ADA area, and trash receptacle).
8. Tree Removal: one 40-inch d.b.h. cypress, three dead cypress (44", 46" and 58" d.b.h.) and possible removal of four trees (40" d.b.h. cypress, 48", 40" and 40" d.b.h. eucalyptus) based on an in field evaluation following grading activities.
9. Grading includes: 287 cubic yards of cut, 345 cubic yards of over-excavation (for imported base and surface materials) and 262 cubic yards of fill.

In 1997, the County applied for a Coastal Development Permit for the relocation of this bridge (CDP97-0063). This permit was included in the Local Coastal Program Provisional Appendix for "In-Progress Development Proposals Not Affected by the LCP Amendments Certified by the Coastal Commission on April 29, 1998." Since there are currently two pending CDPs for relocation of the same bridge, the 1997 permit has been consolidated into the 2010 CDP for ease of processing. That said, previous versions of amended LCP policies are not applicable to this project proposal as it relates to the bridge relocation.

RECOMMENDATION

Approve the Coastal Development Permit, County File Number PLN 2010-00093, and certify the Mitigated Negative Declaration, by adopting the required findings and conditions of approval identified in Attachment A.

SUMMARY

As a County agency, the Parks Department is exempt from local building and zoning regulations (Government Code 53091); however, a Coastal Development Permit in compliance with Local Coastal Program Policy 2.1 is required.

The original proposal included a beach access improvement component, however, that portion will now be processed under a separate Coastal Development Permit at a later time.

Staff has completed a review of the project and all submitted documents and reports against the applicable Local Coastal Program policies. Potential impacts to seasonal wetlands, special status species, water quality, and archaeological resources were identified. Planning staff prepared and circulated a Mitigated Negative Declaration for this project as required by CEQA. Based upon

that review and the recommendations of the applicant's Biological Resources Assessment (including ESA Section 7 Biological Report), mitigation measures were incorporated into the project by staff. Additionally, the applicant modified their project, after circulation of the environmental document, in response to public comments.

Staff has reviewed the project and found the proposal, as conditioned by staff, to be in compliance with the County's Local Coastal Program including policies relating to sensitive habitats and public recreation facilities. Staff believes that if the project is implemented as proposed and conditioned, the project will be in compliance with the LCP.

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