

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

DATE: July 6, 2017

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Renewal, Resource Management Development Review Permit and Timberland Preserve Zone Development Permit, pursuant to Sections 6500, 6313 and 6755 of the San Mateo County Zoning Regulations, a Grading Permit Exemption, pursuant to Section 8603 of the County Ordinance Code, to allow for modifications to YMCA's existing Jones Gulch camp facility as part of the YMCA's 1972 Master Plan, located at 11000 Pescadero Road, in the unincorporated La Honda area of San Mateo County.

County File Number: PLN 2003-00377 (YMCA)

PROPOSAL

The applicant proposes to renew the existing Use Permit issued in 1989, and last renewed and amended in 2007. The 2007 renewal amended the YMCA's 1972 Master Plan (Master Plan), initially considered in 1989. The Master Plan allowed for a long term, 10-year phased redevelopment of the YMCA Camp Jones Gulch facility. The current renewal proposes the Master Plan as last approved with no changes. The primary intent of the proposed long-term redevelopment of the camp is to replace and update existing structures, implement critical infrastructure improvements, and reconfigure the camp layout to allow for better usability, functionality and practicality based on use.

The Master Plan changes last approved in 2007 (Attachment D) were confined specifically to the "Main Camp Area" (Attachment C; comprised of the Entry and Arrival Area, Camper Villages, Program Core and Maintenance Area). The general program of the camp as a conferencing, camping, outdoor education and retreat facility remains the same. The 2007 proposal included the replacement of 46 of the approximately 65 existing buildings, maintaining the 26 staff housing units, additional camper cabins, a dining hall, chapel, field house and other outdoor facilities.

RECOMMENDATION

Approve the Use Permit Renewal for County File Number PLN 2003-00377, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Tiare Peña, Project Planner, Telephone 650/363-1850.

Applicant: Peter Jones, YMCA Camp Jones Gulch

Owner: YMCA of San Francisco

Assessor's Parcel Numbers: 083-320-060, 083-320-070, and 083-330-030

Parcel Size: 927 acres

Location: 11000 Pescadero Road, La Honda

Zoning: Resource Management (RM) and Timberland Preserve Zone (TPZ)

General Plan Designation: General Open Space

Sphere-of-Influence: La Honda

Flood Zone: Zone X (Area of Minimal or No Flooding), FEMA Panel No. 29033C-0200C, Effective Date: October 2, 2012.

Environmental Evaluation: Exempt under provisions of Section 15301, (Class 1) of the California Environmental Quality Act, relating to continued operation of and minor alterations to an existing private facility, and Section 15302, (Class 2), replacement of existing structures and facilities.

Existing Land Use: Recreational, instructional facility

Setting: The project site totals approximately 927 acres and is located just south of La Honda within the Santa Cruz Mountains at an elevation range which varies from 350 to 1,100 mean feet above sea level. The majority of the site, approximately 827 acres, is undeveloped forest land, while the remaining approximately 100 acres contain the bulk of the camp and is the actual project location of the proposed application. There are 65 existing structures located within the project site area, comprised of housing units for staff, students and other visitors, as well as ancillary structures integral to the camp operations (such as an infirmary, dining hall, conference/meeting halls and maintenance/storage structures). The subject property is immediately surrounded by primarily undeveloped San Mateo County parkland to the north, east, south and west.

Chronology:

<u>Date</u>	<u>Action</u>
1934	- San Francisco YMCA Camp-Jones Gulch is dedicated. Previously existing and original logging camp buildings were used plus additional cabins constructed in 1934-1935.
1953	- Planning Commission approves first use permit to allow “expansion of facilities, cabins, washrooms and other required buildings.” Zoning for the site in 1953 was A-1/B-5, which allowed camp facilities with a Use Permit.
1973	- Property rezoned to Resource Management (RM), with portion rezoned to Timberland Preserve Zone (TPZ).
January 1986	- Concept plans submitted for future redevelopment.
June 1988	- Redevelopment proposal submitted as part of use permit renewal. The proposed construction per the redevelopment plan was not implemented. The applicant intended to submit a new master plan to be processed as a use permit amendment upon approval of the subject use permit renewal.
1989	- Zoning Hearing Officer certifies a negative declaration and approves a use permit amendment and TPZ development permit to allow “implementation of a long range redevelopment (master) plan, including replacement of 41 buildings, construction of additional staff housing, camping cabins, dining hall, chapel, field house and various outdoor facilities.”
June 2003	- Submittal of the current application for Zoning Hearing Officer consideration of a use permit amendment and revised Master Plan to allow for a long term, 10-year phased redevelopment of the YMCA Camp Jones Gulch.
July 2003	- Zoning Hearing Officer approves a use permit renewal for YMCA camp.
March 2005	- Submittal of current application, revised to also include a Grading Exemption for “after-the-fact” grading and a request for Street Name Assignments.
October 2006	- Project revised to remove any proposed changes to the “Adult Conference Center.”

- March 15, 2007 - Zoning Hearing Officer approves a use permit renewal and master plan amendment for the YMCA camp.
- January 4, 2017 - Submittal of renewal application for Zoning Hearing Officer consideration.
- March 16, 2017 - YMCA submits a building permit (County File No. BLD 2017-00544) for a new 800 sq. ft. bunkhouse cabin (including attached bathroom) to accommodate 18 campers and 2 staff counselors. The project includes a 6-foot high gabion retaining wall behind the cabin, and a 10- to 12-foot wide pathway leading from the existing, nearby Simcock Lodge (where existing parking is located) up to the proposed cabin. The project includes associated grading for the pathway and cabin construction. This particular bunkhouse cabin as with several building permits for camp development submitted since 2007, both in its capacity use and general location, is compliant with the proposed development as shown in YMCA's Master Plan, as last amended and approved in 2007, which is incorporated into YMCA's operating Use Permit. As a result, Planning has already provided its approval for this building permit.

DISCUSSION

A. **KEY ISSUES**

1. **Conformance with County General Plan**

Staff has reviewed the project (e.g., both its ongoing operation and all proposed new development associated with the amended 2007 Master Plan) against the applicable policies contained in the County General Plan. The policies which pertain to this project are discussed as follows:

Chapter 1 – Vegetative, Fish and Wildlife Resources

Policy 1.23 – Regulate location, density and design of development to protect vegetative, fish and wildlife resources

Policy 1.24 – Protect vegetative resources

Policy 1.25 – Protect water resources

Policy 1.38 – Control incompatible vegetation, fish and wildlife

Locations of all proposed on-site improvements as noted in the amended 2007 Master Plan are clustered within the same general location as the existing structures and amenities, thus minimizing any potential impacts to existing vegetative and wildlife areas on-site. No improvements with the Master Plan are proposed near Jones Gulch Creek. Specific approval conditions have been incorporated requiring any future development to maintain a minimum 50-foot setback from the creek or any creekside vegetation, as well as requiring any disturbed vegetation to be replanted with compatible, native species.

Chapter 2 – Soil Resources

Policy 2.17 – Regulate development to minimize soil erosion and sedimentation

Policy 2.22 – Regulate forestry operations against accelerated soil erosion

Policy 2.23 – Regulate excavation, grading, filling and land clearing activities against soil erosion

Policy 2.25 – Regulate topsoil removal operations against accelerated soil erosion

Policy 2.29 – Promote and support soil erosion stabilization and repair efforts

Locations of all on-site improvements are clustered within the same general locations as the existing structures and amenities which are located on relatively flat or gentle sloping topographies, thus minimizing the need for future, significant grading activities that could increase soil erosion and sedimentation. Any and all future grading activities shall comply with the County Grading Ordinance, which could necessitate submittal and implementation of an erosion/sediment and drainage control plan, including implementation measures of the San Mateo County Stormwater Pollution Prevention Program (STOPPP) to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces.

Chapter 4 – Visual Quality

Policy 4.14 – Regulate appearance of new development

Policy 4.24(a) – Locate structures to conform with existing surroundings

Policy 4.25(b) – Locate structures to minimize impact on adjacent properties and roads

Policy 4.24 (c) – Locate structures compatible with timber harvesting activities

Policy 4.25(a) – Minimize earthwork operations

Policy 4.28(a) – Preserve trees and vegetation

Policy 4.28(b) – Replace vegetation and trees removed during construction wherever possible

Policy 4.31 – Integrate roads with the physical environment

As stated above, the locations of all on-site improvements are clustered, these improvements enhance the good design and site relationships to the surrounding natural environment that currently exists. Conditions of approval have been incorporated requiring the finished facades of all structures to be of earth based colors and materials increasing the aesthetic compatibility with the natural surroundings. Since much of the proposed development replaces existing structures in the same general locations, the grading associated with that development will be minimized. The location of the proposed buildings and structures would not be visible from any public road and shall be designed in a manner that creates a complementary integrity with both the existing structures and the natural surroundings of the area. No significant alteration of the landforms or topography of the site would be necessary as part of this proposal. Any trees proposed for removal due to development must secure all necessary approvals from the Planning Department and may require subsequent replanting in order to maintain the scenic character of the surrounding natural landscape. All new and expanded roads comply with the recommendations of both the Building Inspection Section and Cal-Fire to best integrate with the site.

Chapter 6 – Parks and Recreation Facilities

Policy 6.13(a), (b) – Encourage development plans and include restroom facilities

Policy 6.14 – Develop a site planning for public and private facilities to minimize effects

The proposed Master Plan creates a 10-year, long-term redevelopment plan that allows this “private non-profit park and recreation facility” (as defined by General Plan Land Use Policy 6.8) the ability to adapt and evolve as the recreational demands of its students, educators and other clientele may warrant in the future. Improvements and upgrades proposed within the camp, including restroom facilities, allow the facility to be in conformance with current Building and Fire Codes, as well as ADA requirements.

Further, as discussed in both the “*Vegetative, Fish and Wildlife Resources*” and “*Visual Quality*” Sections above, the site has been designed to accommodate these recreation uses such that minimal adverse effects on the natural environment and adjoining private and public ownership would occur.

Chapter 7 – General Land Use

Policy 7.18 – Locate land use objectives in rural areas

Policy 7.19 – Appropriate land use designations for rural areas

The location of development in rural areas should preserve natural resources, provide for the managed productive use, provide outdoor recreation and protect public health and safety. The intent of this proposed Master Plan and Use Permit amendment is to enhance the existing use of this public outdoor recreation facility both in the present and in the future through implementation of the proposed improvements. The use of the facility as a recreation facility will not be changing as a result of the proposed project, thus continues to be an identified appropriate use for the site.

Chapter 9 – Rural Land Use

Policy 9.12 – Designates the land use designation of the site as “Open Space”

The program of the YMCA camp as a conferencing, camping, instructional, outdoor education and retreat facility is consistent with an outdoor recreation type use deemed appropriate by the land use designation of “Open Space.”

As analyzed in the original environmental document prepared for the Camp, whose Use Permit including an updated Master Plan was last approved and amended in 2007, a 500-bed campground with 26 dwelling units is consistent with the density allowances appropriate for this 927-acre site. Maximum allowable density for the site, given the property size and land use designation, is 30 density credit units.

2. Conformance with County Zoning Regulations

The YMCA property is primarily zoned Resource Management (RM), with one section zoned Timberland Preserve Zone (TPZ). The project site is located predominantly within the RM-zoned area, with some existing and proposed facilities located within the TPZ-zoned portion. The existing facilities located within the TPZ-zoned area include the Indian Bowl and a water tank. The Master Plan elements within this area include: a new

environmental resource center, activity pavilion and restrooms, activity field, high adventure center, archery field and low ropes course. Planning staff continues to believe that the requested use permit amendment is consistent with both zoning district regulations, as discussed below.

a. Compliance with Resource Management (RM) Regulations

Private clubs and commercial recreation (such as a campground) are permitted uses within the RM District subject to the provisions of Chapter 24 (*Use Permits*).

Structures within the RM District shall not exceed three stories or 36 feet in height and shall maintain setback requirements of 50 feet in the front yard, 20 feet in the side and rear yards and 30 feet between main and accessory buildings. The conceptual site plans submitted as part of the use permit demonstrates compliance with these zoning regulations. Future detailed plans submitted for a building permit shall clearly reflect minimum compliance with these zoning regulations, prior to issuance of a building permit.

b. Compliance with Applicable Development Review Criteria

All development proposed within the RM District shall be reviewed against the applicable Development Review Criteria as stipulated in Chapter 20A.2. of the Zoning Regulations, as discussed below:

Environmental Quality Criteria. All development shall be designed and located to conserve energy resources and thereby reduce the impacts of energy consumption on air, land, water and living resources.

As previously discussed under the General Plan Compliance Section of this report, the proposed development is clustered with the existing camp facilities. The project includes upgraded water and other service utility improvements, which will improve the camp's overall energy consumption.

Site Design Criteria. All development (roads, buildings and other structural improvements) shall be located and designed: (1) to carefully fit its environment so that its presence is subordinate to the pre-existing character of the site, (2) fit the topography and minimize grading and modification of existing land forms, (3) minimize the impacts of noise, light, glare and odors on adjacent properties and the surrounding community, (4) to not exceed the height of the forest canopy, (5) to employ colors that blend, rather than contrast with the site's surrounding soils and vegetation, (6) such that vegetation removed during construction is be replaced wherever possible, and

(7) such that, with the exception of trails and paths, no structural development shall be located creating an adverse affect in a perennial stream and associated riparian habitat.

The approved Master Plan either replaces existing facilities or is to be located within the currently developed camp area. The design and color scheme and scale of all new camp development is rustic and is intended, given the purpose of the entire facility, to blend with the surrounding rural environment. No new development will exceed the height of the surrounding forest canopy. It is anticipated that new development will require only minimal grading and removal of vegetation or trees. Exterior lights will be used sparingly and minimally, for security and safety at night when the camp is in use. No development is proposed near the riparian vegetative around Jones Gulch Creek.

Utilities. *All development shall be served by an adequate local water supply and septic facilities.*

Water Resources Criteria. *Development shall not allow solid and liquid waste discharge and disposal to contaminate water resources or otherwise affect a riparian environment. Site preparation procedures and construction phasing shall be carefully controlled to reduce soil erosion as much as possible. Projects shall utilize methods to maintain surface water runoff at or near existing levels. All development shall be required to perform all feasible measures to mitigate possible impacts on the riparian habitat of any stream.*

The YMCA Jones Gulch Camp's water supply is derived from County-approved wells and its septic facilities are comprised of on-site septic drainfields, constructed and maintained to County standards.

Primary Scenic Resources. *In forested areas, development (including all access roads and parking areas) shall be visually screened from Scenic Corridors.*

All development is well within the property's interior and is visually screened by mature trees and shrubbery.

c. Compliance with Timberland Preserve Zone (TPZ) Regulations

There is only a small portion of land that is located within the Timberland Preserve Zone. Outdoor recreation uses requiring some development, such as campgrounds and overnight shelters, are defined "compatible uses" within the Timberland Preserve Zone. Compatible uses are those uses that are determined to not

significantly detract from the use of the property for or inhibit growing and harvesting of timber. The YMCA camp under the current proposed use permit renewal will continue to be a compatible use within the TPZ as the nature of the land use is not changing. All development associated with this compatible use within the TPZ requires issuance of a Minor Development Permit, per Section 6754 of the TPZ regulations. To qualify for a Minor Development Review permit, the project must have an adequate Timber Management Plan which assures that the project is consistent with the purposes of the TPZ and will not impair the present or potential uses of adjacent properties. Additionally, the proposed development must comply with the General Design Criteria stipulated in Section 6760. These criteria are very similar to those previously listed and discussed under the requirements for the RM Minor Development Permit. As such, the project complies with these criteria.

While not part of the current application and not yet approved, YMCA submitted a Non-Industrial Timber Management Plan (NTMP) to the California Department of Forestry in June 2006. The existing second growth redwood forests on YMCA's property have been selectively harvested since 1959 under the direction of a professional consulting forester. If granted, the TMP would update the original 1973 Forest Management Plan and enable YMCA to undertake a long-term program of restoration forestry at the Camp Jones Gulch property, while at the same time reducing the danger of fire inherent in an unmanaged wildland forest.

The development area under the current use permit is located near the westerly boundary of the TPZ includes an activity field and small, ancillary activity shelter on an existing, relatively flat grassy area. The 2007 Master Plan approved a soccer field, a pavilion building, a bath-house and a service building at this same location and determined that these facilities would have a less than significant impact on timber growing areas.

3. Conformance with County Grading Regulations

As stated, given the natural, physical conditions of the site and nature of the land use, ordinary maintenance to the roads and trails are required throughout the year. The site has more than 10 miles of dirt roads and several miles of trails that require as-needed restoration and maintenance throughout the year to allow for their usability. Maintenance activities include clearing of overgrown brush, filling of road ruts for vehicular circulation and other construction/grading activities for both road safety and erosion control measures. Such maintenance shall continue to qualify for a grading exemption pursuant to Section 8603 of the San Mateo County

Grading Ordinance. As stated in the Chronology Section of this report, Building Permit (BLD 2017-00544) for the 20-person bunkhouse was reviewed by Cal-Fire and no additional or secondary access was required.

4. Conformance with Use Permit Regulations

Per the provisions of Section 6315 (*Permitted Uses*) of the RM District regulations, this type of facility is allowed with a use permit subject to the provisions of Section 6500. The Zoning Hearing Officer must make the following findings in order to grant the requested Use Permit Renewal. Staff has offered a statement of compliance following each finding.

- a. *Find that the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.*

The existing camp has been operating since 1934, with no documented problems or issues since that time. The general program of the camp as a conferencing, camping, outdoor education and retreat facility for both children and adults would remain the same under the proposed Master Plan. The intent of all proposed improvements is to allow for better usability, functionality and practicality of the facility based on particular users which will benefit the welfare of those members of the public who utilize the camp. Improvements have been proposed to be clustered on-site within the property boundaries in the same general location as the existing structures and amenities, thus would not be detrimental to the surrounding public open spaces which abut the project site. Upon a detailed review of the use permit, staff agrees that the continued use of the existing facility, with the improvements and renovations proposed under the Master Plan as discussed, will not be detrimental to the public welfare or injurious to property or improvements in the area.

- b. *The proposed project is necessary for the public health, safety, and convenience or welfare.*

This project will increase efficiency and functionality of the services provided by the facility and continues to enhance the services it provides for the public in general. Further, with the structural upgrades and emergency access improvements proposed for structures and the on-site circulation revisions, the proposed development will increase the health and safety degree of the facility which will benefit both its users and surrounding properties. This facility will not only continue to provide, but will increase the beneficial

recreational and educational opportunities for the public in general, and therefore, this finding can be made.

5. Compliance With Conditions of 2007 Use Permit Renewal and Recommended Conditions of Approval

All of the conditions under the approved Use Permit, as renewed in 2007, have generally been retained. To date, Building Permit BLD 2017-00544 that was submitted for a new 800 sq. ft. cabin/bunkhouse (with bathrooms), was approved. This cabin was anticipated (schematically) with the master Use Permit.

B. ENVIRONMENTAL REVIEW

The project has been determined to be exempt from the provisions of the California Environmental Quality Act, under Section 15301, Class 1 (which allows for continued operation of an existing private facility) and minor alteration of existing structures and facilities and/or topographical features. The project elements currently proposed as part of YMCA's Master Plan are still in the same location and of the same intensity and scale as was considered and approved in 1989 with the initial Master Plan submittal.

Additionally, the project is also exempt per Section 15302, Class 2, which consists of replacement of existing structures and facilities where the new development will be located on the same site as previously existed and will have substantially the same purpose and capacity as that replaced.

C. REVIEWING AGENCIES

Department of Public Works
Environmental Health Division
Building Inspection Section
Cal-Fire/California Department of Forestry
Pescadero Municipal Advisory Committee

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity and Location Map
- C. Existing Site Plan of Main Camp Area
- D. Proposed Master Plan for Main Camp Area (amended and last approved in 2007)

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2003-00377

Hearing Date: July 6, 2017

Prepared By: Tiare Peña, Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That this project is categorically exempt pursuant to Environmental Quality Act Section 15301 (Class 1), which allows for the continued operation of and minor alterations to an existing private facility and 15302 (Class 2) replacement of existing structures and facilities.

For the Use Permit, Find:

2. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood because both the continuation of the YMCA facility and the new YMCA's 1972 Master Plan (Master Plan) improvements will not alter the purpose or services of YMCA's camp facility, nor will these improvements create any adverse or noticeable visual impacts. They will also improve water and fire suppression delivery with the camp.
3. That the proposed project is necessary for the public health, safety, and convenience or welfare because the expanded and improved YMCA facility will both create a safer camp environment, as well as provide updated and improved facilities to suit the needs of YMCA camp users.

For the Resource Management (RM) Development Permit, Find:

4. That this project has been reviewed under and found to be in compliance with the Development Review Criteria as stipulated in Chapter 20A.2. of the County Zoning Regulations because all new replacement development will minimize impacts to existing vegetation and topography and will not create any visual impacts.

For the Timberland Preserve Zone (TPZ) Minor Development Permit, Find:

5. That this project has been reviewed under and found to be in compliance with the Design Criteria as stipulated in Chapter 34B. of the County Zoning Regulations because all new replacement development will minimize impacts to existing vegetation and topography and will not create any visual impacts.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and plans submitted as associated with this proposal. Minor adjustments to the project in the course of applying for building permits or during construction may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. Development of this project shall be accordance with the approved development plans, limited to the work associated with the described “Main Camp Area” and shall not include any work associated with the previously described “Adult Conference Center” or any other areas or development outside of the Main Camp Area, with the exception of routine road maintenance throughout YMCA’s property. Within the Main Camp Area, there shall not be more than 26 dwelling units (residential units with kitchen) and 500 camper beds allowed on this parcel.
3. This use permit for a camping and outdoor education facility shall be valid for a period of ten (10) years following the date of this approval. The applicant shall file for a renewal of this permit six (6) months prior to its expiration in May 2027, paying all applicable planning fees due at that time. Staff administrative reviews shall be scheduled in May 2020 and 2025. Any proposed changes to the camp facility deemed significant and beyond the scope of this approval by the Community Development Director shall require that the Use Permit be amended at a public hearing, with all applicable planning fees due.
4. It is acknowledged that this approval is for the implementation of the Master Plan improvements confined within the “Main Camp Area.” No building permits associated with any such proposed development shall be issued until the applicant has submitted, for review and approval by the Community Development Director, which shows, where applicable, all of the following information to ensure substantial compliance with this approval and conformance with all specific RM and TPZ zoning and Grading Ordinance regulations:
 - a. A scaled, detailed site plan showing the location and identification of any existing structures, any such structures to be removed and the location of proposed new structures. The site plan shall show accurate topography in the immediate area of all proposed new structures. The site plan shall also

show any existing roads necessitating improvement or proposed new road construction. In the event of the latter, the plans shall show all road engineering, altered topography due to grading and grading cut and/or fill amounts in cubic yards.

- b. Scaled, detailed elevations and floor plans of all proposed new structures, including notes describing the exterior wall and roof materials and colors. Material and color samples shall be submitted. The proposed colors and materials to be used for external surfaces should consist of natural materials and earth-tone colors to ensure that the development blends well with the surrounding environment. The applicant shall include the file/case number with all required samples. Material and color verification by a building inspector shall occur in the field after the applicant has constructed the addition but before the applicant schedules a final inspection.
- c. The detailed site plan immediately around the project shall show all and any proposed grading (cut and/or fill) in the form of revised topographic contours, including an engineer's estimate of the amount of such grading in cubic yards as well as where any leftover spoils are to be deposited. If this is to occur on-site, then a site plan of the YMCA property of sufficient scale shall be submitted showing where such spoils are to be deposited and/or spread. The plan shall also locate and identify all existing, new or improved drainage measures, and shall depict all erosion control measures.
- d. All new structures and development shall maintain a setback of at least 50 feet from the edge of riparian vegetation along the Jones Gulch Creek.
- e. The location and identification of all trees (regardless of diameter) and vegetation in close proximity to any proposed new development. All such trees and other vegetation proposed for removal shall be clearly identified on the plan.
- f. Any proposed tree removal not associated with or necessitated by new development shall require a separate Tree Removal Permit, or where warranted, an RM Development Review Permit.
- g. Where any vegetation or trees are proposed for removal, a landscaping plan that shows the type, size and location of all replacement vegetation, where warranted, including identifying how all disturbed areas shall be revegetated or mulched for erosion control. Where vegetation and/or tree removal are proposed without such replacement, the applicant shall submit a statement providing the rationale for such action. The applicant shall submit a letter from a certified arborist at time of submittal for a building permit assessing the impact of proposed construction on (any) affected trees and/or vegetation. If determined warranted, the certified arborist shall include professional recommendations on protection measures to be throughout

construction to assure the health and continued welfare of (any) affected trees and vegetation. The arborist shall confirm that any required and approved tree protection measures are in place before the start of any construction or grading activities.

- h. Where disturbed areas are to be revegetated, this shall be accomplished with vegetation compatible with the surrounding vegetation, soil and ecological characteristics. In any event, all disturbed areas shall be either revegetated or mulched.
 - i. At the time of submittal for a building permit, all proposed development shall clearly demonstrate compliance with the zoning restrictions of Chapter 20A.2. (*RM Zoning District Development Review Criteria*) and/or Chapter 34B (*TPZ Development Design Criteria*) to the satisfaction of the Community Development Director.
5. At the time of submittal for any building permit, the applicant shall submit any required geotechnical, soil and foundation studies unless deemed not required by the County Geologist.
 6. The applicant shall ensure that if during construction or grading, any evidence of archaeological traces (human remains, artifacts, concentration of shale, bone, rock, ash or the like) is uncovered, then all construction and grading within a 30-foot radius shall be halted, the Planning Department shall be notified, and the applicant shall hire a qualified archaeologist to assess the situation and recommend appropriate measures. Upon review of the archaeologist's report, the Community Development Director, in consultation with the applicant and the archaeologist, will determine steps to be taken before construction or grading may continue.
 7. The applicant shall apply for and be issued a building permit for all new buildings and structures prior to the start of construction and developed in accordance with the approved plans.
 8. All routine maintenance and minor improvements to existing trails and roads - as deemed necessary by YMCA for the provision of safe and adequate access throughout the property - is allowed and considered an ongoing, normal activity of the "camping and outdoor facility as approved under this Use Permit. However, YMCA is responsible for ensuring that all such activities include implementation of the appropriate erosion control and drainage elements. Additionally, any such development proposed as stipulated in Condition No. 4 shall show such improvements when associated with that respective development. All new road construction, while needing to be shown with associated development stipulated in Condition No. 4, will be reviewed for compliance with the Grading Regulations and, at the discretion of the Community Development Director, held to the provisions of that Chapter.

9. Prior to the issuance of a building or grading permit for any development activities that warrant such permits, the applicant shall submit to the Planning Department for review and approval, an erosion and drainage control plan which shows how the transport and discharge of soil and pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Removing spoils promptly, and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to any local storm drain system or water body.
 - d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
10. Prior to issuance of any building permit associated with this project, the applicant shall submit a written statement of compliance from the Resource Conservation District that all erosion control activities for the existing road adjacent to Sam MacDonald County Park were implemented and finalized per their recommendations, to the satisfaction of the Community Development Director.
11. Prior to issuance of any building permit associated with this project, the applicant shall install a locked gate at the entrance of the existing road adjacent to Sam MacDonald County Park, preventing vehicle access into the adjacent Sam MacDonald County Park at this time, to the satisfaction of the Community Development Director and Parks Director.
12. Should the applicant propose to open the existing road adjacent to the Sam MacDonald County Park to allow vehicular access in the future and/or propose any additional improvements, the applicant shall be required to secure any and all necessary permits and approvals for all associated grading work and shall also be required to work with the County Department of Parks to memorialize any access issues that may impact or involve the adjacent Sam MacDonald County Park, prior to issuance of any permit or approval.
13. At the time of a building permit submittal for any proposed phase of this project, should Cal-Fire determine that that the secondary access and other road

improvements are required at that time, the applicant shall be responsible for securing any all necessary permits and approvals for all associated grading work.

14. All new or extended utility lines shall be installed underground from the nearest existing utility pole.
15. Prior to bringing horses onto the subject property, YMCA shall apply for and be issued the required Confined Animal Permit.
16. Any future Notice of Timber Operation (NTO) associated with an approved Non-industrial Timber Management Plan (NTMP) for this property shall be submitted to the Planning Department.

The applicant shall also send a letter to all agencies and surrounding property owners that were noticed of the use permit hearings informing them that such NTO is available to review upon request.

Planning staff shall review the NTO and supporting descriptive materials to determine whether the associated timber activities would:

- a. Deem the subject parcel (or any portion of it) as unsuitable for this camping and outdoor facility regulated by the subject use permit; or
- b. Adversely impact the health, safety and welfare of individuals at this camping and outdoor facility; or
- c. Adversely impact land resources such that the campground operation and use of the property must be changed from that described in the use permit; or
- d. Cause staff to no longer be able to recommend that the findings of approval for this Use Permit can continue to be made.

Should staff conclude that any of these or similar outcomes will result as a consequence of timber activities associated with the NTO, staff shall schedule a public hearing before the Zoning Hearing Officer for evaluation of the use permit.

Cal-Fire/California Department of Forestry

At the time of submittal of any building permit for any element of this project, the following - to the degree determined by Cal-Fire - shall apply:

17. A statement that the building will be equipped and protected by automatic fire sprinklers must appear on the title page of the building plans.

18. Any buildings over 1,000 sq. ft. will require an approved Automatic Fire system meeting the requirements of NFPA-13 to be installed. Plans shall be designed by a licensed sprinkler system designer and submitted to the County Building Inspection Section for review and approval by Cal-Fire. Building plans will not be reviewed until the required sprinkler plans are received by the County Building Inspection Section. All commercial automatic sprinkler systems are required to be installed by a licensed sprinkler contractor and will be required to be monitored for water flow and tamper, as outlined in NFPA-72.
19. Waterflow and Tamper alarm hardware is required to be installed to work in conjunction with the required sprinkler system. All hardware shall be listed and monitors as required by NFPA. Hardware shall be installed so that any flow of water from a sprinkler installed in the system or an attempt to shut down any portion of the sprinkler system shall send an alarm to an approved monitoring station as approved by NFPA. All hardware is to be included on sprinkler plans submitted to the County Building Inspection Section.
20. Cal-Fire is required to set a minimum fire flow requirement for the remodel and construction of all buildings using the procedure established in the San Mateo County Fire Ordinance. A fire flow of 1,500 gallons per minute (gpm) for 2 hours with a 20 pounds per square inch (psi) residual operating pressure must be available as specified by additional project conditions to the project site.
21. The required fire flow shall be available County Standard Wet Barrel Fire Hydrant, the configuration of the hydrant shall be a minimum of a 6" opening with a minimum of one each 4-1/2" outlet and one each 2-1/2" outlet located not less than 5 feet nor more than 250 feet from the building, measured by way of approved drivable access to the project site.
22. This project must comply with Title 19 of the California Code of Regulations.
23. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout the project. A licensed/certified fire extinguisher company must be contacted for proper size and placement of the required extinguishers.
24. Portable type-K extinguishers will be required in the kitchen area of this project. A licensed/certified fire extinguisher company must be contacted for proper size and placement of the required extinguishers.
25. Approved automatic fire extinguishing systems shall be provided for the protection of commercial-type cooking equipment and associated hood and duct systems as outlined in Section 1006 of the Uniform Fire Code. Plans for the required hood and duct, commercial cooking operations are to be submitted to the County Building Inspection Section for review and approval by Cal-Fire.

26. A site plan showing all required components of the water system is required to be submitted with the building plans to the County Building Inspection Section for review and approval by Cal-Fire for verification and approval. Plans shall show the location, elevation and size of the required water storage tanks, and the associated piping layout from the tank(s) to the building structures, the location of the standpipe and the location of any required pumps and their size and specifications.
27. Due to the fire flow and automatic fire sprinkler requirements for the project, an on-site water storage tank is required. Based upon building plans submitted to the County Building Inspection Section, Cal-Fire has determined that a minimum of 180,000 gallons of fire protection water will be required, in addition to the required domestic water storage. Plans showing the tank(s) type, size, location and elevation are to be submitted to Cal-Fire for review and approval.
28. The water storage tank(s) shall be so located as to provide gravity flow to a standpipe/hydrant or an approved pump/pressure system shall be provided to produce a minimum of 20 pounds per square inch (psi) residual pressure. Plans and specifications shall be submitted to the County Building Inspection Section for review and approval by Cal-Fire.
29. Smoke detectors shall be installed in accordance with Section 310.9 of the Uniform Building Code. This includes the requirement for hardwired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the residence.
30. All roof assemblies shall have a minimum Class-B fire resistant rating and be installed in accordance with the manufacturer's specifications and current Uniform Building Code.
31. 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 readable and clearly visible from either direction of travel from the street. An address sign shall be placed at each break of the road where deemed applicable by Cal-Fire. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height and have a minimum 2-inch stroke.
32. Street signs identifying the street names shall be posted at each intersection of all existing and new roads and appropriate addressing are required to conform to the standards of the County Department of Public Works.
33. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrester of a mesh with an opening no larger than 1/2-inch in size, or an approved spark arresting device. A fuelbreak/firebreak around and adjacent to such buildings shall be maintained by removing and

cleaning away flammable vegetation for a distance of not less than 100 feet around the perimeter of all structures or to the property line, if the property line is less than 100 feet from any structure. This is neither a requirement nor authorization for the removal of any live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.

34. No dead-end road, nor cul-de-sac, shall exceed 1,000 feet in length. All dead-end roadways shall be terminated by a turnaround bulb of not less than 100 feet in diameter and shall be appropriately marked to standards of the County Department of Public Works.
35. If any secondary ingress/egress is required for the project. Plans and specifications shall be submitted to the County Building Inspection Section for review and approval by Cal-Fire and the Department of Public Works.
36. All bridges must be rated and designed to support a minimum dynamic load of 25 tons. The maximum rated bridge weight must be posted at each end of the bridge, the lettering must be a minimum of 4 inches in height with a minimum stroke of 1/2-inch. Letters should be white in color with a dark background for good contrast at night. Addresses must be posted at the bridge entrance.
37. Access roads shall conform to the standards of Cal-Fire. Roads shall be 20 feet wide and of an all-weather surface. Roads with a 16% to 20% grade shall be paved. No roads over 20% grade shall be allowed.
38. The applicant shall submit for review by the County Department of Public Works and Cal-Fire having jurisdiction, a plan and profile of both the existing and the proposed access from the nearest "publicly" maintained roadway to the proposed building site. Plans need to show road width and grade.
39. Tanks to be installed for use as aboveground fuel storage tanks must be tested and rated for such use and must meet the requirements of the Uniform Fire Code, Article 79 and Appendix II-F, National Fire Protection Association Pamphlet #30 and the National Electrical Code, Chapter 5. Plans must be submitted to the County Planning and Building Department for review and approval prior to the issuance of a building permit. Plans must show the location of the tank on the property, location of all property lines, location of all buildings within 100 feet, and roads and driveways. Tanks shall meet requirements for 2-hour fire protection, secondary containment plumbing, venting, vapor recovery, electrical and pumps. The plan must show the location of the emergency shut-off, tank manufacturer, tank size, topographic features and the locations and size of the required guard posts. All tanks shall have proper NFPA 704 labeling and placards.

40. All propane tanks shall be located with respect to the buildings or adjoining property lines. The placement and orientation of tanks shall be so that the ends of the tank do not point in the direction of the surrounding structures. Minimum setback distances from property lines or structures will be determined by the size of the tank(s) that are being installed. (Less than 125 gallons-5 feet), (125 gallons to less than 500 gallons-10 feet), (500 gallons to less than 2,000 gallons-25 feet), (2,000 gallons or more-50 feet). The minimum distance a LPG tank may be installed from a flammable liquids fuel tank is 20 feet.
41. If there is limited access into the property, the Cal-Fire is requiring installation of a Knox Box or Knox Padlock to allow rapid response of emergency vehicles onto the property in case of a fire or medical emergency. For an application or further information, please contact Cal-Fire at 650/573-3846.
42. This occupancy also comes under the jurisdiction of the Office of the State Fire Marshal (OSFM). Contact the OSFM for other project requirements.
43. Every organized camp shall provide a device or devices suitable for sounding a fire alarm, as per CBC 431A.8. The distinctive tone shall be audible throughout the camp.
44. The applicant shall contact the County Fire Marshal to schedule a Final Inspection by a Building Inspector. Please allow for a minimum 72-hour notice to Cal-Fire at 650/573-3846.

Environmental Health Division

45. Prior to issuance if any building permit associated with this approval, the applicant shall submit to the Building and Planning Department the required health review fee.
46. At the time of submittal of any building permit for any element of this project, the applicant shall comply with all requirements for on-site domestic water and sewerage (i.e., septic drainfield, etc.) provisions to the degree determined necessary by the Environmental Health Division.

Building Inspection Section

47. With regard to the approved road names within the YMCA camp facility, the applicant shall comply with Building Inspection Section requirements regarding proper addressing and shall contact the Building Inspection Section at 650/599-7311 to confirm any required and new facility addressing along the new roads.

48. All new and/or expanded buildings and structures shall require the issuance of building permits. The applicant shall comply with all County Building Code requirements.

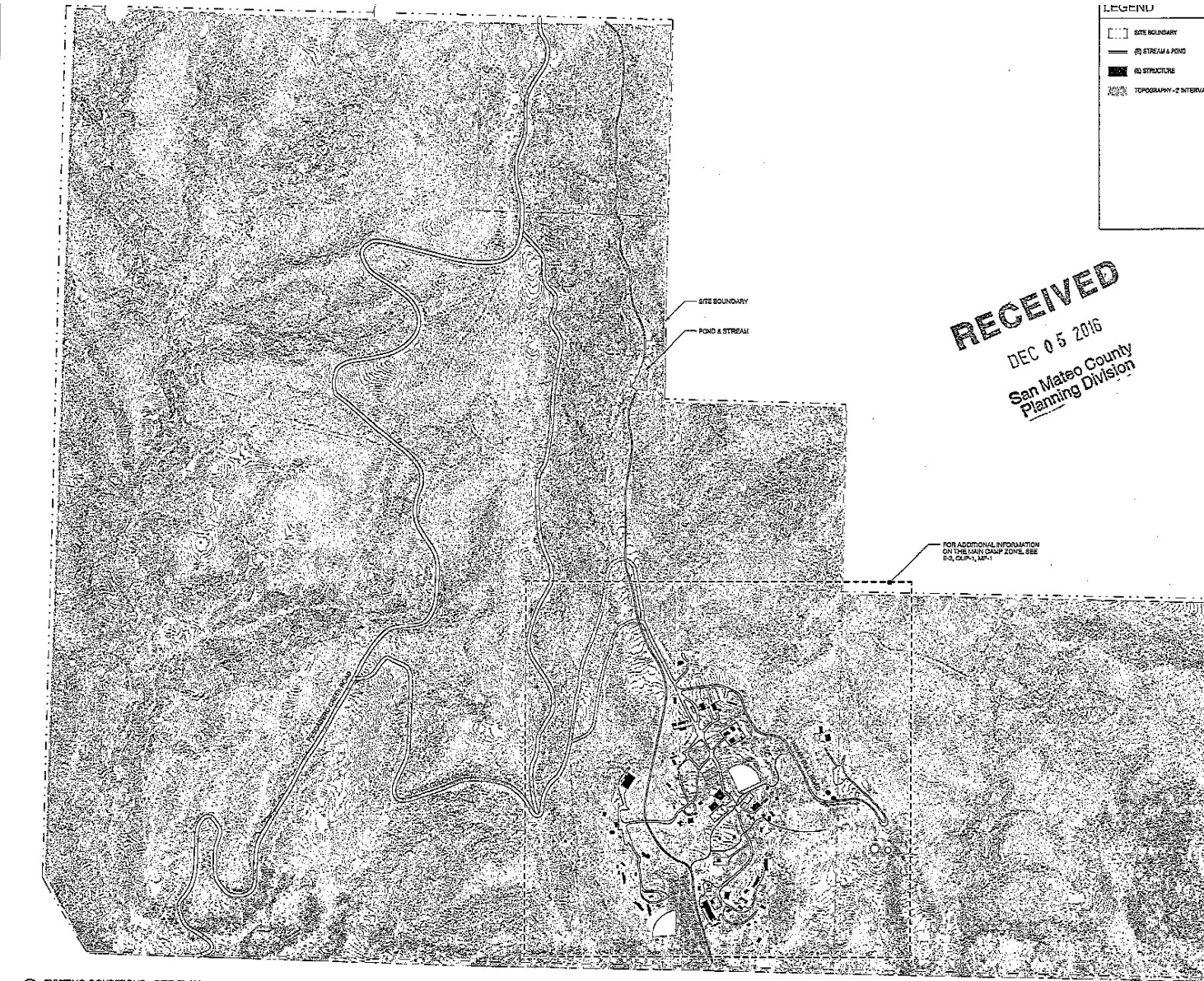
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VICINITY MAP

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____ Attachment: _____
File Numbers: _____



SAN FRANCISCO YMCA

11000 Placadero Road
La Honda, California
94020

YMCA CAMP JONES
GULCH
CUP RENEWAL

Jackson Liles
ARCHITECTURE

2250 Main Street
San Francisco, CA 94107
Tel: 415.774.7777
www.jacksonliles.com

Date of Issue	
Prepared by	
Checked by	
Reviewed by	
Approved by	

YMCA CAMP JONES GULCH	
Date	12.03.16
Scale	1:1,000
Job #	103
Rev #	Y030412/04
Author	CS/DA

EXISTING SITE
PLAN

E-1

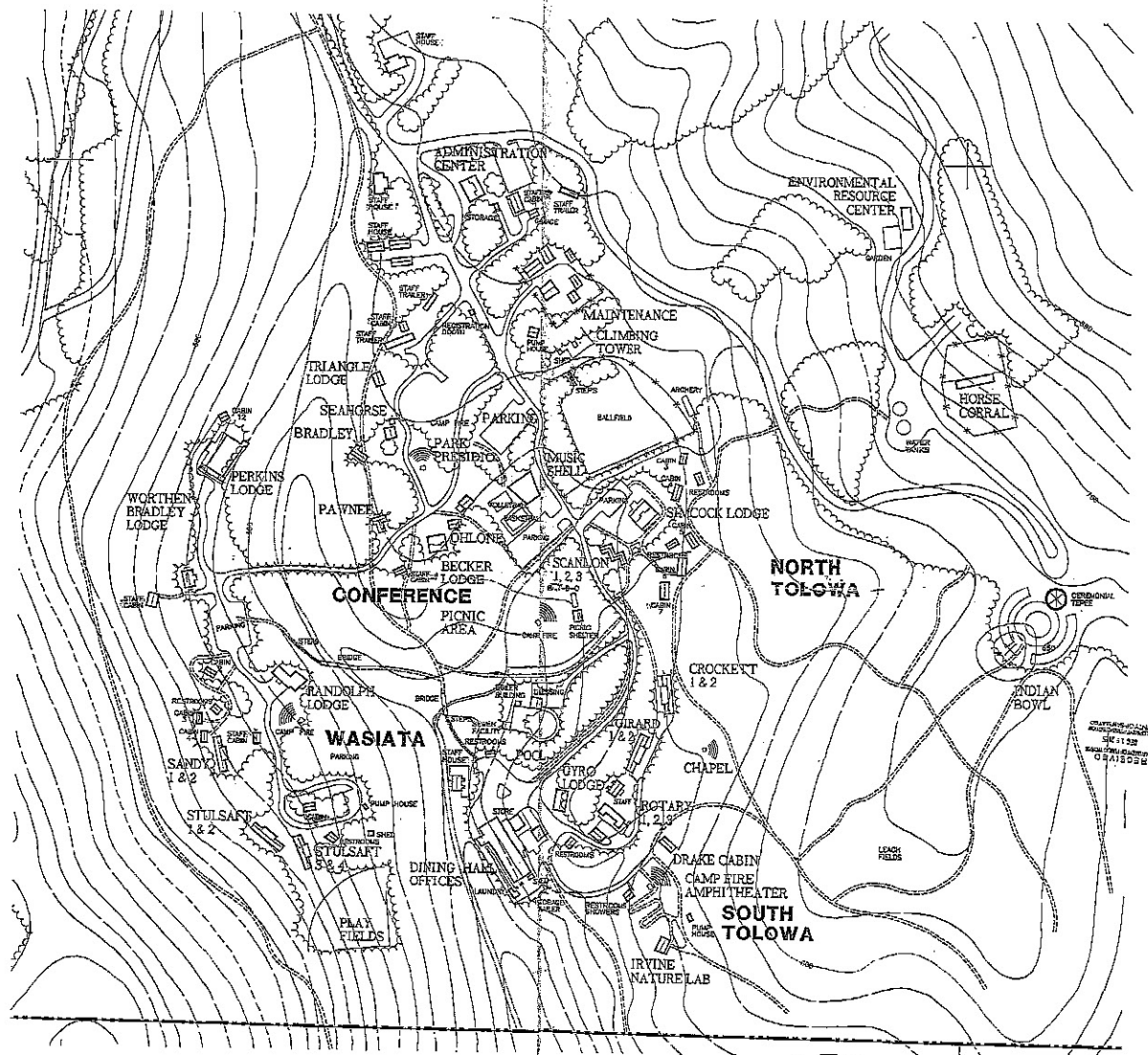
PLAN 2003-00377

1 EXISTING CONDITIONS - SITE PLAN
1:1,000

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____ Attachment: _____

File Numbers: _____



YMCA CAMP JONES GULCH

Existing Conditions Plan

Richard Capeland Project Services
 Architects 1200 West 54th Street
 Redwood City, CA 94061
 Phone: 650-754-1100
 Fax: 650-754-1101
 Website: www.rcps.com

RECEIVED
 MAY 11 2006
 SAN MATEO COUNTY
 PLANNING DEPARTMENT
 1000 CALIFORNIA STREET
 SAN MATEO, CALIFORNIA 94401
 PHONE: 650-330-7474 FAX: 650-330-7475

CAMP JONES GULCH
 EXISTING CONDITIONS
 PLAN

0 50 100 200 300
 FEET

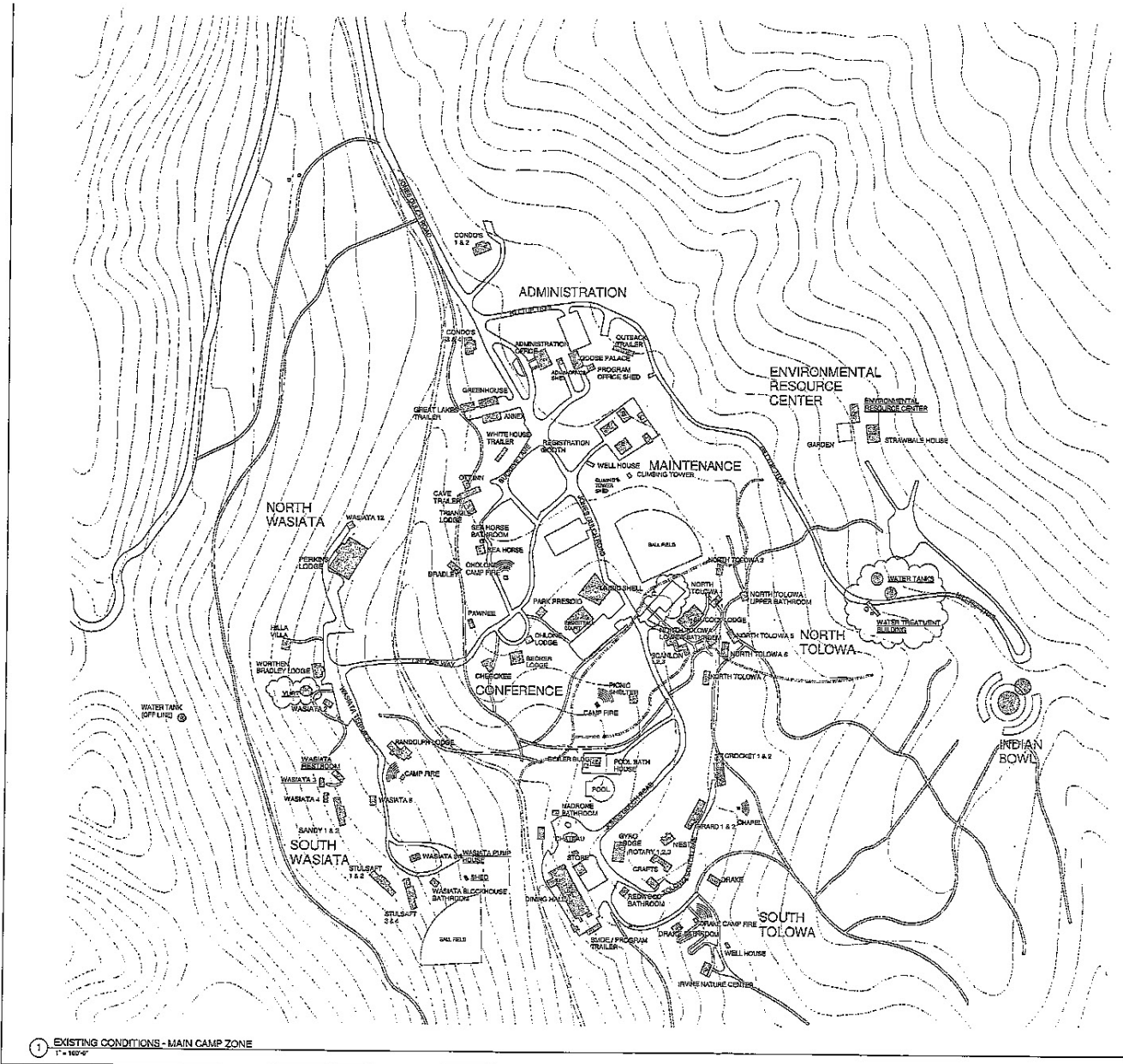
FOR REFERENCE ONLY. DRAWINGS SUPPORTING 2006 USE PERMIT.

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



1 EXISTING CONDITIONS - MAIN CAMP ZONE
1" = 100'-0"

LEGEND

(S) STRUCTURE OR ACTIVITY AREA

(C) AREA OF CONSTRUCTION SINCE APPROVAL OF USE PERMIT IN 2002

JACKSON LILES ARCHITECTURE

11000 Pescadero Road
La Honda, California
94020

YMCA CAMP JONES
GULCH
CUP RENEWAL

**Jackson Liles
ARCHITECTURE**

2257 Rockwood
San Francisco, CA 94115
Tel: 415.221.0196
Fax: 415.221.1196

www.jlarch.com

Date: 8/2008

1:25,000 DWP REDLINE

YMCA CAMP JONES GULCH

Date: 12.20.18

Scale: As indicated

Job #: 1003

Plan File: YJ20180220.dwg

Assembled By: CHWJA

**EXISTING
CONDITIONS -
MAIN CAMP ZONE**

E-2

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant:

Attachment:

File Numbers:

