

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

DATE: December 11, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of (1) the adoption of an Initial Study and Mitigated Negative Declaration and (2) a Coastal Development Permit, Use Permit, Design Review Permit, Mobilehome Park Permit, and a Grading Permit, for the construction of a new 50-space Recreational Vehicle (RV) park, 7 tent camping spaces, plus a shower and laundry building located on a legal 3.356-acre parcel (legality confirmed via Lot Line Adjustment: LLA 94-0014) at 240 Capistrano Road in the Princeton area of unincorporated San Mateo County. The construction of the RV park involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

County File Number: PLN 2017-00320 (Stefanick)

PROPOSAL

The applicant, Ron Stefanick of Point Pillar Project Developers, has submitted an application to construct a new recreational vehicle (RV) park on a legal, undeveloped parcel at the west corner of the intersection of Cabrillo Highway (Highway 1) and Capistrano Road. The proposed RV park includes 50 RV spaces, 7 tent camping spaces, and a shower and laundry building and two (2) roofed 120 square foot trash enclosure. The shower and laundry building is required to have three (3) toilets, showers, and lavatories per building code as noted in Condition 48. The applicant has submitted a conceptual set of revised plans for the building to accommodate the aforementioned building code requirements (Attachment K). The construction of the RV park involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. No trees are proposed for removal. The applicant proposes to enclose the RV park with a new split rail natural-stained wood fence (4-feet high along Cabrillo Highway and 3-feet high along Capistrano Road).

The RV park would have an on-site manager available at all times to oversee the maintenance of the park and enforce rules and regulations, including those that pertain to trash and noise. Stays would be limited to no more than 28 consecutive days and 90 days annually per RV, as required by the policies of the Local Coastal Program (LCP).

Customers who would like to use the tent camping spaces would be able to walk-in without a vehicle.

RECOMMENDATION

That the Planning Commission adopt the Initial Study/Mitigated Negative Declaration and approve the Coastal Development Permit, Use Permit, Design Review Permit, Mobilehome Park Permit, and Grading Permit by making the required findings and adopting the conditions of approval identified in Attachment A.

SUMMARY

The undeveloped site is located at the corner of Cabrillo Highway and Capistrano Road. The area to the north contains commercial uses in the unincorporated community of El Granada. The area to the northwest contains agricultural land. A parking lot for Pillar Point Harbor is located to the southeast. The areas to the southwest contain commercial uses, anchored by the Oceano Hotel. The project site has been previously used for temporary events such as pumpkin sales during annual holidays and as overflow parking for the adjacent commercial development.

The project complies with the Soil Resources Policies of the County's General Plan and the Grading Regulations of the County's Building Regulations. Review of the grading and erosion control plans – together with the County Geotechnical Section's review of submitted geotechnical studies and the Department of Public Works' review of the drainage reports - was critical to ensure that the development and its associated grading during construction and post-construction stormwater drainage was adequately contained on site and did not adversely affect or increase erosion. The associated mitigation measures and the conditions of approval will ensure that the project can be completed without significant harm to the environment.

The project also complies with the Visual Quality Policies of the County's General Plan, the Visual Resources Component of the County's Local Coastal Program (LCP), and the Design Review District Standards of the County's Zoning Regulations. Due to the presence of intervening trees and development, including mature Monterey Cypress trees along Cabrillo Highway, various mature trees spread throughout Pillar Point Harbor to the southeast, and the one- and two-story commercial structures to the southwest, public views of the Pacific Ocean are substantially blocked from viewing locations at the site and the portion of Cabrillo Highway which fronts the project site. When driving along Cabrillo Highway closer to the corner of Capistrano Road and Cabrillo Highway, there is a narrow viewshed of the Pacific Ocean which has the potential to be impacted by the project. To ensure minimal blockage of this view, proposed landscaping is limited to groundcover and low-growing shrubs at the corner of Capistrano Road and Cabrillo Highway and along the entire stretch of Capistrano Road adjacent to the property. In addition, no RV parking spaces are proposed along the Capistrano Road side of the property to further minimize view blockage. As part of the project scope, the existing grade level would be lowered by approximately 1-foot relative

to the elevation of the adjacent Cabrillo Highway, further minimizing the effects of any views being blocked by vertical elements. The proposed one-story laundry/shower building reflects the nautical character of the harbor setting, employs natural colors (Kelly Moore's Lover's Hideaway (dark beige)), and uses pitched roofs. The proposed materials such as horizontal fiber cement siding and brown composition shingle, have a natural appearance. Signage will be limited to the existing monument and tower signs that serve the existing Harbor Village development.

The project complies with the Recreation/Visitor-Serving Facilities component of the Local Coastal Program and the Coastside Commercial Recreation (CCR) zoning district regulations of the County's Zoning Regulations. The proposed RV park is a visitor serving and a commercial recreation facility that will provide support services and low-cost lodging to the visitors of the coast. The tent camping spaces will provide an even more affordable form of lodging relative to the RV spaces. Per LCP Policy, stays would be limited to no more than 28 consecutive days, and no more than 90 days per year.

The project complies with the Public Works component of the Local Coastal Program which considers Service Level D (LOS D) acceptable during commuter peak periods and Service Level E (LOS E) acceptable during recreation peak periods. A Traffic Impact Analysis (Hexagon TIA) was prepared by Hexagon Transportation Consultants, Inc. for the project, and peer-reviewed for the County by DKS Associates. According to the Hexagon analysis, the proposed development would generate a total of 20 trips (7 incoming and 13 outgoing) during the AM peak hour, 25 trips (16 incoming and 9 outgoing) during the PM peak hour, and 24 trips (11 incoming and 13 outgoing) during the Saturday midday peak hour. The Hexagon analysis determined that, under all scenarios with and without the project, all studied intersection would operate at an acceptable level of service (LOS C or better, with each individual movement operating at LOS D or better). The analysis indicates that vehicles on the stop-controlled approaches (Pillar Point Harbor Boulevard and the Shoppes at Harbor Village private driveway) would experience minimal increases in delay with added project traffic. Additionally, the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts states that land use projects "may be assumed to cause a less-than significant transportation impact" if they generate or attract fewer than 110 trips per day.

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

DATE: December 11, 2019

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of (1) adoption of an Initial Study and Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and (2) a Coastal Development Permit, Use Permit, Design Review Permit, and Mobilehome Park Permit, pursuant to Sections 6328.4, 6267, 6268, and 6540 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of the County Building Regulations (Division VII, Chapter 5), for the construction of a new 50-space Recreational Vehicle (RV) park, 7 tent camping spaces, plus a shower and laundry building located on a legal 3.356-acre parcel (legality confirmed via Lot Line Adjustment: LLA 94-0014) at 240 Capistrano Road in the Princeton area of unincorporated San Mateo County. The construction of the RV park involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

County File Number: PLN 2017-00320 (Stefanick)

PROPOSAL

The applicant, Ron Stefanick of Point Pillar Project Developers, has submitted an application to construct a new recreational vehicle (RV) park on a legal, undeveloped parcel at the west corner of the intersection of Cabrillo Highway (Highway 1) and Capistrano Road. The proposed RV park includes 50 RV spaces, 7 tent camping spaces, and a shower and laundry building and two (2) roofed 120 square foot trash enclosure. The shower and laundry building is required to have three (3) toilets, showers, and lavatories per building code as noted in Condition 48. The applicant has submitted a conceptual set of revised plans for the building to accommodate the aforementioned building code requirements (Attachment K). The construction of the RV park involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. No trees are proposed for removal. The applicant proposes to enclose the RV park with a new split rail natural-stained wood fence (4-foot high along Cabrillo Highway and 3-foot high along Capistrano Road.

The RV park would have an on-site manager available at all times to oversee the maintenance of the park and enforce rules and regulations, including those that pertain to trash and noise. Stays would be limited to no more than 28 consecutive days and 90

days annually per RV, as required by the policies of the Local Coastal Program (LCP). Customers who would like to use the tent camping spaces would be able to walk-in without a vehicle.

RECOMMENDATION

That the Planning Commission adopt the Initial Study/Mitigated Negative Declaration and approve the Coastal Development Permit, Use Permit, Design Review Permit, Mobilehome Park Permit, and Grading Permit by making the required findings and adopting the conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Ruemel Panglao, Project Planner

Applicant: Ron Stefanick

Owner: Point Pillar Project Developers

Location: 240 Capistrano Road, Princeton

APN(s): 047-081-430

Size: 3.356 acres

Existing Zoning: CCR/DR/CD (Coastside Commercial Recreation/Design Review/Coastal Development)

General Plan Designation: Coastside Commercial Recreation (Urban)

Local Coastal Plan Designation: Coastside Commercial Recreation

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Vacant; the parcel has been previously used for temporary events such as pumpkin sales during annual holidays and as overflow parking for the adjacent commercial development.

Water Supply: Coastside County Water District

Sewage Disposal: Granada Community Services District

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Area of Minimal Flooding, Community Map No. 06081C0138F, dated August 2, 2017.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for this project and was circulated from September 18 through October 18, 2019. Further discussion is provided in Section B of this report.

Setting: The undeveloped site is located at the corner of Cabrillo Highway and Capistrano Road. The area to the north contains commercial uses in the unincorporated community of El Granada. The area to the northwest contains agricultural land. A parking lot for Pillar Point Harbor is located to the southeast. The areas to the southwest contain commercial uses, anchored by the Oceano Hotel.

Chronology:

<u>Date</u>	<u>Action</u>
August 9, 2017	- Application submitted.
March 6, 2018	- The County released an RFP to find a traffic consultant to conduct a peer review of the applicant's traffic impact analysis prepared by Hexagon Traffic Consultants (Hexagon TIA).
March 19, 2018	- At the end of the RFP period, the County received no proposals from traffic consulting firms to complete the peer review and was therefore unsuccessful in retaining a consultant.
November 8, 2018	- The County retained a traffic consultant (DKS Associates) to conduct a peer review of the applicant's traffic impact analysis prepared by Hexagon Traffic Consultants (Hexagon TIA).
January 5, 2019	- The project's compliance with the state's Model Water Efficient Landscape Ordinance (MWELo) was confirmed by the County's MWELo consultant.
January 28, 2019	- In its peer review, the DKS Associates finds the applicant's revised traffic impact analysis prepared by Hexagon Traffic Consultants' sufficient.
June 20, 2019	- Applicant submits an archaeological report for review after the Northwest Information Center of the California Historical Resources Information System determines that archaeological resources may be at the subject site.

- August 18, 2019 - IS/MND is posted with the State Clearinghouse, County Clerk and on the Planning and Building Department's website. The 30-day public review period begins.
- October 17, 2019 - The California Coastal Commission requests a 6-day extension to provide comments on the IS/MND.
- October 24, 2019 - End of public review period for IS/MND.
- November 26, 2019 - A conceptual design for the laundry and shower building is submitted (Attachment K). These plans were submitted in response to building code requirements which require additional toilets, lavatories, and showers.
- December 11, 2019 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Upon review of the applicable provisions of the General Plan, staff has determined that the project complies with applicable General Plan Policies, including the following:

a. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) requires that development minimize soil erosion and sedimentation, including, but not limited to, measures which consider the effects of slope and the stabilization of disturbed areas. The site has a moderate slope of 2%, from the property line along Cabrillo Highway (Highway 1). The construction of the RV park involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. The nearly balanced earthwork is necessary in order to flatten the site and to provide on-site bio-retention systems to treat project stormwater run-off, as required by the Municipal Regional Permit (MRP). Total land disturbance is 2.9 acres. Conditions 21, 22, and 29 (Mitigation Measures 2, 3, and 10, respectively) provide measures to minimize erosion and sedimentation during project construction activities.

b. Visual Qualities

Policies 4.15(a) (*Appearance of New Development*), 4.22 (*Scenic Corridors*), and 4.36 (*Urban Area Design Concept*) require

development in urban areas to promote and enhance good design, siting, site relationships, and other aesthetic considerations which should protect the visual quality of the scenic corridor and maintain the character of development. The proposed project is located within the Cabrillo Highway County Scenic Corridor. The architectural elements and exterior materials and colors proposed for the one-story laundry and shower building, two (2) 120 square foot trash enclosures, and new split rail wood fence (4-foot high along Cabrillo Highway and 3-foot high along Capistrano Road) work to enhance the overall design of the RV park in conjunction with the proposed landscaping. The height of the proposed laundry/shower building is 16 feet 7 inches, which is below the maximum height of 28 feet. The proposal did not include details of the trash enclosures. Staff has added Condition No. 3 to require the trash enclosures to match the aesthetics of the laundry/shower building and to require the applicant to provide detailed drawings prior to Planning approval of the building permit. The shower and laundry building is required to have three (3) toilets, showers, and lavatories per building code. The applicant has submitted a conceptual set of revised plans for the building to accommodate the aforementioned building code requirements (Attachment K). While the existing views to the Pacific Ocean from Cabrillo Highway are minimal with intervening commercial development, such views would be preserved. Existing views are shown in Attachment J. The project has been reviewed against the applicable Design Review guidelines and regulations and has been found to conform to those standards. Further discussion can be found in Sections A.2 and A.5 of this report.

c. Park and Recreation Resources

Policy 6.30 (*Minimize Traffic and Litter Problems*) encourages recreationists to properly dispose of litter in recreation facilities. The applicant proposes two roofed, 120 square foot trash enclosures. The proposal also includes an on-site manager present at all times to monitor the RV Park and to enforce applicable policies related to litter (Attachment L).

2. Conformance with the Local Coastal Program

A Coastal Development Permit is required pursuant to Section 6328.4 of the Zoning Regulations for development in the Coastal Development (CD) District. The parcel is located in the Cabrillo Highway County Scenic Corridor. Because an RV park is a conditionally permitted use in the Coastside Commercial Recreation/Design Review (CCR/DR/CD) zoning district, as discussed in Section 4 of this report, the project requires a Use Permit and is therefore appealable to the California Coastal Commission.

Staff has determined that the project is in compliance with applicable Local Coastal Program (LCP) Policies, elaborated as follows:

a. Locating and Planning New Development

Policy 1.3 (*Definition of Urban Area*) recognizes that in the creation of the urban/rural boundary, some land has been included within the urban boundary which should be restricted to open space uses and not developed at relatively high densities, such as lands containing prime agricultural soils and sensitive habitats.

In addition to the subject parcel, the developed area of Princeton and a large portion of the Harbor District property to the southeast also contain prime soils. The subject parcel has been disturbed by temporary events including pumpkin sales and overflow parking uses and has not been farmed in the recent past. Also, the project site is zoned Coastside Commercial Recreation and is similarly designated in the General Plan and Local Coastal Program. Listed permitted uses of the zoning district do not include agricultural use. The parcel is not subject to an existing Open Space Easement. The proposed RV park use is not considered high density development. Further discussion can be found in the IS/MND (Attachment L).

b. Public Works

Policy 2.43 (*Desired Level of Service*) considers Service Level D acceptable during commuter peak periods and Service Level E acceptable during recreation peak periods. Policy 2.52 (*Traffic Mitigation for all Development in the Urban Midcoast*) requires a traffic impact analysis for new development that accounts for cumulative effects along with any future planned projects. A Traffic Impact Analysis (Hexagon TIA), dated January 18, 2019, was prepared by Hexagon Transportation Consultants, Inc. for the project, and peer-reviewed for the County by DKS Associates. According to the Hexagon analysis, the proposed development would generate a total of 20 trips (7 incoming and 13 outgoing) during the AM peak hour, 25 trips (16 incoming and 9 outgoing) during the PM peak hour, and 24 trips (11 incoming and 13 outgoing) during the Saturday midday peak hour.

The Hexagon analysis determined that under all scenarios with and without the project, the signalized study intersection, Cabrillo Highway (SR 1)/Capistrano Road, would operate at an acceptable level of service (LOS C or better, with each individual movement operating at LOS D or better) during the AM, PM, and Saturday midday peak hours.

In addition, the analysis results show that under all scenarios with and without the project, the two-way stop-controlled study intersection would operate at LOS C or better during all peak hours. The analysis indicates that vehicles on the stop-controlled approaches (Pillar Point Harbor Boulevard and the Shoppes at Harbor Village private driveway) would experience minimal increases in delay with added project traffic.

On January 28, 2019, in its peer review of the Hexagon TIA, DKS Associates found the Hexagon TIA to be sufficient. Review of the Hexagon TIA by the Department of Public Works is not required as the project does not meet the 100-vehicle trip threshold for significant adverse impact on traffic conditions in San Mateo County per the 2013 Traffic Impact Study Requirements.

Additionally, the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts states that land use projects "may be assumed to cause a less-than significant transportation impact" if they generate or attract fewer than 110 trips per day.

c. Agriculture

Policy 5.22 (*Protection of Agricultural Water Supplies*) requires the protection of agricultural water supplies. There is no well currently on the parcel.

d. Visual Resources

Policies 8.12(2) (*General Regulations*) and 8.32 (*Regulation of Scenic Corridors*) require the application of Section 6565.17 (*Design Review Districts*) of the Zoning Regulations and the design criteria set forth in the Community Design Manual for all development in urban areas of the Coastal Zone, as discussed below:

- (1) Design Review District (Section 6565.17) and Community Design Manual standards:

Paved Areas, Landscaping, and View Preservation

Paved areas should integrate into the site, relate to any existing and proposed structures, and include landscape areas to reduce visual impact from residential areas and from roadways. Public views from public roads and along scenic corridors must be protected.

The asphalt-paved areas are limited to the drive aisles. In an effort to minimize impervious surfaces, the parking areas would utilize pervious pavers. The applicant has proposed multiple landscaped areas with significant vegetation inside of the park and along the perimeter to visually soften views of the project.

Due to the presence of intervening trees and development, including mature Monterey Cypress trees along Cabrillo Highway, various mature trees spread throughout Pillar Point Harbor to the southeast, and the one- and two-story commercial structures to the southwest, public views of the Pacific Ocean are substantially blocked from viewing locations at the site and the portion of Cabrillo Highway which fronts the project site. When driving along Cabrillo Highway closer to the corner of Capistrano Road and Cabrillo Highway, there is a narrow viewshed of the Pacific Ocean which has the potential to be impacted by the project. The viewshed is presented in Attachment J. To ensure minimal blockage of this view, proposed landscaping is limited to groundcover and low-growing shrubs at the corner of Capistrano Road and Cabrillo Highway and along the entire stretch of Capistrano Road adjacent to the property. In addition, no RV parking spaces are proposed along the Capistrano Road side of the property to further minimize view blockage. As part of the project scope, the existing grade level would be lowered by approximately 1-foot relative to the elevation of the adjacent Cabrillo Highway, further minimizing the effects of any views being blocked by vertical elements. A Section-Elevation with cars and RVs provided in the project plans visually demonstrates the grade difference between Cabrillo Highway and the proposed elevation of the RV park (Attachment C).

Signs

Signs should be simple, well designed and constructed of materials which harmonize with their surroundings. Signage for the RV Park would consist of panels located on existing multi-tenant monument and 1 tower sign for the Harbor Village property.

Policy 8.13b (*Special Design Guidelines for Coastal Communities*) applies supplemental design criteria for the Princeton-by-the-Sea community which require structures to be designed to reflect the nautical character of the harbor setting, are of wood or shingle siding, employ natural or sea colors, and use pitched roofs. The proposed materials and colors for the

one-story laundry/shower building, such as horizontal fiber cement siding in Kelly Moore's Lover's Hideaway (dark beige), have a natural appearance. The building uses gable roofs, including a non-reflective, brown composition shingle as the primary roof material. Condition No. 3 requires the roofed trash enclosures to match the color and materials of the laundry/shower facility.

e. Recreation/Visitor-Serving Facilities

Policies 11.4 (*Recreation and Visitor-Serving Facilities Permitted in the Coastal Zone*), 11.5 (*Priority to Visitor-Serving and Commercial Recreation Facilities*), 11.7(c) (*Urban Areas*), and 11.22(b) (*Encourage Facility Development by the Private Sector*) permits, encourages and prioritizes visitor-serving and commercial recreation uses and facilities in the Coastal Zone. The proposed RV park is a visitor serving facility as defined by Policy 11.1 and a commercial recreation facility as defined by Policy 11.2. As a private development, the RV park would provide support services to the RV and tent camping segments of visitors that frequent the coast.

Policy 11.23 (*Low Cost Facilities*) encourages low cost facilities in privately developed visitor-serving facilities which are open to the general public. Recreational vehicle parks can be a form of low-cost recreational land use that provides access to the coast. In addition, the tent camping spaces will provide an even more affordable form of lodging relative to the RV spaces. These types of low-cost lodging benefits the visitors that may not be in a position to afford more costly accommodations in the surrounding area.

Policy 11.15(c)(1) (*Private Recreation and Visitor Serving Facilities*) requires a deed restriction as a condition of approval that affirms that the development will remain a visitor-serving use exclusively available to the general public and limits visitor length of stays to no more than 29 consecutive days, and no more than 90 days per year. The applicant has proposed stays of no more than 28 consecutive days and no more than 90 days per year (Attachment L). These requirements are fulfilled by Condition No. 19 of this permit.

Policy 11.21 (*Shoreline Access*) requires that any development along the shoreline provide access in accordance with the policies of the Shoreline Access Component. Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some provision for shoreline access for development between the sea and nearest road. The project site is not located between the nearest public road (Capistrano Road) and the sea. Therefore, Policy 11.21 does not apply. However, the project

does propose a vehicular and pedestrian connection to established circulation on Capistrano Road that would allow for easy access to the shoreline from the project site.

3. Conformance with the Half Moon Bay Airport Land Use Compatibility Plan

The project site is located approximately 900 feet east of the southeasterly boundary of the Half Moon Bay Airport, a public airport operated by the County Department of Public Works. Development within certain proximities of the airport are regulated by applicable policies and requirements of the Final Half Moon Bay Airport Land Use Compatibility Plan (ALUCP), as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014. The overall objective of the ALUCP safety compatibility guidelines is to minimize the risks associated with potential aircraft accidents for people and property on the ground and to enhance the chances of survival for aircraft occupants involved in an accident that occurs beyond the runway environment. ALUCP's safety zone land use compatibility standards restrict land use development that could pose particular hazards to the public or to vulnerable populations in case of an aircraft accident.

A large majority of the project site is located in the Airport Influence Area (Runway Safety Zone 7), where accident risk level is considered to be low. The bathroom/laundry building would be located within this zone.

A small portion of the west corner of the project site (approximately .13 acre of the 3.356 acres of the total site) is located in the Airport Influence Area (Zone 2), the Inner Turning Zone (ITZ), where accident risk level is considered to be moderate to high as approximately seven percent of general aviation aircraft accidents occur in an ITZ Zone. The ITZ Zone does not identify RV parks as a prohibited use. Additionally, the proposed use complies with the other ITZ development conditions in the Safety Criteria Matrix of the ALUCP such as locating the structure a maximum distance from the extended runway centerline and maintaining a less than 35-ft. building height. No project structures are proposed within the ITZ. Four (4) RV spaces and two (2) guest parking spaces are within the ITZ. The ITZ does not directly address the proposed use but prohibits buildings with more than three above ground habitable floors. The maximum height of any RVs parked in the ITZ would not exceed the height limit of the CCR zoning district (28 feet), which is less than the ITZ height limit.

4. Conformance with the Coastside Commercial Recreation/Design Review (CCR/DR/CD) Development Standards

The project site is located within the Coastside Commercial Recreation (CCR) Zoning District which allows commercial recreation and visitor-

servicing uses that are not listed in the ordinance, subject to a use permit, if they are deemed a compatible land use. These uses must be consistent with the purpose of the district and compatible with other permitted land uses. Staff has determined that the proposed 50 space RV park and associated uses meet the purpose of the CCR Zoning District in that it is primarily oriented towards meeting the service and recreational needs of Coastsiders visitors. In addition, the use is compatible with other permitted uses in the CCR Zoning District, most notably small and large hostels which similarly provide sources of lodging.

CCR Development Standards		
Standard	Required	Proposed
Minimum Side Yard Setbacks	5 ft., combined total of 15 ft.	82 ft. left side 255 ft. right side
Maximum Impervious Surface Area (<18" from grade)	10%*	35%
Maximum Lot Coverage	50%	0.59%
Maximum Building Height	36 ft.	16 ft. 7 in.
Minimum Parking Spaces	1	17
* An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size).		

a. Protection of Coastal Resources

Development shall be sited and designed to provide maximum feasible protection of coastal resources including, but not limited to, marine views. Further discussion can be found in Section A.2 of this report.

b. Impervious Surface Area

The amount of parcel area covered by impervious structures less than 18 inches in height is limited to 10% of the parcel size. An exception to the limit may be granted for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10 percent (parcel size). The County Drainage Policy requires that post pre-development runoff amounts do not exceed pre-development runoff amounts. The project, which includes drainage facilities, was reviewed by the County's Department of Public Works and found to meet this policy.

c. Landscaping

Landscaping must be provided in all yards abutting a public street, except that portion necessary for driveways and sidewalks. Landscaping areas would be provided in the yards abutting Cabrillo Highway and Capistrano Road.

d. CCR Zoning District Use Permit Findings

The applicant is seeking a use permit to operate a 50 space RV park and associated uses as required in the CCR zoning district for Other Compatible Uses. In order for the Planning Commission to approve a use permit, the following findings are required.

1. *That the design and operation of the proposed use will further the purpose of this Chapter as stated in Section 6265. The purpose of the CCR Zoning District is to limit and control the use and development of land designated as commercial recreation in the Local Coastal Program in order to establish commercial areas which:*
 - a. *are primarily oriented toward meeting the service and recreational needs of Coastside visitors, boat users and Coastside residents seeking recreation;*
 - b. *are active and pedestrian-oriented, while meeting the need for safe and efficient automobile access and parking;*
 - c. *have an intimate, human scale;*
 - d. *have a unified design theme appropriate to their location;*
 - e. *provide public access to nearby coastal areas; and*
 - f. *protect coastal resources.*
2. That the design and operation of the proposed use will conform with the development standards stated in Section 6269. The project conforms to the applicable development standards in Section 6269 of the CCR Zoning District Regulations as discussed in this Section.

e. Finding for Use Permit

Section 6503 requires that, in order to grant the use permit as applied for or conditioned, the findings of the Planning Commission must

include “That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.”

The project is compatible with the type and appearance of other existing commercial/visitor-serving development in the surrounding area. As previously mentioned, the proposed RV Park would include 50 RV spaces and 7 tent spaces. The facility would be open to the public year-round with a limit on stays (28 days consecutively and 90 days annually), which is compatible with the operation of other lodging establishments in the surrounding area.

Furthermore, the project is not considered a destination attraction that would cause a significant increase or change in pedestrian or vehicle traffic patterns. The use is intended to provide supportive lodging services for people that visit the coastside for other primary reasons. As discussed in the IS/MND, the traffic impact analysis found that the proposed project would not have a significant impact on traffic in the area. Also, the IS/MND determined that the project would not pose a significant safety impact to other vehicles, pedestrians or bicycles. The Hexagon analysis notes that the overall network of sidewalks and crosswalks in the study area has good connectivity and provides pedestrians with safe routes to buses and other points of interest in the vicinity of the project site and that the sidewalks and bikeways in the vicinity of the project site are adequate to serve the proposed RV park. There is no evidence to suggest that the proposed project will have any detrimental effects upon coastal resources or result in adverse impacts to properties or improvements in the area.

5. Conformance with Design Review District Standards

Pursuant to Section 6268 (Design Review) of the CCR Zoning District regulations and provided the project parcel is located in a Design Review overlay, the project is subject to design review. Non-residential development is required to comply with the design guidelines and criteria of the Community Design Manual and the LCP’s Visual Resources and Special Communities Component.

Conformance with the applicable Site Design criteria of the Community Design Manual, including paved areas, landscaping, view preservation, and signs, are discussed in Section A.2 of this report. The Site Design criteria for grading requires that grading be carefully controlled to reduce erosion, minimize impacts on natural systems, and maintain surface runoff at existing levels. Conformance with these standards can be found in Section A.7 of

this report. See Section A.2 for discussion on the project’s compliance with the Visual Resources and Special Communities Component of the LCP.

6. Conformance with the Mobilehome (MH) General Standards

A Mobilehome Park Permit is required pursuant to Section 6540(1) of the Zoning Regulations for any mobilehome park in any zoning district in the unincorporated County. The project meets the definition of a mobilehome park as defined by Section 6537(2), which includes not just manufactured housing, but all forms of mobile housing, specifically including recreational vehicles; however, to the extent the MH ordinance requires consistency with components of State law that only apply to manufactured housing, mobilehome parks and installation, or factory-built housing, those requirements will not be applied to the proposed RV park, which is governed by a separate State law, the Special Occupancy Parks Act. The project is intended to be a visitor-serving use that provides low cost lodging opportunities for people visiting the coastside. Per Policy 11.15(c)(1) of the LCP, a deed restriction will be required limiting individual stays to 28 consecutive days with a maximum of 90 days per year. Further discussion can be found in Sections A.2 and A.4 of this report.

7. Conformance with the Grading Regulations

The applicant has provided the following estimates of grading in cubic yards required to construct the project:

Project Grading Quantities in Cubic Yards (c.y.)			
	Cut	Fill	Grading Total
Lot	4,500 c.y.	4,575 c.y. Net Import: 75 c.y.*	9,075 c.y.
* Net import of fill means that the use of cubic yards of cut is not adequate to contribute the proposed and necessary fill; the net import amount is brought to the site from off-site sources.			

The purpose of the Grading Regulations is to promote the conservation of natural resources, including topography and vegetation, as well as to protect health and safety, which includes the reduction or elimination of erosion, siltation and flooding.

The construction of the RV park involves earthwork of 4,500 cubic yards of cut and 4,575 cubic yards of fill. A Grading Permit is required for projects that require a building permit and involve earthwork that exceeds 250 cubic yards (c/y). All application requirements of the Grading Regulations (including grading plans with engineer’s estimate of the quantity of

materials, an erosion and sediment control plan, dust control plan, cross sections detailing the grading to occur), have been submitted and reviewed by the County Department of Public Works and the County Geotechnical Section and deemed compliant with the applicable requirements.

a. Findings for Grading Permit

The following is a discussion of how the project complies with required findings per Section 9290:

1. That this project, as conditioned, will not have a significant adverse effect on the environment.

The project has been reviewed by Planning staff and the Department of Public Works, which found that the project can be completed without significant harm to the environment as conditioned. Staff reviewed the grading and erosion control plans – together with the County Geotechnical Section’s review of submitted geotechnical studies and drainage reports - and determined that the project, as proposed and conditioned, including grading, construction, and post-construction stormwater drainage, would adequately contain project drainage on-site, and would not adversely affect or increase erosion in the area. The implementation of the associated mitigation measures of the IS/MND together with the conditions of approval would ensure that the project can be completed without significant harm to the environment.

2. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Regulations and is consistent with the General Plan.

Planning staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605 and the San Mateo County General Plan.

Pursuant to the County Department of Public Works and Geotechnical Section’s review and conditional approval of the grading plans, the project complies with the Grading Regulations.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for this project and circulated from September 18 through October 18, 2019. While initially released and circulated for a 30-day period, the County extended the review period for another six days to accommodate the California Coastal Commission's request for additional time for comments. As a result, the County extended the review period to October 24, 2019.

1. Summary of Analysis of the Main Environmental Factors: Staff has summarized its analysis of the main environmental factors discussed in the IS/MND, below.
 - a. Aesthetics: The Aesthetics section addresses potential impacts of the project to ocean views. Mitigation Measure 1 (Condition 20) was included to limit the amount of light spilling over to adjacent properties. The shower and laundry building will be slightly expanded relative to what is shown on the plans in Attachment C because it is required to have three (3) toilets, showers, and lavatories per building code. In response to these requirements, the applicant has submitted a conceptual set of revised plans for the building (Attachment K). The changes will not create further aesthetic impacts as the structure will still be one-story, retain the same location, and not impact ocean views as they will still be blocked by the adjacent Oceano Hotel. In addition, the enlarged structure will not increase the overall intensity or density of the use as it does not spur an increase in RV or tent spaces, only ensuring that those already proposed are properly served. Further discussion can be found in Section A.2 of this report.
 - b. Biological Resources: The Biological Resources section addresses the potential impacts of construction on sensitive species. In summary, an SWCA biologist conducted a reconnaissance-level field survey of the study area on October 17, 2017. The SWCA evaluation states that developed, agricultural, and disturbed/ruderal habitats do not typically provide suitable habitat for sensitive wildlife species. No jurisdictional wetlands, water features, or riparian corridors were observed within the project area. Although the project area lacks suitable natural habitat conditions for California red-legged frog and San Francisco garter snake, the project area could be used by these species for dispersal. However, due to the lack of emergent vegetation cover and development surrounding the project area, the potential for these species to occur within the project area is low. The project area does contain habitat for nesting migratory birds, including northern harrier (*Circus cyaneus*), a California Department of Fish and Wildlife (CDFW) species of special concern that is protected under the Migratory Bird Treaty Act and/or the California Fish and Game Code.

With the provided mitigation measures and conditions of approval, the impacts of construction and development would be less than significant.

- c. Geology and Soils: The Geology and Soils section mainly addresses the suitability of the land to support development and potential erosion that could occur during construction activities. With the provided mitigation measures, the impacts of construction and development would be less than significant. Further discussion can be found in Section A.7 of this report.
 - d. Hydrology and Water Quality: The Hydrology and Water Quality section addresses pre-and post-development stormwater flows. The project complies with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. In addition, due to the amount of new impervious surface proposed, the Department of Public Works required a Bay Area Hydrology Model (BAHM) analysis and associated stormwater detention to meet C3 requirements. These measures, in addition to requiring the detention and treatment of stormwater runoff onsite, also requires treatment or project drainage.
 - e. Transportation: Per the Screening Thresholds for Land Use Projects section of the "Technical Advisory on Evaluating Transportation Impacts in CEQA" document published by the Governor's Office of Planning and Research, the proposed project "may be assumed to cause a less-than significant transportation impact" because it generates or attracts fewer than 110 trips per day. With respect to compliance with the Department of Public Works' 2013 Traffic Impact Study Requirements, the project does not meet its 100-trip threshold for a significant adverse impact on traffic conditions in San Mateo County. Further discussion can be found in Section A.2 of this report.
 - f. Utilities and Service Systems: The Granada Community Services District has indicated that they have adequate capacity to serve the project's sanitary sewerage demands. In addition, the project would also have adequate water service connections from the Coastside County Water District. Further discussion can be found in Section A.2 of this report.
2. Summary of Comments Received by Staff on the IS/MND: Comments were received from the California Department of Toxic Substances Control (DTSC), California Department of Transportation (Caltrans), California Coastal Commission (CCC), and Midcoast Community Council (MCC). Comments from individuals were also received, which aligned with comments received by the MCC and are addressed in the MCC section.

What follows is a summary of the comments received, each followed by staff response.

- a. California Department of Toxic Substances Control: Upon circulation of the IS/MND, the DTSC provided comments (email dated October 4, 2019; Attachment I), within which they cited issues and concerns summarized as follows:
 - (1) Hazardous Materials: Minimal amounts of hazardous materials such as fuel and paint would be used during construction and should be acknowledged. Adequate Best Management Practices must be implemented to prevent spills or incorrect use of these hazardous materials. Relevant mitigation measures should be referenced or proposed.
 - (2) Past Land Uses: Past land uses must be discussed in that they could have resulted in hazardous materials releases within the project area that should be investigated prior to development for public health protection. Past land uses could indicate the need for collecting environmental samples and/or preparing a Phase 2 Environmental Site Assessment (ESA).
 - (3) Grading: Discuss whether on-site soil would be sampled for disposal or reuse and how an adequate fill source would be chosen.
 - (4) Cortese List Requirements: Ensure that the project was reviewed under the Cortese List requirements and evaluate how nearby contaminated sites, if any, may impact the project site.

Staff Response: Regarding the prevention of spills or incorrect use of hazardous materials, Mitigation Measures 2, 9, and 14 (Condition Nos. 21, 28, and 32) address the prevention of spills or incorrect use of hazardous materials. Mitigation Measure 14 (Condition No. 32) specifically requires the control of fuels and other hazardous materials.

Past land uses are discussed in Question 2.d of the IS/MND. The property has been used as a pumpkin patch for sale of pumpkins for annual holidays. It has also been used historically as a staging area for temporary events and as unpaved overflow parking for the adjacent commercial development.

All cut soils from the project would need to be disposed of in a class 3 landfill such as Ox-Mountain. They would not receive soil unless it is manifested properly for disposal. This would be done as soil is excavated, stockpiled for sampling, and then disposed of properly. All fill soils (except for small amounts of organic topsoil kept for landscaping purposes) would

consist of class 2 or class 3 subbase for road and driveway construction and drain-rock for the drainage systems. The fills are considered engineered fill and would not require testing.

During the preparation of the IS/MND, the project was reviewed against the Cortese List requirements by the Planning Section. The project site and those in the vicinity were not found to be on the EnviroStor, Geotracker, DTSC, or Water Board databases. In addition, the County Geotechnical Engineer reviewed the site against the contaminated soils criteria of the San Mateo Countywide Water Pollution Prevention Program's Construction Best Management Practices and found no evidence of possible contamination. Based on the previous land uses as discussed above, lack of contaminated sites within the immediate vicinity, and the lack of existing conditions that would indicate contaminated soils, it is unlikely that the project site has been subject to contamination by hazardous materials.

- b. California Department of Transportation (Caltrans): Upon circulation of the IS/MND, Caltrans provided comments (email dated October 15, 2019; Attachment H), regarding concerns about construction-related temporary access points along Cabrillo Highway, the addition or modification of utilities in Caltrans right-of-way, and impacts to traffic on Cabrillo Highway during construction.

Staff Response: No temporary construction access points are proposed along Cabrillo Highway. The temporary construction entrance would be off of Capistrano Road in the same location as the proposed permanent entrance into the RV park. Condition No. 82 requires a Transportation Management Plan to be submitted at the building permit stage for review and approval by Caltrans to address the temporary traffic impacts that may arise during construction.

- c. California Coastal Commission: The California Coastal Commission provided comments in a letter dated September 15, 2017 addressing the project submittal and, in an email, dated October 25, 2019 addressing the IS/MND which are summarized as follows:
 - (1) Land Use: CCC staff has noted that the proposed RV park must be evaluated against the CCR zoning regulations as an Other Compatible Use.
 - (2) Traffic: CCC staff recommends that the traffic impact analysis address potential conflicts with commercial vehicle traffic that fluctuates seasonally in and out of the harbor. They also recommend that the analysis discuss potential project impacts to public coastal access along Highway 1 during peak summer

periods and traffic issues that may arise pre-and post-construction, consistent with LCP Policy 2.52.

- (3) Commercial Recreation/Visitor Serving Facilities: As noted by CCC staff, the LCP encourages low-cost, public-serving recreational opportunities along the coast such as RV parks. Their staff is in favor of such uses as they benefit the visitors that may not be in a position to afford more costly lodging facilities such as luxury hotels located in coastal areas. They determined that the project meets the definitions of a visitor serving facility (LCP Policy 11.1) and commercial recreation facility (LCP Policy 11.2). They also note that the permit shall include a condition, per LCP Policy 11.15, limiting consecutive stays to 29 days and no more than 90 days annually. This condition has been added as Condition No. 19 in Attachment A.
- (4) Visual Resources: CCC staff notes that the LCP requires the protection of scenic and visual resources and that the development must minimize impacts on ocean views from public viewpoints. They also state that the project must be reviewed against the applicable design guidelines and regulations.
- (5) Prime Soils: Because the entire project site contains prime soils that have a Class III rating (non-irrigated), CCC staff recommends that the project should be evaluated against LCP Policies 1.3 and 5.22.
- (6) Biological Resources: CCC staff recommends that the drainage system for the project should not affect the character of the swale at the northeast edge of the project area because the swale could provide marginal, suitable habitat for sensitive wildlife species such as the California red-legged frog and the San Francisco garter snake which may use the drainage for dispersal.

Staff Response: Regarding land use, further discussion can be found in Section A.4 of this report. Traffic is addressed above in this section and in Section A.2. Commercial recreation/visitor serving facilities, visual resources, and prime soils are discussed in Section A.2.

In terms of biological resources, the project does not propose any changes to the swale and mitigation measures are provided to minimize the impacts of construction and development to a less than significant level. Further discussion can be found above in this section and in the IS/MND.

- d. Midcoast Community Council: Upon circulation of the IS/MND, the MCC provided comments (memo dated October 9, 2019; Attachment D), within which it cited concerns from the community. The comments regarding aesthetics and traffic largely echo those received by Planning staff from individuals via email. The MCC's concerns related to environmental factors of the IS/MND are summarized as follows:
- (1) Aesthetics: Majority of the comments from the public raised concerns about the potential visual impacts of this project according to the MCC. Many people are concerned about the blockage of ocean views and consider the sight of an RV park unappealing overall for residents and visitors.
 - (2) Traffic: Project traffic impacts are a major concern of the MCC. The MCC asserts that the Midcoast has significant traffic delays on the weekends and that trailers and RVs, by their nature, tend to impact traffic more than most vehicles, because they are larger and slower.

Staff Response: The aesthetics of the project have been evaluated against the applicable Design Review regulations as required by the Visual Resources Component of the LCP and the CCR Zoning District regulations. Further discussion can be found above, in Sections A.1 and A.2 of this report and in the IS/MND. The traffic impact analysis found that the proposed project would not have a significant impact on traffic in the area. Further discussion can be found above, Section A.2 of this report, and the IS/MND.

C. MIDCOAST COMMUNITY COUNCIL

After the comment period for the IS/MND, the Midcoast Community Council provided comments on the project in a letter dated October 23, 2019 in which the MCC recommends denial of the project unless the RV park is reduced from 50 to 25 spaces. Their specific concerns are regarding aesthetics, traffic, length of guest stays, and pollution which are addressed below:

Aesthetics: In addition to their comments on the IS/MND, the MCC requests a height-restricted Clear View Easement on a portion of the property that would limit the height of vegetation to 3 feet at maturity to minimize impacts to ocean views. Proposed landscaping is limited to groundcover and low-growing shrubs at the corner of Capistrano Road and Cabrillo Highway and along the entire stretch of Capistrano Road adjacent to the property. In addition, no RV parking spaces are proposed along the Capistrano Road side of the property to further minimize view blockage. Further discussion can be found in Section A.2 of this report and the IS/MND.

Traffic: In addition to their comments on the IS/MND, the MCC also expressed concern regarding the cumulative effect on traffic that would be incurred with the proposed project and the Big Wave North Parcel Alternative Project (Big Wave)¹ on Airport Street (PLN 2013-00451). The provided traffic impact analysis includes a scenario that reviews the proposed development in conjunction with construction of Big Wave and a motel expansion at 11 Avenue Alhambra. In this and all other reviewed scenarios, the traffic analysis found that the proposed project would not have a significant impact on traffic in the area. Further discussion can be in Section A.2 of this report and the IS/MND.

Length of Guest Stay Enforcement: They also indicate that the applicant's 28 day stay limit will be difficult to enforce, claiming that the developer has a history of allowing stays longer than 28 days at the Pillar Point RV park and that part of the park may become permanent housing instead of 100% visitor serving. Per LCP Policy 11.15(c)(1), Condition 19 has been added limiting consecutive stays to 28 days and no more than 90 days annually and ensuring that the use will remain public and visitor serving. In addition, the County's Code Compliance Section may be employed for enforcement if this requirement is not met in the future. Further discussion can be found in Section A.2 of this report.

Climate/Pollution: The MCC has concerns regarding the amount of greenhouse gases that may be generated by the RVs, both through travel and the use of generators by RV visitors. As noted in Section A.2 of this report and the IS/MND, the Screening Thresholds for Land Use Projects section of the Technical Advisory on Evaluating Transportation Impacts in CEQA document published by the Governor's Office of Planning and Research, the proposed project "may be assumed to cause a less-than significant transportation impact" because it generates or attracts fewer than 110 trips per day which indicates that there will be a minimal impact on air pollutants and greenhouse gases (GHG). Additionally, the proposed project would have electrical hookups, minimizing the need for generators operated by RV visitors. Discussion regarding stormwater runoff and water quality can be found in Sections A.4 and B of this report.

There is also concern that the impervious surface proposed would increase polluted stormwater runoff and affect the habitat of native species, including nesting migratory birds. The project complies with County drainage and stormwater treatment requirements. See the Hydrology and Water Quality Section of Section B for further discussion.

D. REVIEWING AGENCIES

¹ The Big Wave North Parcel Alternative Project includes five (5) buildings containing approximately 155,500 sq. ft. of industrial/office/storage uses. The Office Park buildings will be occupied by private firms with their own workers. It also includes a Wellness Center that will consist of 70,500 sq. ft. of affordable housing and associated uses with up to 57 bedrooms for a maximum of 50 developmentally disabled adults and their aides.

Building Inspection Section
Geotechnical Section
Department of Public Works
Environmental Health Services
Coastside Fire Protection District
Coastside County Water District
Granada Community Services District
California Coastal Commission
California Department of Transportation
California Department of Toxic Substances Control
Sonoma State
Midcoast Community Council
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Midcoast Community Council IS/MND Comment Letter, dated October 9, 2019
- E. Midcoast Community Council Letter, dated October 23, 2019
- F. California Coastal Commission Comments, dated September 15, 2017
- G. California Coastal Commission IS/MND Comments, dated October 25, 2019
- H. California Department of Transportation IS/MND Comments, dated October 15, 2019
- I. California Department of Toxic Substances Control IS/MND Comments, dated October 4, 2019
- J. Photos from Cabrillo Highway
- K. Revised Conceptual Shower/Laundry Building Site Plan and Floor Plan
- L. Initial Study/Mitigated Negative Declaration and Attachments:
 - Project Plans/Proposed RV Park Rules
 - SWCA Biological Resources Evaluation (dated November 2017)
 - California Historical Resources Information System Review Letter (dated April 10, 2019)
 - Holman & Associates Archeological Resources Reconnaissance Report for the Harbor Village RV Park Project (dated June 2019)
 - Sigma Prime Geotechnical Study (dated May 17, 2018)
 - Sigma Prime Geosciences, Inc. Harbor Village RV Park Drainage Report (dated March 2018)
 - Hexagon Transportation Consultants, Inc, 100 Capistrano Road Harbor Village RV Park Draft Traffic Impact Analysis (dated January 18, 2019)
 - DKS Associates Draft Peer Review of Princeton Harbor RV Park TIA (dated November 30, 2018)
 - Project EECAP Development Checklist

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00320 Hearing Date: December 11, 2019

Prepared By: Ruemel Panglao
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Planning Commission does hereby find that the Initial Study/Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Initial Study/Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That on the basis of the Initial Study/Mitigated Negative Declaration, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the Mitigation Measures (numbered 1 through 17) in the Initial Study/Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project address the Mitigation Monitoring and Reporting Plan requirements of California Public Resources Code Section 21081.6.1. The Mitigation Measures have been included as conditions into this attachment. This attachment shall serve as the Mitigation Monitoring and Reporting Plan.

For the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Zoning Regulations 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), specifically in regard to the Locating and Planning New Development Component, Public Works Component, Visual Resources Component (including the Community Design Manual Standards), Shoreline Access, and Recreation/Visitor-Serving Facilities Component of the LCP. Furthermore, the proposed project is visually compatible

with the mix of commercial recreation development along Capistrano Road, and the project is a visitor-serving and commercial recreation facility that would serve the needs of Coastside visitors and residents in the area.

6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. Any applicable findings are discussed in Section A.2 of the staff report.

For the Use Permit, Find:

7. That the design and operation of the proposed use will further the purpose of the CCR Zoning District as stated in Section 6265, as the project consists of a 50-space RV park intended to serve coastside visitors and locals. The proposed project is compatible with the surrounding mix of commercial/visitor-serving development in the Princeton area, which includes retail shops, lodging, and restaurants. The project would provide on-site parking. The project site is within walking distance to other commercial visitor-serving businesses, primarily along Capistrano Road, and is within walking distance to shoreline access points to Princeton Beach. Overall, the project would not impact coastal resources or public ocean views.
8. That the design and operation of the proposed use will conform with the development standards stated in Section 6269 (CCR Zoning District) since the project, as proposed and conditioned, conforms to the applicable development standards of the CCR Zoning District Regulations with regard to setbacks, height, lot coverage, protection of coastal resources, and landscaping. The applicant is seeking a use permit to classify an RV park under Other Compatible Uses as allowed by the CCR regulations.
9. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood since there is no evidence to suggest that the proposed project, as conditioned and approved, will have any detrimental effect upon coastal resources or result in adverse impacts to properties or improvements in the area. The project is compatible with the type and appearance of other existing commercial/visitor-serving development in the surrounding area, including two other RV parks in close proximity at Pillar Point Harbor and Pillar Point RV Park. As proposed and conditioned, the facility would be open to the public year-round with a limit on stays consistent with the LCP (28 days consecutively and 90 days annually), which is compatible with the operation of other lodging establishments in the surrounding area. Furthermore, the project is not considered a destination attraction that would cause a significant increase or change in pedestrian or vehicle traffic patterns as the use is intended to provide supportive lodging service to people that visit the Princeton area for other primary reasons.

For the Design Review Permit, Find:

10. That the project complies with the design guidelines and criteria of the Community Design Manual and the LCP's Visual Resources Component. The proposed materials and colors for the one-story laundry/shower facility, such horizontal fiber cement siding in Kelly Moore's Lover's Hideaway (dark beige), has a natural appearance. The structure uses gable roofs, including a non-reflective, brown composition shingle as the primary roof material. Paved areas integrate into the site, relate to the proposed structure, and would be landscaped to reduce visual impact from residential areas and from roadways. Public views from public roads and along scenic corridors to the ocean are protected. The proposed signs would include panels located on an existing multi-tenant monument sign and tower sign that consolidate signage for the Harbor Village property.

For the Mobilehome Park Permit, Find:

11. That the proposed project meets all of the applicable regulations of Chapter 26 of the Zoning Regulations. The project meets the definition of a mobilehome park as defined by Section 6537(2), which includes not just manufactured housing, but all forms of mobile housing, specifically including recreational vehicles; however, to the extent the MH ordinance requires consistency with components of State law that only apply to manufactured housing, mobilehome parks and installation, or factory-built housing, those requirements will not be applied to the proposed RV park, which is governed by a separate State law, the Special Occupancy Parks Act. The project is intended to be a commercial recreation and visitor serving use that provides low cost lodging opportunities for people visiting the coastside.

For the Grading Permit, Find:

12. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed by the Planning Section, who prepared an Initial Study/Mitigated Negative Declaration and found that the project can be completed without significant harm to the environment as conditioned.
13. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. Planning staff and the Department of Public Works have reviewed the project and have determined its conformance to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605 and the San Mateo County General Plan.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and approved by the Planning Commission on December 11, 2019. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The Coastal Development Permit, Use Permit, Mobilehome Park Permit, and Grading Permit approvals shall be valid for five (5) years from the date of final approval in which time a building permit shall be issued and a completed building inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. The Mobilehome Park Permit must be renewed every 5 years thereafter. Any extension to these permits shall require submittal of a request for permit extension and payment of applicable extension fees, no less than sixty (60) days prior to expiration. An extension of these approvals will be considered upon written request and payment of the applicable fees sixty (60) days prior to the expiration of the approvals.
3. The applicant shall submit detailed drawings of the two roofed trash enclosure structures to the project planner prior to Planning approval of the building permit. The structure shall match the design and materials of the laundry/shower building.
4. Any change in use or intensity not already approved shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
5. Signage for the use shall be limited to that approved under this permit. Any additional signage beyond the existing monument and tower signs shall require separate approval by the Planning and Building Department prior to installation.
6. Any new utilities shall be located underground from the nearest existing pole. No new poles are permitted to be installed.
7. The exterior colors and materials are approved. Color verification shall occur in the field after the applicant has applied the approved materials and colors but before a final inspection has been scheduled.
8. All approved landscaping shall be maintained in a healthy condition for the life of the use. Any dead or dying landscape shall be removed and replaced with the same or similar species.

9. At the building permit application stage, the project shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide the required information and forms.
10. The applicant shall provide “finished floor elevation verification” to certify that the laundry/shower building is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
 - a. The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof, and (4) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
11. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth-moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering the site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
12. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.
 13. No site disturbance shall occur, including any tree/vegetation removal or grading, until a building permit has been issued.
 14. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the right-of-way on Capistrano Road and Pillar Point Harbor Boulevard. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Capistrano Road and Pillar Point Harbor Boulevard. There shall be no storage of construction vehicles in the public right-of-way.
 15. At the building permit application stage, the applicant shall submit a tree protection plan, including the following:
 - a. Identify, establish, and maintain tree protection zones throughout the entire duration of the project.
 - b. Isolate tree protection zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report.
 - c. Maintain tree protection zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas.

- d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.
 - e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees.
 - f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2 x 4 boards in concentric layers to a height of 8 feet.
 - g. Prior to Issuance of a building permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary to verify that all required tree protection and erosion control measures are in place.
16. The applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydromodification management measures and calculations, if applicable; Natural Resources Conservation Service (NRCS) soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plan(s) for each site design, source control and treatment measure requiring maintenance. An Operation and Maintenance Agreement must be recorded prior to Planning final approval of the building permit.
17. The project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site.
18. The property owner(s) shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of \$2,354.75 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a \$50 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.

19. The Coastal Development Permit shall not be in effect until a deed restriction is recorded by the owner of the land that specifies the following:
 - a. The development is a visitor-serving use exclusively available to the general public and that visitor and recreational vehicle length of stays are limited to no more than 28 consecutive days, and no more than 90 days per year. No recreational vehicles, trailers, or tents shall be allowed to remain on the site in excess of the length of stay limits. The deed restriction shall be recorded by the County Recorder to run with the land.
 - b. Conversion of any portion of the visitor-serving or commercial recreation facilities from development allowed under subparagraph (1) above, to a non-public, private, or member-only use, or the implementation of any program to allow extended or exclusive use or occupancy of such facilities by an individual or limited group or segment of the public, shall require an amendment to the applicable permit, and shall require a reduction in project density to the amount prescribed by LCP Policy 1.8 for uses which are not visitor serving.

The following conditions of approval impose the mitigation measure identified in the IS/MND, with minor changes to Mitigation Measures 1 shown in underlines. The minor changes would not lessen the effectiveness of the mitigation measure.

20. **Mitigation Measure 1:** All exterior lights shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area while meeting building code requirements. Any light spilling over onto adjacent properties caused by lighting required by building code shall be limited to the minimum lighting intensity and fixture amount required. A photometric and lighting plan shall be reviewed by the Planning Section during the building permit process to verify compliance with this condition. Prior to the final approval of the building permit, lighting shall be inspected and compliance with this requirement shall be verified.
21. **Mitigation Measure 2:** The applicant shall implement dust control measures, as listed below. Measures shall be included on plans submitted for the Building Permit and encroachment permit applications. The measures shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The measures shall include the following
 - a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

- c. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at the construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep daily (preferably with water sweepers) all paved access roads, parking, and staging areas at the construction sites.
- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- h. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour (mph).
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j. Replant vegetation in disturbed areas as quickly as possible.

22. **Mitigation Measure 3:** The applicant shall submit an Air Quality Best Management Practices Plan to the Planning and Building Department prior to the issuance of any grading permit “hard card” or building permit that, at a minimum, includes the “Basic Construction Mitigation Measures” as listed in Table 8-1 of the BAAQMD California Environmental Quality Act (CEQA) Guidelines (May 2011). The following Bay Area Air Quality Management District Best Management Practices for mitigating construction-related criteria air pollutants and precursors shall be implemented prior to beginning any grading and/or construction activities and shall be maintained for the duration of the project grading and/or construction activities:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.

- d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour(mph).
 - e. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
 - f. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - g. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
 - h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.
 - i. Minimize the idling time of diesel-powered construction equipment to two minutes.
 - j. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
23. **Mitigation Measure 4:** Pre-Construction Nesting Bird Surveys. Prior to any Project construction-related activities (such as tree removal, grubbing, grading or other land disturbing activities), the Project proponent shall take the following steps to avoid direct losses of active nests, eggs, and nestlings and indirect impacts to avian breeding success:

If construction-related activities occur only during the non-breeding season, between August 31 and February 1, no nest surveys will be required.

During the breeding bird season (February 1 through August 31), a qualified biologist shall survey areas intended for construction-related activities in the Project Area for nesting raptors and passerine birds not more than 14 days prior to any ground-disturbing activity or vegetation removal. Surveys shall include all potential habitats within 250 feet of activities for raptors, and 50 feet of activities for passerines. If results are positive for nesting birds, a qualified biologist shall advise as to whether avoidance procedures are necessary, subject to review and approval by the Community Development Director. These may include

implementation of buffer areas (minimum 50-foot buffer for passerines and minimum 250-foot buffer for most raptors) or seasonal avoidance. Once established, buffer areas around active nests may be reduced on a case-by-case basis based on guidance from a qualified biologist. The biologist shall consider factors such as topography, land use, Project activities, visual screening or line-of-site to active nest, and background noise levels when establishing a reduced nest buffer. The biologist shall advise whether full-time biological monitoring should be required during all activities that occur within reduced nest buffers in order to monitor the active nest(s) for signs of disturbance or “take.”

24. **Mitigation Measure 5:** Environmental Training. All crewmembers shall attend an Environmental Awareness Training presented by a qualified biologist. The training shall include a description of the special-status species that may occur in the region, the project Avoidance and Minimization Measures, Mitigation Measures, the limits of the project work areas, applicable laws and regulations, and penalties for non-compliance. Upon completion of training, crewmembers shall sign a training form indicating they attended the program and understood the measures. Completed training form(s) shall be provided to the Project Planner before the start of project activities.
25. **Mitigation Measure 6:** Ground Disturbing Construction Activities. Ground disturbing construction-related activities shall occur during the dry season (June 1 to October 15) to facilitate avoidance of California red-legged frog. Regardless of the season, no construction shall occur within 24 hours following a significant rain event defined as greater than 1/4 inches of precipitation in a 24-hour period. Following a significant rain event and the 24-hour drying-out period, a qualified biologist shall conduct a preconstruction survey for California red-legged frog prior to the restart of any Project activities.
26. **Mitigation Measure 7:** Wildlife Encounters. If any wildlife is encountered during Project activities, said encounter shall be reported to a qualified biologist and wildlife shall be allowed to leave the work area unharmed. Animals shall be allowed to leave the work area of their own accord and without harassment. Animals shall not be picked up or moved in any way.
27. **Mitigation Measure 8:** Vegetation Disturbance. Disturbance to vegetation shall be kept to the minimum necessary to complete the Project activities. Prior to the Current Planning Section’s approval of the building permit for the project, the applicant shall submit a Biological Protection Plan, subject to Community Development Director review and approval, showing areas to remain undisturbed by construction-related activities and protected with recommended measures (such as temporary fencing with the type to be specified by a qualified biologist). To minimize impacts to vegetation, a qualified biologist shall work with the contractor to designate work areas (including all staging areas) and designate areas to remain undisturbed and protected.

28. **Mitigation Measure 9:** Vehicle Fueling and Maintenance. All fueling, maintenance of vehicles and other equipment, and staging areas should occur at least 50 feet from the drainage swale on the northeastern edge of the project area. The edge of the 50 feet buffer zone shall be marked using visible markers by a biologist no sooner than 30 days prior to the start of construction. Equipment operators and fueling crews shall ensure that contamination of the swale does not occur during such operations by restricting all activities to outside of the buffer zone. Prior to the start of construction-related activities, a plan to allow for prompt and effective response to any accidental spills shall be submitted and subject to review and approval by the Community Development Director. All workers should be informed of the importance of preventing spills, and of the appropriate measures to take should a spill occur.
29. **Mitigation Measure 10:** Erosion and Sediment Control BMPs. Prior to the Current Planning Section's approval of a building permit, the applicant shall revise and submit the Erosion and Sediment Control Plan, subject to review and approval by the project planner. The plan shall have been reviewed by a qualified biologist prior to submittal to the County. The plan shall include measures to prevent runoff to the drainage swale on the northeastern edge of the project area and demonstrate compliance with other erosion control requirements and mitigation measures. This shall include the installation of silt fences or straw wattles between work areas and any water sources such as the drainage swale, and around any spoil piles (e.g., loose asphalt, dirt, debris, construction-related materials) that could potentially discharge sediment into habitat areas. If straw wattles are used, they shall be made of biodegradable fabric (e.g., burlap) and free of monofilament netting.
30. **Mitigation Measure 11:** In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director, subject to review and approval, a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).
31. **Mitigation Measure 12:** The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified

immediately. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

32. **Mitigation Measure 14:** At the time of building permit and encroachment permit application, the applicant shall revise as necessary and submit for review and approval the Erosion and Sediment Control Plan such that it shows how the transport and discharge of soil and pollutants from and within the project site would be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
 - b. Minimize the area of bare soil exposed at one time (phased grading).
 - c. Clear only areas essential for construction.
 - d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
 - e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet, or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
 - k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
 - l. No erosion or sediment control measures will be placed in vegetated areas.
 - m. Environmentally-sensitive areas shall be delineated and protected to prevent construction impacts per Mitigation Measure 10.
 - n. Control of fuels and other hazardous materials, spills, and litter during construction.
 - o. Preserve existing vegetation whenever feasible.
33. **Mitigation Measure 15:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project, if the project has not yet been implemented.
34. **Mitigation Measure 16:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.
35. **Mitigation Measure 17:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Grading Permit

36. Unless approved, in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. The applicant shall submit a letter to the Current Planning Section stating the date when grading will begin.
37. No grading activities shall commence until the property owner has been issued a grading permit (issued as the "hard card" with all necessary information filled out and signatures obtained) by the Current Planning Section.
38. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
39. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
40. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.
41. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within 30 days of the completion of grading at the project site: (a) The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer, and (b) The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and the Current Planning Section.

42. As the project involves over 1-acre of land disturbance, the property owner shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit. A copy of the project's NOI, WDID Number, and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section and the Building Inspection Section, prior to the issuance of the grading permit "hard card."

Building Inspection Section

43. On sheet T1, please include Title 25, Chapter 2.2 as an applicable code under general notes.
44. A "permit to operate" a Special Occupancy Park shall be obtained from the County of San Mateo Environmental Health Services upon building permit issuance.
45. The minimum average foot-candles of lighting along the full length of all roadways and walkways within the RV park shall be 0.2. It appears that the average foot-candles shown on sheet E1 is over the RV park area not roadway and walkway length. As such, it appears that additional park lighting will be required.
46. A minimum of 5-foot candles of lighting shall be shown at the exterior entrances of the toilet/shower/laundry building.
47. A minimum of 10-foot candles of lighting shall be shown for the interior of toilet and shower buildings and laundry buildings.
48. Based on 50 recreational vehicle spaces and seven (7) tent spaces, a minimum of three (3) toilets, showers and lavatories shall be provided for each gender.
49. The RV park and associated single story laundry/restroom facility shall meet all applicable accessibility requirements of the current California Building Code.

Geotechnical Section

50. **Mitigation Measure 13:** The design of the proposed development (upon submittal of the Building Permit) on the subject parcel shall generally follow the recommendations cited in the Geotechnical Study prepared by Sigma Prime Geosciences, Inc. and its subsequent updates regarding seismic criteria, grading, slab-on grade construction, and surface drainage. Any such changes to the recommendations by the project geotechnical engineer cited in this report and subsequent updates shall be submitted for review and approval by the County's Geotechnical Engineer.

Drainage Section

51. Prior to the issuance of the Building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Drainage Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Drainage Section for review and approval.

Department of Public Works

52. Prior to the issuance of the building permit, the applicant shall demonstrate that the existing driveway onto Capistrano Road has sufficient clearance to accommodate the largest size RV as allowed in the RV park, so that vehicles will not block access along Capistrano Road.
53. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation for "ingress and egress" easements, prior to issuance of the building permit, as required.
54. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
55. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

Environmental Health Services

56. Applicant should to obtain approval from the State Department of Housing & Community, RV/Camps Section. Once approved by the State, an annual Environmental Health permit/fees from the Housing Program will be required when the RV park is in operation.

Coastside Fire Protection District (District)

57. Fire Department access shall be to within 150 ft. of all exterior portions of the facility and all portions of the exterior walls of the first-story of the buildings as measured by an approved access route around the exterior of the building or facility. Access shall be a minimum of 20 ft. wide, asphalt, and able to support a fire apparatus weighing 75,000 pounds. Where a fire hydrant is located in the access, a minimum of 26 ft. is required for a minimum of 20 ft. on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Road Radius shall not be less than 28 feet from center line.
58. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. Buildings shall have illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Commercial address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 6 inches in height and have a minimum 3/4-inch stroke. Remote signage shall be a 6" x 18" green reflective metal sign.
59. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a Building Inspector. Allow for a minimum of 72 hours' notice to the Fire Department at 650/ 726-5213.
60. A fire flow of 1500 gpm for 2 hours with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and fire flow report at the building permit application stage. Inspection required prior to Fire's final approval of the building permit or before combustibles are brought on site.
61. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and clearing away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around the perimeter of all structures, or to the property line, if the property line is less than 30 feet from any structure.
62. All roof assemblies shall have a minimum CLASS-B fire resistive rating and be installed in accordance with the manufacturer's specifications and current California Building and Residential Codes.

63. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building Codes. This includes the requirement for hardwired, interconnected detectors equipped with battery backup.
64. An approved Automatic Fire System meeting the requirements of NFPA-13 along with an approved NFPA 72 Fire Alarm shall be required for your project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department.
65. Street signs shall be posted at each intersection conforming to the standards of the Department of Public Works.

Coastside County Water District

66. Backflow protection is required on all water services.
67. Fire service should be provided from the 12-inch-high pressure water main located on Capistrano Road.
68. Domestic service and irrigation service should be provided from the 10-inch water main on Capistrano Road.
69. Metering will be determined after the water demand and water capacity has been determined.
70. Point of connection(s) locations will be determined once the District clearly understands the location of all other utilities. The District requires adequate separation from sewer, electrical and gas services.
71. Water demand/end uses need to be clearly shown on the drawings. Additional water demand worksheets are required by Coastside County Water District. Those worksheets will be provided when the District receives actual construction plans and fire system plans for building permit approvals.
72. Purchased water capacity will be determined once the District reviews and determines water demand.
73. Type of water capacity (priority vs. non-priority) must comply with the county's LCP.
74. Provide adequate clearance around existing public utility easements/water mains. It appears that tent camping, proposed landscaping and fencing along Capistrano Road may encroach upon the District's easement for the 12-inch-high pressure main. The 12-inch high pressure main is dedicated to fire services and is located on Capistrano Road. Please show location of the 12-inch and 10-inch water mains on the civil plans along with the public utility easement. Trees shall not be

planted within the public utility easement for water mains. Signage should not be placed in public utility easement for water mains.

75. Coastside County Water District needs additional information to determine the amount of capacity required to serve the proposed RV Park. Detailed landscape and irrigation plans (pipes and valves) must be submitted to determine the size of the dedicated irrigation service. Trees shall not be planted in public utility easements for water mains.
76. The project is required to comply with Coastside County Water District's regulations. District staff performs inspections to verify compliance with all Coastside County Water District regulations during and after construction. Approved backflow protection is required on domestic, irrigation and fire services.
77. If fire sprinklers are required for any of the structures, please note that Coastside County Water District does not allow passive purge systems to be installed. Fire protection services are authorized for the sole purpose of fire protection and there shall be no cross connections. The District cannot complete their review of the proposed project until the Coastside Fire Protection District has approved the fire system requirements, including fire hydrants.

Granada Community Services District

78. A sewer permit shall be required. A set of approved plans showing the on-site and off-site sewers with the application.

Caltrans

79. Any work or traffic control that encroaches onto the state ROW requires an encroachment permit that is issued by the Department. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating state ROW must be submitted to: Office of Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures should be incorporated into the construction plans during the encroachment permit process. See the website link below for more information. <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.
80. Project work that requires movement of oversized or excessive load vehicles on state roadways requires a transportation permit that is issued by Caltrans. To apply, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>. Prior to construction, coordination is required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the state transportation network. A copy of the approved TMP shall be submitted to the Planning Section prior to issuance of the building permit.

81. If utilities within Caltrans ROW will be impacted by the project, provide site plans that show the location of existing and/or proposed utilities. These modifications shall require a Caltrans-issued encroachment permit.

California Department of Housing and Community Development

82. All permits and licenses required by the California Department of Housing and Community Development for this project shall be forwarded to the Planning Section prior to building permit final.

RSP:cmc – RSPDD0612_WCU.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT B



San Mateo County Planning & Building Dept.

Owner/Applicant: **Pillar Point Developers/Stefanick**

Attachment: **B**

PLN2017-00320



County of San Mateo - Planning and Building Department

ATTACHMENT C



RECEIVED
DEC 3 7 2018
San Mateo County
Planning Division

Jacobsen & Associates
Architects
Architects, Planners, Engineers, etc.
Telephone: 650 / 778 - 5131
www.jacobsenassociates.com



PLN 2017-00320

HARBOR VILLAGE RV PARK

VICINITY MAP



SITE

GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH THE 2018 CALIFORNIA BUILDING CODE, 2018 CALIFORNIA GREEN BUILDING CODE, 2018 CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA ENERGY CODE, MUNICIPAL CODES AND ALL OTHER APPLICABLE LOCAL ORDINANCES.
2. DO NOT SCALE DRAWINGS. DIMENSIONS AS NOTED PREVAIL. DISCREPANCIES SHALL BE BROUGHT FORTH FOR CLARIFICATION TO THE ATTENTION OF THE REQUESTER BEFORE PROCEEDING WITH THE WORK IN QUESTION.

SCOPE OF WORK

40 SPACES RV PARKING, 3 TOTE SPACES AND SUPPORTING SINGLE STORY AND SUIT LAUNDRY AND RESTROOM FACILITY AND SITE WORK.

DRAWING INDEX

- T1 TITLE SHEET
- 10-11 EXISTING & TOPOGRAPHIC SURVEY
- 0-1 GRADING & DRAINAGE PLAN
- 0-2 DETAILS & SECTION
- 0-3 DESIGN & DESIGN CONTROL PLAN
- 0-4 BEST MANAGEMENT PRACTICES
- 0-4 SEWER PLAN
- L1 LANDSCAPE PLAN
- L1 LANDSCAPE DETAILS
- L1 HORIZONTAL SWEEP PLAN
- L1 LANDSCAPE SITE RENDERINGS
- L1 VISUAL ANALYSIS SITE SECTION
- L1 IRRIGATION PLAN
- L1 IRRIGATION DETAILS
- A1 SITE PLAN
- A2 GROUND FLOOR & ROOF PLAN
- A3 EXTERIOR ELEVATIONS
- P1 PHOTOGRAPHIC PLAN
- 1 HARBOR VILLAGE RV PARK - SIGNAGE
- 1 HARBOR VILLAGE RV PARK - SIGNAGE
- 1 ORIGINAL BASE PHOTO ONE
- 1 ORIGINAL BASE PHOTO TWO
- 1 ORIGINAL BASE PHOTO THREE

PROJECT DATA

OWNER: POINT PILLAR PROJECT DEVELOPERS LLC
 ADDRESS: 100 CAPISTRANO ROAD HALF MOON BAY, CA
 PARCEL #: 047-021-450
 LOT SIZE: 14,850 SQ FT
 ZONING: C-0
 CONSTRUCTION TYPE: TYPE V-B
 OCCUPANCY GROUP: SE / U
 PROPOSED BUILDING HEIGHT: 8'-0"
 FLOOR AREA: 862,141 SF

HARBOR VILLAGE RV PARK
100 CAPISTRANO RD.
HALF MOON BAY, CA
POINT PILLAR PROJECT DEVELOPERS, LLC
HALF MOON BAY, CA

TITLE SHEET	
PROJECT NO.	17489
DATE	11-14-17
DESIGNER	DJH
CHECKER	
DATE	11-14-17

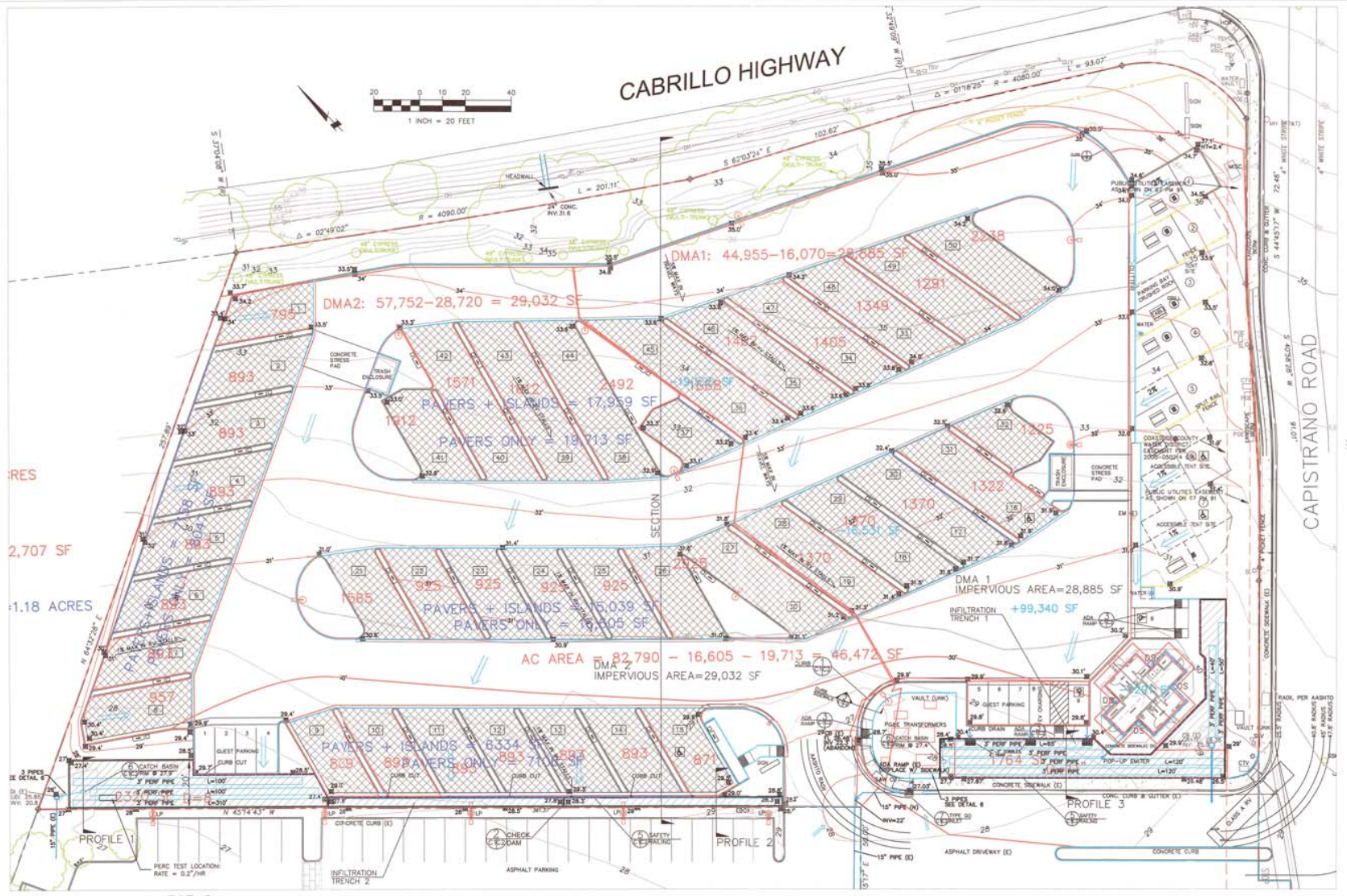
T1
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CABRILLO HIGHWAY



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San Mateo County
Planning Division

PLAN 2017-00320



SECTION AND DETAIL CONVENTION



Sigma Prime Geotechnics, Inc.
10001 SHAWAN BLVD
SUITE 100
DUBLIN, CA 94568
TEL: 925-835-1000
WWW.SIGMAPRIME.COM

DATE: 11-18-19	DRAWN BY: DMK
CHECKED BY: AZO	REV. DATE:
REV. DATE:	REV. DATE:

GRADING AND DRAINAGE PLAN
100 CAPISTRANO ROAD
HARBOR VILLAGE
RV PARK
APN: 047-081-430

GENERAL NOTES

- PLANS PREPARED AT THE REQUEST OF: RICH STEFANICK, MANAGER TO PILLAR POINT PROJECT DEVELOPERS, LLC.
- TOPOGRAPHY BY BOT SURVEYING, OCTOBER 7, 2014.
- ELEVATION DATUM: NAVD 83.
- THIS IS NOT A BOUNDARY SURVEY.

PROJECT DESIGN DATA

LOT AREA:	144,202 SF (3.36 ACRES)
EXISTING IMPERVIOUS AREA:	16,270 SF (0.37 ACRES)
PROPOSED IMPERVIOUS AREA:	51,237 SF (1.17 ACRES)
NET CHANGE:	34,967 SF ADDED (0.80 ACRES)
TOTAL % OF IMPERVIOUS COVERAGE:	36%

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION (N)
- DOWNSPOUT
- DIRECTION OF SURFACE DRAINAGE FLOW
- SDR 35 PVC DRAIN PIPE, DIAMETERS PER DETAIL 6
- INFILTRATION TRENCH
- IMPERVIOUS CONCRETE (ALL OTHER PAVED AREAS TO BE IMPERVIOUS ASPHALT)
- (E) EXISTING
- (N) NEW, OR PROPOSED

DRAINAGE NOTES

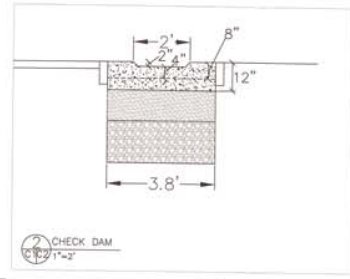
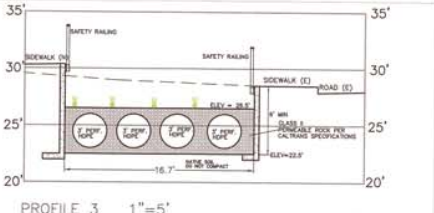
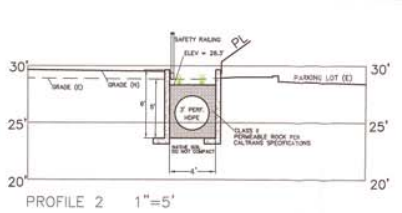
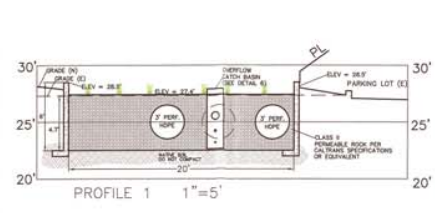
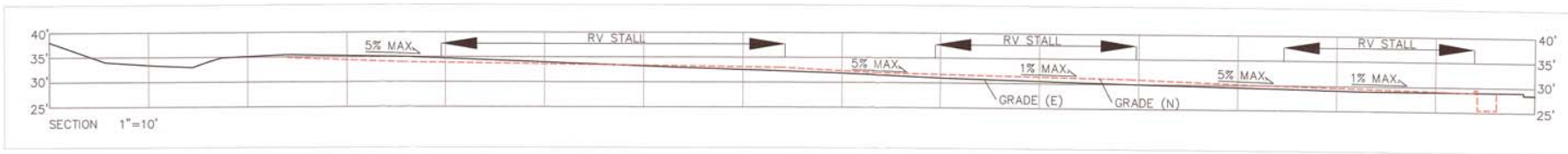
- DRAINAGE INTENT: IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPED AREAS. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR ALL AREAS.
- DRAINAGE FROM PARKING LOT TO OCCUR AS SHEET FLOW, DIRECTED TO INFILTRATION TRENCHES, AS SHOWN.
- RAINWATER RUNOFF FROM PROPOSED ROOF TO BE COLLECTED WITH UTTERS & DOWNSPOUTS & CONNECTED TO SDR 35 PVC PIPE DIRECTED TO THE ADJACENT INFILTRATION TRENCH VIA A POP-UP EMITTER.
- OVERFLOW FROM INFILTRATION TRENCHES TO BE DIRECTED TO EXISTING STORM DRAIN SYSTEM VIA 8-INCH DIAMETER PIPES, AS SHOWN.

GRADING NOTES

- CUT VOLUME, DUE TO AVERAGE 8-INCH STRIPPING DEPTH: 121,800 SF OF AREA TO BE STRIPPED X 0.9 FEET = 2282 CY
- ADDITIONAL CUT VOLUME, TO REACH PAVING SUBGRADE = 1500 CY
- NET CUT = 3782 CY X 1.2 = 4500 CY OFF-HAUL
- FILL VOLUMES:
1500 CY SOIL
1150 CY OF BASE/ROCK UNDER ASPHALT
1500 CY OF DRAIN ROCK UNDER PAVERS
825 CY OF DRAIN ROCK IN INFILTRATION TRENCHES
500 CY SOIL IN PLANTER ISLANDS

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C-1

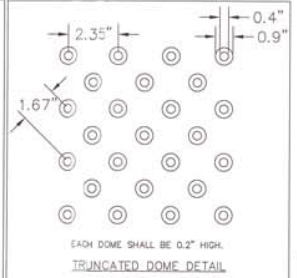
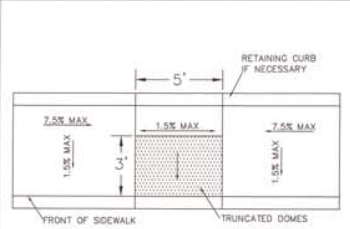
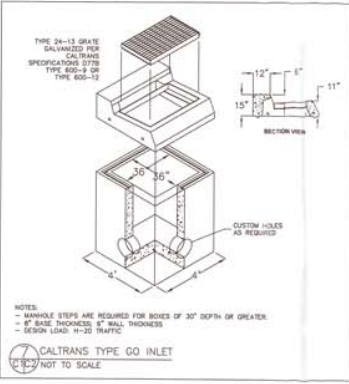
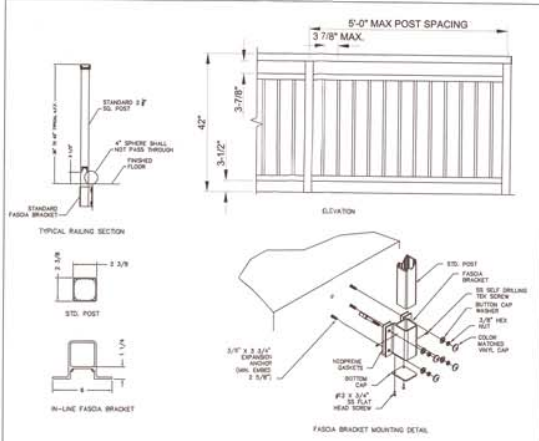
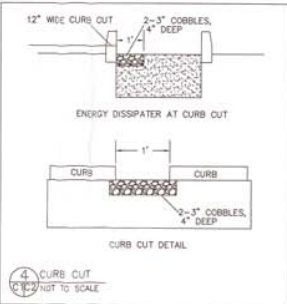
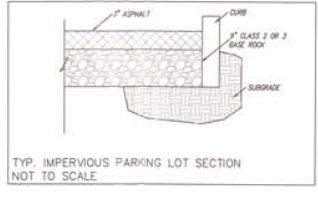
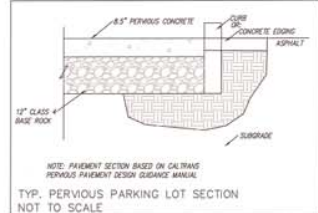


SIDEWALK NOTES

- EXISTING SIDEWALK BETWEEN EXISTING CATCH BASIN AND PROPOSED CATCH BASIN SHALL BE REMOVED AND REPLACED TO MATCH EXISTING, EXCEPT WITH NEW ELEVATIONS AND FLOW DIRECTION (AT LOCATION SHOWN, AT ENTRANCE TO PROPOSED RV PARK).
- NEW SIDEWALK TO BE CONSTRUCTED AT LOCATION SHOWN.
- SIDEWALK SHALL BE CONSTRUCTED OF CLASS "A" CONCRETE.
- WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED ON 10' SPACING, AT ENDS OF CURB RETURNS. MINIMUM JOINT DEPTH SHALL BE 1-1/4" WITH EDGER FINISH (R=18").
- MINIMUM SIDEWALK WIDTH AT HORIZONTAL OBSTRUCTIONS SHALL BE 5'.
- COLOR ADDITIVES OR PATTERN STAMP CONCRETE SHALL NOT BE USED WITHIN PUBLIC RIGHT-OF-WAY UNLESS APPROVED BY THE CITY ENGINEER.
- DURING SIDEWALK RECONSTRUCTION, PEDESTRIAN TRAFFIC SHALL BE DIRECTED VIA DETOUR SIGNS TO A FENCED PATH ON THE PROPERTY, JUST INBOUND FROM THE SIDEWALK.
- SIDEWALK RECONSTRUCTION SHALL TAKE NO MORE THAN 7 WORKING DAYS.
- ALL SIDEWALK, CURB, AND GUTTER DAMAGED PRIOR TO OR DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.

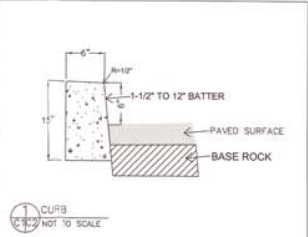
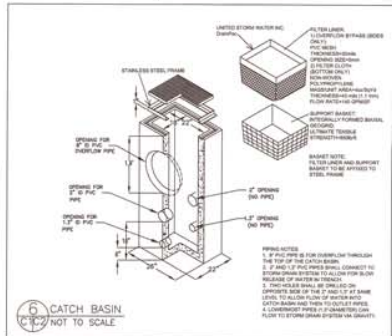
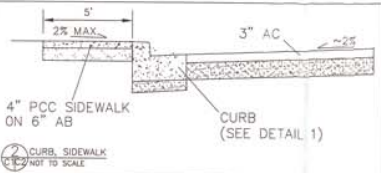
DUST CONTROL NOTES

- Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydrosseed or apply non-toxic soil stabilizers to inactive construction areas.
- Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
- Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- The approved plan shall be implemented for the duration of any grading and construction activities that generate dust and other airborne particles.



ADA RAMP-CALTRANS CASE C NOT TO SCALE

- RAMP NOTES**
- THE SURFACE OF RAMP SHALL HAVE TRUNCATED DOMES, AS SHOWN. (SEE TRUNCATED DOME DETAIL).
 - TRANSITIONS FROM RAMPS TO WALKS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. THE BOTTOM OF THE RAMP SHALL HAVE A 1/2" LIP AT 45°.
 - INSTALL SLIP DOMELS 18" O.C. AT EXPANSION JOINTS.
 - MINIMUM WIDTH OF RAMP, NOT INCLUDING RETAINING CURBS, SHALL BE 5 FEET.
 - BACKFILL MATERIAL IN PLANTERS TO BE PLACED FLUSH WITH TOP OF CURB.
 - SUB-BASE MATERIAL WITHIN 2.5' OF SUBGRADE SHALL BE COMPACTED TO 95%.

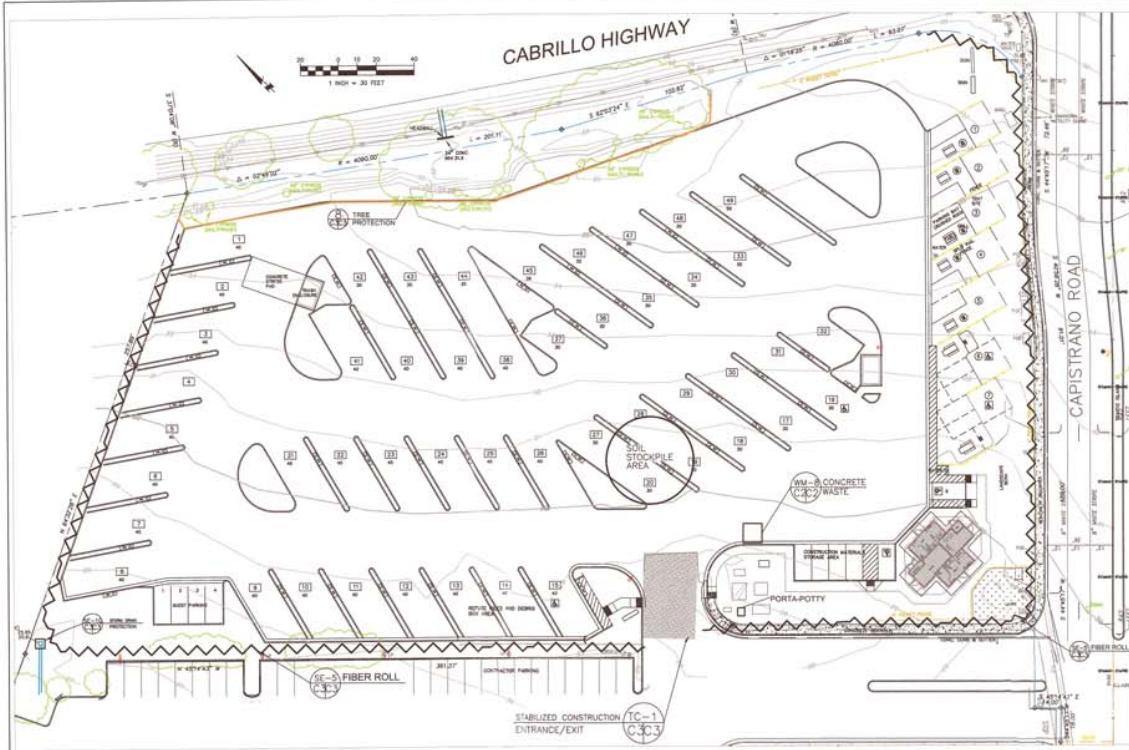


Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
WALL F MOONBAY, CA 94019
(800) 726-3390
SIGMAPRIME@GMAIL.COM

DATE: 11-18-18
DRAWN BY: DMK
CHECKED BY: AZD
REV. DATE:
REV. DATE:

100 CAPISTRANO ROAD
HARBOR VILLAGE
RV PARK
APN: 047-081-430

SHEET
C-2



EROSION CONTROL POINT OF CONTACT
 THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: PILLER POINT PROJECT DEVELOPERS, LLC
 TITLE/OCCUPATION: MANAGER
 PHONE: 855-433-5745
 PHONE:
 E-MAIL: RONSTEFANOW@CLOUD.COM

USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

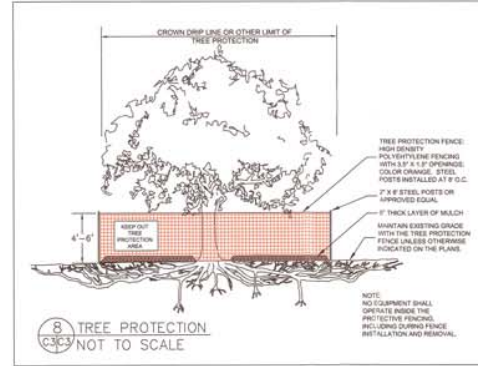
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent 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.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site

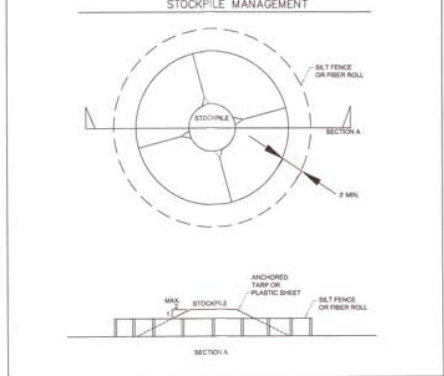
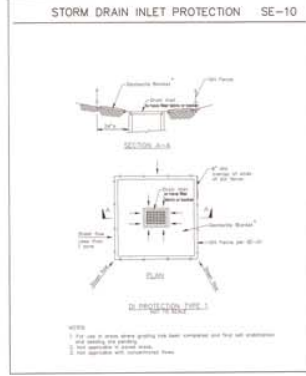
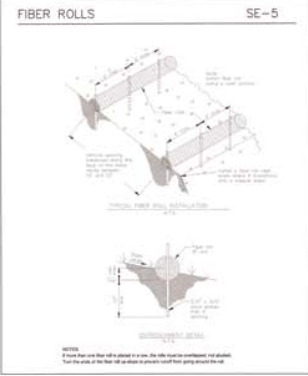
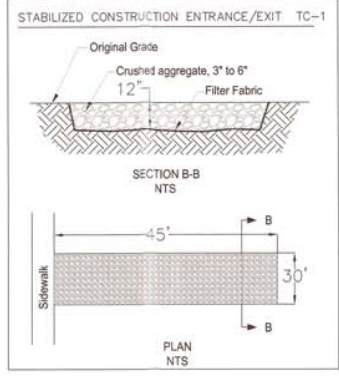
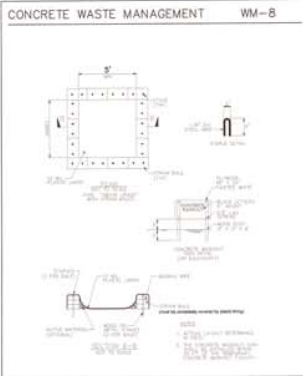
EROSION CONTROL NOTES

FIBER ROLL
 INSTALL AT LOCATIONS SHOWN.
 AFIX AS SHOWN IN DETAIL SE-5

1. GRADING SHALL ONLY BE ALLOWED DURING THE GRADING MORATORIUM WITH APPROVAL FROM THE COUNTY, PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH SUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 40 FEET LONG BY 17 FEET WIDE AND CONFORM TO THE FOLLOWING:
 A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 4 INCH STONE.
 B. PAD SHALL BE NOT LESS THAN 17' THICK.
 C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
 D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
 E. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE).



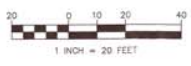
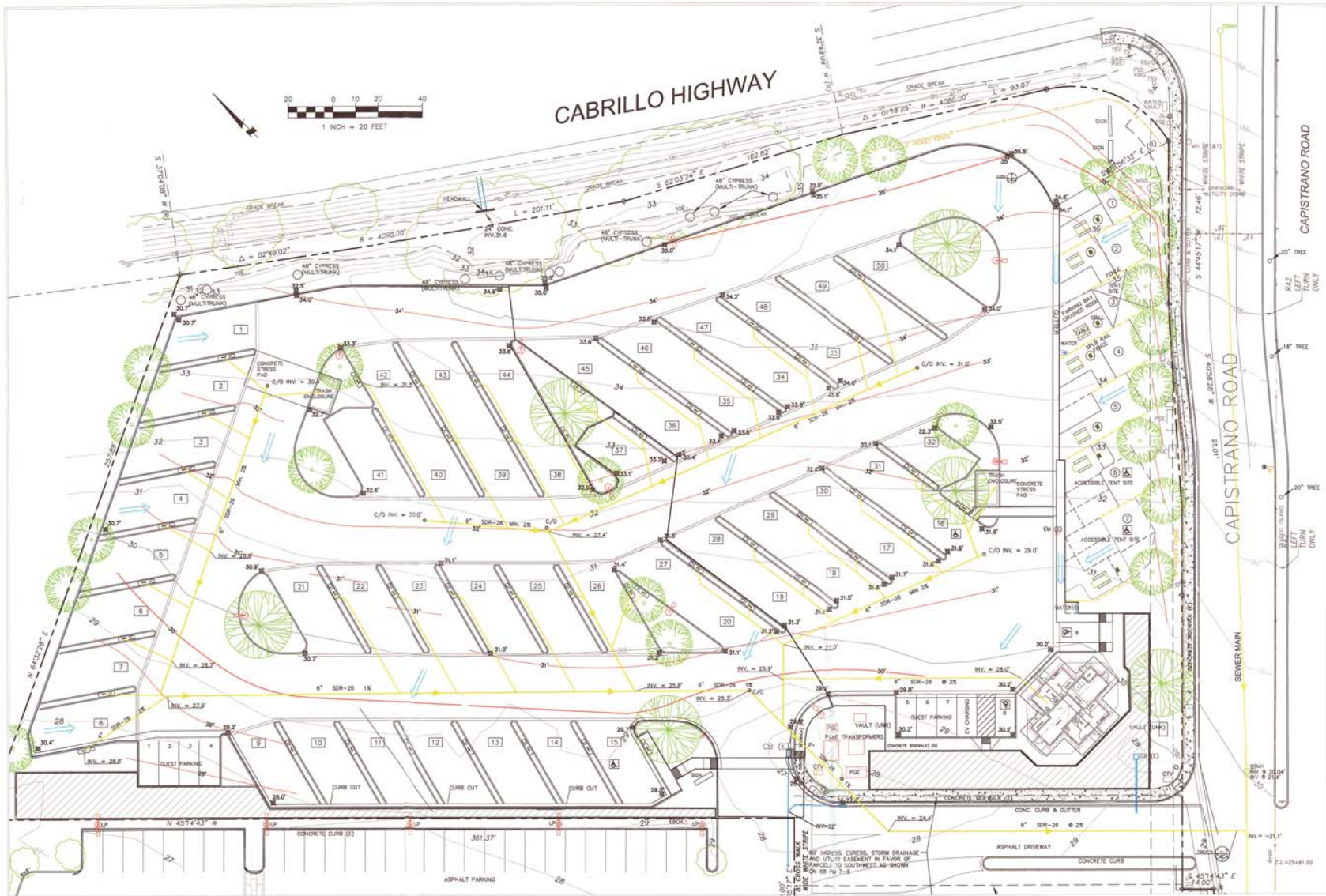
Sigma Prime Geotechnics, Inc.
 SIGMA PRIME GEOTECHNICS, INC.
 100000000
 100 MOON BAY, CA 94029
 (855) 728-3390
 SIGMAPRIME@GMAIL.COM



DATE: 11-9-18
 DRAWN BY: AZZ
 CHECKED BY: DM
 REV. DATE:
 REV. DATE:
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN AND TREE PROTECTION
 100 CAPISTRANO ROAD
 HARBOR VILLAGE
 RV PARK
 APN: 047-081-430

SHEET
 C-3



CABRILLO HIGHWAY

CAPISTRANO ROAD

SECTION AND DETAIL CONVENTION

SECTION OF DETAIL IDENTIFICATION

REFERENCE SHEET No. ON PLAN WHICH SECTION OF DETAIL IS SHOWN

REFERENCE SHEET No. ON WHICH SECTION OF DETAIL IS SHOWN

SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS

STANDARD TRENCH BACKFILL AND BEDDING DETAIL FOR PVC SEWER PIPE

C-1

NOTES:

1. SINK SYSTEMS PER TRENCH SPECIFICATIONS AND CLAY WITH A SINK SHOWN BY HEIGHT AS FOLLOWS:

SECTION	PIPE SIZE	FINISHING BEISE
A	18"	18"
B	24"	18"
C	30"	18"
2. STRUCTURE BACKFILL MATERIAL: MATERIAL PER AASHTO SPECIFICATIONS NOT LESS THAN 30% AND SINK SHOWN BY HEIGHT AS FOLLOWS:

SECTION	PIPE SIZE	FINISHING BEISE
A	18"	18"
B	24"	18"
C	30"	18"
3. BACKFILL MATERIAL: MATERIAL PER SPECIFICATIONS PER FROM STATES OR LOCAL AGENCIES. 3 POUNDS PER CUBIC FOOT. DRAINAGE MATTER OR OTHER MATERIALS ARE NOT ALLOWED.

- GENERAL NOTES**
1. PLANS PREPARED AT THE REQUEST OF RON STEFFAN, MANAGER TO PILLAR POINT PROJECT DEVELOPERS, LLC.
 2. TOPOGRAPHY BY BBT SURVEYING.
 3. THIS IS NOT A BOUNDARY SURVEY.

- LEGEND**
- (N) NEW, OR PROPOSED
 - (E) EXISTING
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - 31.8' SPOT ELEVATION (N)
 - DIRECTION OF SURFACE DRAINAGE FLOW
 - ▨ STORM-WATER INFILTRATION TRENCH

PRELIMINARY SEWER PLAN
NOT FOR CONSTRUCTION

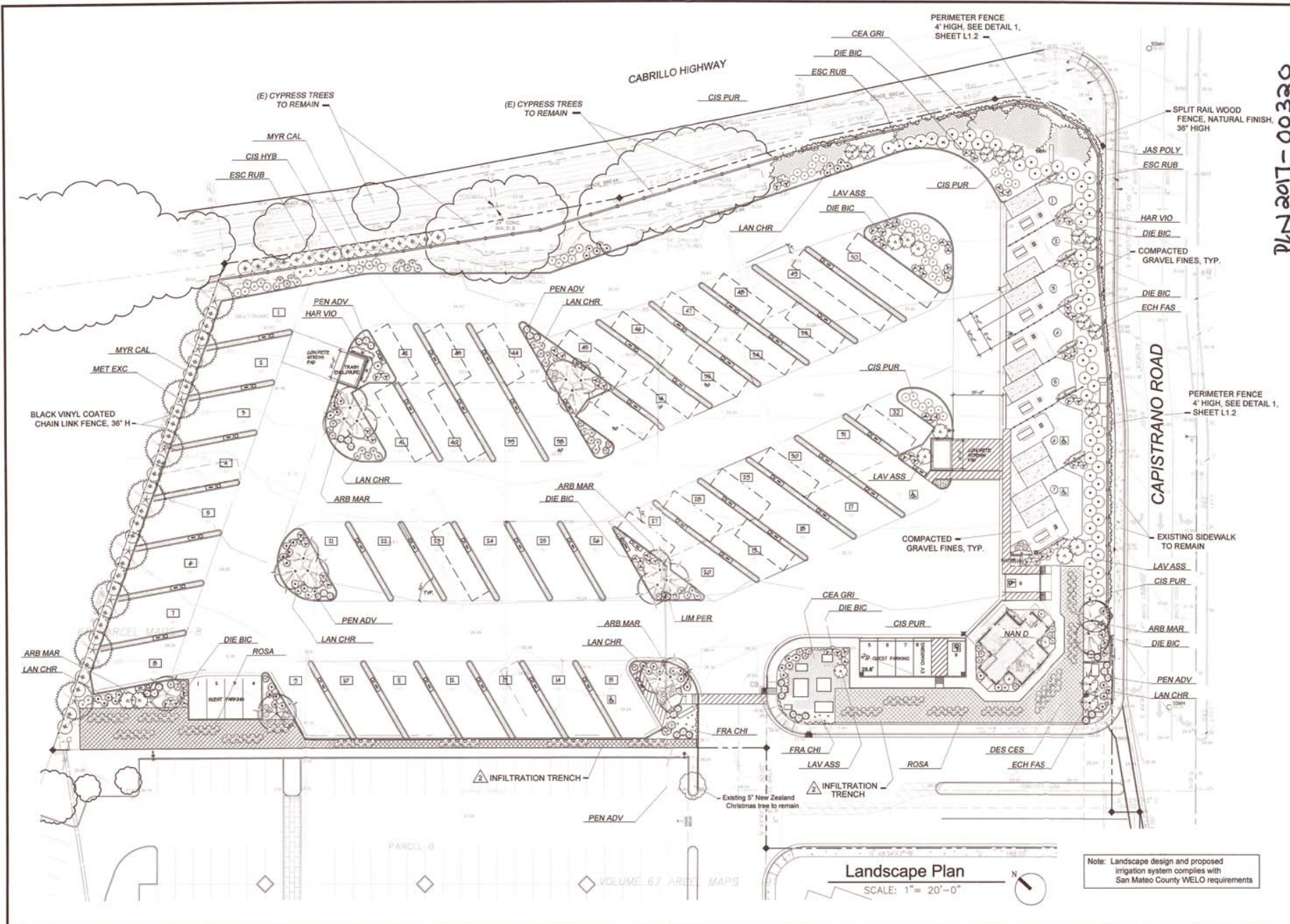
SEWER PLAN

100 CAPISTRANO ROAD
HARBOR VILLAGE
RV PARK
APN: 047-081-430

DATE: 12-11-18
DRAWN BY: ACD
CHECKED BY: CMK
REV. DATE:
REV. DATE:
REV. DATE:

Stigma Prime Geotechnics, Inc.
10500 PINEHURST BOULEVARD, SUITE 100
SAN DIEGO, CA 92121
PHONE: 619-444-1111
WWW.STIGMAPRIME.COM

SHEET
C-4



Land Planning Concepts
 On Us # 92234
 Landscape Architecture
 Environmental Design
 Site Planning
 127 Arguello Street, Suite 200
 Redwood City, California 94063
 Tel (650) 346-7645
 Fax (650) 347-8139
 Email: hcd@lplandplanning.com

PLN 2017-00320

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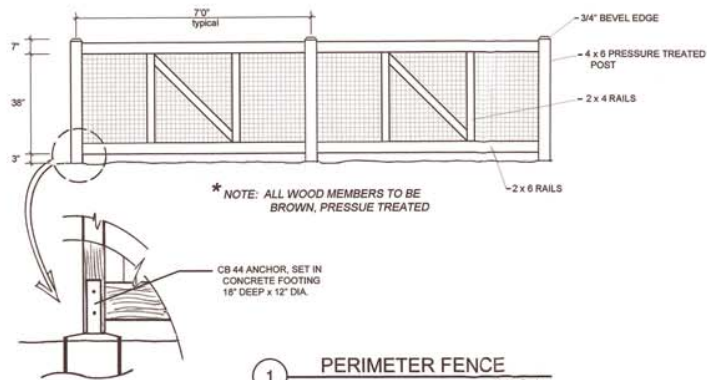
HARBOR VILLAGE RV PARK
 100 Capistrano Road Half Moon Bay, California

TITLE
 Landscape Plan

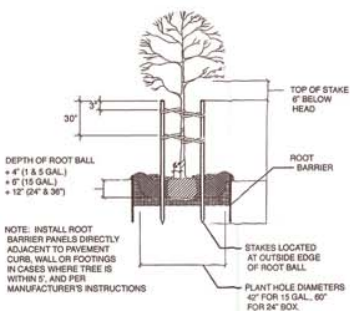
REVISIONS

Date	Notes
11-10-18	Modify Plants
12-27-18	Modify Planting Infiltration Trench

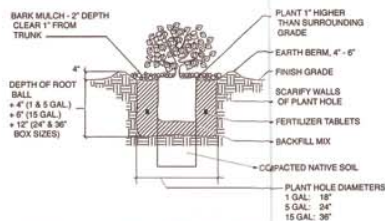
PROJECT
 DATE 2-20-18
 SHEET #
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1 PERIMETER FENCE
Not to Scale



2 TREE PLANTING
Not to Scale



3 SHRUB PLANTING
Not to Scale

Plant List

No.	Botanical Name	Common Name	Qty*	Size	WI	Plant Type/ Remarks
ARB MAR	Arbutus 'Marina'	Strawberry Tree	3	24" Box	L	Evgn Tree
			18	15 Gal	L	Evgn plant in group
MET EXC	Metrosideros excelsus	New Zealand Christmas Tree	9	24" Box	L	Evgn Tree
DIE BIC	Dietes bicolor	Fortnight Lily	73	1 Gal	L	Low Shrub
CIS HYB	Cistus hybridus	White Rockrose	26	5 Gal	L	Evgn Shrub
CIS PUR	Cistus purpureus	Pink Rockrose	43	5 Gal	L	Evgn Shrub
ESCA RUB	Escalonia rubra	Red Escalonia	54	5 Gal	L	Evgn Shrub
ECH FAS	Echium fastuosum	Pride of Madeira	10	5 Gal	L	Evgn Shrub
HAR VIO	Hardenbergia violacea	Hardenbergia	10	15 Gal	M	Evgn Shrub/ Espalier
LAN CHR	Lantana 'Christine'	N.C.N.	84	5 Gal	L	Evgn Shrub
LAV ASS	Lavatera assurgentiflora	Tree Mallow	14	5 Gal	L	Evgn Shrub
LM PER	Linum perlei	Sea Thrill	44	1 Gal	L	Perennial
MYR CAL	Myrica californica	Pacific Wax Myrtle	42	5 Gal	M	Evgn Shrub
NAN DOM	Nandina domestica	Heavenly Bamboo	2	5 Gal	L	Evgn Shrub
PEN ADV	Pennisetum advena	Red Fountain Grass	53	5 Gal	L	Grassy Plant
JAS POLY	Jasminum polyanthem	Pink Flowering Jasmine	28	5 Gal	M	Evgn Vine
CEA GRI	Ceanothus griseus	Carmel Creeper	84	1 Gal	L	Groundcover
FRA CHI	Fragaria chiloensis	Ornamental Strawberry	14	Flat	L	Groundcover
						INFILTRATION TRENCH
No.	Botanical Name	Common Name	Qty*	Size	WI	Plant Type/ Remarks
ROSA	Rosa californica	California Wild Rose	170	1 Gal	L	Evgn Shrub
DES CES	Deschampsia cespitosa	Tufted hairgrass	224	1 Gal	L	Evgn Shrub

Note: Contractor shall verify quantities, Wuocol Index based on Region 1

PLANTING NOTES

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
- ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED; IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
- REMOVAL OF EXISTING TREES SHALL BE CONFIRMED WITH THE LANDSCAPE ARCHITECT AND OWNER IN THE FIELD PRIOR TO REMOVAL. EACH TREE TO BE REMOVED SHALL HAVE A RED OR ORANGE TAPE SECURED TO A BRANCH; AND THE TRUNK SHALL BE CLEARLY MARKED WITH PAINT OF THE SAME COLOR. THE CONTRACTOR SHALL SUPPLY THE MATERIALS FOR MARKING THE TREES AND COORDINATE WITH THE LANDSCAPE ARCHITECT. THE TREE STUMPS AND ROOTS SHALL ALSO BE REMOVED, AND SURROUNDING SURFACE RE-GRADED AND RESTORED.
- SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
- SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD NITRIFIED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
- PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
- SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 2" LAYER OF BARK CHIPS, MINIMUM OF 1" IN SIZE.
- ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS. RESIDUAL WEED PRE-EMERGENT SHALL BE APPLIED BY THE CONTRACTOR. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.
- ROOT BARRIERS FOR ALL TREES WITHIN EIGHT FEET OF PAVEMENT SHALL BE INSTALLED. BARRIERS SHALL BE PLASTIC AND EXTEND COMPLETELY AROUND THE ROOT BALL. THE DIAMETER OF THE BARRIER SHALL BE 42". THE BARRIER SHALL EXTEND TO A DEPTH OF 24".
- ESPALEIR PLANTS SHALL BE FURNISHED WITH A PREMANUFACTURED WOOD TRELIS. THE TRELIS SHALL BE SECURELY FASTENED TO TWO PRESSURE TREATED 2" DIAMETER POLES.
- PLANTING AREAS SHALL BE COVERED WITH A THREE INCH LAYER OF BARK CHIPS.

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HARBOR VILLAGE RV PARK

100 Capistrano Road Half Moon Bay, California

TITLE

Landscape Details

REVISIONS

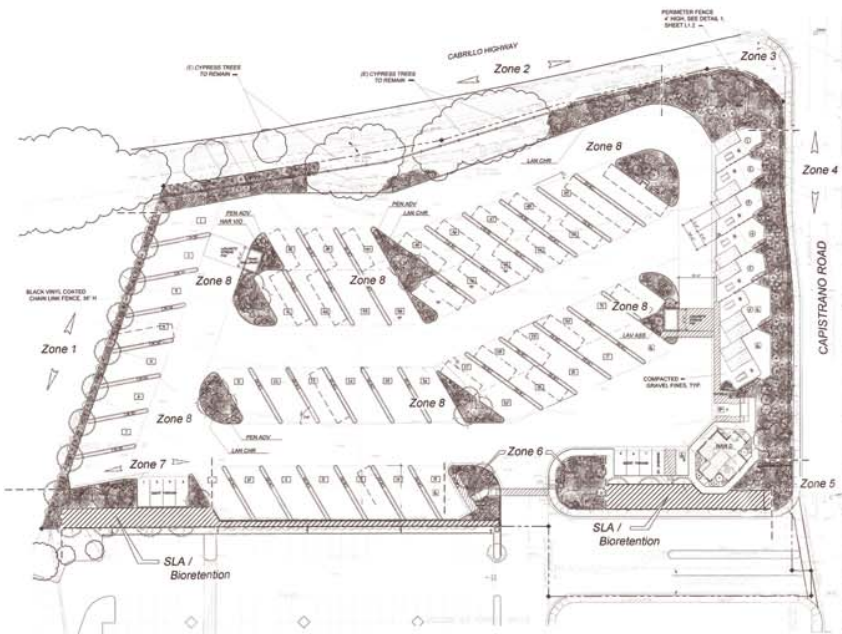
Date	Notes
11-10-18	Modify Plant List
12-27-18	Modify Planting (Infiltration Trench)

PROJECT

DATE 2-20-18

SHEET #

L 2.1



PROJECT DESIGN DATA
 LOT AREA 146,202 SF
 EXISTING IMPERVIOUS AREA 16,270 SF
 PROPOSED IMPERVIOUS AREA 100,247 SF
 TOTAL POST-PROJECT IMPERVIOUS AREAS 116,517 SF
 NET CHANGE 83,877 SF ADDED
 TOTAL % OF PARCEL COVERAGE 79.7%

1 HYDROZONE PLAN
 1" = 40'

Maximum Applied Water Allowance (MAWA) & Estimated Total Water Use (ETWU)					
Hydrozone	Hydrozone Area (HA) (ft ²)	Plant Factor ² (PF)	Plant Water Use Type	PF x HA (ft ²)	
North Side	Zone 1	1,285	0.30	Low	386
East Side/ highway	Zone 2	4,440	0.30	Low	1,332
Corner w/ Sign	Zone 3	2,960	0.30	Low	888
Capistrano Road	Zone 4	3,960	0.30	Low	1,188
Corner Access Road	Zone 5	748	0.30	Low	224
Entry RV park	Zone 6	1,069	0.30	Low	321
Corner NW	Zone 7	1,500	0.30	Low	450
Interior Planters	Zone 8	4,760	0.30	Low	1,428
	Zone 9				-
	Zone 10				-
	Zone 11				-
	Zone 12				-
	Zone 13				-
	Zone 14				-
	Zone 15				-
	Zone 16				-
	Zone 17				-
	Zone 18				-
	Zone 19				-
	Zone 20				-
	Zone 21				-
Hydrozone Area (HA) (& PF x HA)	20,722			6,217	
Special Landscape Area (SLA)	4,265	1.00	High	4,265	
Total Landscape Area (TLA)	24,987			10,482	
Irrigation Efficiency (IE) Drip	0.81				
MAWA¹				432,960.87 gal.	
				57,878.64 cu. ft.	
				578.79 HCF	
				1.33 acre-ft.	
				0.43 millions of gal.	
ETWU²				327,494.79 gal.	
				43,779.83 cu. ft.	
				437.80 HCF	
ETWU complies with MAWA				1.01 acre-ft.	
				0.33 millions of gal.	

¹Plant Water Use Types Plant Factor
 Very Low 0-0.1
 Low 0.1-0.3
 Medium 0.4-0.6 (ETo) x (0.62) x [(0.55 x HA)+(0.45 x SLA)], where ETo = 44.24
 High 0.7-1.0 (ETo) x (0.62) x [(PF x HA)(IE) + SLA]

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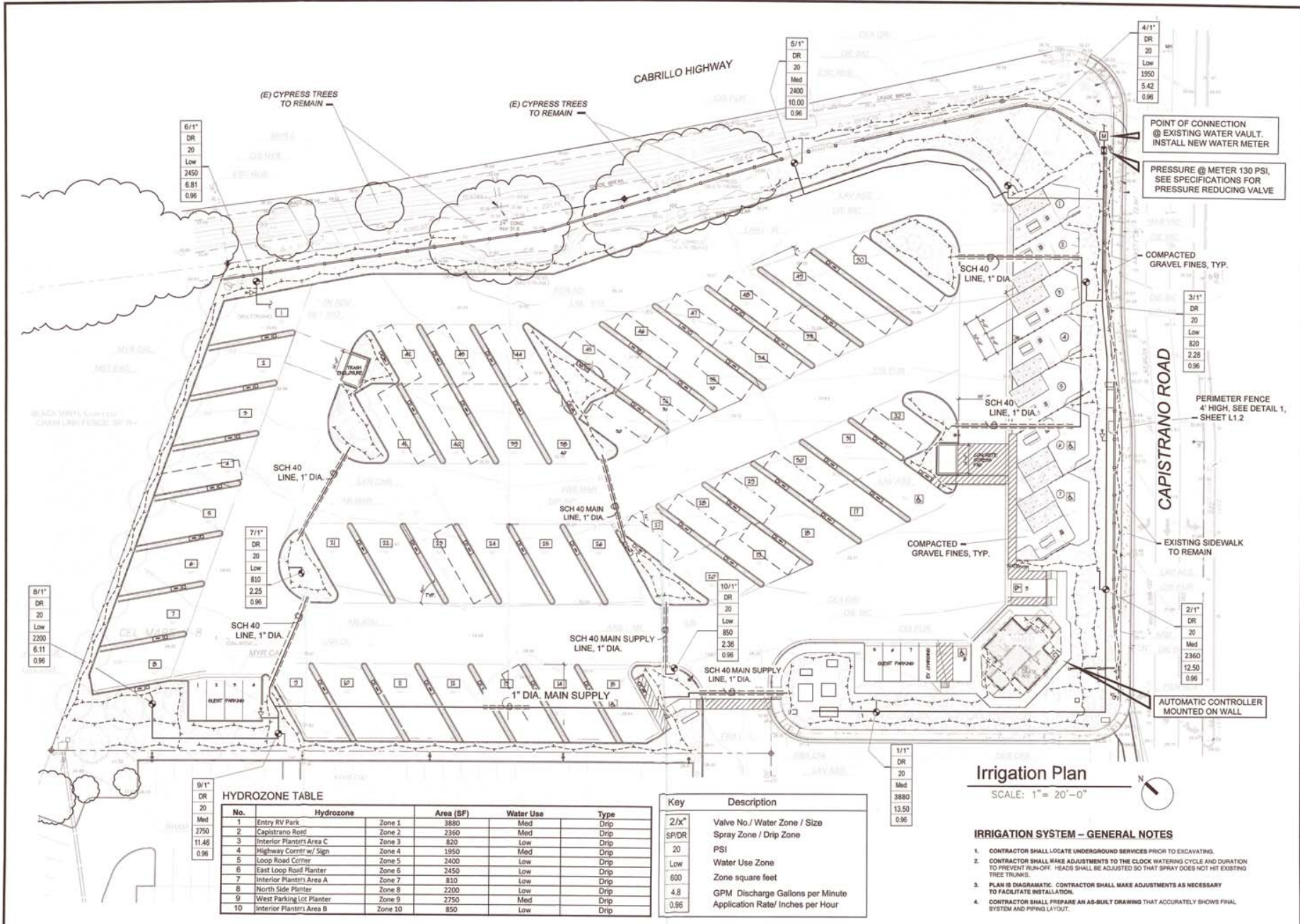
HARBOR VILLAGE RV PARK
 100 Capistrano Road Half Moon Bay, California

TITLE
Hydrozone MWELO Plan

REVISIONS

Date	Notes

PROJECT
 DATE 2-20-18
 SHEET #
L 3.1



HYDROZONE TABLE

No.	Hydrozone	Area (SF)	Water Use	Type	
1	Entry RV Park Zone 1	3880	Med	Drip	
2750	2	Capistrano Road Zone 2	2360	Med	Drip
3	Interior Planter Area C Zone 3	820	Low	Drip	
4	Highway Corridor w/ Sign Zone 4	1950	Med	Drip	
5	Loop Road Corner Zone 5	2400	Low	Drip	
6	East Loop Road Planter Zone 6	2450	Low	Drip	
7	Interior Planter Area A Zone 7	810	Low	Drip	
8	North Side Planter Zone 8	2200	Low	Drip	
9	West Parking Lot Planter Zone 9	2750	Med	Drip	
10	Interior Planter Area B Zone 10	850	Low	Drip	

Key Description

2/x"	Valve No. / Water Zone / Size
SP/DR	Spray Zone / Drip Zone
20	PSI
LOW	Water Use Zone
600	Zone square feet
4.8	GPM Discharge Gallons per Minute
0.96	Application Rate/ Inches per Hour

Irrigation Plan
SCALE: 1" = 20' - 0"

IRRIGATION SYSTEM - GENERAL NOTES

- CONTRACTOR SHALL LOCATE UNDERGROUND SERVICES PRIOR TO EXCAVATING.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE CLOCK WATERING CYCLE AND DURATION TO PREVENT RUN-OFF. HEADS SHALL BE ADJUSTED SO THAT SPRAY DOES NOT HIT EXISTING TREE TRUNKS.
- PLAN IS DIAGRAMATIC. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY TO FACILITATE INSTALLATION.
- CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING THAT ACCURATELY SHOWS FINAL SYSTEM AND PIPING LAYOUT.

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HARBOR VILLAGE RV PARK
100 Capistrano Road Half Moon Bay, California

TITLE

IRRIGATION PLAN

REVISIONS

Date	Notes
9-23-18	Modify layout & specs per PC comments 8-15-18
12-27-18	Modify Valve Control 1.8.2 Controller Location I&D Symbol

PROJECT

DATE July 9, 2018

SHEET #

L 6.1

Estimated Total Water Use ETWU

Reference Evapotranspiration (Eto)	33.70 half moon bay			ETWU requirement	MAWA requirement	ETWU requirement	Estimated Total Water Use (ETWU)
	ETWU requirement	ETWU requirement	ETWU requirement				
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	
Regular Landscape Areas							
1) Entry RV Park	0.5	Drip	0.81	0.617	3,880	2,395.06	50,042
2) Capistrano Road	0.5	Drip	0.81	0.617	2,360	1,456.79	30,438
3) Interior Planters Area C	0.3	Drip	0.81	0.370	820	303.70	6,346
4) Highway Corner w/ Sign	0.5	Drip	0.81	0.617	1,950	1,203.70	25,150
5) Loop Road Corner	0.2	Drip	0.81	0.247	2,400	592.59	12,382
6) East Loop Road Planter	0.3	Drip	0.81	0.370	2,450	907.41	18,959
7) Interior Planters Area A	0.3	Drip	0.81	0.370	810	300.00	6,268
8) North Side Planter	0.3	Drip	0.81	0.370	2,200	814.81	17,025
9) West Parking Lot Planter	0.5	Drip	0.81	0.617	2,750	1,697.53	35,468
10) Interior Planters Area B	0.3	Drip	0.81	0.370	850	314.81	6,578
				Totals	20,470	9,986.42	0
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	208,656
						Maximum Allowed Water Allowance (MAWA)	299,390.13

Maximum Applied Water Allowance MAWA

$$(Et) (0.62) [0.7 \times LA] + (0.3 \times SLA) = 299,390.13$$

Complies

Irrigation Legend

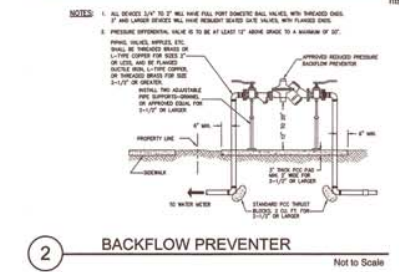
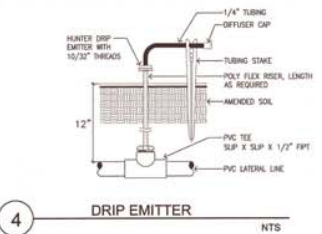
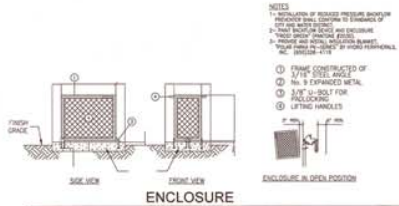
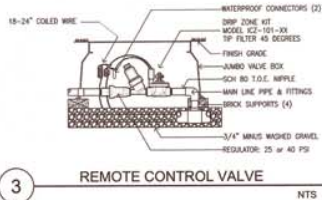
SYMBOL	MODEL	DESCRIPTION
	700-OMR-100 SERIES/LT-T SERIES	IRRITROL REMOTE CONTROL VALVE w/ PRESSURE REGULATION/ KBI PVC BALL VALVE
	975XL2-1"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER
	MC-24E PROMAX-LIA	IRRITROL 24 STATION MC-E CONTROLLER - WALL MOUNT PRO MAX UNIVERSAL MAINTENANCE REMOTE KIT
		DRIP TUBING TORO EHD1645 FLUE STRIPE HOSE WITH TORO LOC-EZE FITTINGS. 4" COVER. DISTRIBUTION TUBING. TORO EHW437-010 1/4" HOSE.
		HOSE BIBB. 3/4" BRASS ON 18" G HALV RISER

IRRIGATION INSTALLATION NOTES

- CONTRACTOR SHALL LOCATE UNDERGROUND SERVICES PRIOR TO PERFORMING ANY EXCAVATION.
- AN APPROVED BACKFLOW PREVENTER SHALL BE INSTALLED PER LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. THE BACKFLOW DEVICE SHALL BE A REDUCED PRESSURE DOUBLE CHECK TYPE INSTALLED IN A LOCKABLE ENCLOSURE. THE BACKFLOW DEVICE SHALL BE LOCATED IN THE VICINITY OF THE WATER METER, IF POSSIBLE.
- A MANUAL SHUT OFF VALVE SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR IN EXCESS OF RECOMMENDED OPERATING PRESSURE OF SPECIFIED IRRIGATION DEVICE.
- MAIN SUPPLY LINES SHALL BE PVC SCHEDULE 40, SIZE AS NOTED, BURIED 18" DEEP. LATERAL SUPPLY LINES SHALL BE BURIED 12" DEEP. FLEXIBLE PIPE TUBING SHALL BE BURIED 4" DEEP.
- REMOTE CONTROL VALVES SHALL BE 1" WHEN CONNECTED TO MAIN SUPPLY LINES OF SAME SIZE, AND SUPPLY A TOTAL NUMBER OF HEADS OR EMITTERS NOT TO EXCEED 14 GALLONS PER MINUTE DISCHARGE FOR EACH CIRCUIT. FOR MAIN SUPPLY LINES OF 1-1/2" DIAMETER, THE CONTRACTOR MAY CHOOSE AS AN OPTION INSTALLING A 1-1/2" RCV, WHICH WILL HAVE CIRCUIT FLOW RATE NOT TO EXCEED 30 GPM. VALVES SHALL BE MANUFACTURED BY TORO OR HUNTER AND INSTALLED UNDERGROUND IN WEATHER-PROOF VALVE BOXES.
- DRIP IRRIGATION CIRCUITS SHALL BE FURNISHED WITH A PRESSURE REGULATING DEVICE IF THE WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES. AN IN-LINE FILTER SHALL BE INSTALLED ADJACENT TO THE CONTROL VALVE. THE END OF EACH SUPPLY CIRCUIT SHALL BE FURNISHED WITH A BALL VALVE.
- AN INTEGRATED CHECK VALVE SHALL BE INSTALLED INTO THE LOWEST SPRINKLER HEAD ON EACH CIRCUIT. CHECK VALVES ON ANTI-DRAIN VALVE ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW FLOW DRAINAGE COULD OCCUR.
- CONTRACTOR SHALL FLUSH ALL PIPES PRIOR TO INSTALLING SPRINKLER HEADS AND PRESSURE TEST THE MAIN SUPPLY LINE. A THOROUGH CHECK FOR ANY LEAKS SHALL BE PERFORMED. THE ENTIRE SYSTEM SHALL BE CHECKED FOR LEAKS PRIOR TO BACKFILLING OF TRENCHES.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE CLOCK WATERING CYCLE AND DURATION TO PREVENT RUN-OFF. HEADS SHALL BE ADJUSTED SO THAT SPRAY DOES NOT HIT EXISTING TREE TRUNKS.
- THIS PLAN IS DIAGRAMATIC. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO ENSURE PROPER COVERAGE AND WATERING TO EACH PLANT. A SUFFICIENT NUMBER OF SPRINKLER HEADS AND EMITTERS SHALL BE FURNISHED AT THE CONTRACTOR'S EXPENSE TO ACHIEVE THIS.

COMPLIANCE NOTES

- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES. T
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- AN IRRIGATION AUDIT REPORT BY A CERTIFIED IRRIGATION AUDITOR SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION AND SUBMITTED WITH THE CERTIFICATE OF COMPLETION.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.



COUNTY OF SAN MATEO
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: HARBOR VILLAGE RV PARK
PROJECT ADDRESS: 100 CAPISTRANO ROAD PRINCETON CA

PREPARED BY: BRUCE A. CHAN CA RLA #2234
923 ARGUELLO STREET, SUITE 200
REDWOOD CITY CA 94063
650-346-7645 650-367-8139 (FAX)
bchan@hbcplanning.com

Signature: *Bruce A. Chan*

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HARBOR VILLAGE RV PARK
100 Capistrano Road
Half Moon Bay, California

TITLE

IRRIGATION DETAILS

REVISIONS

Date	Notes
11-10-18	Revise WELO Compliance Info
12-27-18	Add Flow Bbs to Layout Modify ETWU Calculations

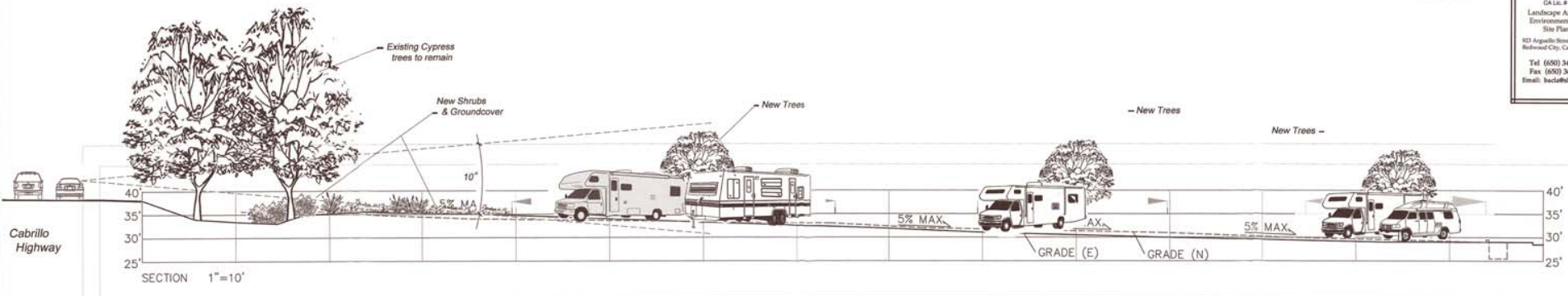
PROJECT

DATE July 9, 2018

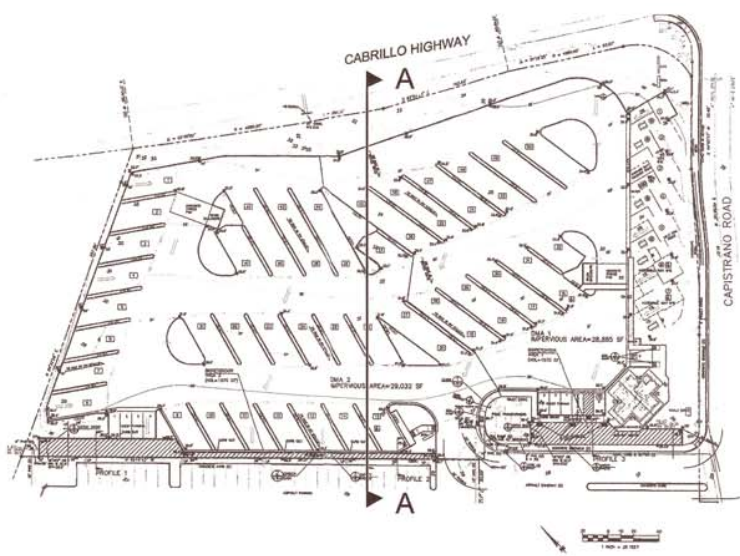
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 San Mateo County
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 CA Lic. # 90224
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1 Site Section A - A
 1" = 10'0"



2 Site Plan
 reference only NTS

PLN 2017-00320

HARBOR VILLAGE RV PARK
 100 Capistrano Road Half Moon Bay, California

TITLE	REVISIONS		DATE
	Date	Notes	
Visual Analysis Site Section			
			SHEET #
			L 5.1

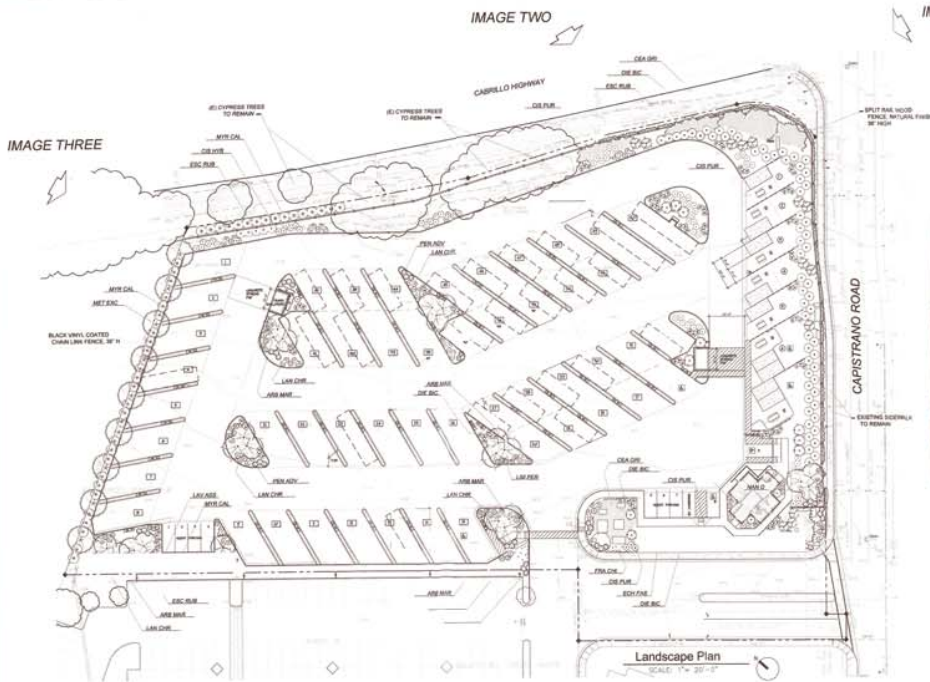


Image One



Image Three View from Highway One, southbound, w/ landscape screening



Position of RVs, without landscape screening. Tent sites located along Capistrano Road.

Image Two

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HARBOR VILLAGE RV PARK
 100 Capistrano Road Half Moon Bay, California

TITLE

Landscape Site Renderings

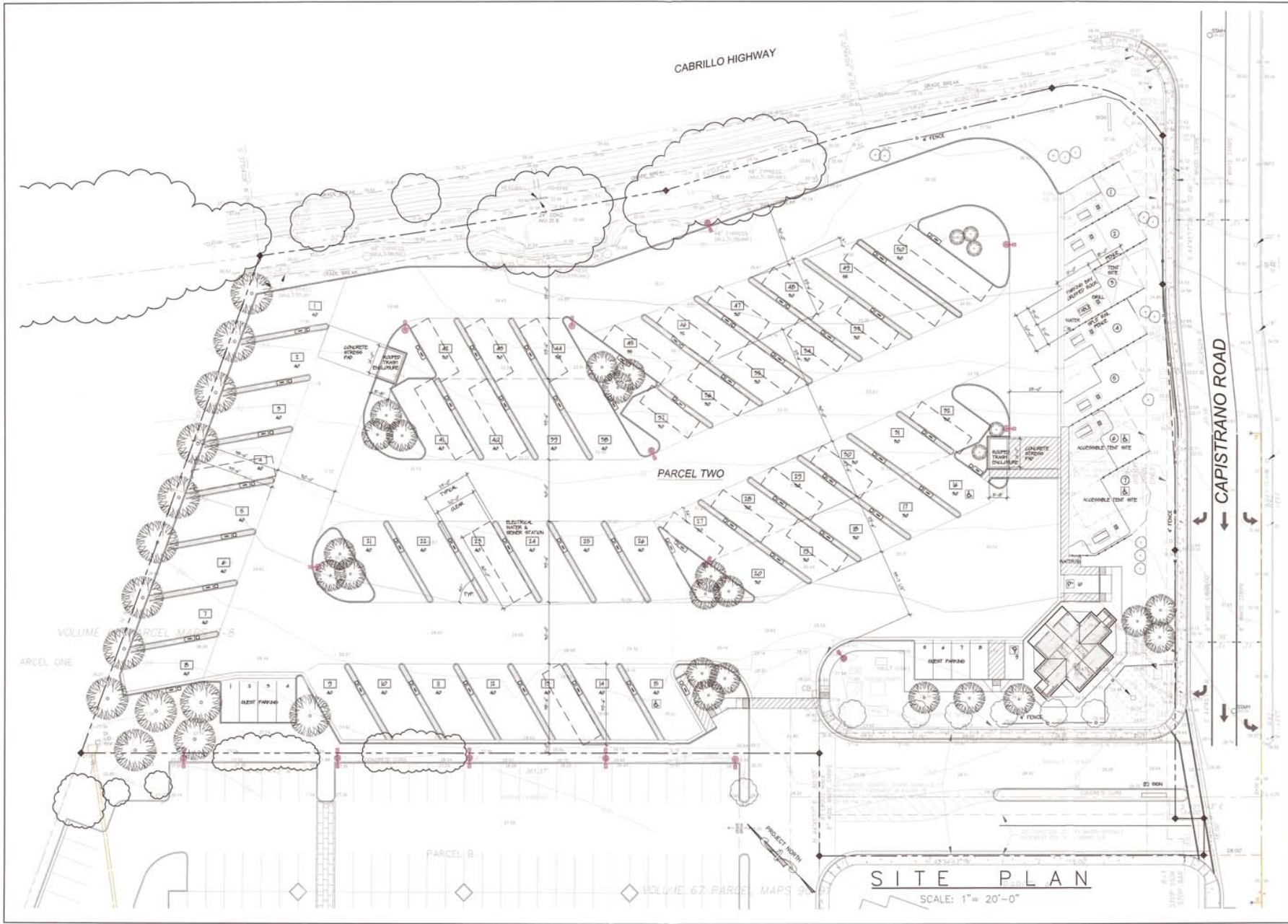
REVISIONS

Date	Notes

PROJECT

DATE Jan 3, 2018

SHEET #
L 4.1



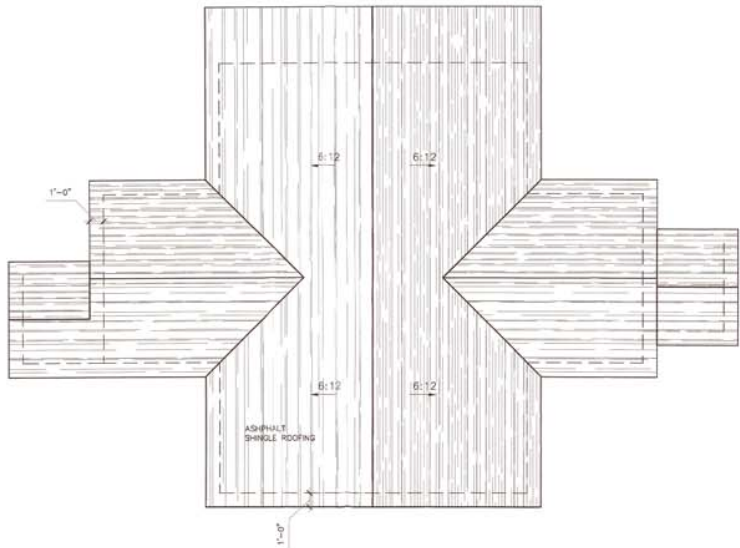
Jacobsen & Associates
 ARCHITECTS
 63 Monte Vista #700
 San Diego, California 92102
 Telephone: 619 / 755 - 5311 Fax: 619 / 755 - 5312



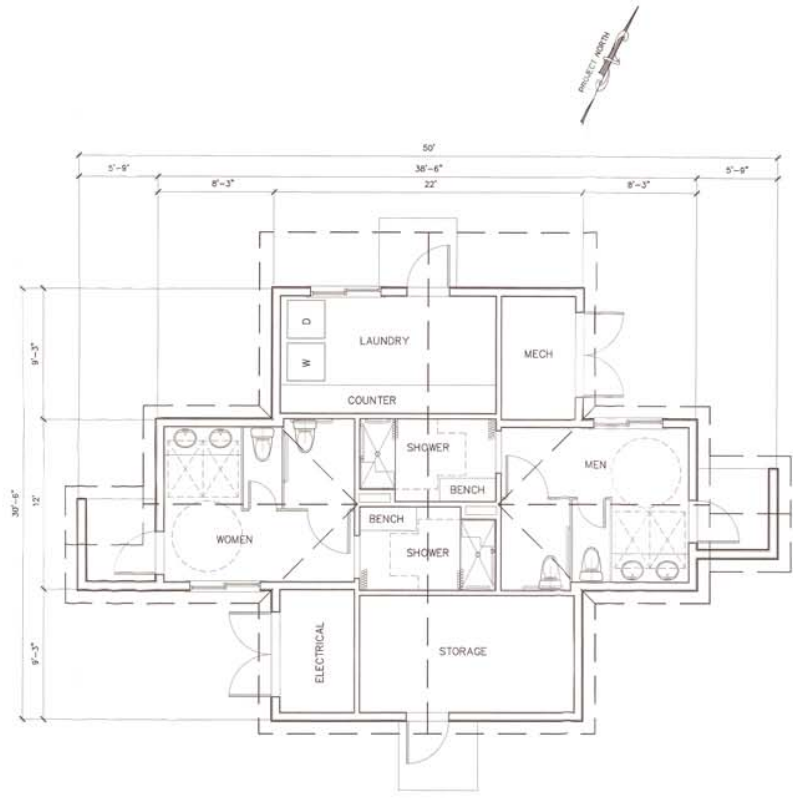
HARBOR VILLAGE RV PARK
 100 CAPISTRANO RD.
 HALF MOON BAY, CA
 POINT PILLAR PROJECT DEVELOPERS, LLC
 HALF MOON BAY, CA

SHEET TITLE		SITE PLAN	
PROJECT NO.	17489	DATE	12/11
SCALE	1" = 20'-0"	DESIGNED BY	EAJ
SHEET NO.	A1	CHECKED BY	EAJ
		DATE	11-14-17

A1
 PLANNING



ROOF PLAN



GROUND FLOOR PLAN

Jacobsen & Associates
ARCHITECTS



HARBOR VILLAGE RV PARK
100 CAPISTRANO RD.
HALF MOON BAY, CA

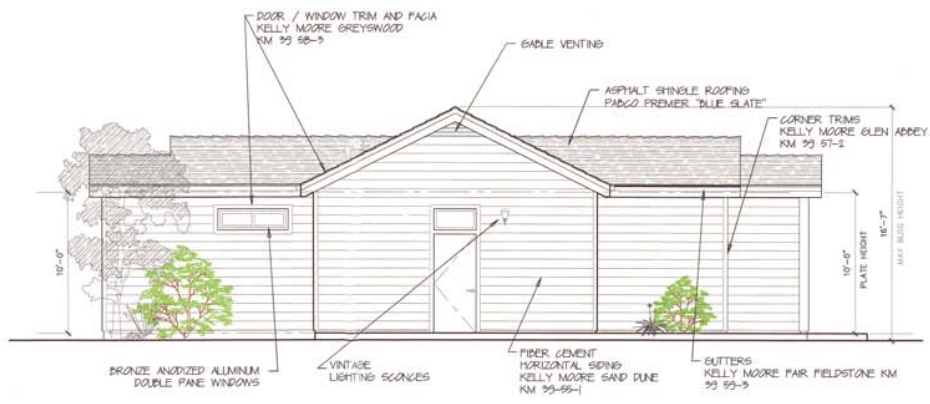
POINT PILLAR PROJECT DEVELOPERS, LLC
HALF MOON BAY, CA

NO.	REVISIONS	DATE

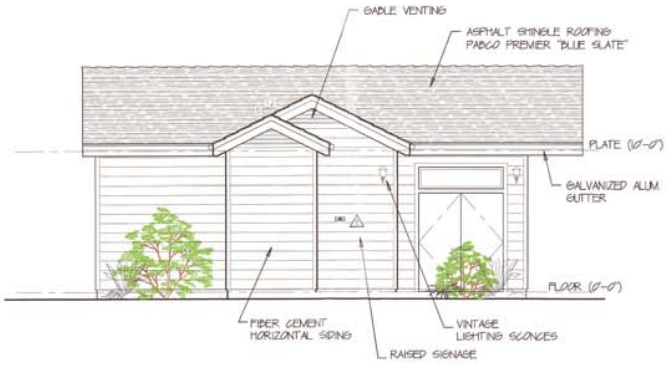
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DATE: 11-14-17

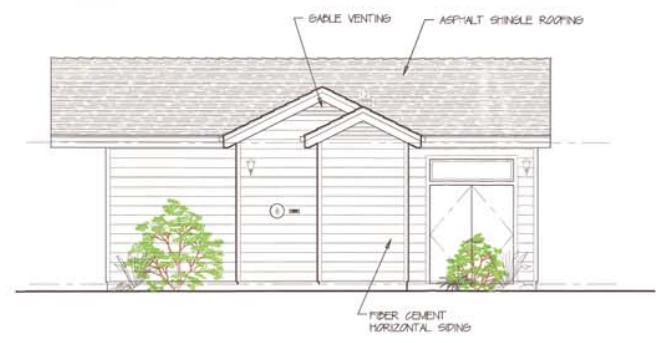
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PLANNING



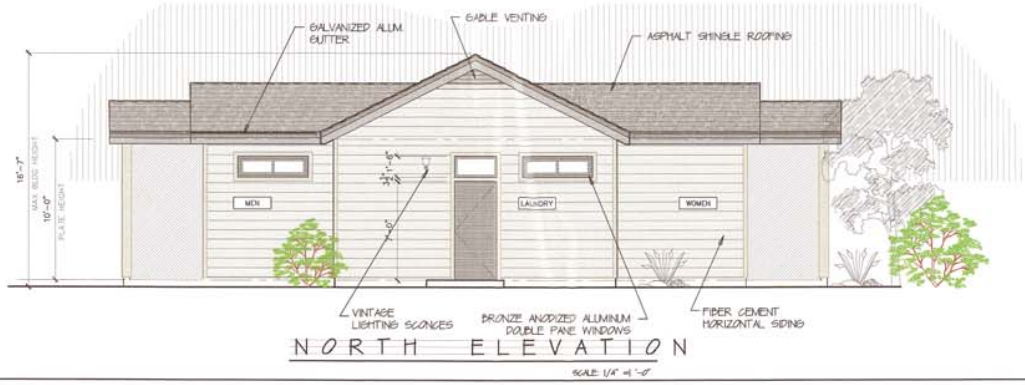
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECTS
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Telephone: 415/738-3531 e-mail: jacobson@jacobsen.com



HARBOR VILLAGE RV PARK
100 CAPISTRANO RD.
HALF MOON BAY, CA
POINT PILLAR PROJECT DEVELOPERS, LLC
HALF MOON BAY, CA

EXTERIOR ELEVATIONS	
SHEET TITLE	DATE
PROJECT NO.	NO. REVISIONS
DRAWN BY	DATE
FILE NAME	DATE
DRAWN BY	DATE
DATE	DATE

SCALE: 1/4" = 1'-0"
SHEET NO. **A3**
PLANNING




Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
5	52	S2	BACK-BACK	0.950	VLE-1-T3-4R-S3-40K-TWY @ 20' MTG HT.	76
8	51A	S1A	SINGLE	0.950	VLE-1-T5-4R-S30-40K-SINGLE @ 18' MTG HT.	76
2	S1	S1	SINGLE	0.950	VLE-1-T3-4R-S3-40K-SINGLE @ 18' MTG HT.	76

Label	CalcType	Units	Avg	Max	Min	AngMin	MaxBlt
CalcPa_1			1.03	6.8	0.0	N.A.	N.A.

NEW RV
NLS LIGHTING
REV 4 7/31/17

Jacobsen & Associates
ARCHITECTS
83 Moon Cove Way, American Canyon, California 94933
Telephone: 800 / 726 - 5311 e-mail: ajacobsen@aol.com



HARBOR VILLAGE RV PARK
100 CAPISTRANO RD.
HALF MOON BAY, CA

POINT PILLAR PROJECT DEVELOPERS, LLC
HALF MOON BAY, CA

SHEET TITLE: PHOTOMETRIC PLAN

PROJECT NO: 17489

DATE: _____

NO. REVISIONS

DATE

SCALE

PROJECT NO: 17489


DATE: _____

SHEET NO.

SCALE

PROJECT NO: 17489

DATE: _____





NOT FOR PRODUCTION

 INCORPORATED P.O. BOX 4590 / 204 CAMPUS WAY, MODESTO, CA 95350 / OFFICE 209.524.4484 / FAX 209.521.0272 / LIC#268001	MEMBER 	NOTICE TO THE CUSTOMER Note: The colors depicted on this rendering may not exactly reflect colors used on the finished display. Please refer to the final drawing for the approved color specifications. Note: The cost of providing electrical wiring to the sign area, all required permits, and all special inspections are not included in this sign proposal. Note: The proportion of signs shown on building & landscape area photos is an approximate representation.	CUSTOMER APPROVAL <input type="checkbox"/> ACCEPTED W/ NO CHANGES <input type="checkbox"/> ACCEPTED W/ CHANGES AS NOTED <input type="checkbox"/> REVISE AS NOTED AND RESUBMIT BY CUSTOMER BY LANDLORD DATE DATE	<table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>06.31.17</td> <td>SL</td> <td>17</td> <td>SL</td> </tr> <tr> <td>11.08.17</td> <td>SL</td> <td></td> <td></td> </tr> </tbody> </table>	DATE	BY	DATE	BY	06.31.17	SL	17	SL	11.08.17	SL			COMPANY OR JOB NAME / JOB DESCRIPTION 170228/42365 RI PRINCETON HARBOR RV PARK REFACES FOR TWO EXISTING DF ILLUMINATED SIGN CABINETS PROJECT ADDRESS: 100 CAPISTRANO ROAD HALF MOON BAY CALIFORNIA 94019 SALESPERSON: DOUG SMITH CUSTOMER CONTACT: XXXXX
	DATE	BY	DATE	BY													
	06.31.17	SL	17	SL													
	11.08.17	SL															
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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.		ALL MEASUREMENTS SHOWN IN THIS DRAWING ARE NOMINAL UNTIL THE "NOT FOR PRODUCTION" STAMP HAS BEEN REMOVED															

11.08.17 SL / RI / ADDRESS CHANGE, NEW DESIGN NUMBER, NAME CHANGE TO HARBOR VILLAGE FROM PRINCETON



SIGN A / EXISTING DF ILLUM CABINET / REFACES
0.375" = 1'-0"

QTY (2 TOTAL)



SIGN A / EXISTING DF ILLUM CABINET / REFACES QTY (2 TOTAL)
0.375" = 1'-0"



SIGN B / EXISTING DF ILLUM CABINET / REFACES
0.375" = 1'-0"

QTY (2 TOTAL)



SIGN B / EXISTING DF ILLUM CABINET / REFACES
0.375" = 1'-0"

QTY (2 TOTAL)

**SIGNS A & B:
TENANT COPY FACES**

FACES: REMOVE EXISTING VINYL & REUSE EXISTING 3/16" WHITE POLYCARBONATE FACES W/ NEW FIRST SURFACE VINYL DECORATIONS (OPTIONAL NEW FACES) **VINYL:** 3630-157 SULTAN BLUE, 3630-51 SILVER GREY
RETAINERS: (SIGN A) EXISTING 1.5" (FACE), 2.5" DEEP (SIDES) FLAT STYLE ALUMINUM, (SIGN B) EXISTING 1.5" FLAT STYLE ALUMINUM **MECHANICAL DIVIDERS:** (SIGN A) EXISTING 2.5", (SIGN B) EXISTING 1.5" EXTRUDED ALUMINUM
NOTE: (SIGN B) THE VERTICAL DIVIDERS ARE 1.5" WIDE FLAT ALUMINUM BAR ONLY **REMOVALS:** **NOTE:** THERE HAS NOT BEEN AN OFFICIAL SURVEY COMPLETED AS OF 06.22.17
NOTE: AS OF 06.22.17 THERE HAS NOT BEEN A REQUEST TO REPAINT, REPAIR, REWIRE, RELAMP OR REPLACE ANY MISSING OR DAMAGED COMPONENTS OF THE EXISTING SIGN STRUCTURE(S)

SCOPE OF WORK: FABRICATE & INSTALL (2) TWO NEW FACES FOR EACH SIGN (4 TOTAL FACES)

THE RECTANGLES SHOWN HERE REPRESENT THE VISUAL OPENING MEASUREMENT, NOT THE FACE CUT SIZES OR THE RETAINERS

NOT FOR PRODUCTION

SD SIGN DESIGNS
 170228 RI / 2 OF 2
 P.O. Box 4590 / 204 CAMPUS WAY, MODESTO, CA 95350 / OFFICE 209.524.4484 / FAX 209.521.0272 / LIC#268901

MEMBER	NOTICE TO THE CUSTOMER	CUSTOMER APPROVAL	DATE	BY	DATE	BY
CSA WASA ISA	<small>Note: The colors depicted on this rendering may not match actual colors used on the finished display. Please refer to the detail drawing for the approved color specifications. Note: The cost of providing electrical wiring to the sign area, all required permits and all electrical inspections are not included in this sign price. Note: The appearance of signs shown on building & landscape line photos is an approximate representation.</small>	<input type="checkbox"/> ACCEPTED W/ NO CHANGES <input type="checkbox"/> ACCEPTED W/ CHANGES AS NOTED <input type="checkbox"/> REVISE AS NOTED AND RESUBMIT	06.21.17	SE	07	SE
		BY CUSTOMER		BY LANDLORD		
		DATE		DATE		

COMPANY OR JOB NAME / JOB DESCRIPTION		170228/42365 RI
PRINCETON HARBOR RV PARK REFACES FOR TWO EXISTING DF ILLUMINATED SIGN CABINETS PROJECT		
ADDRESS:	100 CAPISTRANO ROAD HALF MOON BAY CALIFORNIA 94019	
SALESPERSON:	DOUG SMITH	CUSTOMER CONTACT: XXXXX
COPYRIGHT	2017	NAME / DATE
2 OF 2		

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ALL MEASUREMENTS SHOWN IN THIS DRAWING ARE NOMINAL UNTIL THE "NOT FOR PRODUCTION" STAMP HAS BEEN REMOVED



Image One
Original Photo, August 2017



A



B



C

Image Two
Original Photo, August 2017



Image Three
Original Photo, August 2017



County of San Mateo - Planning and Building Department

ATTACHMENT D

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Claire Toutant Len Erickson Dave Olson Barbra Mathewson Dan Haggerty Michelle Weil Tamar Powell
Chair Vice-Chair Secretary Treasurer

Date: October 9, 2019

To: Ruemel Panglao, SMC Project Planner

Cc: Supervisor Horsley, San Mateo County Planning Commission

From: Midcoast Community Council

Subject: RV Park in Princeton Mitigated Negative Declaration – PLN2017-00320

The Midcoast Community Council has received 18 community comments on the Mitigated Negative Declaration for this project. All were opposed to the project.

Nearly all the comments focused on two areas of the Neg Dec:

Item 3. The project will not degrade the aesthetic quality of the area.

All the comments raised concerns about the impact of this project. Some focused on residents views, while others focused on the negative impact to visitors, who will now see RVs immediately in their view of the harbor as they enter or drive past.

Item 4. The project will not have adverse impacts on traffic or land use

This was a major concern of the comments, given that the Midcoast already has significant traffic delays on the weekends and the days prior to the weekends, often taking 3 or 4 times normal driving times. Trailers and RVs, by their nature, tend to impact traffic more than most vehicles, because they are larger and slower. The Council has previously submitted comments on this project, on September 27, 2017, and April 12, 2018. Both discussed the aesthetic issues of this project, and the latter also discussed traffic impacts. These comments and issues still apply, even though there has been some improvement in the plans with respect to the aesthetic impacts. The overall major impact of a large number of RVs and trailers is nearly impossible to mitigate.

MIDCOAST COMMUNITY COUNCIL
s/Claire Toutant, Chair



County of San Mateo - Planning and Building Department

ATTACHMENT E

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Claire Toutant **Len Erickson** **Dave Olson** **Barbra Mathewson** **Dan Haggerty** **Michelle Weil** **Tamar Powell**
Chair Vice-Chair Secretary Treasurer

Date: October 23, 2019

To: San Mateo County Planning Commission

Cc: Ruemel Panglao, SMC Project Planner, Erik Martinez, Coastal Commission Staff

From: Midcoast Community Council / Claire Toutant Chair

Subject: **Proposed 50-space RV Park on vacant 3.3 acres at NW corner Capistrano & Highway
1 in Princeton (PLN2017-00320)**

Aligning with clearly strong public opposition to this project since the 2015 pre-application workshop, the MCC adamantly opposes the Harbor Village RV Park project as planned. Opposition is based on negative impacts to aesthetics, vehicle mobility and pedestrian walkability, 28 day stay enforcement, climate/pollution, and planning for the location. The MCC strongly requests that a full Environmental Impact Report be submitted instead of the Mitigated Negative Declaration.

Harbor Gateway

One primary concern is the visual aesthetic of the harbor gateway. We request preserving the remaining slice of ocean view corridor from southbound Hwy 1. No more coastal view blocking should be added to the already obstructed view caused by existing development and a perimeter row of cypress trees. Full LCP protections should be complied with for this Coastal Act-designated Scenic Highway/Corridor (8.12.b and 11.4) to reduce blocking more of the ocean view in any way.

As we stated in our previous letter dated 4/12/18, if this project is to move forward, we request a height-restricted Clear View Easement with all plantings to remain below 3-feet in height above adjacent Capistrano Road at maturity.

Traffic Impacts

The RV Park is expected to generate approximately 110 trips per day, adding to daily congestion from Capistrano Road toward Half Moon Bay and Pacifica. Highway 1 is already choked with traffic on weekends; the addition of slow-moving large RVs will worsen congestion locally and coming into the area. Furthermore, the lack of a Comprehensive Transportation Management Plan is concerning, especially considering other previously approved projects such as Big Wave, projected to generate nearly 1,500 trips per day. The intersection of Capistrano Road and Pillar Point Harbor Blvd. is often difficult to maneuver through today. The cumulative impact of future developments, additional large RVs, numerous pedestrian and bicycle crossings from

the RV Park would have great impact everyone's ability to use the roads. This RV park will endanger the community in a major emergency, and therefore an evacuation plan should be required.

28 Day Stay Enforcement

The 28 day stay of RVs at the Harbor Village RV park will be difficult to enforce. The developer has a history of allowing stays longer than 28 days at the Pillar Point RV park, and we are concerned there will be a lack of enforcement at the new park. Therefore, part of the Harbor Village RV Park may become permanent housing instead of 100% visitor serving. There will likely be extra vehicles that will have no place to park, except in adjacent neighborhoods.

Climate and Pollution

We disagree with the assertion that the RVs traveling to and from the site would all be traveling this route anyway and would not generate any additional greenhouse gas emissions. RV users specifically target RV parks, obviously making each new one a destination it was not previously. Even if measures were put in place to reduce idling time, gas powered RVs (and generators) will result in additional pollution to the area. The nearly 35,000 square feet of impervious surface proposed will increase polluted stormwater runoff. Paving of this area also disrupts the habitat of native species, including nesting migratory birds.

Conclusion

Based on community opposition, the MCC requests that the project not be approved, or approved with a reduction to 25 spaces. LCP policy 11.4 requires the facility not subvert the unique small-town character of the nearby community. This prime visible gateway location to the only recreation and working fishing harbor in the County does not support "other compatible use" listed in the CCR Zoning District. Per CCR Section 6269 (7), development must be sited in a manner that maximizes public ocean views.

MIDCOAST COMMUNITY COUNCIL
s/Claire Toutant Chair



View to harbor across requested view corridor.



Aerial view showing requested view corridor



County of San Mateo - Planning and Building Department

ATTACHMENT F

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



September 15, 2017

Ruemel Panglao, Project Planner
County of San Mateo – Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

RE: PLN2017-00320 Associated with PRE 2015-00019 (Point Pillar Project Developer)

Dear Mr. Holbrook:

Thank you for forwarding the County of San Mateo's PLN2017-00320 permit referral form dated August 29, 2017 and received on August 30, 2017. We appreciate the additional time Dave Holbrook afforded us to complete our review. The applicant is requesting a Coastal Development Permit (CDP), Use Permit, and Grading Permit to locate a 30-space RV park on a 3.35-acre legal, vacant, parcel at the corner of Highway 1 and Capistrano Road in Princeton-by-the-Sea. The proposed project includes thirty RV parking spaces, seven camping spaces, and a single-story, 832-square-foot laundry and restroom facility. Landscape and drainage improvements are also proposed that would necessitate approximately 6,700 cubic yards of cut material to be off-hauled from the site and 3,865 cubic yards of imported fill which would include base rock for beneath the asphalt areas, drain rock for the detention basins and soil for the planting/landscape areas. We would like to provide the following comments regarding the proposed project:

Land Use

The proposed project is located on a parcel zoned Coastside Commercial Recreation/ Design Review (CCR/DR). LCP Section 6265 provides that the purpose of the CCR District is to limit and control the use and development of land designated as CCR. The proposed project must be analyzed to determine its conformity with LCP Section 6265 including demonstrating that the proposed project: 1) meets the service and recreational needs of visitors, boat users, and residents seeking recreation in the San Mateo County Coastside area, 2) does not detract from pedestrian-uses while providing safe and efficient vehicular access and parking, 3) is designed to be of an intimate human-scale, and 4) presents a unified design theme appropriate to the location.

The proposed RV Park must be evaluated as an "Other Compatible Use" defined by LCP Section 6266 and provided in LCP Section 6267. Such uses are only allowed if consistent with the purpose of the CCR District, as further detailed above. The RV Park must meet the development standards of LCP Section 6269, including for coastal access (since the site is located between the mean high tide line and the Highway 1, i.e., the nearest public road), the protection of coastal resources, building height, landscaping, and impervious surface. The proposed project must be sited in a manner that maximizes public views of, and access to the shoreline or ocean, as required by LCP Section 6269. We recommend that the proposed RV lot meet the performance standards of LCP Section 6270 including, but are not limited to, noise, lighting, trash and storage, and grading.

Dave Holbrook
PLN2017-00320 (Ron Stefanack)
Pillar Point RV Lot
September 15, 2017

Traffic

The proposed project caters to large vehicles that would be driving along Highway 1 and Capistrano Road. A detailed traffic study, dated June 7, 2017, was prepared by Hexagon Transportation Consultants, Inc. to analyze potential traffic impacts associated with the proposed project. According to the study, congestion during AM and Saturday midday peak hours was observed in the northbound and southbound directions along Highway 1. Page 13 of the study states that this congestion does not spill back or cause operational issues at the intersection of the Highway 1 and Capistrano Road. The study should further explain why the congestion does not adversely affect egress from and ingress to Capistrano Road. The Saturday midday peak hour trip generation rate used in the study was based on surveys conducted in March 2017 at comparable RV parks in the Bay Area. Johnson Pier is a main destination for vehicles associated with commercial fishing, including large semi-trucks which mainly access the pier via the intersection of Highway 1 and Capistrano Ave. Since the proposed project would serve large recreational vehicles that would access the site coming from Highway 1, we recommend that the traffic impact analysis address potential conflicts with commercial vehicle traffic that fluctuates seasonally in and out of the harbor. A discussion of the proposed project's impacts to public coastal access (along Highway 1) during the summer periods when the public is likely to travel to the coast for recreational purposes should also be included as part of the traffic impacts analysis. Finally, the proposed project should provide a mitigation plan to address traffic issues during construction and post-construction when the proposed RV Park is operational, consistent with the requirements of LCP Policy 2.52.

Recreation/Visitor-serving Facilities

The LCP provides for the protection of visitor-serving uses within the Coastal Zone. An important aspect of the LCP is to ensure and encourage low-cost recreational opportunities along the coast be available to the public. Recreational vehicle parks are a form of low-cost recreational land use that provides access to the coast. Commission staff is in favor of such uses as they benefit the visitors that may not be in a position to afford more costly facilities such as luxury hotels located in coastal areas. However, there must be a balance between this form of recreational use and the protection of coastal resources.

The proposed RV Park, as a private development, would provide support services to the RV segment of visitors that frequent the coast. It is a recreational facility that would be operated by Point Pillar Project Developers, LLC and as such meets the definition of a visitor-serving facility and the definition of a commercial recreation facility as defined by LCP Policies 11.1 and 11.2. The proposed project must be evaluated to ensure that it is in conformity with the Recreation /Visitor-serving Facilities Component of the LCP including LCP Policy 11.4 which requires that the facility be a necessary visitor-serving facility designed to enhance coastal recreation opportunities for the public and that it not substantially change/alter the natural environment or undermine the unique, small-town, and or rural character of the nearby community.

The use of RV facilities is usually temporary with specific restrictions on the amount of time park users can stay at a facility. RV Parks have the potential to become more residential should occupants not adhere to the specified time limitations on stay. The analysis of the proposed RV Park must consider if and how it is in conformity with the development standards for private recreation and visitor-serving facilities provided by LCP Policy 11.15. Per LCP Policy 11.15, any CDP issued for the RV Park shall include a condition of approval that requires the land owner execute and record a deed

Dave Holbrook
PLN2017-00320 (Ron Stefanack)
Pillar Point RV Lot
September 15, 2017

restriction over the entire parcel specifying that visitor lengths of stays not extend longer than 29 consecutive days and no more than 90 days each year, and that if the use of the parcel is converted to a non-public, private, or member-only use or a program is proposed/implemented that allows extended stays or exclusive use or occupancy by an individual or limited group or segment of the public a CDP amendment shall be required.

The design of roadway signs associated with the proposed RV Park must conform to LCP Policy 11.16 which requires that signs be placed / posted as part of a recreational development, on or near major near major public and commercial recreation areas, to inform visitors of available services. We suggest that the permittee be required to coordinate with the California Department of Transportation and the County regarding requirements they may have with respect to design and location of signs along the coast.

The utilities element of the proposed project must be evaluated for conformity with LCP Policy 11.20 including that it be required to connect to existing public or community water and sewer systems if available, i.e., the Coastside County Water District and Granada Community Services District.

The proposal includes seven campsites. Are the campsites only for those that come to the site in RVs or would car campers and or "walk-in" campers be able to use these campsites as well? The applicant should clarify for whom the seven campsites would be designated.

Visual Resources

The LCP requires the protection of scenic and visual resources. The proposed RV Park would be sited adjacent to Highway 1, a County Scenic Highway and Corridor (LCP Policy 8.30). LCP Policy 11.20 requires that permitted recreation or visitor-serving facilities have or develop access to a public road in conformity with the Scenic Resources Component of the LCP. The portion of the development which may impact scenic and visual resources must be located on a portion of the parcel that is least visible from Highway 1, least likely to result in a significant impact on views from public viewpoints, and best preserves the visual and open space qualities of the parcel overall. The development, including landscaping, should also be designed so that ocean views are not blocked from public viewing points such as public roads, in this case, the Highway 1 and Capistrano Road, consistent with LCP Policy 8.12. The project design must also conform to the Design Guidelines for Coastal Communities, which include Princeton-by-the-Sea, and regulations of the Design Review Zoning ordinance consistent with the requirements of LCP Policies 8.13 and 8.32.

Biological Resources

The parcel for the proposed project site, which is located northwesterly of Pillar Point harbor waters, is currently vacant and unpaved. The proposed project must be consistent with LCP policies that are in place to protect marine resources, water quality and sensitive habitats. The applicant must demonstrate that the proposed project's design and operational measures will ensure on-going protection of water quality, adequate treatment of surface runoff, and will avoid adverse impacts on water quality of the nearby coastal waters.

We appreciate the opportunity to provide input on the proposed project. You can contact me at (415)-904-5292 or via e-mail renee.ananda@coastal.ca.gov if you have questions regarding our comments.

Dave Holbrook
PLN2017-00320 (Ron Stefanack)
Pillar Point RV Lot
September 15, 2017

Sincerely,

A handwritten signature in cursive script that reads "Renée Ananda".

Renée Ananda, Coastal Program Analyst
California Coastal Commission
North Central Coast District Office

Cc: Dave Holbrook, San Mateo County



County of San Mateo - Planning and Building Department

ATTACHMENT G

Ruemel Panglao

From: Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>
Sent: Friday, October 25, 2019 10:10 AM
To: Ruemel Panglao
Subject: RE: IS/MND for the Proposed Harbor Village RV Park (PLN2017-00320)

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Hi Ruemel,

Thank you for the opportunity to comment on Notice of Intent and Initial Study for the Mitigated Negative Declaration (MND) for the Proposed Harbor Village RV Park at 240 Capistrano Road, Princeton (PLN2017-000320). Staff has reviewed the provided documents and has few thoughts for the consideration of County Planning.

Prime Soils: Section 2d of the MND states that the entire project site contains prime soils that have a Class III rating (non-irrigated). While the site has not been used for agricultural purposes in the recent past, we encourage the County to carefully consider and evaluate the proposed development on “prime agricultural soils”, “prime agricultural land” or “other land suitable for agriculture” as defined by the LCP, to still be subject to LCP agricultural policies that apply generally to such lands regardless of the designation as stated in LCP policies 1.3 and 5.22.

Public Views – Per Section 6565.17, we encourage the County to ensure that public views to and along the shoreline from public roads and other public lands are protected. We recommend that the design structure proposed for the RV Park shower and laundry building should be in harmony with the shape, size and scale of adjacent buildings, and with the surrounding community character generally.

Planting Plan – The Landscape Plan indicates that New Zealand Christmas trees will be used in the northwestern part of the project site. Per Section 6565.20 (F) (1), we recommend that the Applicant maintain a smooth transition between development and adjacent open areas through the use of landscaping and plant materials which are native or appropriate to the area. All landscaping should be drought-tolerant, and either native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or the State of California should be employed.

Paved Areas – The proposed project should minimize the hardscape or impervious areas on site in order to maximize permeable surfaces that have a more natural appearance, reduce the volume of runoff, and improve the water quality of runoff into creeks and storm drains.

Lighting – The RV Park proposes ten (10) 16-foot high lamp posts that will be located next to strawberry trees that when mature will provide additional screening from light. While the strawberry trees will provide additional future screening, please ensure that the Applicant minimizes light and glare as viewed from public roads, scenic corridors and other public view corridors per Section 6565.20 (F)(4). All exterior, landscape and site lighting should be designed and located so that light and glare are directed away from neighbors and confined to the site. Low-level lighting directed toward the ground is encouraged.

Biological Resources – Section 4a of the MND states that the drainage swale along the northeast edge of the project area may provide marginal, suitable habitat for sensitive wildlife species such as the California red-legged frog and the San Francisco garter snake which may use the drainage for dispersal. Please ensure that the drainage system is not altered so as to affect the character of this habitat feature, or the sensitive species that use it.

Traffic Impacts – The Traffic Impacts Analysis states that the signalized study intersection, Cabrillo Highway (SR1)/Capistrano Road, would operate at an LCP-designated acceptable level of service (LOS C or better per LCP policy 2.43) under all scenarios with and without the project. However, there have been several public comments regarding traffic impacts due to the proposed project. We encourage the County to carefully consider these comments and ensure that the desired level of service maintained, and that mitigating measures for adverse impacts to traffic flow are incorporated into the project.

Let me know if you have any questions.

Best,

-Erik
415-904-5502



County of San Mateo - Planning and Building Department

ATTACHMENT H

Ruemel Panglao

From: Mchenry, Michael@DOT <Michael.Mchenry@dot.ca.gov>
Sent: Tuesday, October 15, 2019 3:25 PM
To: Ruemel Panglao
Subject: Caltrans Comment - Harbor Village RV Park - Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (MND)

Follow Up Flag: Flag for follow up
Flag Status: Completed

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Dear Ruemel Panglao:

Construction-Related Impacts

Potential impacts to the State Right-of-Way (ROW) on State Route 1 from project-related temporary access points should be analyzed. Project work that requires movement of oversized or excessive load vehicles on state roadways requires a transportation permit that is issued by Caltrans. To apply, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>. Prior to construction, coordination is required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

Utilities

Any utilities that are proposed, moved or modified within Caltrans' (ROW) shall be discussed. If utilities are impacted by the project, provide site plans that show the location of existing and/or proposed utilities. These modifications require a Caltrans-issued encroachment permit.

Encroachment Permit

Please be advised that any work or traffic control that encroaches onto the State right-of-way (ROW) requires an encroachment permit that is issued by Caltrans. To obtain an encroachment permit, a completed encroachment permit application, environmental documentation, and six (6) sets of plans clearly indicating the State ROW, and six (6) copies of signed and stamped traffic control plans must be submitted to: Office of Encroachment Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. To download the permit application and obtain more information, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications/>

Thank you for including Caltrans in the environmental review process. Should you have any questions regarding these comments or require any additional information, please feel free to contact me at (510) 286-5562 or Michael.McHenry@dot.ca.gov.

Best regards,

Michael McHenry
Associate Transportation Planner
Local Development- Intergovernmental Review
Caltrans District 4
(510) 286-5562



County of San Mateo - Planning and Building Department

ATTACHMENT I

Ruemel Panglao

From: Roman, Isabella@DTSC <Isabella.Roman@dtsc.ca.gov>
Sent: Friday, October 04, 2019 3:44 PM
To: Ruemel Panglao
Subject: Harbor Village RV Park IS/MND Comment

Follow Up Flag: Follow up
Flag Status: Completed

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Hello,

I represent a responsible agency reviewing the Initial Study/Mitigated Negative Declaration for the Harbor Village RV Park. My comments are included below.

Questions 9a and 9b both say that the project doesn't involve the use of hazardous materials. This is misleading, as most construction projects involve the use of hazardous materials such as gasoline, diesel and paint for example. Minimal amounts are typically used but should be acknowledged in the document. Please state what Best Management Practices (BMPs) will be implemented to prevent spills or incorrect use of these hazardous materials. In addition to these hazardous materials used during construction, limited amounts of household hazardous waste would also be used during operation. Since the site will have a residential use, residents of the RVs will likely have household hazardous waste such as cleaning supplies. This also should be acknowledged within the text.

Mitigation measures relating to hazardous materials have been proposed, however are not referenced within the hazards section. Relevant mitigation measures may include MM 2 (dust control) and MM 9 (vehicle fueling and maintenance) for example. In the hazards section, please include a discussion and/or reference to relevant mitigation measures proposed.

The text doesn't include a discussion of past land uses. Past land uses could have resulted in hazardous materials releases within the project area that should be investigated prior to development for public health protection. Past land uses could indicate the need for collecting environmental samples and/or preparing a Phase 2 Environmental Site Assessment (ESA). If sampling has occurred or if a Phase 2 ESA has been prepared, I would like to see a copy of this documentation. Please revise the text to include a discussion of past land uses.

The project would include cut and fill activities. Please describe whether on-site soil would be sampled for disposal or reuse. Please also discuss how an adequate fill source will be chosen.

The statement under Question 9d is slightly misleading. The discussion states that the project site is not on the "Cortese List" and "therefore would not result in the creation of a significant hazard to the public or the environment." Also, according to the source listed which only references DTSC, it implies that a full review of the Cortese List requirements was not conducted. Please refer to the following link for a list of Cortese List requirements that should be reviewed as part of the CEQA process (<https://calepa.ca.gov/sitecleanup/corteselist/>). For DTSC, Cortese List sites are sites where DTSC has issued an order for cleanup. This is why the statement quoted above is misleading—it implies that just because a site is not on the Cortese List this means the site is free from contamination. There are several other types of cleanup sites that DTSC oversees that aren't included on the Cortese List. Please correct this statement and conduct a full review of the Cortese List requirements. Additionally, please include a discussion of your search of the Envirostor and Geotracker online databases and how any nearby sites may or may not impact the project site. Please note that even if

the project site is not on or near any listed Envirostor or Geotracker sites, this does not mean that the site is not contaminated. The project site may have not been discovered to contain contamination.

Please feel free to reach out if you have any questions or concerns.

Sincerely,

Isabella Roman
Environmental Scientist
Site Mitigation and Restoration Program
Department of Toxic Substances Control
700 Heinz Avenue Suite 200
Berkeley, CA 94710
(510)-540-3879



County of San Mateo - Planning and Building Department

ATTACHMENT J





NO
PA

AMERICAN COUSINE

CAFFÈ
ZZALUNA

BAY
CO.



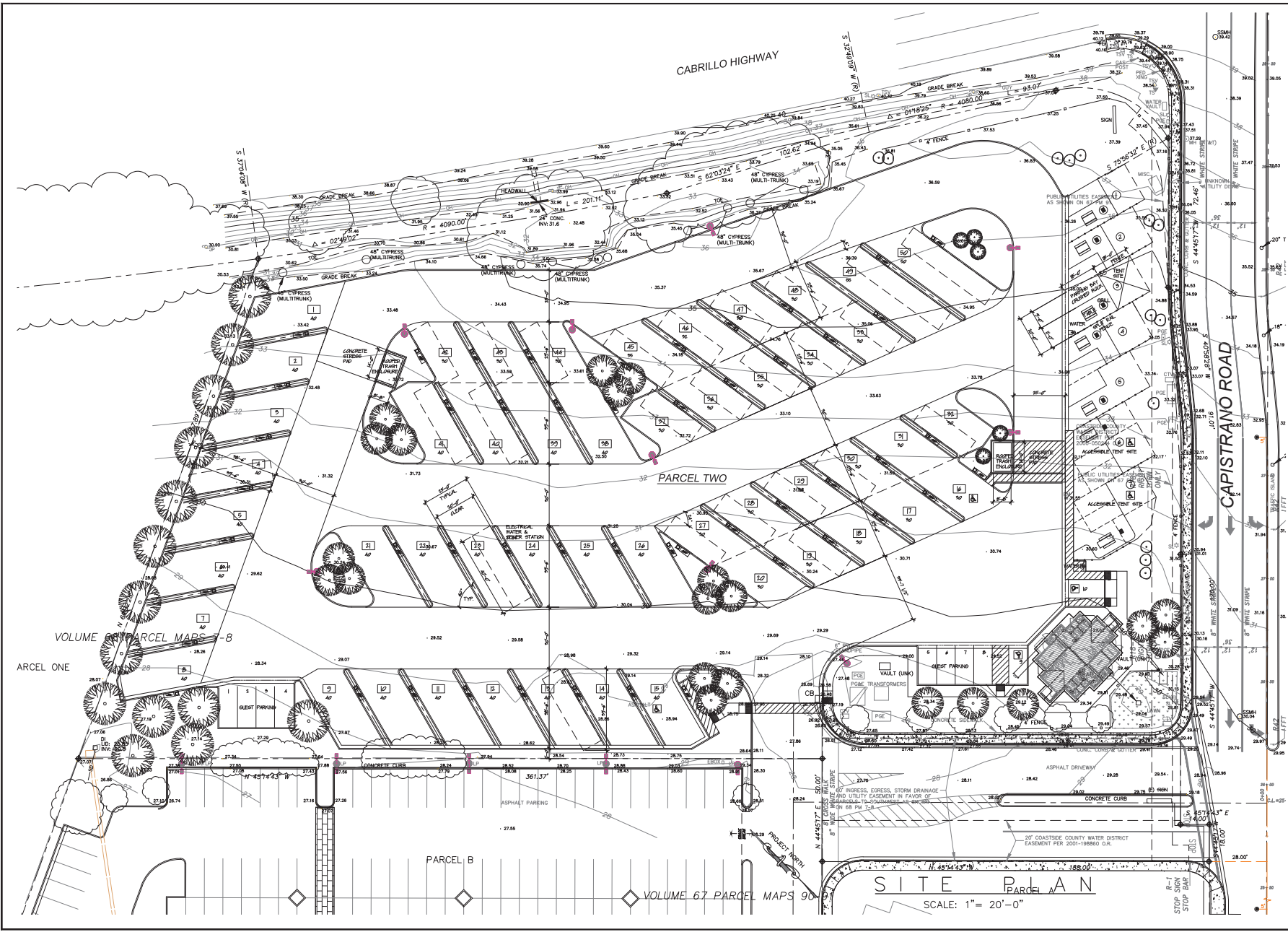
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County of San Mateo - Planning and Building Department

ATTACHMENT K



SITE PLAN

SCALE: 1" = 20'-0"

A1B

PLANNING

DATE: 11-14-17

CHECKED: [Signature]

FILE NAME: [Text]

DRAWN: E.H.J.

3/4/18

NO. REVISIONS

PLANNING REVISIONS

DATE: 12/7/18

3/4/18

NO. REVISIONS

PLANNING REVISIONS

DATE: 2/28/19

GEN. 2/28/19

STATE OF CALIFORNIA

LICENSED ARCHITECT

JACOBSEN & ASSOCIATES

ARCHITECTS

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