

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

DATE: March 24, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit to install a pre-fabricated vault toilet at the Martini Creek Parking Lot of Montara State Park. The project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00243
(State of California Dept. of Parks and Recreation)

PROPOSAL

The California Department of Parks and Recreation (DPR) is proposing to install a pre-fabricated double unit vault toilet to serve visitors to Montara State Beach. The vault toilet unit will be installed along the existing ADA walkway that runs from the parking lot to the beach. The installation of the vault toilet unit requires approximately 60 cubic yards of cut and fill and the installation of a drainage swale.

RECOMMENDATION

That the Planning Commission approve the Coastal Development, County File Number PLN 2020-00243, by adopting the required findings and conditions of approval listed in Attachment A.

SUMMARY

The 33.57-acre parcel is located approximately .39 of a mile north of the urbanized Montara area on the west side of Cabrillo Highway (Highway 1). Existing development includes the paved parking lot, one formal and one informal public trail, picnic tables, trash receptacles, and directional/informational signage. Adjacent parcels to the north and south of the project site are also part of the State of California owned park lands (Gray Whale Cove State Beach and Montara Cove State Beach).

Staff has completed a review of the project and submitted documents and reports in order to determine the project's conformity to applicable policies. The project was found to be consistent with the County's General Plan, Local Coastal Program, Zoning Regulations, and Grading Ordinance. There were no identified impacts to special status

species, historical/archaeological resources, water quality, or visual resources. For the purposes of compliance with the California Environmental Quality Act (CEQA), the California Department of Parks and Recreation has assumed the role of lead agency. As such, the State filed a notice of exemption citing that the project consists of minor alterations which result in a negligible expansion of use beyond current levels; that the proposed project will have substantially the same purpose and capacity as the existing development; that the project does not involve the removal of healthy, mature, or scenic trees; and that the construction or placement of minor structures accessory to existing facilities listed as “Construction or installation of additional public use facilities” in the Department of Parks and Recreation’s list of exempt activities, and is in accordance with CCR Section 15300.4.

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

DATE: March 24, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to install a vault toilet at the Montara State Beach parking lot. This project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00243 (State of California Department of Parks and Recreation)

PROPOSAL

The California Department of Parks and Recreation (DPR) is proposing to install a pre-fabricated double unit vault toilet to serve visitors to Montara State Beach. The vault toilet unit will be installed along the existing ADA walkway that runs from the parking lot to the beach. The installation of the vault toilet unit requires approximately 60 cubic yards of cut and fill and the installation of a drainage swale.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File Number PLN 2020-00243, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Project Planner, Telephone 650/599-7217

Applicant: State of California (Department of Parks and Recreation)

Location: Montara State Beach, Martini Creek parking lot

APN: 036-331-010

Size: 33.57 acres per County Record

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

General Plan Designation: Public Recreation (Rural)

Local Coastal Plan Designation: Agriculture and Public Recreation

Williamson Act: This parcel is not under a Williamson Act Contract.

Existing Land Use: State beach, parking lot, and public trail.

Water Supply: There is no municipal water service or well that services the property. The proposed toilets are non-flush toilets and do not include hand washing stations. No water is required in order to complete or service the improvements.

Sewage Disposal: There is no municipal sewer service available to this parcel. In order to minimize the potential for environmental impacts the proposed toilet is a vault design.

Flood Zone: Zone X. Areas determined to be outside the 0.2 percent annual chance floodplain. Federal Emergency Management Agency (FEMA) Community Panels 06081C0117E; effective October 16, 2012.

Environmental Evaluation: The California Department of Parks and Recreation, as lead agency, has determined this project to be categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Sections 15303 (Class 3, new construction of small structures) and 15304 (Class 4, minor alterations to land) and has prepared a Notice of Exemption. County staff has reviewed the project and concurs with this determination.

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

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project and found it to be in compliance with the policies of the General Plan. The relevant policies are discussed below:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) regulates land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources; protect rare, endangered and unique plants and animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats.

The Biological Impact Form, which was completed by Joanne Kerbavaz, Senior Environmental Scientist, notes that past biological surveys have found no sensitive habitats or sensitive resources within the project area. The biological assessment notes that the site was visited by environmental scientists on repeated visits throughout 2020. On the western portions of the parcel, closer to the ocean, there are areas of native coastal scrub which will not be impacted by the project as the project is largely within the footprint of previously disturbed areas. The biological assessment also notes that no animals were observed within the immediate project area but that the area could be used as transit for a wide range of species associated with the coast or nearby areas. However, the project proposes to disturb approximately 500 sq. ft. of area and is limited to areas which have been previously disturbed. Given that the project scope is limited to previously disturbed areas, the project is not expected to have any impacts on sensitive habitats or species. No mitigation measures were recommended by the biological assessment.

b. Soil Resource Policies

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) aims to minimize soil erosion and sedimentation by minimizing the removal of vegetative cover, ensuring stabilization of disturbed areas, protecting and enhancing natural plant communities and nesting and feeding areas of fish and wildlife.

Total project grading is minimal. The proposed location of the vault toilet is adjacent to the existing parking lot and trail in the general vicinity of the existing trash receptacle and signage. Utilizing this location results in minimal vegetation removal and disturbance. The proposed swale located towards the rear of the vault toilet unit will impact a small amount of native vegetation. Areas disturbed by construction will be replanted with a more diverse mixture of native species representative of the higher quality coastal scrub found closer to the edges of the bluff. The swale will be utilized to direct runoff from

the highway away from the proposed vault toilet and avoid potential impacts associated with uncontrolled runoff.

c. Visual Quality Policies

Policy 4.17 (*Protections for Coastal Features*) regulates coastal development to protect and enhance natural landscape features and visual quality through measures that ensure the basic integrity of sand dunes, cliffs, bluffs and wetlands.

The proposed project is located on an interior portion of a high coastal bluff immediately adjacent to Cabrillo Highway. A variety of coastal features are present within the parcel as a whole but the project area has previously been disturbed. The bluff on which the project area is located is dominated by low lying vegetation which provides scenic vistas from Highway 1, trails, and other scenic viewpoints. The proposed toilet is located on the eastern portion of the site between Highway 1 and the trail leading from the parking lot to the beach. The proposed project location is approximately 278 feet from the edge of the most western portion of bluff/cliff and approximately 290 feet from the northern portion of the bluff where the access to the beach exists. There are no dunes or wetlands identified in the immediate project area by either the biological assessment nor by any map resource.

Policies 4.48 (*Topography and Vegetation*) and 4.52 (*Colors and Materials*) calls for development to employ colors and materials that blend with or complement the surrounding natural environment. The proposed vault toilet unit is consistent with the toilets found throughout the State beaches on the Coastside.

The proposed toilet exterior utilizes natural colors of brown and green to blend with the surrounding environment. Given the small size of the proposed toilet and that the total disturbed area is approximately 500 sq. ft. the disturbance of existing vegetation has been determined to be minor. No trees are proposed for removal as part of the project, and no sensitive habitats will be disturbed.

d. Historical and Archaeological Resources Policies

Policy 5.20 (*Site Survey*) determines if sites proposed for new development contain archaeological/paleontological resources. Prior to approval of development on sites determined to have the potential to contain such resources, require that a mitigation plan, adequate to protect the resource and prepared by a qualified professional, be reviewed and implemented as a part of the project.

Due to the known and potential presence of natural or cultural resources, a previous referral of the project site was sent to the California Historical Resources Information System Northwest Information Center (CHRIS) for potential resource impacts. In response to the CHRIS recommendation, the applicant submitted an Archaeological Survey Report and Finding of No State Owned Historic Resource Report, prepared by a tribal liaison and state archaeologist. The report concluded that a portion of the site retains sufficient integrity to qualify as potentially significant and may be eligible for nomination to either the National or State Register of Historic Resources. The report noted that while there are known archaeological resources found within the project vicinity, there was no evidence of archaeological deposits found within the area of potential effect (APE). Conditions of Approval address what must occur in the event that resources are uncovered during construction.

e. Park and Recreation Resources Policies

Policy 6.5 (*Access to Park and Recreation Facilities*) attempts to provide appropriate access and conveniences for all people in park and recreation facilities.

DPR's 2001 Transition Plan for Accessibility in California State Parks evaluated the State's 266 parks for access improvements based on field surveys and visitor input. Montara State Beach is identified by the State as a Level 4 park (on a scale of one to five; Level 1 being the most frequented) for visitors served, and currently provides some areas which are ADA accessible. Previous improvements to the parking lot, trails, and picnic areas have improved accessibility to the site. The addition of the toilet facilities will further improve access and usability for all visitors.

f. General Land Use Policies

Policy 7.18 (*Land Use Objectives for Rural Areas*) regulates the location of land uses in rural areas in order to (1) preserve natural resources, (2) provide for the managed productive use and monitoring of resources, (3) provide outdoor recreation, and (4) protect public health and safety.

The existing use of the land as a parking lot, public trail, and beach access point will continue, and improvements are limited to the areas immediately adjacent to previously disturbed areas, thereby preserving natural resources, providing outdoor recreation, and preserving the health and safety of the public.

g. Rural Land Use Policies

Policy 9.35 (*Encourage Existing and Potential Public Recreation Land Uses*) encourages the continuation and expansion of existing public recreation land uses on non-agricultural lands, including but not limited to public beaches, parks, recreation areas, wild areas, and trails.

While the subject parcel is located within the Planned Agricultural Zoning District it does have a General Plan Land Use Designation of Public Recreation (Rural). Implementation of the project will continue the existing use and cluster proposed improvements within existing developed areas.

h. Geotechnical Hazard Policies

Policy 15.19 (*Appropriate Land Uses and Densities in Geotechnical Hazard Areas*) seeks to minimize the exposure of large numbers of people to significant geotechnical hazards.

Existing structures and the trail are located in mapped Alquist-Priolo Special Studies Zone (State of California Special Studies Zone Map, Montara Mountain Quadrangle); however, there are no structures to be utilized for human habitation, and no camping allowed at this park, so exposure to impacts from seismic events is limited. According to the San Mateo County Geotechnical Hazards Synthesis Maps, overlooks located on cliffs are rated "Moderate Stability" (less than 1-foot per year with low to moderate erosion resistance) and tsunami inundation areas are mapped along the westernmost coastline along the beach area portion of the parcel.

2. Conformance with the Planned Agricultural District (PAD) Zoning Regulations

While the project does not require the issuance of a PAD permit as the project applicant is a State Agency, the Zoning Regulations are the County's implementation of its Local Coastal Program. Therefore, Staff has reviewed the project's compliance with the PAD Zoning Regulations and found it to be in compliance. The relevant policies are discussed below:

a. Permitted Uses

Section 6353 - *Uses Permitted Subject to the Issuance of a Planned Agricultural Permit*. This policy outlines permitted uses on non-prime agriculturally zoned lands.

The lands within Montara State Beach (Martini Creek) parking lot and access trail are zoned Planned Agricultural District (PAD). However, there is no evidence that agriculture has been practiced on the project parcel in the last 20 years. Parcels to the east of the parcel site are being and have been used for agriculture during that period. Subsection B(4) (*Uses permitted on "Lands Suitable for Agriculture" and "Other Lands"*) lists Public Recreation Trails as a permitted use subject to the Issuance of a Planned Agriculture Permit. The existing development provides parking and public access to Montara State Beach. The addition of the vault toilet is consistent with the property's use.

b. Substantive Criteria for Issuance of a Planned Agricultural Permit

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

(1) General Criteria

- (a) *The encroachment of all development upon land which is suitable for agricultural use shall be minimized.* The project area was previously disturbed for highway construction and is dominated by non-native plant species. However, outside of the project area the parcel does support patches of coastal dune scrub. While the project area could be used for active agricultural use, it would require the significant removal of vegetation. The site has historically been used to provide coastal access. The introduction of an agricultural use would have the potential to impact sensitive habitat and cultural resources elsewhere on the site.
- (b) *All development permitted on a site shall be clustered.* The vault toilet is proposed to be located adjacent to the existing trail. In order to accommodate the vault toilet, existing trash receptacles and signage will be relocated to either side of the vault toilet, all of which is adjacent to the existing trail.

(2) Water Supply Criteria

- (a) *The existing availability of an adequate and potable well water source shall be demonstrated for all non-agricultural uses and be located on that parcel.* As discussed previously, there are no known potable water sources on

the project site. The proposed vault toilet units do not flush and do not provide sinks for hand washing. No potable water is provided on the site currently and will not be provided as part of this project. Those wishing to utilize the site will continue to bring their own drinking water.

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

All lands suitable for agriculture and other lands within a parcel shall not be converted to uses permitted by a Planned Agricultural Permit unless all of the following criteria are met:

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

of development present on the site. The subject parcel and the lands immediately to the north and south of the site are publicly owned by the State of California.

3. Conformance with the Local Coastal Program (LCP)

Staff has reviewed the project and found it to be in compliance with the policies of the Local Coastal Program. The relevant policies are discussed below:

a. Locating and Planning New Development Component

Policy 1.8 – *Land Uses and Development Densities in Rural Areas* – Amount of Development allowed for Visitor-Serving, Commercial Recreation, and Public Recreation Uses. With regard to recreational land uses, this policy requires one density credit for the first 945 gallons of average daily water use during the two months of highest water use in a year. This requirement applies to water use by or resulting from the recreational use including landscaping, swimming pools, etc.

The project site does not have a potable water source. No irrigation of plantings is proposed; instead natural rainfall will provide the moisture for plant growth. The property has been utilized for beach and bluff access for some time. Recent projects have formalized parking, picnic areas, and trails. The introduction of the vault toilet adds a new amenity to the site but does not propose a change in use to the current visitor serving or public recreation.

Policy 1.25 (*Protection of Archaeological/Paleontological Resources*) requires a determination as to whether sites proposed for new development are located within areas containing potential archaeological/paleontological resources and, if so, require submittal of a mitigation plan for review and approval.

As discussed previously under Section A.1.d, the applicant submitted as part of a previous project an Archaeological Survey Report and Finding of No State-Owned Historic Resource Report, prepared by a tribal liaison and state archaeologist which covered the project site. The report concluded that a portion of the site retains sufficient integrity to qualify as potentially significant and may be eligible for nomination to either the National or State Register of Historic Resources. The report notes that while there are known archaeological resources found within the project vicinity there was no evidence of archaeological deposits found within the area of potential

effect (APE). Conditions of Approval address what actions should occur to protect resources, in the event the resources are found.

b. Agriculture Component

Policy 5.6(b) (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) conditionally permits public recreation and shoreline access trails on agricultural land designed for agriculture. While the property is located in the PAD Zoning District, the Local Coastal Program land use designates the property as Public Recreation.

There are no prime soils on the project parcel according to the United States Department of Agriculture (USDA) Soil Survey, nor is the project area currently used for agriculture. The proposed project clusters the areas of development with previously disturbed areas which allows the majority of the parcel to remain undisturbed. While agricultural activities are unlikely to take place due to lack of water, the parcel will remain largely undisturbed, maintaining the potential for agricultural activities to occur in the future.

Policy 5.10 - Conversion of Land Suitable for Agriculture Designated as Agriculture. This policy prohibits the conversion of non-prime agricultural land within a parcel to a conditionally permitted use unless it can be demonstrated that:

- (1) *All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable;*

The project area was previously disturbed during the construction of Highway 1 and subsequent improvement projects. The vegetation in the project area primarily consists of non-native vegetation. However, there is a small area of native scrub in the vicinity of the proposed swale that will be impacted. Given the existing use and known resources it is unlikely that the parcel would be utilized for agricultural uses. Nevertheless, the developed areas of the overall project parcel are limited, leaving much of the parcel undisturbed and potentially usable for agricultural use.

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

As stated previously, there is no evidence of historic agricultural use of the project area, nor is establishing new agricultural use

within the project area advised due to the existing use and the nearby presence of sensitive habitat.

- (3) *Clearly defined buffer areas are developed between agricultural and non-agricultural uses;*

As stated previously, there is no active agriculture occurring in the project area. The surrounding area is dominated by open space.

- (4) *The productivity of any adjacent agricultural lands is not diminished;*

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

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

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

LCP Policy 5.33 (*Lease-Back of State Parks and Recreation Lands*) requires the State, where legally feasible, to lease agricultural lands for agricultural purposes provided such activities would not endanger existing sensitive habitats.

Prior to the State's acquisition, there was dry farming present on the site. Given the presence of sensitive habitats and potential for cultural resources, agricultural operations would likely be infeasible and incompatible at this location. The State does, however, lease other State-owned properties within San Mateo County for agricultural purposes.

c. Sensitive Habitats Component

LCP Policies 7.1 (*Definitions of Sensitive Habitats*) and 7.3 (*Protection of Sensitive Habitats*) define and outline protections within sensitive habitat areas. For general discussion, please refer to the sensitive habitats discussion found in Section A.1.a, above.

d. Visual Resources Component

Policy 8.4 (*Cliffs and Bluffs*) requires development to be set back sufficiently far enough to ensure it is not visually obtrusive when viewed from the shoreline.

The project site is located immediately adjacent to Cabrillo Highway and will be entirely visible from the roadway. However, the vault toilet is approximately 250 sq. ft. in size and has a maximum height of 12'-3 1/4". There is a slight elevation change from the adjacent roadway to the vault toilet location which along with the size and height of the structure will help to minimize view impacts. The location will continue to have largely unobstructed views from scenic view points toward the ocean and vice versa. Given this, the impacts to public views will be minimal.

Policy 8.31 (*Regulation of Scenic Corridors in Rural Areas*) regulates setbacks. The project site is located within the Cabrillo Highway (Highway 1) State Scenic Corridor.

The proposed vault toilet is located amongst existing development that is currently visible and will remain visible from the scenic corridor. However, due to the size of the proposed improvement and vegetation along Highway 1, the development is not expected to result in substantial impacts to the view shed.

Policy 8.17 (*Alteration of Landforms: Road and Grading*) requires development in rural lands to minimize the alteration of landforms as a consequence of grading and restore pre-existing topographic contours.

The proposed project does not involve significant grading quantities and is clustered amongst previously disturbed areas. The proposed project includes 60 cubic yards of cut and fill in order to prepare the site and install the vault toilet and will not be visible at project completion. The proposed grading work is located on areas previously disturbed or immediately adjacent to these areas thereby minimizing additional disturbance and land alterations.

e. Hazards Component

Please refer to the General Plan Hazards Policies, Section A.1.h of this staff report, for a discussion on mapped hazards.

f. Shoreline Access Component

The project site has existing shoreline access which is not impacted by the addition of the vault toilet.

g. Recreation/Visitor-Serving Facilities Component

Policy 11.20 (*Utilities*) encourages sites for recreation or visitor serving facilities to develop public restrooms, drinking water, and telephones. While the project does not include drinking water or telephones it does provide public restrooms consistent with this policy.

Policy 11.25 (*Requirement that State Parks Development Conform to the Local Coastal Program*) requires that the State Department of Parks and Recreation submit a long-range plan for any park unit proposed for improvements.

Department of Parks and Recreation has provided a copy of their general plan for the San Mateo coast area which covers nine State park system units, including Montara State Beach. The general plan was adopted in 1979 with one amendment subsequently adopted in 1984. The 1984 amendment is specific to the location of parking lots associated with Montara State Beach.

The DPR general plan, along with the submitted project plans, adhere to the requirements detailed in this policy as they provide a plan for the location of all proposed development, identify and protect sensitive habitats, avoid conversion of prime agricultural lands, and allow the majority of the parcel to remain undisturbed and open to the possibility of agricultural uses. Further, as discussed in the previous parts of this section, the project was found to be in compliance with the County's Local Coastal Program.

B. ENVIRONMENTAL REVIEW

The California Department of Parks and Recreation, as lead agency, has determined this project to be categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Sections 15303 (Class 3) and 15304 (Class 4) and has prepared a Notice of Exemption. The County, acting as a responsible agency, has reviewed and considered the State's Notice of Exemption and concurs with this determination.

C. REVIEWING AGENCIES

Building Inspection Section
Drainage Section
Environmental Health Services
Coastside Fire Protection District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Project Plans
- D. Biological Assessment
- E. California Environmental Quality Act (CEQA) Categorical Exemption

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2020-00243

Hearing Date: March 24, 2021

Prepared By: Angela Chavez,
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the Planning Commission, acting as a responsible agency, has reviewed and considered the Notice of Exemption, prepared by the State Department of Parks and Recreation, and has determined this project to be categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Sections 15303 (Class 3, new construction of small structures) and 15304 (Class 4, minor alterations to land).

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 of the San Mateo County Zoning Regulations and as conditioned in accordance with Section 6328.14 of the San Mateo County Zoning Regulations, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in Section A.2 of this staff report.
3. That the project is located between the nearest public road and the sea, and conforms to the Public Access and Public Recreation Policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) in that the project will improve public access availability while protecting the existing recreational use of the oceanfront land.
4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program relating to Agriculture, Sensitive Habitats, Visual Resources, Hazard, Shoreline Access, and Recreation/Visitor-Serving Facilities Components. The project minimizes ground disturbance, provides increased accessibility to park visitors, and does not impact sensitive habitats.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on March 24, 2021. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one (1) year from the date of approval in which time the project shall be completed. Any extension of the permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. Prior to any construction or grading activities, the applicant shall implement an erosion and sediment control plan, as prepared and signed by the engineer of record, and approved by the Community Development Director. 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.
4. Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring dust control measures are implemented as needed. The intent shall be to mitigate excessive dust generation resulting from any and all excavation and earth-moving operations.
5. Vegetation removal or grading outside of the project scope shall require a separate Land Clearing Permit or amended Grading Permit subject to an application, payment of applicable fees, and consideration at a public hearing. If grading quantities (cut or fill) change or additional vegetation has been removed, the applicant shall cease construction and submit revised plans to the Planning Department for review.
6. In the event resources are encountered an archaeological or historical monitor shall have the authority to temporarily halt any ground disturbing construction to identify and evaluate any archaeological, historical or cultural materials inadvertently exposed during construction. The exposure of significant resources may require the development and implementation of a treatment program, including scientific removal, analysis and reporting, subject to the review and approval of the Community Development Director. The exposure of any Native American burials shall be handled in accordance with State law.
7. In the event the project scope is significantly modified, the applicant shall submit to the Planning and Building Department a permit amendment application, accompanied by a revised historical and archaeological evaluation for review by the Planning Department.

8. This permit does not allow for the removal of any trees. Removal of any trees with a diameter greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
9. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering 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 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 application 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.
10. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).
11. Construction equipment shall comply with the County's Energy Efficiency Climate Action Plan (EECAP) for construction idling as applicable considering the sensitive nature of the project area. Specifically, Bay Area Air Quality Management District Best Management Practices for Mitigating Criteria Air Pollutants and Precursors:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be 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.
 - 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. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

- g. 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.

Drainage Section

12. At the building permit stage of the application the applicant shall provide appropriate details for the proposed swale.
13. At the building permit stage of the application the applicant shall submit a sediment and erosion control plan.

Coastside Fire Protection District

14. The applicant shall apply for and obtain an address from the Building Inspection Section.

ACC:cmc – ACCFF0552_WCU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.28 0 0.14 0.28 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:9,028

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



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

CALIFORNIA STATE FIRE MARSHAL - APPROVED

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

Reviewed by _____ Date _____

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION # _____

Reviewed by _____ Date _____

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

DESIGNED: C. HANSEN/S. RAIN
DRAWN: C. HANSEN/S. RAIN
CHECKED: S. RAIN
DATE: JULY 30, 2020

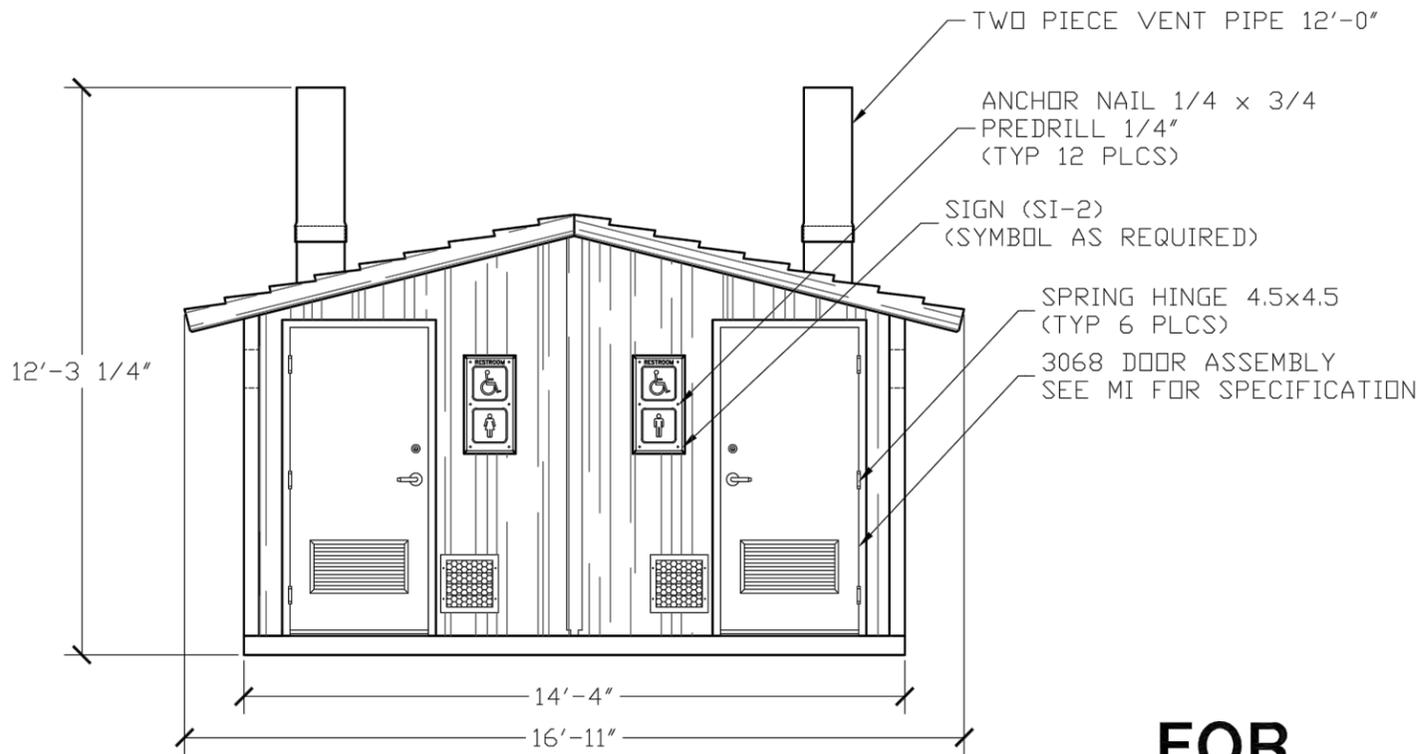
REVISIONS	DATE

MONTARA STATE BEACH
ACCESS IMPROVEMENTS
**CASCADIAN LEFT HAND CXT
STANDARD BUILDING ELEVATIONS**

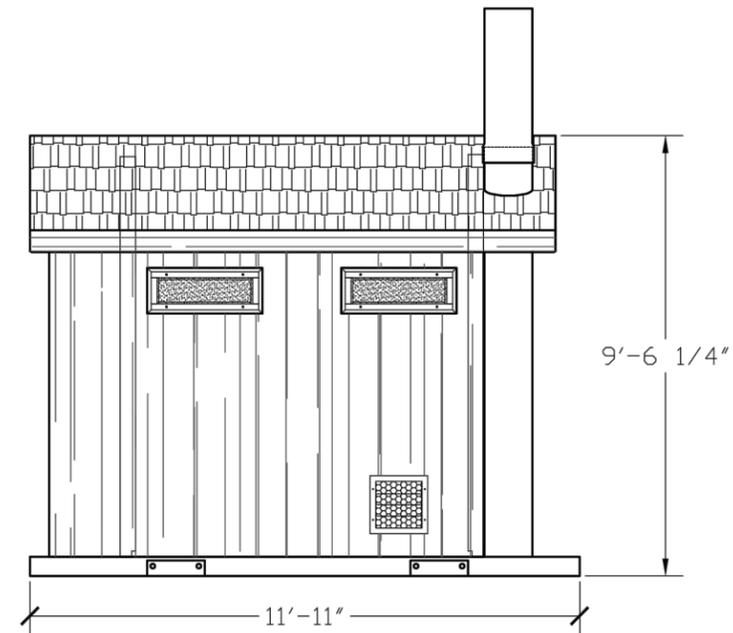
DRAWING NO.
X

SHEET NO.
L-2

2 OF 3

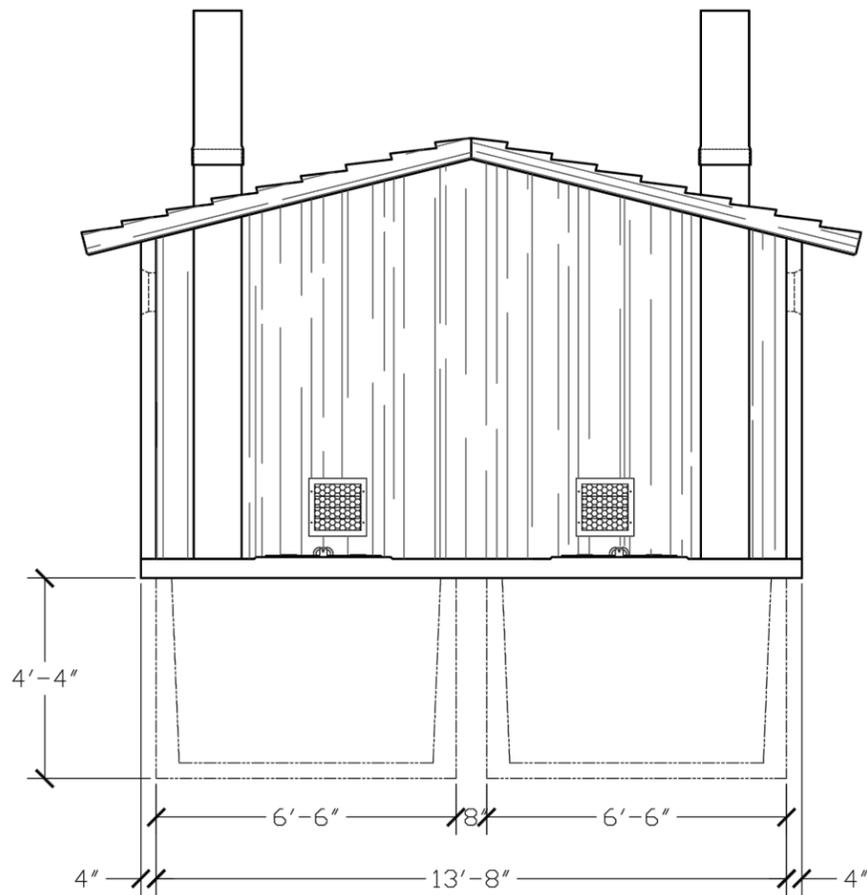


FRONT ELEVATION



RIGHT SIDE ELEVATION

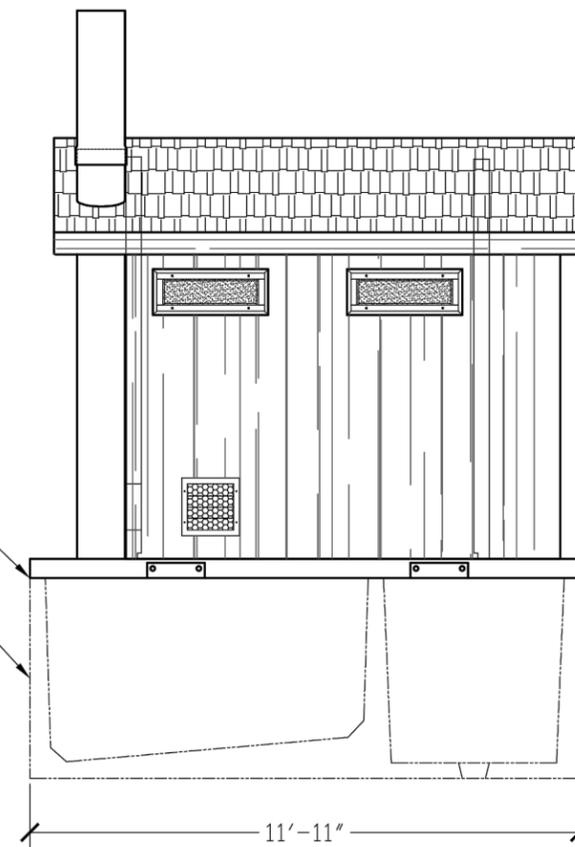
**FOR
REFERENCE
ONLY**



REAR ELEVATION

BUILDING-TO-VAULT CONNECTION:
BUTYL TAPE ADHESIVE SEALANT-
SEE ATTACHED CUT SHEET.

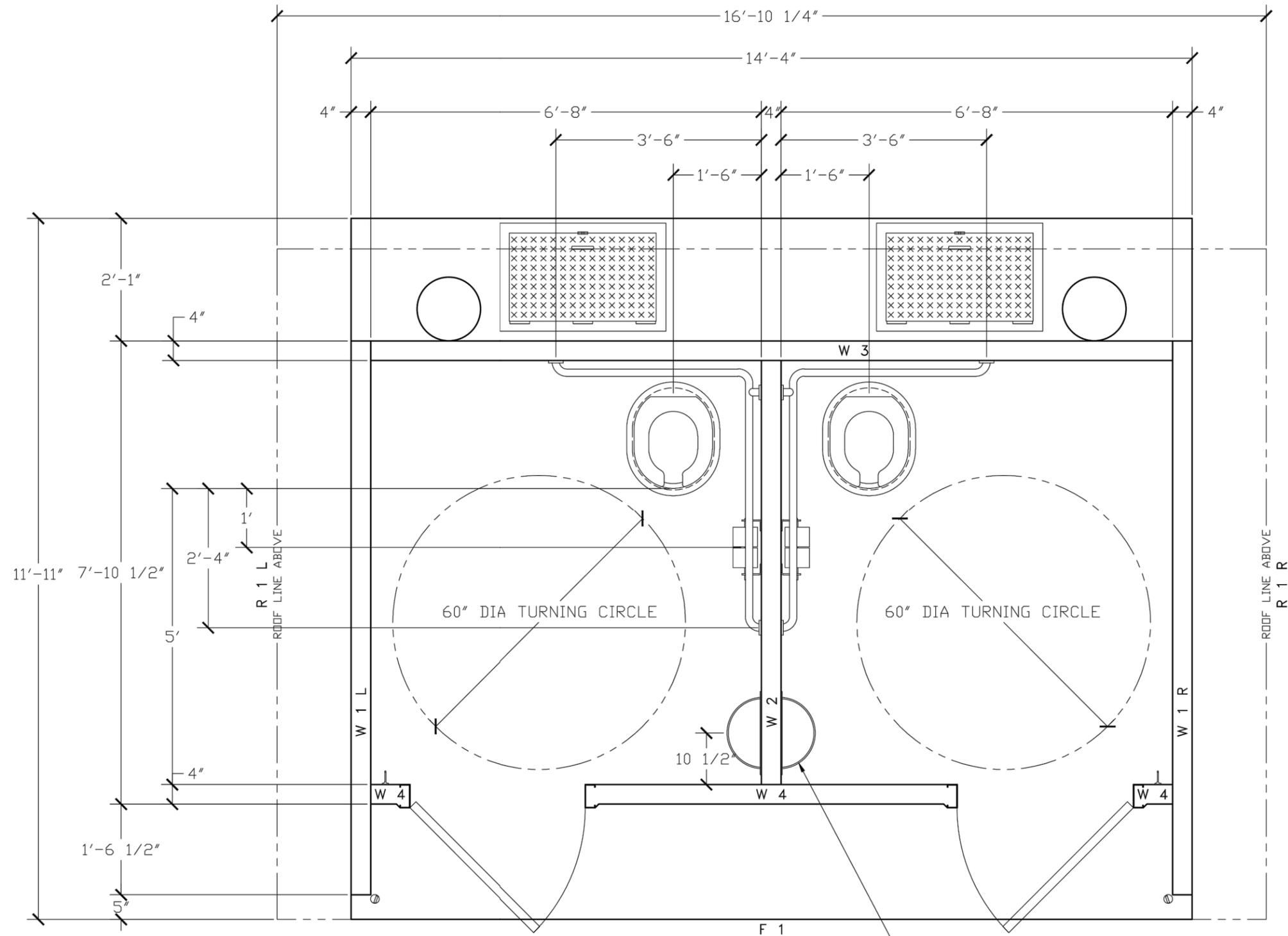
VAULT 1 - TYP 2 PLCS
(SEE DWG #V1-1)



LEFT SIDE ELEVATION



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



NOTE:

BUILDING COLOR TO BE "NATURAL HONEY"
ROOF COLOR TO BE "TOASTED ALMOND"
ROOF MATERIAL TO BE "CEDAR SHAKE"

**FOR
REFERENCE
ONLY**

OPTIONAL WASTE PAPER BASKET
MOUNT BTM 12" OFF FINISHED FLOOR
(SEE MI)

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

Reviewed by _____ Date _____

DPR ACCESS COMPLIANCE REVIEW
ACCESSIBILITY SECTION
CERTIFICATION # _____

Reviewed by _____ Date _____

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

DESIGNED: C. HANSEN/S. RAIN
DRAWN: C. HANSEN/S. RAIN
CHECKED: S. RAIN
DATE: JULY 30, 2020

REVISIONS	DATE

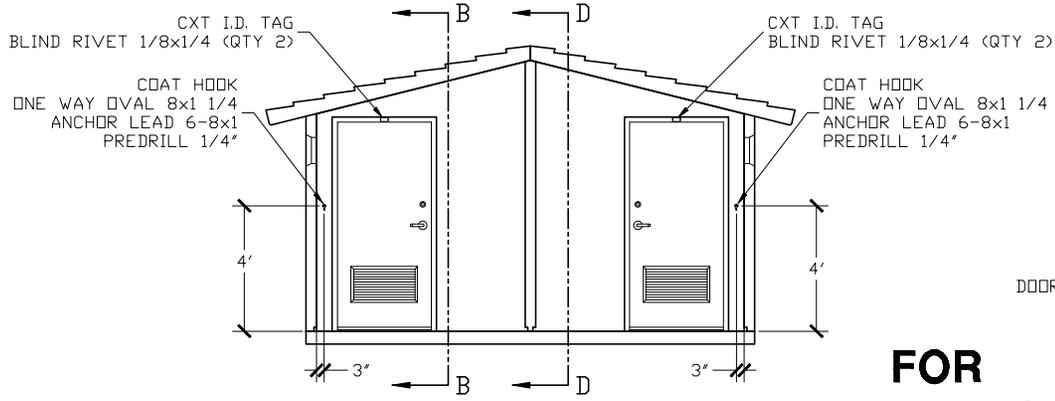
MONTARA STATE BEACH
ACCESS IMPROVEMENTS
**CASCADIAN LEFT HAND CXT
STANDARD BUILDING DETAILS**

DRAWING NO.
X

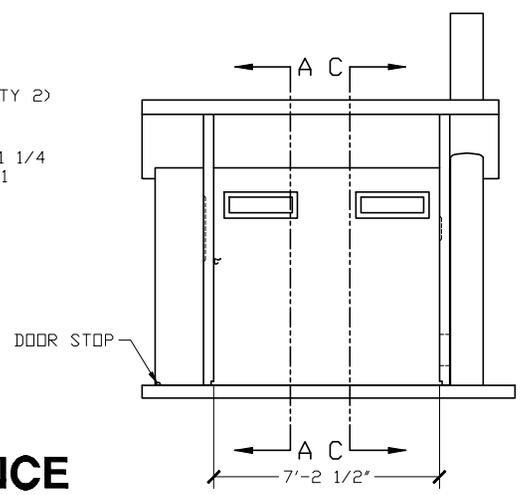
SHEET NO.

L-3

3 OF 3

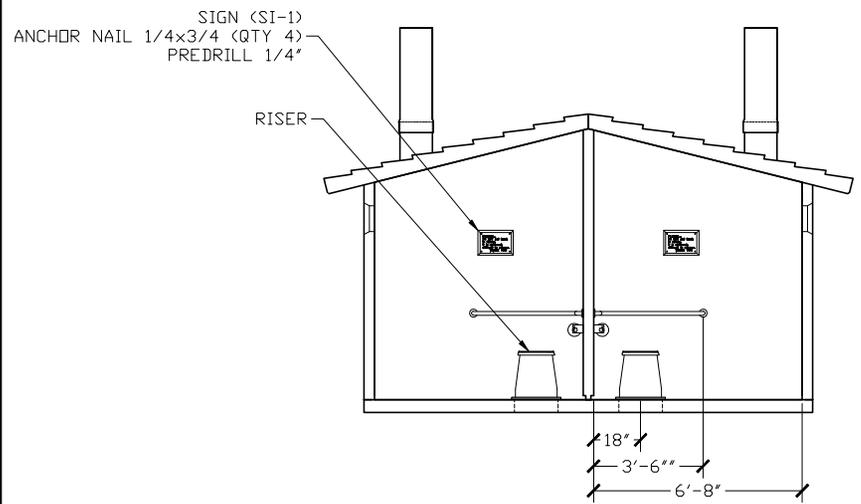


SECTION A - A

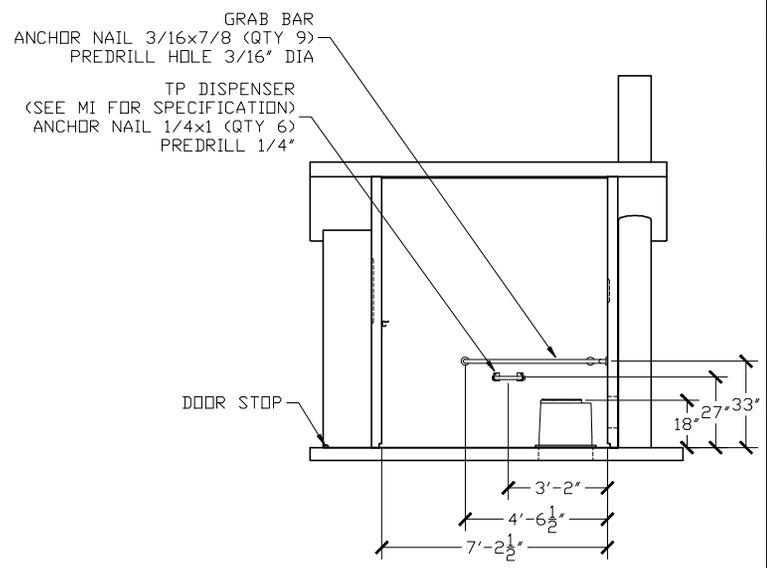


SECTION B - B

**FOR
REFERENCE
ONLY**



SECTION C - C



SECTION D - D

EMBEDDED MATERIALS			
ITEM	QTY	ITEM	QTY
RISER	2	ONE WAY OVAL 8x1 1/4	4
GRAB BAR	2	ANCHOR LEAD 6-8x1	4
TP DISPENSER	2	BLIND RIVET 1/8x1/4	4
TOILET PAPER ROLL	4-6		
COAT HOOK	2		
DOOR STOP	2		
SI-1	2		
BLIND RIVET 1/8x1/4	4		
CXT I.D. TAG	2		
ANCHOR NAIL 1/4x1	12		
ANCHOR NAIL 1/4x3/4	8		
ANCHOR NAIL 3/16x7/8	18		
CU. FT. CONC.		SQ. FT. W.W.F.	APPROXIMATE WEIGHT



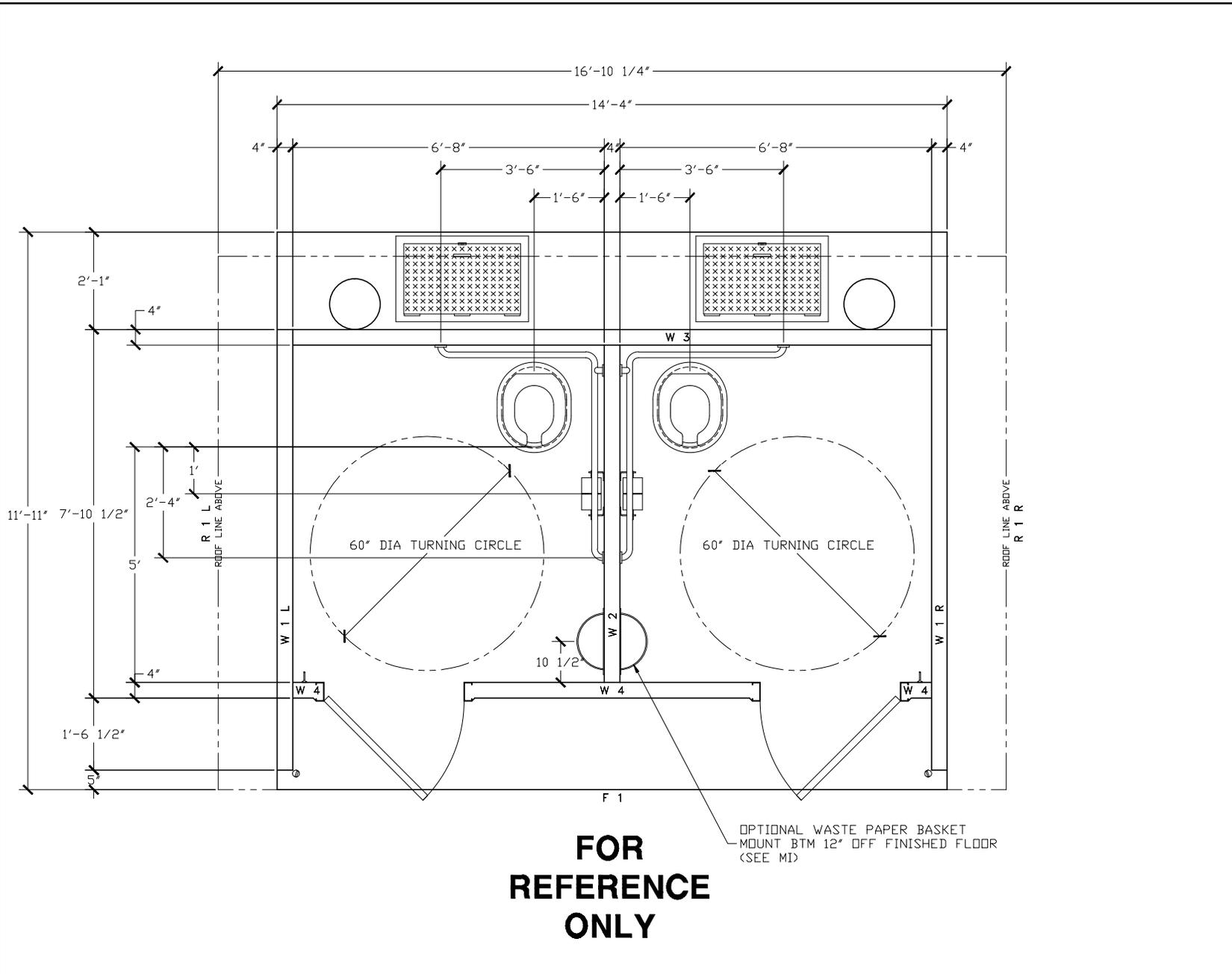
PROJECT TITLE
TIOGA
CXT STANDARD BUILDING

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REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'-0"	DATE	07-19-16
DRAWN		FILE NO.	PD-103
CHECKED		PLOT	48

INTERIOR ELEVATIONS

DWG NO. **T-03** SHEET REV.





CXT
Precast Products

PROJECT TITLE
TIOGA

CXT STANDARD BUILDING

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CXT Incorporated

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	07-19-16
DRAWN	FILE NO.	PD-104	
CHECKED	PLOT	24	

FLOOR PLAN

DWG NO.	SHEET	REV.
T-04	/	



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

Planning and Building Department

455 County Center, 2nd Floor ■ Redwood City, CA 94063
 Mail Drop: PLN 122 ■ TEL (650) 363-4161 ■ FAX (650) 363-4849

Biological Impact Form

(for compliance with Local Coastal Program Policy 7.5)

Applicant's Name: **California State Parks**

Primary Permit # : _____

Owner/Applicant

Name: **California State Parks**

Mailing Address: _____

95 Kelly Ave

Half Moon Bay, CA Zip: **94,019**

Phone,W: _____

H: _____

Fax: _____

Email Address: **joanne.kerbavaz@parks.ca.gov**

Project Location

Include U.S.G.S.-Tier, Range, and Section:

Montara State Beach

Montara Mtn OEW 7.5 Min Quad

T4S R6W Sec 27

Assessor's Parcel Number(s): _____

36 — 331 — 10 , — —

— — , — —

Applicable Planning Permit numbers: _____

Principal Investigators

(Note: Attach a qualification summary to the report.)

Name: **Joanne Kerbavaz**

Mailing Address: _____

95 Kelly Ave

Half Moon Bay, CA Zip: **94019**

Phone,W: **6507205007**

H: _____

Fax: **6507268816**

Email Address: **joanne.kerbavaz@parks.ca.**

Report Summary

Briefly state the results of the report, habitat type, rare, endangered or unique species present, anticipated impacts, and proposed mitigation measures.

The project site contains a mixture of common coastal bluff species and invasive species associated with disturbed areas. There are no rare or unique species present or expected to occur within the project area. The project would disturb less than 500 sq ft of coastal bluff, in an area previously disturbed by highway construction. Areas disturbed by the project would be replanted with native coastal bluff species. No anticipated impacts. Please see attached pages for additional information.

Use additional pages when necessary.

North Montara Vault Toilet Project**Biological Impact Form Attachment Pages****1. Project and Property Description**

California State Parks proposes to add a prefabricated vault toilet to the existing North Montara parking lot in Montara State Beach. The vault toilet will be at the north end of the lot adjacent to an existing ADA path. The project is within an area previously surveyed for natural and cultural resources as part of the North Montara Access Improvement Project (PLN 2016-00306).

The proposed project is within a coastal bluff area impacted by previous highway construction and other activities. Marine terrace deposits form the bluffs, and soils consist of loose to medium dense sands and clayey sands and firm to very stiff sandy clays (Geocon Consultants, 2014). The topography is fairly flat, with some mounds and depressions that could be the result of previous disturbance.

The area adjacent to the parking lot is part of Montara State Beach and is used for public recreation and open space.

The proposed project will cover approximately 250 square feet, with temporary disturbance of an additional approximately 180 square feet. The project includes a shallow swale to direct surface runoff from the highway away from the vault.

2. Methodology

California State Parks environmental scientists surveyed the entire bluff area in 2016 as part of the planning effort for the improvement of the parking lot. Portions of the project area that are not currently developed were covered by a walking survey to characterize potential project impacts and determine the presence of sensitive species and habitats. Environmental scientists made repeated visits to the project area in 2020 and noted all species present within the area likely to be impacted by the proposed project.

State Parks staff prepared an updated sensitive species list in June 2020 based on records in the California Natural Diversity Data Base. No species on this list are expected to occur on the project site. The map of known occurrences, attached as Appendix A, does not identify species known from the project vicinity.

3. Results**Environmental Setting**

The project is on the coastal bluff, in previously disturbed Coastal Scrub. Vegetation on the project site is a mixture of ruderal vegetation and common coastal scrub species. Ruderal species include poison hemlock (*Conium maculatum*), short podded mustard (*Hirshfeldia incana*), wild radish (*Raphanus sativus*) and non-native annual grasses. Coastal Scrub species on the project site include coyote brush (*Baccharis pilularis*), California sage (*Artemisia californica*), and yarrow (*Achillea millefolium*).

Portions of the coastal bluff along the ocean margins of the bluff appear to have had less impact from previous land use. These areas contain a more diverse and intact Coastal Scrub, with species including lizard tail (*Eriophyllum staechadifolium*), seaside daisy (*Erigeron glaucus*), angelica (*Angelica hendersonii*), beach strawberry (*Fragaria chiloensis*) and other native species.

North Montara Vault Toilet Project**Biological Impact Form Attachment Pages**

There are no special status plant species known to occur within Coastal Scrub in this portion of Montara State Beach.

No animals have been observed within the immediate project area during any field surveys. The area is mostly disturbed and contains no unique or sensitive habitats.

There is scat that appears to be from brush rabbits (*Sylvilagus bachmani*) and coyote (*Canis latrans*) in the general vicinity. Other mammals expected to occur in the project vicinity include black-tailed deer (*Odocoileus hemionus columbianus*), raccoon (*Procyon lotor*) and pocket gopher (*Thomomys bottae*).

No birds were observed on the project site during field surveys. Birds commonly seen in the project vicinity include those found along the ocean and coastal strand and species known from coastal scrub and grassland habitats. Birds observed from the coastal bluff include gulls and brown pelicans. Birds expected to occur in the immediate vicinity of the project include common raven, white crowned sparrow, song sparrow, American goldfinch and lesser goldfinch.

No special status animals are known from the immediate area. The California red-legged frog (*Rana draytonii*), a federally-listed threatened species and a California Species of Special Concern, has not been observed but has the potential to occur along the Martini Creek corridor. Because the stream corridor is in a canyon below the coastal bluff in this location, it is extremely unlikely that the California red-legged frog would traverse the project area.

4. Project Impacts

The proposed project will have limited impacts upon the natural resources of the area. Construction will be within an area that has previously been disturbed. The vault toilet will be constructed primarily within ruderal vegetation. A small amount of native vegetation will be removed through construction of the shallow berm. Areas disturbed by construction will be replanted with a more diverse mixture of native species representative of the higher quality coastal scrub found closer to the edges of the bluff.

5. Impacts to threatened, rare, endangered or unique species

There are no sensitive habitats within the project area, and no sensitive species are known or expected to occur within the project area. The area to be impacted by the project is small (less than 500 square feet) and is within an area that has been previously disturbed.

It is possible that wide ranging species associated with the coast or associated with other habitats found in other portions of Montara State Beach may transit the project area. This may be especially true for birds or wide-ranging mammals. There would be no anticipated project impacts on these species from the proposed project.

6. Proposed Mitigation Measures

No mitigation measures are proposed. As part of the project, areas disturbed by the project will be replanted with native species.

California State Parks
North Montara Vault Toilet Project
Biological Impact Form Attachment Pages

4

7. CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: July 28, 2020

Signed:



Joanne Kerbavaz
Senior Environmental Scientist

Report Preparation

Joanne Kerbavaz, Senior Environmental Scientist, California State Parks

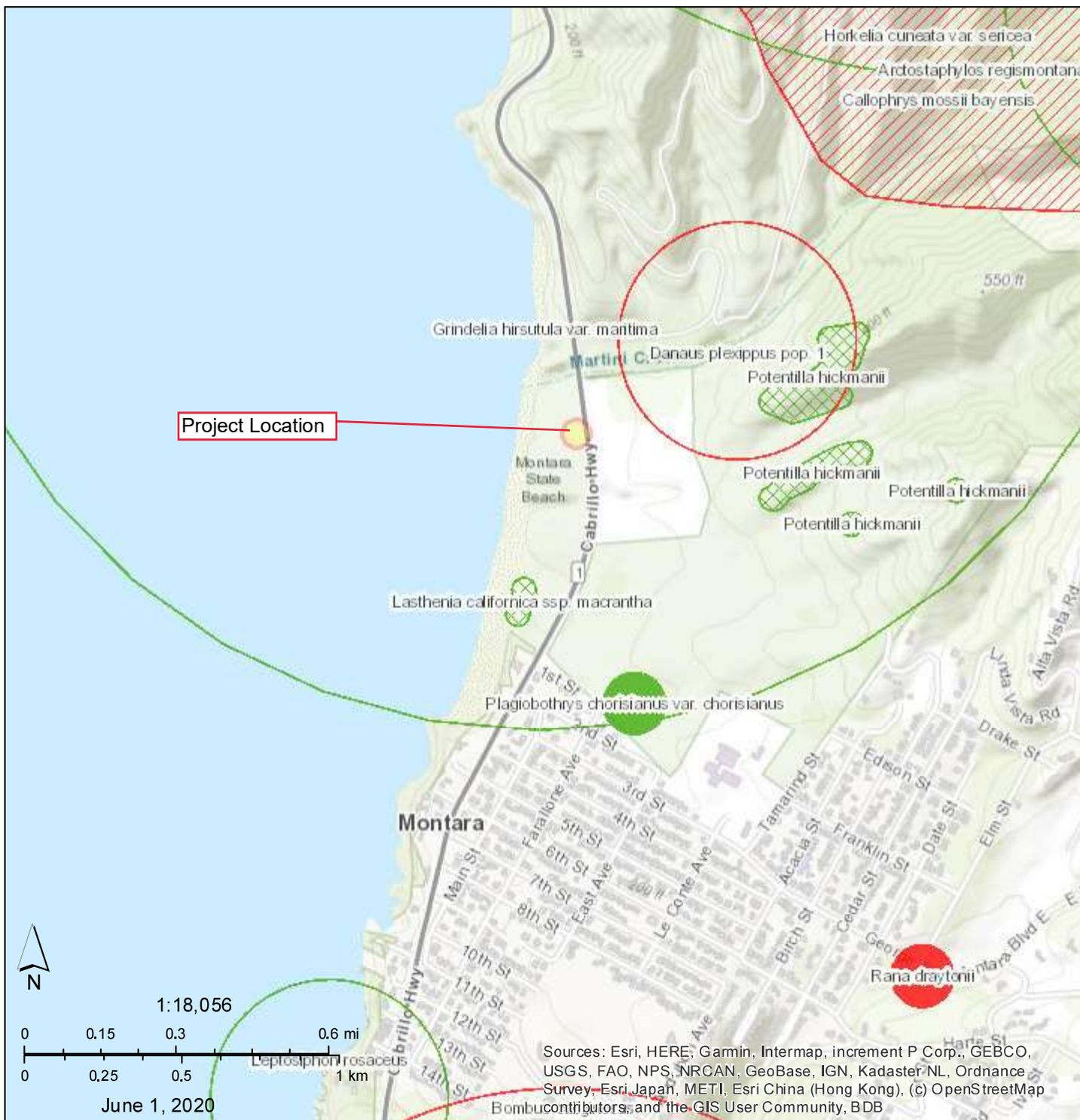
MS, Ecology; AB Environmental Studies and Biology/Politics

Over 30 years experience preparing biological surveys and environmental documents in California, including over 20 years experience within State Parks in San Mateo and Santa Cruz counties.

Reference

Geocon Consultants, Inc. Montara State Beach; Martini Creek Access Improvements; Limited Geotechnical Investigation. 2014

Project Location - Montara State Beach



California Natural Diversity Database (CNDDDB) Government [ds45]

- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)

- Animal (circular)
- Terrestrial Comm. (80m)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)
- Aquatic Comm. (80m)
- Aquatic Comm. (specific)

- Aquatic Comm. (non-specific)
- Aquatic Comm. (circular)
- Multiple (80m)
- Multiple (specific)
- Multiple (non-specific)
- Multiple (circular)

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, BDB



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E



2020070546

NOTICE OF EXEMPTION

TO: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

FROM: Department of Parks and Recreation
Santa Cruz District
303 Big Trees Park Road
Felton, CA 95018

PROJECT TITLE: Montara Vault Toilet

LOCATION: Montara State Beach ([Montara State Beach](#)) **COUNTY:** San Mateo

DESCRIPTION OF THE NATURE AND PURPOSE OF PROJECT: Install an ADA CXT prefabricated double-unit vault toilet at the Montara State Beach parking lot to provide services to visitors. Facility will be placed adjacent to existing ADA pathway from parking lot to beach. Work will:

- Excavate a swale 36" wide, 8" deep, and 60' in length;
- Excavate a vault approximately 30 cubic yards; and
- Placement and installation of prefabricated, double-unit, vault restroom.

PUBLIC AGENCY APPROVING THE PROJECT: California Department of Parks and Recreation

NAME OF DIVISION OR DISTRICT CARRYING OUT THE PROJECT: Santa Cruz District

EXEMPT STATUS:

Categorical Exemption
Class: 3 & 4

Section: 15303 & 15304

REASONS WHY PROJECT IS EXEMPT: Project consists of the construction and location of limited numbers of new, small facilities or structures included as "restrooms" in the Department of Parks and Recreation's list of exempt activities in accordance with CCR §15300.4; and minor alterations in the condition of land and vegetation that will not involve removal of healthy, mature, scenic trees.

CONTACT: Sheila Branon
Santa Cruz District

PHONE NO.: (831) 335-6385
EMAIL: sheila.branon@parks.ca.gov

Governor's Office of Planning & Research

Jul 29 2020

STATE CLEARINGHOUSE

Chris Spohrer
District Superintendent
Santa Cruz District

7/29/2020

DATE