



County of San Mateo

**Planning & Building Department**

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Redwood City, California 94063  
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January 27, 2011

2-SMC-11-008

NOTICE OF FINAL LOCAL DECISION  
Pursuant to Section 6328.11.1(f) of the San Mateo County Zoning Regulations

CERTIFIED MAIL

California Coastal Commission  
Nr. Central Coast District Office  
Attn: Ruby Pap Coastal Planner  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105-2219

**RECEIVED**

JAN 31 2011

CALIFORNIA  
COASTAL COMMISSION

County File No.: PLN2010-00093

Applicant Name: SAN MATEO COUNTY PARKS

Owner Name: COUNTY OF SAN MATEO

The above listed Coastal Development Permit was conditionally approved by the County of San Mateo on **January 12, 2011**. The County appeal period ended on **January 26, 2011**. Local review is now complete.

This permit IS appealable to the California Coastal Commission; please initiate the California Coastal Commission appeal period.

If you have any questions about this project, please contact MELISSA ROSS at (650) 363-4161.

MELISSA ROSS

Project Planner

Exhibit No. 1  
A-2-SMC-11-010 (Fitzgerald Marine Reserve)  
Final Local Action Notice  
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Attachment A

County of San Mateo  
Planning and Building Department

**FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2010-00093

Hearing Date: January 12, 2011

Prepared By: Melissa Ross, Project Planner

Adopted By: Planning Commission

**FINDINGS**

Regarding the Environmental Review, Found:

1. That the Mitigated Negative Declaration is complete, correct and adequate for this project, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
2. That, on the basis of the Initial Study and comments hereto, there is no evidence that the project, subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated in to the Mitigation and Reporting Plan in conformance with California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Found:

5. 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

with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as discussed in the staff report.

6. Where the project is located between the nearest public road and the sea, that the project is in conformity with 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).
7. That the project conforms to the specific findings required by policies of the San Mateo County LCP. As discussed in the staff report under Section A.2, the applicant has agreed to implement the mitigation measures identified in the biological report in order to minimize any potential impact to biological resources to a less than significant impact.

### **CONDITIONS OF APPROVAL**

#### **Current Planning Section**

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission at its January 12, 2011 meeting. Minor revisions or modifications to this project may be made subject to the review and approval of the Community Development Director.
2. Prior to the beginning of grading and construction activities, 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 Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
  - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15.
  - 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 a 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.

The approved erosion and drainage control plan shall be implemented prior to the beginning of grading activities.

3. This permit shall be valid for one year in which time, the applicant shall commence construction. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees.
4. Bats. If construction will occur during the bats maternity roosting season (defined as: April 1 through August 31), then the applicant shall perform pre-construction surveys for bats. Surveys shall be conducted by a qualified biologist no less than 14 days prior to removal of trees, snags or buildings within the Study Area. Ultrasonic acoustic surveys and/or other site appropriate survey methods shall be performed to determine the presence or absence of bats utilizing the Study Area as roosting or foraging habitat. If special status bat species are detected during surveys, appropriate species and roost specific mitigation measures shall be developed. Such measures may include postponing removal of trees, snags or structures until the end of the maternity roosting season or construction of species appropriate roosting habitat within, or adjacent to the Study Area.

Trees, snags and buildings may be removed outside of the maternity roosting season without performing pre-construction bat surveys. However, if buildings are to be demolished, internal entrance surveys shall be performed by a qualified bat biologist no less than 14 days prior to demolition to determine if buildings currently or previously support roosting bats. If bats are determined to be present, appropriate methods shall be used to exclude bats from the building. Such methods may include installation of one way "valves" to allow bats to exit, but not allow them to re-enter the building. Species and roost appropriate mitigation measures shall be developed based on the results of the survey in consultation with the California Department of Fish and Game (CDFG).

- \*5. Dusky-footed woodrat. If stick houses are observed, they shall be avoided if possible. If any stick house must be destroyed, observance and live trapping should be done by a qualified biologist to determine if it is occupied, and if so whether by a male or female. If by a lactating female, the nest should be left undisturbed for one month until the young are mature enough to be relocated.

6. Pacific harbor seal. The Pacific harbor seal is known to haul out offshore of the Study Area. Construction activities in the Study Area may have the potential to impact this species through acoustic or visual disturbance.

Visual and acoustic disturbance during construction may affect the behavior of the Pacific harbor seal. Construction noise levels shall be kept lower than 160 decibels - the limit recommended by the National Marine Fisheries Service (NMFS) for the protection of marine mammals. The applicant shall coordinate with NMFS for the issuance of a marine mammal Incidental Harassment Authorization Permit or Letter of Concurrence for potential disturbances to the seals, if NMFS determines that one is necessary.

7. Birds. Nesting birds, including a number of special status birds, may be impacted if construction activities occur in or near potential breeding habitat (aquatic and upland vegetation) during the breeding season from February through August.

If possible, the clearing of vegetation and the initiation of construction shall be done in the non-breeding season between September and January. If these activities cannot be done in the non-breeding season, a qualified biologist shall perform pre-construction breeding bird surveys within 14 days of the onset of construction or clearing of vegetation. If nesting birds are discovered in the vicinity of planned construction, a buffer area around the nest will be established until the nest is vacated. The size of the buffer would be dependent on the habitat, level of disturbance and the particular species of nesting bird. Tree removal shall be prohibited during the nesting season and trees shall not be felled into sensitive areas in the archaeological area, the creek and its riparian area.

8. California red-legged frog and San Francisco garter snake. Upland dispersal, foraging and estivation habitat for California red-legged frog (CRLF) and San Francisco garter snake (SFGS) may be impacted by the proposed project.
  - a. Prior to the start of groundbreaking activities, all construction personnel will receive training on listed species and their habitats by a USFWS-approved biologist. The importance of these species and their habitat will be described to all employees as well as the minimization and avoidance measures that are to be implemented as part of the project. An educational brochure containing color photographs of all listed species in the work area(s) will be distributed to all employees working within the project site(s). The original list of employees who attend the training sessions will be maintained by the applicant and be made available for review by the USFWS upon request.

- b. Wildlife exclusion fencing will be erected and maintained around the perimeter of the project and project staging areas to prevent SFGS and CRLF from entering the site. Installation of the fence will be performed under the supervision of a USFWS-approved biologist. Once the fencing is installed, workers will clear all vegetation within this area with belt driven weed whackers or other hand tools to a height of 4-6 inches. Following the removal of vegetation, pre-construction surveys will be performed prior to the start of any groundbreaking activities by a USFWS-approved biologist. Fencing will be equipped with one-way escape funnels. Fencing will extend a minimum of 36 inches above ground level and will be buried 4-6 inches into the ground. Exclusion fencing will be checked a minimum of one time per week by biological monitors for the duration of the project to identify problems or weaknesses in fence integrity and function. All compromised portions will be repaired and/or replaced immediately. Upon completion of the project, all fencing material will be removed from the site and disposed of properly.
- c. A USFWS-approved biologist shall be present at the work site until such time as all removal of CRLF and/or SFGS, instruction of workers, and habitat disturbance have been completed. After this time, the contractor or permittee shall designate a person to monitor on-site compliance with all minimization measures. The USFWS-approved biologist shall ensure that this individual (on-site biological monitor) receives training outlined (above) under Section (a) and in the identification of CRLF and SFGS. The on-site biological monitor and the USFWS-approved biologist shall have the authority to halt any action that might result in impacts that exceed the levels anticipated by the Corps and USFWS during review of the proposed action. If work is stopped, the Corps and USFWS shall be notified immediately by the USFWS-approved biologist or on-site biological monitor.
- d. The on-site biological monitor(s) will remain on-site for the duration of the proposed project, including vegetation removal, grading and cleanup activities. If a CRLF or SFGS is observed at any time, the on-site biological monitor will have the authority to halt work on the project site until these animals are no longer within the work area. If construction activities are occurring at more than one location at a time, each area must have a minimum of one on-site biological monitor present to increase the likelihood that listed species are detected.
- e. Tightly woven fiber netting or similar material shall be used for erosion control or other purposes at the project to ensure that the CRLF and SFGS do not get trapped.

This limitation will be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used at the project site because red-legged frog, garter snake, and other species may become entangled or trapped in it.

- f. Because CRLF and SFGS may take refuge in cavity-like and den-like structures such as pipes and may enter stored pipes and become trapped, all construction pipes, culverts, or similar structures that are stored at a construction site for one or more overnight periods will be either securely capped prior to storage or thoroughly inspected by the on-site biologist and/or the construction foreman/manager for these animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a red-legged frog is discovered inside a pipe by the on-site biologist or anyone else, the on-site biologist shall move the animal to a safe nearby location and monitor it until it is determined that it is not imperiled by predators or other dangers. If a SFGS is found, it should be allowed to passively leave the work area on its own, as determined by the on-site biologist, or moved by a SFGS permitted biologist with permission from USFWS and CDFG.
- g. To prevent inadvertent entrapment of CRLF and SFGS during construction, the on-site biologist and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches, more than 1-foot deep, are completely covered at the close of each working day by plywood or similar materials, or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the on-site biologist. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals by the on-site biologist and/or construction foreman/manager. If at any time a trapped CRLF or SFGS is discovered by the on-site biologist or anyone else, it should be allowed to passively leave the work area on its own, as determined by the on-site biologist, or moved by a SFGS permitted biologist with permission from USFWS and CDFG.

9. California Red-Legged Frog Specific Conditions

- a. Pre-construction surveys for the CRLF will be performed by USFWS-approved biologists throughout the action area immediately prior to groundbreaking activities. If a CRLF is observed, a USFWS-approved biologist will remove these individuals to locations outside of the work area but within the greater property boundary. Red-legged frogs will not be removed from the vicinity or remain in captivity over night unless in the care of a certified wildlife veterinarian.

Golden Gate National Recreation Area

Sam Herzberg

Gary Lockman

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- b. Under no circumstances will mosquito fish (*Gambusia affinis*) be introduced at any location within the Study Area. If pesticide application for mosquito abatement becomes necessary, the applicant will contact the USFWS and the San Mateo Mosquito Abatement District for further guidance.
  - c. Upon completion of the construction and rehabilitation phases of the proposed project, the applicant will monitor the property regularly and according to a USFWS-approved monitoring plan to ensure the successful establishment of native plants in all restored areas. Any plant species observed in these areas determined to be invasive will be removed.
  - d. Because dusk and dawn are often the times when CRLF are most actively foraging and dispersing, all construction activities should cease one-half hour before sunset and should not begin prior to one-half hour before sunrise.
10. San Francisco Garter Snake Specific Conditions
- a. Pre-construction surveys for the SFGS will be performed by USFWS-approved biologists throughout the action area immediately prior to groundbreaking activities. If at any time during the survey, vegetation removal, or construction phases of the proposed project a SFGS is observed within the action area, the animal will be allowed to passively leave the work area unless in circumstances where the animal is determined to be trapped as discussed above.
  - b. All vegetation removed during trail construction activities will remain on-site upon completion of trail development. A portion of this vegetation will be utilized to facilitate the rehabilitation of the existing unofficial trails. The remainder of the removed vegetation will be bundled into small piles and placed near on-site aquatic areas to provide cover for local SFGS.
- \*11. The applicant shall restore the area of the removed bridge and old trail alignment through decompaction or scarifying of the compacted trail area, placement of soil over decompacted areas where appropriate, and revegetation which incorporates species native to the area, including willows adjacent to the stream. The restored area shall be maintained and monitored to ensure success over a 5-year period.
12. All best management practices prescribed by the San Mateo County Planning Department

for work within sensitive habitat areas will be implemented to the full extent.

13. Designated construction staging areas will be utilized as the staging areas for the trail and bridge construction activities. All vehicles associated with project activities will be clustered within these areas at the end of each workday or when not in use to minimize habitat disturbance and water quality degradation. Before vehicles move from the staging areas at the start of each workday or before they return to this location at the end of each workday, the on-site biological monitor will check under the vehicles and their tires to ensure no listed species are utilizing the equipment as temporary shelter.
14. No lighting will be incorporated at any location into the project design.
15. To discourage recreational users from leaving designated trails, interpretive signs describing the sensitivity of the habitat and how to utilize the property in an ecologically sensitive manner will be placed at trailheads and wetlands adjacent to enhanced trails. If rehabilitated trails show continued signs of usage, the applicant will implement additional preventative measures, such as the installation of additional signage or fencing. Trailhead signs will also describe the importance of prohibitions on unrestrained domestic pets and the associated fines for violating these laws.
16. No trash shall be deposited on the site during construction activities. All trash shall be placed in trash receptacles with secure lids or stored in vehicles.
17. Fueling and maintenance of equipment will be conducted off-site and at least 50 feet from any wetland.
18. Permanent and temporary disturbances and other types of project-related disturbance to the habitats of the garter snake shall be minimized to the maximum extent practicable. To minimize temporary disturbances, all project-related vehicle traffic shall be restricted to established roads, construction areas, and other designated areas. These areas should be established in locations disturbed by previous activities to prevent further adverse effects.
19. The applicant shall compensate for impacts to California wild strawberry by replacing ice plant with native strawberry at a 1:1 ratio of planted strawberry habitat to impacted area. California wild strawberry will be planted in areas currently dominated by ice plant that are adjacent to those locations where impacts to existing strawberry are proposed. If no ice plant is found within the areas of the trail improvements, replanting of wild strawberry in a 1:1 ratio shall occur in a suitable location as close as possible to the area of the removed

wild strawberry. Temporary impacted areas of California strawberry as a result of project activities will be replanted and returned to pre-construction conditions. California wild strawberry planting activities will take place concurrently with trail improvements. To ensure optimal survival and establishment, plantings will be installed in the fall before the onset of the rainy season. This compensation shall be documented through the submittal of a mitigation planting plan, which shall include final success criteria, implementation measures, maintenance and monitoring plan.

20. The applicant shall implement the following dust control measures during grading and construction activities:
  - a. Water all active construction and grading areas at least twice daily.
  - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
  - c. Pave, apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
  - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
  - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- \*21. Noise levels produced by proposed construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday. Construction operations shall be prohibited on Saturday and Sunday and any national holiday.
22. The proposed pedestrian bridge shall be supported by a concrete abutment that will be constructed at or above existing grade on the south bank of San Vicente Creek. The abutment shall be supported by three 3-inch diameter metal pilings, which shall be installed to a depth (> 37 feet) that will contact bedrock.
  - a. Pilings shall be installed using a small vibratory hammer mounted on small rubber tired or tracked Bobcat or equivalent equipment.

- b. Heavy equipment shall be rubber tired or rubber tracked and of the smallest size necessary to complete any earthwork.
  - c. Pilings shall be placed within the smallest area possible subject to ground disturbance near the creek edge.
  - d. Any area, within the archaeological site or immediately adjacent to the recorded site boundary, subject to disturbance by workers or equipment, shall be protected by installing straw layer/wood mats on the surface prior to work. The straw layer/wood mats shall be placed by hand and removed by hand to avoid surface disturbance.
23. A segment of the California Coastal Trail is present within the archaeological resource. The segment shall be installed above the existing grade in order to minimize disturbances to the ground surface.
- a. Engineered fill shall be placed over the ground surface in the locations of the trail in order to protect the archaeological site. The fill shall have a minimum depth of 12 inches and may increase in thickness to approximately 24 inches at the south bridge abutment.
  - b. A permeable geo-textile fabric will be installed on top of the undisturbed ground surface and underneath the engineered fill to mark the location of the undisturbed ground surface. Standard installation methods for the trail within the archaeological site shall:
  - c. Omit compaction of sub-grade;
  - d. Place fill soils for the protective cap in 4-inch lifts; and,
  - e. Compact with static smooth drum roller instead of vibratory compaction.
  - f. Any area, within the archaeological site or immediately adjacent to the recorded site boundary, subject to disturbance by workers or equipment, shall be protected by installing straw layer/wood mats on the surface prior to work. The straw layer/wood mats shall be placed by hand and removed by hand to avoid surface disturbance.
  - g. Heavy equipment shall be rubber tired or rubber tracked and of the smallest size necessary to complete any earthwork.

- h. Hand construction of the trail within the archaeological site boundary shall be utilized wherever practical to minimize mechanical damage.
  - i. Fill material shall be brought to the project area via the existing unimproved trail that is accessed from Cypress Avenue. No improvements shall be made to the trail.
  - j. Heavy equipment and temporary fill stockpiles shall be prohibited within or adjacent to the recorded archaeological site boundary. The “no-go” zones along trail alignment within site boundary shall be marked during construction. Install barrier fencing to confine equipment and construction traffic to trail within site boundary.
  - k. Temporary fill stockpiles may be placed along the existing trail if they are more than 25 feet from the recorded site boundary.
  - l. Fill shall be transferred from stockpile areas to areas within the archaeological site by hand whenever possible or using equipment if the pressure applied by the combined weight of the equipment and fill shall not cause compaction of the ground surface within the site (Note: applied pressure shall not exceed 15 pounds per square inch). Only rubber tire or rubber track equipment shall be used. All ground disturbing construction or construction with the potential for native soil ground disturbance within or within 50 feet of the recorded site boundary of CA-SMA-133 shall be monitored by a professional archaeologist meeting the Secretary of the Interior’s standards.
  - m. Archaeological monitor shall have the authority to temporarily halt any ground disturbing construction to identify and evaluate any archaeological materials inadvertently exposed during construction. The exposure of significant resources could result in the development of a treatment program including scientific removal, analysis and reporting. The exposure of any Native American burials shall be handled in accordance with state law.
24. The applicant shall submit colors for the E.T. Techtonics fiberglass bridge for review and approval by the Current Planning Section prior to installation. Color(s) shall blend with the surrounding vegetation (e.g. grey-green). Any color or materials, additions, or modifications of the approved color are subject to review and approval by the Community Development Director prior to installation.

Golden Gate National Recreation Area  
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Gary Lockman  
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25. The applicant shall install a GravelPave<sup>2</sup> system for the trail improvements. Colors shall blend with the surrounding environment (e.g. tan or grey). Colors shall be reviewed for approval by the Current Planning Section. Any color or materials, additions, or modifications are subject to review and approval by the Community Development Director prior to installation.
26. No additional trees beyond those notated in this staff report shall be removed. Removal of any tree with a diameter equal to or greater than 12 inches as measures 4.5 feet above the ground shall require a separate tree removal permit. For each tree removed, the applicant shall replant in a 2:1 ratio with native trees.
- \*27. The disturbance or removal of native vegetation shall not exceed the minimum necessary to construct the trail. In particular, the applicant shall minimize disturbance to the area of the Western sword fern and rushes to the maximum extent possible. Any Western sword fern or rushes that must be removed by trail construction shall be carefully removed, save, and replanted as part of the revegetation of this area.
- \*28. The applicant shall remove cape ivy in advance of any disturbance or removal of soil and spot treat resprouts with an herbicide. Cape ivy roots or root segments shall be removed from any soil being moved during construction.
29. The applicant shall minimize ground disturbance and only install unimproved shoulders where the current trail width is less than 8 feet and only where necessary for structural support of the new trail system. Unimproved shoulders shall not be installed where the topography immediately adjacent to the new trail is flat (e.g. Cypress Avenue Trailhead).

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
45 FREMONT STREET, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE (415) 904-5260 FAX (415) 904-5400

Received Feb 1, 2011



**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

**Please Review Attached Appeal Information Sheet Prior To Completing This Form.**

**SECTION I. Appellant(s)**

Name: Sabrina Brennan

Mailing Address: 165 La Grande Ave.

City: Moss Beach

Zip Code: 94038

Phone: 415-816-6111

**SECTION II. Decision Being Appealed**

1. Name of local/port government:

San Mateo County

2. Brief description of development being appealed:

Coastal Development Permit for PLN 2010-00093: Fitzgerald Marine Reserve improvements to the Dardenelle Trail/California Coastal Trail

3. Development's location (street address, assessor's parcel no., cross street, etc.):

Fitzgerald Marine Reserve between North Lake Street and Cypress Avenue, Moss Beach, CA 94038

4. Description of decision being appealed (check one.):

- Approval; no special conditions
- Approval with special conditions:
- Denial

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FEB 01 2011

COASTAL COMMISSION  
NORTH CENTRAL COAST

**Note:** For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

**TO BE COMPLETED BY COMMISSION:**

APPEAL NO: A-2-SMC-11-010

DATE FILED: 2/1/11

DISTRICT: North Central Coast

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)**

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: January 12, 2011

7. Local government's file number (if any): PLN2010-00093

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

San Mateo County Parks Department, 455 County Center, 4th Floor, Redwood City, CA 94063  
Attention: Sam Herzberg

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Sabrina Brennan  
mailing address: 165 La Grande Ave. Moss Beach, CA 94038

(2) AREA29 a citizens advocacy group focused on the watershed that flows into the Fitzgerald Marine Reserve.  
mailing address: 165 La Grande Ave. Moss Beach, CA 94038 website: [www.area29.org](http://www.area29.org)

(3) See County File

(4)

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)**

**SECTION IV. Reasons Supporting This Appeal**

**PLEASE NOTE:**

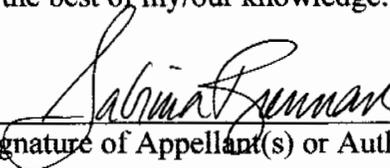
- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

Please See Attached

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

  
\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: 1/29/11

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

I/We hereby  
authorize \_\_\_\_\_  
to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date: 1/29/11

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JAN 02 2011

COASTAL COMMISSION  
NORTH CENTRAL COAST

Fitzgerald Marine Reserve - Dardenelle Trail

### **Reasons for Appeal**

On January 12, 2011, the San Mateo County Planning Commission approved a Coastal Development Permit (CDP) and a Mitigated Negative Declaration (MND) for PLN 2010-00093: Fitzgerald Marine Reserve improvements to the Dardenelle Trail/California Coastal Trail between North Lake Street and Cypress Avenue in Moss Beach, San Mateo County.

While the Appellant appreciates the changes that the County Parks Department and the Planning Commission have made to the originally proposed project, in response to public comment, including changing from asphalt to pervious surface, and reducing the width of the trail to eight feet plus two foot shoulders, we believe that the project, as approved, is still inconsistent with LCP and Coastal Act policies protecting Environmentally Sensitive Habitat Areas (ESHA).

The trail, as designed and approved, would impact a wetland/ESHA along 200 lineal feet of the trail that supports rushes (*juncus ssp*) and Western sword ferns. The existing trail in this section is four feet wide; increasing its width to eight feet will require destruction of the ESHA. Although a new Condition of Approval (#27) has been added that requires the Applicant to "minimize disturbance to the area of the Western sword fern and rushes to the maximum extent possible", and further requires that "any Western sword fern or rushes that must be removed by trail construction shall be carefully removed, save(d), and replanted as part of the re-vegetation of this area.", this Condition does not adequately protect the ESHA. County Parks staff stated at the Planning Commission hearing that they want the trail to be wide enough to accommodate vehicles for park operational purposes.

Designing this trail for vehicle use is inconsistent with the stated purpose of multi-use by walkers, cyclists, equestrians, and people who are mobility-impaired (ADA), and would likely encourage other motorized vehicles to use it as well. **The section of trail through the ferns and rushes and a 100 foot buffer beyond should be kept at its existing width of four feet in order to avoid impacting the ESHA.**

The bridge across San Vicente Creek, as designed and approved, would be relocated upstream about 30 feet from the existing narrow footbridge, and would impact the creek's riparian corridor and an archaeological site. The bridge would be an unnecessarily wide 8 feet 4 inches wide and 60 feet long. **The bridge should be reduced in width to six feet in order to minimize impacts to ESHA and the sensitive archaeological area. The trail at each end should similarly be reduced through the 100 foot buffer zone beyond the riparian area.**

**Applicable LCP Policies include (in relevant part):**

7.1 Definition of Sensitive Habitats, which include riparian corridors and wetlands,

7.3 Protection of Sensitive Habitats, which prohibits any land use or development which would have significant adverse impacts on sensitive habitat areas and requires that development adjacent to sensitive habitats shall be sited and designed to prevent impacts that could significantly degrade the sensitive habitats,

7.4 Permitted Uses in Sensitive Habitats, which allows only resource dependent uses in sensitive habitats,

7.9 Permitted Uses in Riparian Corridors, which allows trails and scenic overlooks on public lands,

7.10 Performance Standards in Riparian Corridors, which requires permitted development in riparian corridors to minimize removal of vegetation and maintain natural vegetation buffer areas that protect riparian habitats,

7.13 Performance Standards in Buffer Zones, which requires that vegetation removal be minimized, and that uses conform to natural topography to minimize erosion potential,

7.14 Definition of Wetland, which definition includes: "an area where the water table is at, near, or above the land surface long enough to support the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground",

7.16 Permitted Uses in Wetlands, which includes nature education and research and other resource dependent uses, but not trails and park maintenance roads,

7.17 Performance Standards in Wetlands, which requires that development permitted in wetlands minimize adverse impacts during and after construction. Trails and park maintenance roads are not a permitted use in wetlands, therefore this policy does not apply,

7.18 Establishment of Buffer Zones, which extend a minimum of 100 feet from the outermost limit of wetland vegetation,

7.19 Permitted Uses in Buffer Zones, which allows public trails and scenic overlooks which produce no impact on the adjacent wetlands,

11.18 Sensitive Habitats requires studies during the planning and design phases of facilities located within or near sensitive habitats and

archaeological/paleontological resources to determine the least disruptive locations for improvements and the methods of construction; these studies should consider the appropriate intensity of use, improvements and management to protect the resources and reduce or mitigate impacts.

Appellant notes that the Dardenelle Trail is intended as a strand of the Coastal Trail in this area. The primary Coastal Trail segment in this area is likely to be adjacent to Highway One. The strand, one of two that would be located within the Fitzgerald Marine Reserve requires protection of its natural resources and sensitive habitats while accommodating visitors. Both the multi-use trail use and ADA considerations can be accommodated within a four to six foot wide trail in sections where sensitive habitats and archaeological resources need protection. The Coastal Commission, on July 7, 2010, (Application No. 1-10-04) approved a context-sensitive Access/Restoration project including multi-use and ADA trails at Little River State Beach in Humboldt County.

The recently approved and constructed Pillar Point Bluff Trail on POST property is also ADA and multi-use, and is generally four to six feet wide, avoids ESHA areas, and provides similar opportunities to enjoy and appreciate our sensitive coastal resources.

The 2002 Master Plan for the Fitzgerald Marine Reserve (which is not part of the certified LCP, but nonetheless gives important guidance to design and management of the remarkable natural resources of the Reserve/Preserve:

***"The fundamental concept underlying the Master Plan is that protection of the outstanding natural resources of the Fitzgerald Marine Reserve will require a new approach to***

***management of ecological systems and visitors in future years, and that the best way to accomplish this goal is to emphasize the sensitive of the resource, to enhance the educational value of the Reserve, to manage visitation, and to limit use of the Reserve as a recreation destination.”***

Appellant would be willing to withdraw the Appeal if San Mateo County Planning were to amend the CDP to revise the project's width in the riparian and wetland areas, inasmuch as there is a funding deadline involved.

# Wetland Determination Data Form - Western Mountains, Valleys and Coast Region

Project/Site Fitzgerald Marine Reserve City Moss Beach County San Mateo Sampling Date 8/13/2008  
 Applicant/Owner San Mateo County State CA Sampling Point sp9  
 Investigator(s) L Lazarotti, S Auvenshine Section, Township, Range sec3, T5S, R6W  
 Landform (hillslope, terrace, etc.) hillslope Local Relief (concave, convex, none) none Slope(%) 15  
 Subregion(LRR) LRR C (Medit. CA) Lat: 37.5206 Long: 122.5186 Datum: UTM Zone10N  
 Soil Map Unit Name Typic Argiustolls, loamy-Urban land association NWI classification none

Are climatic/hydrologic conditions on-site typical for this time of year?  Yes  No (If no, explain in remarks)  
 Are any of the following significantly disturbed?  Vegetation  Soil  Hydrology Are "Normal Circumstances" present?  Yes  No  
 Are any of the following naturally problematic?  Vegetation  Soil  Hydrology (If needed, explain any answers in remarks)

**SUMMARY OF FINDINGS - Attach site map showing sample point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Hydric Soil Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetland Hydrology Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Is the Sampled Area within a Wetland?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Remarks:</b> This area is located upslope from the trail, and to the west.	

**VEGETATION** (use scientific names)

Tree stratum (Plot size: _____)	Absolute % cover	Dominant Species?	Indicator Status	Dominance Test Worksheet
1. <u>Cupressus macrocarpa</u>	20	yes	NL	Number of Dominant Species that are OBL, FACW, or FAC? <u>2</u> (A) Total number of dominant species across all strata? <u>3</u> (B) % of dominant species that are OBL, FACW, or FAC? <u>66</u> (A/B)
2. _____				
3. _____				
4. _____				
<b>Tree Stratum Total Cover: 20</b>				<b>Prevalence Index Worksheet</b> Total % cover of:      Multiply by: OBL species <u>0</u> x1 <u>0</u> FACW species <u>10</u> x2 <u>20</u> FAC species <u>30</u> x3 <u>90</u> FACU species <u>0</u> x4 <u>0</u> UPL species <u>35</u> x5 <u>175</u> Column Totals <u>75</u> (A) <u>285</u> (B) Prevalence Index = B/A = <u>3.8</u>
Sapling/Shrub Stratum (Plot size: _____)	Absolute % cover	Dominant Species?	Indicator Status	
1. _____				
2. _____				
3. _____				
4. _____				
<b>Sapling/Shrub Stratum Total Cover: _____</b>				
Herb Stratum (Plot size: _____)	Absolute % cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators</b> <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is <= 3.0 <sup>1</sup> <input type="checkbox"/> Morphological adaptations <sup>1</sup> (provide supporting data in remarks) <input type="checkbox"/> Wetland Non-Vascular Plants <sup>1</sup> <input type="checkbox"/> Problematic hydrophytic vegetation <sup>1</sup> (explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Juncus patens</u>	15	yes	FAC	
2. <u>Plantago lanceolata</u>	15	yes	FAC	
3. <u>Polystichum californicum</u>	10	no	NL	
4. <u>Rubus ursinus</u>	10	no	FACW	
5. <u>Fragaria vesca</u>	5	no	NL	
6. _____				
7. _____				
8. _____				
<b>Herb Stratum Total Cover: 55</b>				
Woody Vine Stratum (Plot size: _____)	Absolute % cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present ?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
1. _____				
2. _____				
<b>Woody Vine Stratum Total Cover: _____</b>				
% Bare ground in herb stratum <u>45</u> % cover of biotic crust _____				

**Remarks:** Wetland vegetation criteria met.

**SOIL**

Sampling Point sp9

**Profile description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>1</sup>		
0-12	5Y 2.5/1	100					sandy loam	

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix. <sup>2</sup>Location: PL=Pore Lining, RC=Root Channel, M=Matrix

**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- |  |  |
|--|--|
| <input type="checkbox"/> Histosol (A1)                     | <input type="checkbox"/> Sandy Redox (S5)                        |
| <input type="checkbox"/> Histic Epipedon (A2)              | <input type="checkbox"/> Stripped Matrix (S6)                    |
| <input type="checkbox"/> Black Histic (A3)                 | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA1) |
| <input type="checkbox"/> Hydrogen Sulfide (A4)             | <input type="checkbox"/> Loamy Gleyed Matrix (F2)                |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3)                    |
| <input type="checkbox"/> Thick Dark Surface (A12)          | <input type="checkbox"/> Redox Dark Surface (F6)                 |
| <input type="checkbox"/> Sandy Mucky Mineral (S1)          | <input type="checkbox"/> Depleted Dark Surface (F7)              |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)          | <input type="checkbox"/> Redox Depressions (F8)                  |

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- 2cm Muck (A10)
- Red Parent Material (TF2)
- Other (explain in remarks)

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

**Restrictive Layer (if present):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

Hydric Soil Present?  Yes  No

**Remarks:** Soil refusal occurred at twelve inches. Hydric soil indicators are not present at sample point; hydric soil wetland criteria not met.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (any one indicator is sufficient)

- |  |  |
|--|--|
| <input type="checkbox"/> Surface Water (A1)                        | <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)       |
| <input type="checkbox"/> High Water Table (A2)                     | <input type="checkbox"/> Water-Stained Leaves (B9) (except NW coast)   |
| <input type="checkbox"/> Saturation (A3)                           | <input type="checkbox"/> Salt Crust (B11)                              |
| <input type="checkbox"/> Water Marks (B1)                          | <input type="checkbox"/> Aquatic Invertebrates (B13)                   |
| <input type="checkbox"/> Sediment Deposits (B2)                    | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                    |
| <input type="checkbox"/> Drift Deposits (B3)                       | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) |
| <input type="checkbox"/> Algal Mat or Crust (B4)                   | <input type="checkbox"/> Presence of Reduced Iron (C4)                 |
| <input type="checkbox"/> Iron Deposits (B5)                        | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)    |
| <input type="checkbox"/> Surface Soil Cracks (B6)                  | <input type="checkbox"/> Stunted or Stressed Plants (D1)(LRR AA)       |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (Explain in Remarks)                    |

**Secondary Indicators (2 or more required)**

- Water-Stained Leaves (B9)(NW coast)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6)(LRR A)
- Frost-Heave Hummocks (D7)

**Field Observations:**

Surface water present?  Yes  No    Depth (inches): \_\_\_\_\_  
Water table present?  Yes  No    Depth (inches): \_\_\_\_\_  
Saturation Present?  Yes  No    Depth (inches): \_\_\_\_\_  
(includes capillary fringe)

Wetland Hydrology Present?  Yes  No

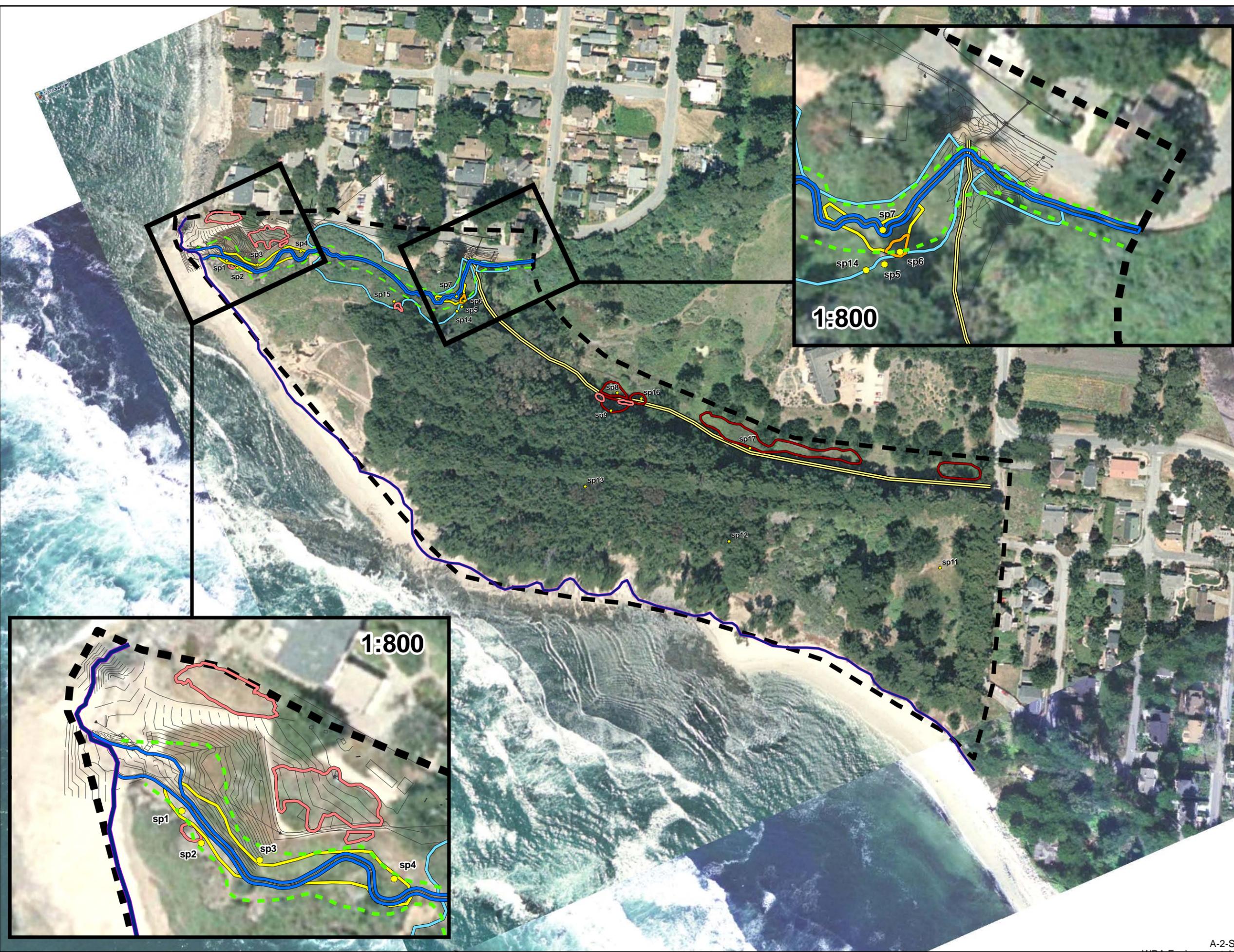
Describe recorded data (stream gauge, monitoring well, aerial photos, etc.) if available.

**Remarks:** No evidence of wetland hydrology indicators were observed. Wetland hydrology criteria not met.

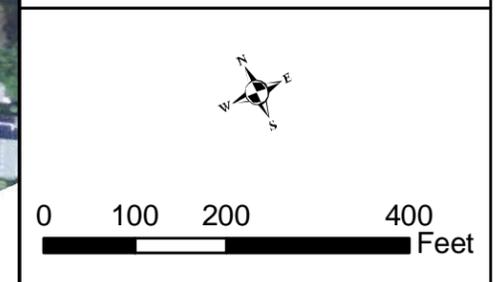
Fitzgerald Marine Reserve

Moss Beach,  
California

**Appendix A-1.**  
**Section 404, Section 1602,**  
**CCC/LCP Jurisdictional**  
**Wetlands and Waters Map**



-  Study Area
  -  Existing Trail
  -  Sample Point
  - Potential Army Corps Jurisdiction**
  -  High Tide Line: 0.50 acre of Study Area below
  -  San Vicente Creek OHWM: 916 linear ft./0.11 acre
  -  Freshwater Wetlands: 0.09 acre
  - Potential CDFG Jurisdictional Areas**
  -  Top of Bank: 0.58 acre below
  -  Non-wetland Riparian Habitat: 0.72 acre
  - Potential CCC/LCP Jurisdictional Areas**
  -  CCC/LCP Wetland: 0.003 acre
  -  Native Strawberry: 0.11 acre
  -  Non-jurisdictional Facultative Plant Dominated Community: 0.36 acre
- \*CCC/LCP will also have jurisdiction over Army Corps and CDFG Jurisdictional Areas*





# Department of Parks COUNTY OF SAN MATEO

**BOARD OF SUPERVISORS**  
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February 2, 2011

Attn: Nick Dreher  
CA Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105

I am writing to clarify that the original single permit application for two projects at the Fitzgerald Marine Reserve has been split into two separate projects: 1) the CA Coastal Trail and 2) Beach Access. The single permit application was made in April 2010 when Grace Ma was assigned as the Project Planner. At that time 60% Design Plans were submitted. Both projects require San Mateo County Planning Department issued Coastal Development Permits; however, the Beach Access project specifically also requires a CA Coastal Commission issued Coastal Development Permit. As a result of extensive public input both projects have undergone several revisions since the June 2009 permit application was made. Opportunities for extensive public input on both of these projects have involved the following:

- 1) October 31, 2009 - Public workshop to review both projects in the field with 30% Design Plans.
- 2) County Planning circulated a Negative Declaration from July 1 to July 30, 2010 for both projects based on 60% Plans.
- 3) At the public's request and with County Park's concurrence the Negative Declaration public comments period was extended to August 16, 2010.
- 4) July 12, 2010 - Midcoast Park and Recreation Committee reviewed Draft 60% Plans for both projects.
- 5) September 9, 2010 - Midcoast Park and Recreation Committee reviewed Draft 90% Plans for both projects.
- 6) November 9, 2010 – Midcoast Park and Recreation Committee reviewed Draft 100% Plans for both projects.
- 7) December 2, 2010 - San Mateo County Park Commission reviewed and approved Draft 100% Design Plans for both projects.
- 8) San Mateo County Planning Commission January 12, 2011 reviewed and approved Coastal Development Permit and certified the Negative Declaration for the CA Coastal Trail only.

The Coastal Trail project was designed to be a multi-use trail and meet County Trail Master Plan Design Management Guidelines that were developed in 2001 to meet County General Plan requirements. The County standard for a multi-use use trail is a minimum of 10 foot paved (i.e. asphalt) with 2 foot graveled shoulders, and the trail was also designed to meet 5% ADA requirements. A 60 foot clear span 12' bridge was also proposed across San Vicente Creek. Based on public feedback received the trail was reduced in width to 8' and made of a pervious surface known as Gravelpave2 with no improved shoulders. The bridge was also reduced in width to 8'4".

The CA Coastal Trail project had to be separated from the Beach Access project because of different timelines and one of the two available grants (both totaling \$750,000) to construct the project will expire in early March 2011 if the funds are not expended before than (i.e. purchase bridge and trail materials in advance). This deadline has occurred due to State budget problems. The design of the projects was put on hold for eight months through 2009-2010.

The significance of the CA Coastal Trail being constructed is as follows:

- 1) A piece of wood had been used by the public to cross San Vicente Creek after the 20' long wooden Coastal Trail bridge crossing of San Vicente Creek was destroyed in the 1997-98 winter storms.
- 2) Due to the lack of other street or access options access between North Lake Street and Cypress, became inaccessible other than through use of the Highway 1 right of way. The public installed a piece of wood to cross San Vicente Creek.
- 3) A concrete storm drain and chimney culvert became free downstream and with secured permits was removed by Park staff in 2005. A temporary unconstructed bridge has been in place since then to assure the public's safe passage until a permanent bridge could be constructed.
- 4) As a result of the concrete storm drain and chimney culvert being removed a large quantity of fill, that had been placed in the creek to secure those structures before County Park had acquired the property in 1969, freed itself causing the creek to widen and meander.
- 5) In 2010 County Parks completed the Seal Cove Stairway located at the west side of Cypress Ave on the Fitzgerald Marine Reserve to provide tide pool access.
- 6) For the past 10 years the Marine Mammal Center has increasingly deposited orphan and rescued Harbor seal pup at the main access close to where the Beach Access improvements are proposed. The seal population gathers several hundred feet south of the Beach Access project site. The Reserve's tide pools have become inaccessible south of the Beach Access project site when seals are congregated on the beach and flags are placed to keep the public at a distance in conformance with the Marina Mammal Protection Act.
- 7) As a result when the Coastal Trail is improved large school groups and multiple trail users will use the trail more frequently to access the Seal Cove Stairway in the future.
- 8) If the Coastal Trail is constructed this trail section will become ADA accessible for the first time, and throughout the public review process the County

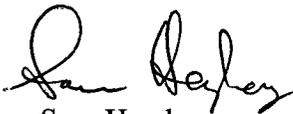
Commission on Disabilities and Center of Independent Living have repeatedly publically stated their support for County Parks Coastal Trail project to provide access to trail users of all abilities.

The County Coastal Development Permit appeal period has expired. We understand that an appeal of the Coastal Development Permit may be filed on the basis of requesting the trail and bridge be further reduced in width. We respectively request the CA Coastal Commission refuse this permit appeal request because:

- 1) there has been an extensive public input process completed and the project changed to reflect the public wish for a less wide trail (from 10' paved with asphalt and 2 foot graveled shoulders to 8' Gravelpave 2 with no improved shoulders) and a less wide bridge (from 12' to 8' 4"),
- 2) narrowing the trail further will not allow maintenance vehicle access to maintain the trail and adjacent vegetation,
- 3) based on public feedback received the trail material was changed from an impervious surface (asphalt) to a pervious surface (Gravelpave 2) so as to be a "Low Impact Development" in conformance with Regional Water Quality Control Board requirements for the Fitzgerald Area of Special of Biological Significance,
- 4) the State grant funds for construction of the CA Coastal Trail will be lost,
- 5) the temporary bridge across San Vicente Creek will need to be removed soon due to San Vicente Creek widening and meandering,
- 6) public health and safety will be compromised as trail users will need to access the Highway 1 right of way to travel from North Lake Street to Cypress,
- 7) public health and safety will be compromised by those existing trail users trying to cross San Vicente Creek, and
- 8) County Parks will not otherwise be able to provide ADA access through the Reserve.

The County Park Director would very much like to discuss this issue further with you and other California Coastal Commission staff. Please contact me at 650/363-1823 to set up an urgent meeting between our departments.

Sincerely,



Sam Herzberg  
Senior Planner

C: Dave Holland, Director  
Gary Lockman, Superintendent

- b. 125 in the years following the provision of Phase I sewer and significant new water facilities, unless the County Board of Supervisors makes the finding that water, schools and other public works have sufficient capacity to accommodate additional growth. In any year that the Board makes this finding, up to 200 building permits may be granted. The exact number of building permits shall be determined by the Board at the time the finding is made.

1.23 Timing of Development in the South Coast

- a. To insure that rural area residential buildout proceeds at an even rate and does not overburden coastal resources or public services, and provides for priority coastal uses (agriculturally related development, public/private recreation, affordable housing and visitor-serving commercial uses consistent with LUP policies), limit the building permits granted in any year for the construction of residences in rural areas, other than affordable and/or farm labor housing, in each watershed as specified in Table 1.4. Exceptions may be made by the appropriate County officials for large scale, master planned developments, on a case-by-case basis, when a qualified hydrologist determines that the cumulative impact of all new development on the relevant watershed(s) will not adversely affect coastal resources including wetlands, streams, riparian habitats, wildlife and agriculture. The hydrological study should include an analysis of the geological formation within the watershed(s) and stream flow data for both summer and winter flows, and should project expected drought-year flows, and should provide data pertaining to riparian and appropriate water rights of the property being planned and a correlation of those water rights with the agricultural activity proposed on the property. Hydrologic data collected by project and/or collectively within watersheds for different projects shall be utilized to consider changes in the size of any annual increment of development or total amount.
- b. Limit Coastal Development Permits granted for hotel, motel and country inn visitor-serving uses in the rural area to an interim total of 600 lodging units. After that limit is reached, visitor-serving development would only be permitted through an LCP amendment. The amount of additional visitor-serving development allowed shall be based on the County demonstrating that additional visitor-serving development in the rural area would not adversely affect coastal resources and public services.

1.24 Protection of Archaeological/Paleontological Resources

sm

Based on County Archaeology/Paleontology Sensitivity Maps, determine whether or not sites proposed for new development are located within areas containing potential archaeological/paleontological resources. Prior to approval of development proposed in sensitive areas, require that a mitigation plan,

adequate to protect the resource and prepared by a qualified archaeologist/ paleontologist be submitted for review and approval and implemented as part of the project.

1.25 Rural Watershed Monitoring Program

sm  
Commencing within one year of certification of the LCP, the County shall, providing funding can be secured, undertake a water monitoring program to determine, on a watershed-by-watershed basis, water availability for new development consistent with LCP resource protection policies. The monitoring program should be completed within five years of LCP certification and subsequent development shall be consistent with the findings of the approved final report.

1.26 Monitor Buildout in Rural Areas

sm  
The County shall maintain accurate records of development undertaken in the rural areas and release annual reports indicating the types, location and intensity of new development. Cumulative number of permitted units (or density credit equivalents) shall not exceed that projected on Table 1 absent an LCP amendment specifically providing for the increase.

**PARCEL LEGALIZATION**

1.27 Confirming Legality of Parcels

Require a Coastal Development Permit when issuing a Certificate of Compliance to confirm the legal existence of parcels as addressed in Section 66499.35(a) of the California Government Code (e.g., lots which predated or met Subdivision Map Act and local government requirements at the time they were created), only if: (1) the land division occurred after the effective date of coastal permit requirements for such division of land (i.e., either under Proposition 20 or the Coastal Act of 1976), and (2) a coastal permit has not previously been issued for such division of land.

\*1.28 Legalizing Parcels

Require a Coastal Development Permit when issuing a Certificate of Compliance to legalize parcels under Section 66499.35(b) of the California Government Code (i.e., parcels that were illegally created without benefit of government review and approval).

# ***SENSITIVE HABITATS COMPONENT***

## **GENERAL POLICIES**

The County will:

### **\*7.1 Definition of Sensitive Habitats**

Define sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable and any area which meets one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes.

Sensitive habitat areas include, but are not limited to, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species.

### **7.2 Designation of Sensitive Habitats**

Designate sensitive habitats as including, but not limited to, those shown on the Sensitive Habitats Map for the Coastal Zone.

### **\*7.3 Protection of Sensitive Habitats**

- a. Prohibit any land use or development which would have significant adverse impact on sensitive habitat areas.
- b. Development in areas adjacent to sensitive habitats shall be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. All uses shall be compatible with the maintenance of biologic productivity of the habitats.

### **\*7.4 Permitted Uses in Sensitive Habitats**

- a. Permit only resource dependent uses in sensitive habitats. Resource dependent uses for riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs and habitats supporting rare, endangered, and unique species shall be the uses permitted in Policies 7.9, 7.16, 7.23, 7.26, 7.30,

7.33, and 7.44, respectively, of the County Local Coastal Program on March 25, 1986.

- b. In sensitive habitats, require that all permitted uses comply with U.S. Fish and Wildlife and State Department of Fish and Game regulations.

#### 7.5 Permit Conditions

- a. As part of the development review process, require the applicant to demonstrate that there will be no significant impact on sensitive habitats. When it is determined that significant impacts may occur, require the applicant to provide a report prepared by a qualified professional which provides: (1) mitigation measures which protect resources and comply with the policies of the Shoreline Access, Recreation/Visitor-Serving Facilities and Sensitive Habitats Components, and (2) a program for monitoring and evaluating the effectiveness of mitigation measures. Develop an appropriate program to inspect the adequacy of the applicant's mitigation measures.
- b. When applicable, require as a condition of permit approval the restoration of damaged habitat(s) when in the judgment of the Planning Director restoration is partially or wholly feasible.

#### 7.6 Allocation of Public Funds

In setting priorities for allocating limited local, State, or federal public funds for preservation or restoration, use the following criteria: (1) biological and scientific significance of the habitat, (2) degree of endangerment from development or other activities, and (3) accessibility for educational and scientific uses and vulnerability to overuse.

### **RIPARIAN CORRIDORS**

The County will:

#### 7.7 Definition of Riparian Corridors

Define riparian corridors by the "limit of riparian vegetation" (i.e., a line determined by the association of plant and animal species normally found near streams, lakes and other bodies of freshwater: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder). Such a corridor must contain at least a 50% cover of some combination of the plants listed.

## 7.8 Designation of Riparian Corridors

- ✳ Establish riparian corridors for all perennial and intermittent streams and lakes and other bodies of freshwater in the Coastal Zone. Designate those corridors shown on the Sensitive Habitats Map and any other riparian area meeting the definition of Policy 7.7 as sensitive habitats requiring protection, except for manmade irrigation ponds over 2,500 sq. ft. surface area.

## 7.9 Permitted Uses in Riparian Corridors

- a. Within corridors, permit only the following uses: (1) education and research, (2) consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code, (3) fish and wildlife management activities, (4) trails and scenic overlooks on public land(s), and (5) necessary water supply projects.
- b. When no feasible or practicable alternative exists, permit the following uses: (1) stream dependent aquaculture, provided that non-stream dependent facilities locate outside of corridor, (2) flood control projects, including selective removal of riparian vegetation, where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, (3) bridges when supports are not in significant conflict with corridor resources, (4) pipelines, (5) repair or maintenance of roadways or road crossings, (6) logging operations which are limited to temporary skid trails, stream crossings, roads and landings in accordance with State and County timber harvesting regulations, and (7) agricultural uses, provided no existing riparian vegetation is removed, and no soil is allowed to enter stream channels.

## 7.10 Performance Standards in Riparian Corridors

Require development permitted in corridors to: (1) minimize removal of vegetation, (2) minimize land exposure during construction and use temporary vegetation or mulching to protect critical areas, (3) minimize erosion, sedimentation, and runoff by appropriately grading and replanting modified areas, (4) use only adapted native or non-invasive exotic plant species when replanting, (5) provide sufficient passage for native and anadromous fish as specified by the State Department of Fish and Game, (6) minimize adverse effects of waste water discharges and entrainment, (7) prevent depletion of groundwater supplies and substantial interference with surface and subsurface waterflows, (8) encourage waste water reclamation, (9) maintain natural vegetation buffer areas that protect riparian habitats, and (10) minimize alteration of natural streams.

#### 7.11 Establishment of Buffer Zones

- a. On both sides of riparian corridors, from the "limit of riparian vegetation" extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams.
- b. Where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams.
- c. Along lakes, ponds, and other wet areas, extend buffer zones 100 feet from the high water point except for manmade ponds and reservoirs used for agricultural purposes for which no buffer zone is designated.

#### 7.12 Permitted Uses in Buffer Zones

Within buffer zones, permit only the following uses: (1) uses permitted in riparian corridors, (2) residential uses on existing legal building sites, set back 20 feet from the limit of riparian vegetation, only if no feasible alternative exists, and only if no other building site on the parcel exists, (3) in Planned Agricultural, Resource Management and Timber Preserve Districts, residential structures or impervious surfaces only if no feasible alternative exists, (4) crop growing and grazing consistent with Policy 7.9, (5) timbering in "streamside corridors" as defined and controlled by State and County regulations for timber harvesting, and (6) no new residential parcels shall be created whose only building site is in the buffer area.

#### 7.13 Performance Standards in Buffer Zones

Require uses permitted in buffer zones to: (1) minimize removal of vegetation, (2) conform to natural topography to minimize erosion potential, (3) make provisions (i.e., catch basins) to keep runoff and sedimentation from exceeding pre-development levels, (4) replant where appropriate with native and non-invasive exotics, (5) prevent discharge of toxic substances, such as fertilizers and pesticides, into the riparian corridor, (6) remove vegetation in or adjacent to manmade agricultural ponds if the life of the pond is endangered, (7) allow dredging in or adjacent to manmade ponds if the San Mateo County Resource Conservation District certified that siltation imperils continued use of the pond for agricultural water storage and supply, and (8) require motorized machinery to be kept to less than 45 dBA at any wetland boundary except for farm machinery and motorboats.

## WETLANDS

The County will:

### 7.14 Definition of Wetland

Define wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and manmade impoundments. Wetlands do not include areas which in normal rainfall years are permanently submerged (streams, lakes, ponds and impoundments), nor marine or estuarine areas below extreme low water of spring tides, nor vernal wet areas where the soils are not hydric.

In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat.

### 7.15 Designation of Wetlands

- a. Designate the following as wetlands requiring protection: Pescadero Marsh, Pillar Point Marsh (as delineated on Map 7.1), marshy areas at Tunitas Creek, San Gregorio Creek, Pomponio Creek and Gazos Creek, and any other wetland meeting the definition in Policy 7.14.
- b. At the time a development application is submitted, consider modifying the boundary of Pillar Point Marsh (as delineated on Map 7.1) if a report by a qualified professional, selected jointly by the County and the applicant, can demonstrate that land within the boundary does not meet the definition of a wetland.

### 7.16 Permitted Uses in Wetlands

Within wetlands, permit only the following uses: (1) nature education and research, (2) hunting, (3) fishing, (4) fish and wildlife management, (5) mosquito abatement through water management and biological controls; however, when determined to be ineffective, allow chemical controls which will not have a significant impact, (6) diking, dredging, and filling only as it serves to maintain existing dikes and an open channel at Pescadero Marsh, where such activity is necessary for the protection of pre-existing dwellings from flooding, or where

such activity will enhance or restore the biological productivity of the marsh, (7) diking, dredging, and filling in any other wetland only if such activity serves to restore or enhance the biological productivity of the wetland, (8) dredging manmade reservoirs for agricultural water supply where wetlands may have formed, providing spoil disposal is planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation, and (9) incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

**7.17 Performance Standards in Wetlands**

Require that development permitted in wetlands minimize adverse impacts during and after construction. Specifically, require that: (1) all paths be elevated (catwalks) so as not to impede movement of water, (2) all construction takes place during daylight hours, (3) all outdoor lighting be kept at a distance away from the wetland sufficient not to affect the wildlife, (4) motorized machinery be kept to less than 45 dBA at the wetland boundary, except for farm machinery, (5) all construction which alters wetland vegetation be required to replace the vegetation to the satisfaction of the Planning Director including "no action" in order to allow for natural reestablishment, (6) no herbicides be used in wetlands unless specifically approved by the County Agricultural Commissioner and State Department of Fish and Game, and (7) all projects be reviewed by the State Department of Fish and Game and State Water Quality Board to determine appropriate mitigation measures.

**7.18 Establishment of Buffer Zones**

Buffer zones shall extend a minimum of 100 feet landward from the outermost line of wetland vegetation. This setback may be reduced to no less than 50 feet only where (1) no alternative development site or design is possible; and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County and the State Department of Fish and Game. A larger setback shall be required as necessary to maintain the functional capacity of the wetland ecosystem.

**7.19 Permitted Uses in Buffer Zones**

Within buffer zones, permit the following uses only: (1) uses allowed within wetlands (Policy 7.16) and (2) public trails, scenic overlooks, and agricultural uses that produce no impact on the adjacent wetlands.

**7.20 Management of Pillar Point Marsh**

- a. Define safe yield from the aquifer feeding the marsh as the amount of water that can be removed without adverse impacts on marsh health.

11.17 Parking

Use the parking standards contained in the Shoreline Access Component (Policy 10.22) and Chapter 3 of the Zoning Ordinance.

11.18 Sensitive Habitats

- a. Conduct studies by a qualified person agreed by the County and the applicant during the planning and design phases of facilities located within or near sensitive habitats and archaeological/paleontological resources to determine the least disruptive locations for improvements and the methods of construction.

These studies should consider the appropriate intensity of use, improvements and management to protect the resources and reduce or mitigate impacts.

- b. Provide improvements and management adequate to protect sensitive habitats. These may include, but are not limited to, the following: (1) informative displays, brochures, and signs to minimize public intrusion and impact, (2) organized tours of sensitive areas, (3) landscaped buffers or fences and (4) staff to maintain improvements and manage the use of sensitive habitats.
- c. Provide setbacks from bluff edges adequate to protect the public, based on local geology and erosion rates and consistent with the Hazards Component.

11.19 Agriculture

Separate visitor-serving and recreation facilities from agricultural lands with improvements such as landscaping and/or fences to keep vehicles, horses and visitors off agricultural land. These improvements shall be installed and maintained at the expense of the applicant.

11.20 Utilities

- a. Require that sites for permitted recreation or visitor-serving facilities have or develop access to a public road in conformance with the policies of the Sensitive Habitats, Scenic Resources, and Hazards Components.
- b. Encourage sites for recreation or visitor-serving facilities to develop public restrooms, drinking water and telephones.
- c. Require recreation and visitor-serving facilities to connect to public or community water and sewer systems wherever those exist.

11.21 Shoreline Access

Require that any development along the shoreline provide access in accordance with the policies of the Shoreline Access Component.

**ROLE OF THE PUBLIC AND PRIVATE SECTORS IN ACQUIRING, DEVELOPING AND MAINTAINING RECREATION AND VISITOR-SERVING FACILITIES**

11.22 Encourage Facility Development by the Private Sector

- a. Encourage development by the private sector of visitor-serving and commercial recreation facilities on private land which support and supplement public recreational use of public lands.
- b. Consider commercial recreation facilities such as hotels, motels, restaurants, stables, specialty stores, sporting goods sales and rentals and RV campgrounds to be suitable for private development in the Coastal Zone.
- c. Prohibit overnight RV parking along roads or in the parking lots of County recreation facilities in order to lessen the negative impacts of existing, informal RV camping.
- d. Encourage the State Department of Parks and Recreation to prohibit overnight RV parking in the parking lots of State recreation facilities.

11.23 Low Cost Facilities

- a. Provide low cost or no cost visitor-serving and public recreation facilities in public facilities.
- b. Encourage low cost facilities in privately developed visitor-serving facilities particularly hotels and motels.
- c. Define low cost facilities as those which are open to the general public and are provided at rates attractive to and affordable to low-income people.

11.24 Priorities for the Expenditure of Public Funds

- a. Establish the following priorities for the expenditure of public funds on public recreation and visitor-serving facilities, based on the level of existing development and need:
  - (1) Improve and maintain existing public recreation areas in the Mid-Coast.

## Roxanna Farshchi

---

**From:** alan@rawbw.com  
**Sent:** Friday, February 18, 2011 12:16 PM  
**To:** rfarshchi@costal.ca.gov  
**Cc:** alan@tsoft.com  
**Subject:** re: SM County's proposal to widen the Dardenelle Trail at Fitzgerald Reserve.

February 17, 2011

Ms. Farchchi,

Thank you for talking to me about my concerns over San Mateo County's proposed widening of the Dardenelle Trail. Here are some formal comments I would like to offer for your consideration.

1. The Dardenelle trail is currently about 7-8' wide at it's south end. But once you walk about 150'-200', it narrows into a path 2'-3' wide. The south end wasn't always this wide. My wife and I have been walking in the reserve for more than 35 years. Though it's always been wider at the south end near Cypress, it used to be about 5'-6' wide for it's first 200'.

The activities of Sony permanently widened it. See the photos and you'll understand immediately.

Separately I'll send you additional info on what a 150 or Sony movie people did to the place.

2. The idea of replacing a path that is 2'-3' with a paved road 8' wide is something I consider outrageous from many points of view.

a) it is visually completely out of scale. See photos

b) it is completely unnecessary to have a path 8' wide considering the amount of traffic it sees. A path that wide in Yosemite carries 1500-2000 people a day. The Dardenell trail on a busy weekend day might see 100 people on foot and 20 bikes. During the week it would be a 1/3 of this. People go to the park to go to the beach to see the reef, not to walk the Dardenelle trail.

When I asked Dave Holland at a Mid-Coast Council meeting about 3 months ago if the width had been figured on the basis of some formula based on anticipated traffic or if he has used his experience and kinda put his finger in the air and made an educated guess, he said the latter. The meeting was recorded to video by the way and his response may be seen and heard

c) the only reason for a path 8' wide is to allow vehicles. The park wants to be able to drive their pickup(s) on the path to simplify their life. For a long time the Park Dept consistent denied that they would use it for this, but eventually they conceded that there would be such use on occasion. I note that the public has not been given a chance to comment on this as such use has only recently been admitted by Parks Dept.

Though the path is proposed to be 8' wide in some place it is wider. Shoulders are required in certain places in order to prevent the path from being undermined by rain water. It is not clear to me where these shoulders are to be place or how many linear feet of shoulder there is going to be. This detail, which I think is significant should be called out in the design so that people can comment on it.

Of course the vehicle requirement bosses the size of the bridge too. It also has to be 8' wide so that their trucks can get across it.

3. I have no problem with the dirt path being replaced with the gravelpave that they propose. I think it is a very good thing to facilitate access to the Reserve to people with disabilities. But I don't think it is necessary to provide access to two wheelchairs side by side plus which I agree does take 8'.

4. I would propose for this very lightly used trail a 5'-6' width. This is what POST uses on their trails on their property to the South by the tracking station. It works well for dog walkers, hikers and bikers. And the trails there are much, much busier than the Dardenelle trail.

5. If there was a road btw Cypress Ave. and Lake street, I think the County would be much more willing to reduce the width of the path. But they are trying to avoid the expense of putting in a road to link the two streets and instead are trying to have this path do double duty.

But it is a great disservice to the Reserve to allow this I think. They are totally separate issue in my mind.

6. Speaking of roads, we live 3 houses from Ocean Blvd. near the Distillery Restaurant about a 1/4 mile from the main part of the Reserve. About 3 years ago, a major landslide made it impassable. The County earmarked \$400k for the repair but then reneged and has done nothing. There are about 100 homes in this area who now have only one way out of Seal Cove. But that doesn't seem to bother the County and they are willing to spend \$700k on a paved path that is way wider than it needs to be. Considering that Ranger's that protect the site are now stretched very thin now that they patrol the POST property to the South, I have to say that I have no clue about the County's priorities. The fact that a path 1/2 as wide could free up substantial funds for other project such as paying for additional Ranger's and better protecting the Reserve or doing other things in the County Park system which is sorely lacking funding, puzzles me greatly.

It goes back to my underlying concern. I don't think the County is or has been a good steward of the Reserve. They don't seem to have a clue about managing it given its special and fragile attributes. To me it seems that they regard it like a Disneyland attraction and they want more and more people to visit it. That's not good. Their first duty in my mind is what most provisions of the Coastal Act being with:

"Protect....."

In my opinion, the County has made gross errors in judgement over the past 10 years, from permitting Sony to film there to proposals to build completely inaccurate statues of what visitors would see on the reef. Even when I and others embarrassed the county to get \$37,000 from Sony for restoration, they diverted 90% of those funds to build fencing and made only token efforts to restore the tramping of the Reserve done by Sony's crew. I with many others think GGNRA should stop giving San Mateo County the day to day management of the Reserve and manage it themselves.

The single tangible thing that I've seen that the County has done to actually protect the Reserve is to force the tour buses of students who visit the tidal pools to have to register in advance for a permit to do so instead of just show up. That has helped. But maybe they should also tell the docents not to give their tours carrying walking sticks that they stick into the pools? That would help too.

Sincerely,

/s Alan Harris  
PO BOX 964  
Moss Beach CA 94038  
(510) 668-3411  
alan@tsoft.com

**DARDENELLE TRAIL LOOKING TOWARD OCEAN  
FROM ABOUT 50' PAST OLD ROAD THAT GOES TO OCEAN TRAIL**



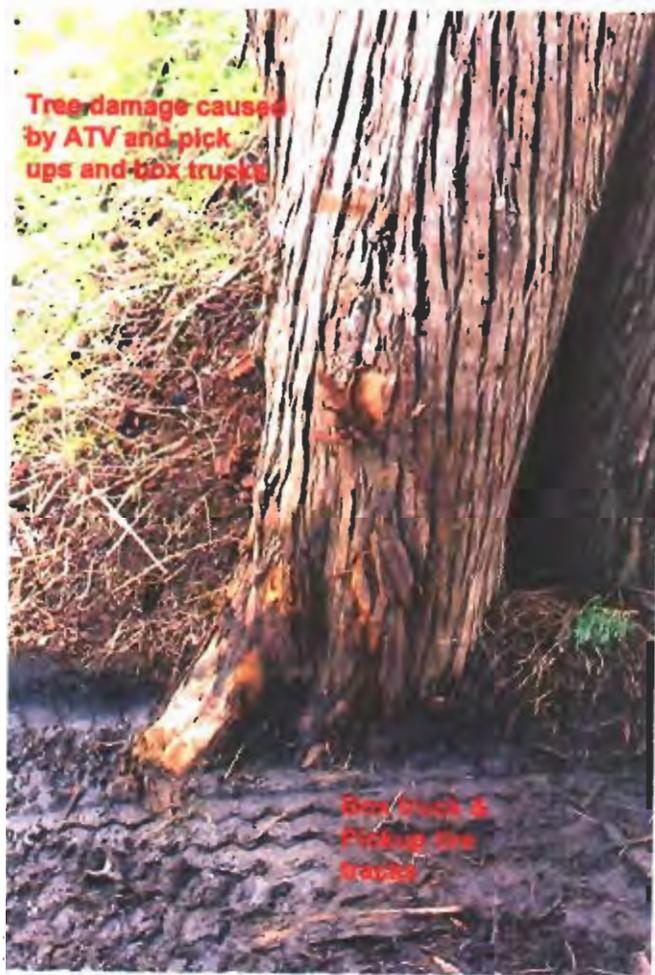
**CURRENT**



**WHAT  
PARKS DEPT  
PROPOSES -  
AN 8' WIDE PATH  
WITH SHOULDERS  
IN AREAS OF SLOPE  
A TAN COLOR WAS ONE  
PROPOSED. WE DON'T  
THINK IT FITS WELL.**



**WHAT WE  
THINK IS REASONABLE  
5' WITH SHOULDERS  
IN AREAS OF SLOPE  
THIS IS LIKE A SIDEWALK  
AND IS A MUCH MORE  
NATURAL FIT BUT WIDE  
ENOUGHT ALL CAN USE  
& SHARE IT. GIVEN THAT  
IT IS VERY LIGHT USE IT  
IS MORE THAN REASONABLE  
A GREY COLOR IS PREFERRED.**





## Roxanna Farshchi

---

**From:** Samuel Herzberg [sherzberg@co.sanmateo.ca.us]  
**Sent:** Thursday, February 17, 2011 4:27 PM  
**To:** Roxanna Farshchi  
**Subject:** Re: questions

**Attachments:** Fitz Coastal Access and Trail Property Ownership.doc; fitz coastal trail interested parties.pdf



Fitz Coastal Access  
and Trail ...



fitz coastal trail  
interested ...

Roxanna,

This is the mailing list of property owners within 300' of the Fitzgerald properties where the Coastal Trail is proposed.

I got a copy of the additional folks who comments on the Neg Dec, but they were all e-mail addresses. See attached.

County Parks Trail Plan Design and Management Guidelines which were developed to comply with County General Plan policies can be downloaded at [www.eparks.net](http://www.eparks.net), under Park Planning, under Master Plans, under Trail Plan. See page 36 and 43 in particular. In terms on unimproved shoulder the term should be fill slope as indicated on page 43 of Trail Plan.

Regarding alternative materials we consulted with othe park and open space management agencies and organizations in San Mateo County about pervious alternative trail surfaces they are trying as requested by the public during the public workshops and circulation of the Mitigated Negative Declaration. Only two other pervious trail surface were identified and both were being tried for the first time (i.e. year or two) by GGNRA: 1) Natural Pave a resin based material used at Lands End in San Francisco, and 2) a gravel/clay mixture from a quarry in Santa Rosa used at Mori Point in Pacifica. When discussing the Natural Pave with GGNRA operations staff they indicated it does not work well in moist environments and was crumbling on edges. Fitzgerald would qualify as a moist environment. It is the cost equivalent as concrete which is 3x as expensive as asphalt and only one supplier in Bay Area so a monopoly and if needed to order a quantity would need to be order for each maintenance episode. The quarried mixture at Mori Point with transportation costs was the equivalent as concrete as well and only one supplier and if needed to order a quantity would need to be order for each maintenance episode. The Mori Point trail is recreational accessible, but not wheelchair accessible, so a different standard than whellchair accessible which is what we are trying to achieve. Gravel Pave 2 was similar in cost as asphalt, and had broader distribution in Bay Area from several suppliers. Gravelled rock would be easy to purchase from Pilarcitos Quarry which is nearby which is where we would anticipate purshasing rock for installation.

Hope that helps!

Sam

>>> "Roxanna Farshchi" <[rfarshchi@coastal.ca.gov](mailto:rfarshchi@coastal.ca.gov)> 2/17/2011 1:40 PM >>>  
Hi Sam,

I left you a voicemail earlier today asking for a mailing list for our upcoming meeting. If you could send that electronically that would be wonderful.

Also, as per our conversation yesterday, could you give me a brief outline of what unimproved shoulder means? And could we clarify that even though it is shown on the map to be throughout the project, it will most likely only be at that portion which you pointed out in the site visit - that grades into the hill?

Lastly, could you point me to any alternatives analysis in regards to the trail as a whole? I know that there currently is the trail there, but was any research done on whether there was a better place for the trail or to improve a different trail on the reserve? I know you mentioned that an alternatives analysis was done (for the bridge?) but I can't find it. If you could point me to a page in one of the documents, I would really appreciate that.

Thanks and looking forward to your response,

Roxanna Farshchi

Northern California Enforcement Program

California Coastal Commission

45 Fremont Street

Suite 2000

San Francisco, CA 94105

(415) 904-5264

(415) 904-5235 Fax

rfarshchi@coastal.ca.gov

Save Paper.  
Think before you print.

## Roxanna Farshchi

---

**From:** Samuel Herzberg [sherzberg@co.sanmateo.ca.us]  
**Sent:** Tuesday, February 22, 2011 5:52 PM  
**To:** Roxanna Farshchi  
**Subject:** RE: questions

Roxanna,

There were three options for achieving ADA accessibility for the Beach Access proejct, but only two options for the Coastal Trail and those were: 1) utilize existing trail alignment without ADA improvements to slope, or 2) realign existing trail to address ADA slope considerations. We choose realign existing trail to address ADA slope considerations, which is what you have in 100% Final Design Plans. Hope that helps.

Sam

>>> "Roxanna Farshchi" <rfarshchi@coastal.ca.gov> 2/22/2011 10:18 AM >>>  
Hi Sam,

I was more looking for an alternatives analysis for the location of the trail. You had mentioned to me that this information was submitted; however I can't seem to find it. Could you point me to a specific location / page number? I'm looking in particular for alternative alignments or locations for the trail.

Thanks,  
Roxanna

-----Original Message-----

From: Samuel Herzberg [mailto:sherzberg@co.sanmateo.ca.us]  
Sent: Thursday, February 17, 2011 4:27 PM  
To: Roxanna Farshchi  
Subject: Re: questions

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Thanks and looking forward to your response,

Roxanna Farshchi

Northern California Enforcement Program

California Coastal Commission

45 Fremont Street

Suite 2000

San Francisco, CA 94105

(415) 904-5264

## Roxanna Farshchi

---

**From:** Samuel Herzberg [sherzberg@co.sanmateo.ca.us]  
**Sent:** Thursday, February 24, 2011 1:34 PM  
**To:** Charles Lester  
**Cc:** Roxanna Farshchi  
**Subject:** Re: Fitzgerald Trail Project

**Attachments:** trail plan trail structure terminology.pdf



trail plan trail  
structure ter...

Charles,

That is correct. No improved shoulders but fill slope where necessary to hold up the trail where graded into the hillside to achieve 5% ADA slope. See attached graphic from County Trail Plan regarding trail structure terminology.

Please let me know when the date and time is for the hearing. Much appreciated. Thanks!

Sam

>>> "Charles Lester" <clester@coastal.ca.gov> 2/24/2011 12:59 PM >>>  
Hi Sam,

I spoke with Dave Holland this morning about the proposed trail design. He indicated that you could confirm that the redesigned trail is now a maximum of 8' in width, with no shoulders, and native vegetation to the edge of the path. Receiving this confirmation from you today on behalf of County Parks would be very helpful to our successful completion of the staff recommendation on the appeal. Thank you.

Charles Lester

Senior Deputy Director

California Coastal Commission

725 Front Street, Suite 300

Santa Cruz, CA 95060

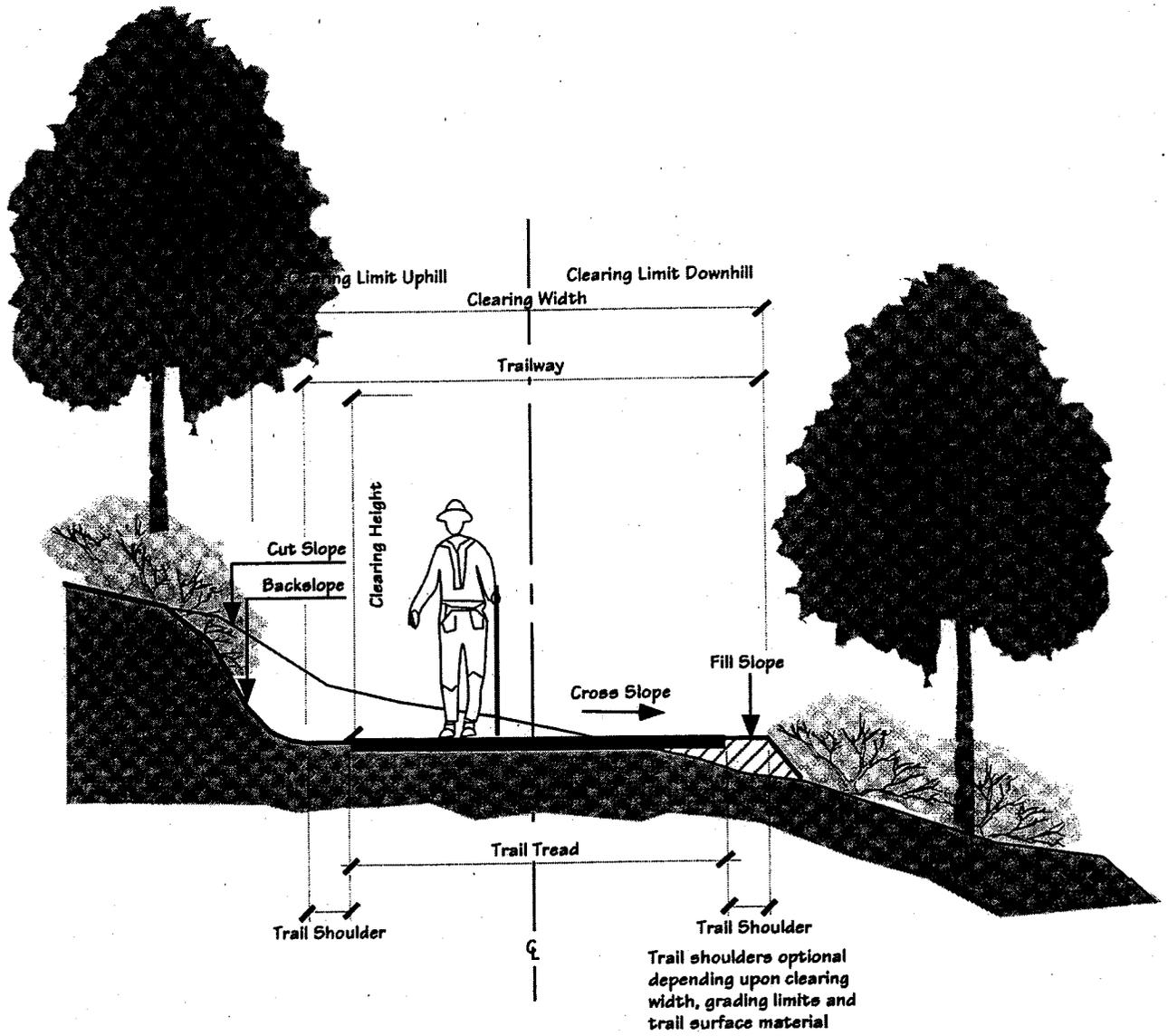
831-427-4863 Fax: 831-427-4877

clester@coastal.ca.gov

www.coastal.ca.gov

Save Paper.  
Think before you print.

Figure 2: Trail Structure Terminology



# COASTAL TRAIL IMPROVEMENT PROJECT

## COUNTY OF SAN MATEO

### FITZGERALD MARINE RESERVE

MOSS BEACH, CALIFORNIA  
PROJECT NO. 4873



COASTAL TRAIL IMPROVEMENT PROJECT  
COUNTY OF SAN MATEO  
FITZGERALD MARINE RESERVE  
MOSS BEACH, CALIFORNIA



APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DAVE HOLLAND, DIRECTOR OF SAN MATEO COUNTY PARKS DEPARTMENT  
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
RCE # 48056 / EXPIRES 12-31-2011



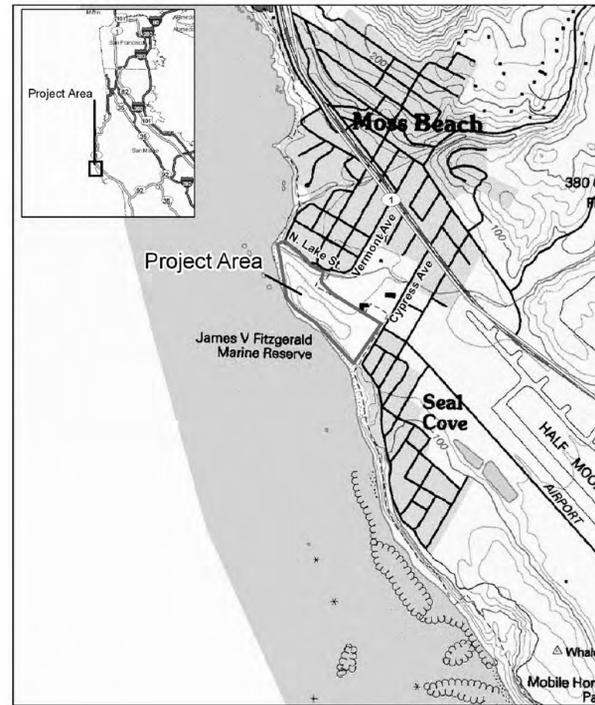
01/07/11 | BID SET  
Date Issues And Revisions No.  
FILE NO. 1/4873  
WRA PROJECT # 18054  
DRAWN BY: MCB  
CHECKED BY: GJS  
ORIGINAL DRAWING SIZE: 24 X 36

#### TITLE SHEET

Sheet

# L-1

Exhibit No. 7  
A-2-SMC-11-010 (Fitzgerald Marine Reserve)  
Project Plans  
Page 1 of 9



LOCATION MAP

NOT TO SCALE



SITE MAP

SCALE: 1:100

#### GENERAL NOTES:

- All work in compliance with current County of San Mateo adopted Unified Building Codes.
- All work in compliance with State of California Department of Transportation Standard Plans Dated May 2006 and adopted by the County of San Mateo, November 14, 2006, by Resolution No. 068389.
- The Contractor shall notify the Project Geotechnical Engineer a minimum of 48 hours prior to commencing any aspect of the work.
- The Contractor shall contact USA (Underground Service Alert) at least 48 hours in advance of work 800/227-2600.
- The Contractor shall possess a Class "A" License or combination of Class C licenses that are applicable for the majority of work at the time of this contract is awarded.
- Technical Specification 3315 Cast-in-Place Reinforced Concrete are part of the plans.
- The Contractor shall restore access routes to their original conditions. Damage caused to visible or known improvements, such as structures or pavements shall be repaired by the Contractor at no cost to the owners.
- All excess excavated debris and material shall be hauled from the site and legally disposed of by the Contractor.
- All materials and workmanship shall be in accordance with the latest edition of the State of California, Department of Transportation (Caltrans) Standard Plans and Specifications.
- Improvement layouts may need to be modified in the field per the direction of the Engineer.
- See Section 3315 for concrete and steel requirements.

#### ARCHEOLOGICAL NOTES

- This project includes work within a known archeological site, CA-SMA-131. The Contractor shall review the Archeological Report and Memorandum of Understanding with Army Corps., and comply with all of the provisions and prohibitions prescribed in these documents.
- Protect ground surface of the site during construction by installing straw layer/wood mats on the surface in areas where equipment or other construction activities may disturb the ground surface.
- Install a permeable geo-textile barrier to differentiate fill from existing ground surface.
- Install and maintain orange construction fencing to mark the boundary of construction activities within the site. All equipment and construction traffic shall be prohibited outside the fenced area.
- Utilize hand construction for the installation of the archeological cap, bridge abutment and trail within the archeological site when ever possible to limit damage from the operation of machinery.
- An archeological monitor shall be on-site during any ground disturbing construction within or within 50 feet of the recorded site boundary of CA-SMA-131.
- The archeological monitor shall have the authority to temporarily halt any ground disturbing construction to identify and evaluate any archeological materials inadvertently exposed during construction. The exposure of significant results could result in the development of a treatment program including scientific removal, analysis and reporting.

#### SHEET INDEX

- L-1 --- SHEET INDEX
- L-2 --- EXISTING CONDITIONS & DEMOLITION PLAN
- L-3 --- SITE PLAN
- L-4A --- SITE DETAILS
- L-4B --- SITE DETAILS
- L-5 --- STRUCTURAL DETAILS
- L-6 --- STRUCTURAL DETAILS
- L-7 --- GRADING PLAN
- L-8 --- SEEDING & PLANTING PLAN

#### PROJECT CONTACT LIST

AGENCY / ORGANIZATION	NAME	PHONE	EMAIL
COUNTY OF SAN MATEO PARKS DEPARTMENT	GARY LOCKMAN	(650) 363-1881	GLOCKMAN@CO.SANMATEO.CA.US
COUNTY OF SAN MATEO PUBLIC WORKS DEPARTMENT	TO BE DETERMINED		
WRA (PROJECT LANDSCAPE ARCHITECT / DESIGNER)	GEORGE SALVAGGIO	(415) 454-8868	SALVAGGIO@WRA-CA.COM
MILLER PACIFIC (PROJECT ENGINEER)	SCOTT STEPHENS	(415) 382-3444	SSTEPHENS@MILLERPAC.COM



ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS AND PLANNERS  
2169 G East Francisco Blvd.  
San Rafael, CA 94901  
(415) 454-8868 Phone  
(415) 454-0129 Fax

# COASTAL TRAIL IMPROVEMENT PROJECT

COUNTY OF SAN MATEO  
FITZGERALD MARINE RESERVE  
MOSS BEACH, CALIFORNIA



APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

DAVE HOLLAND, DIRECTOR OF SAN MATEO  
COUNTY PARKS DEPARTMENT

APPROVED: \_\_\_\_\_

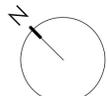
DATE: \_\_\_\_\_

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
RCE # 48056 / EXPIRES 12-31-2011



01/07/11 | BID SET  
Date Issues And Revisions No.

FILE NO. 1/4873  
WRA PROJECT # 18054  
DRAWN BY: MCB  
CHECKED BY: GJS  
ORIGINAL DRAWING SIZE: 24 X 36



## EXISTING CONDITIONS & DEMOLITION PLAN

Sheet

# L-2

Exhibit No. 7  
A-2-SMC-11-010 (Fitzgerald Marine Reserve)  
Project Plans  
Page 2 of 9

### GENERAL NOTES

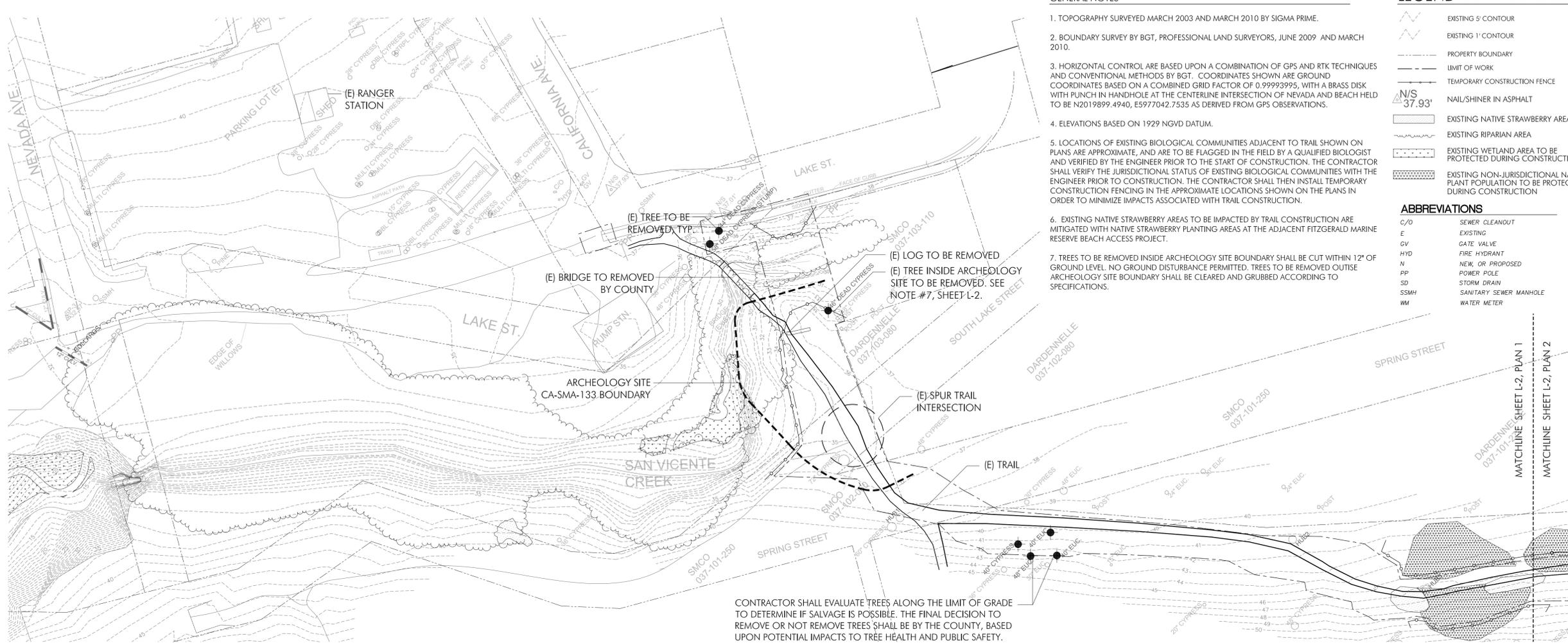
1. TOPOGRAPHY SURVEYED MARCH 2003 AND MARCH 2010 BY SIGMA PRIME.
2. BOUNDARY SURVEY BY BGT, PROFESSIONAL LAND SURVEYORS, JUNE 2009 AND MARCH 2010.
3. HORIZONTAL CONTROL ARE BASED UPON A COMBINATION OF GPS AND RTK TECHNIQUES AND CONVENTIONAL METHODS BY BGT. COORDINATES SHOWN ARE GROUND COORDINATES BASED ON A COMBINED GRID FACTOR OF 0.99993995, WITH A BRASS DISK WITH PUNCH IN HANDHOLE AT THE CENTERLINE INTERSECTION OF NEVADA AND BEACH HELD TO BE N2019899.4940, E5977042.7535 AS DERIVED FROM GPS OBSERVATIONS.
4. ELEVATIONS BASED ON 1929 NGVD DATUM.
5. LOCATIONS OF EXISTING BIOLOGICAL COMMUNITIES ADJACENT TO TRAIL SHOWN ON PLANS ARE APPROXIMATE, AND ARE TO BE FLAGGED IN THE FIELD BY A QUALIFIED BIOLOGIST AND VERIFIED BY THE ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE JURISDICTIONAL STATUS OF EXISTING BIOLOGICAL COMMUNITIES WITH THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL THEN INSTALL TEMPORARY CONSTRUCTION FENCING IN THE APPROXIMATE LOCATIONS SHOWN ON THE PLANS IN ORDER TO MINIMIZE IMPACTS ASSOCIATED WITH TRAIL CONSTRUCTION.
6. EXISTING NATIVE STRAWBERRY AREAS TO BE IMPACTED BY TRAIL CONSTRUCTION ARE MITIGATED WITH NATIVE STRAWBERRY PLANTING AREAS AT THE ADJACENT FITZGERALD MARINE RESERVE BEACH ACCESS PROJECT.
7. TREES TO BE REMOVED INSIDE ARCHEOLOGY SITE BOUNDARY SHALL BE CUT WITHIN 12" OF GROUND LEVEL. NO GROUND DISTURBANCE PERMITTED. TREES TO BE REMOVED OUTSIDE ARCHEOLOGY SITE BOUNDARY SHALL BE CLEARED AND GRUBBED ACCORDING TO SPECIFICATIONS.

### LEGEND

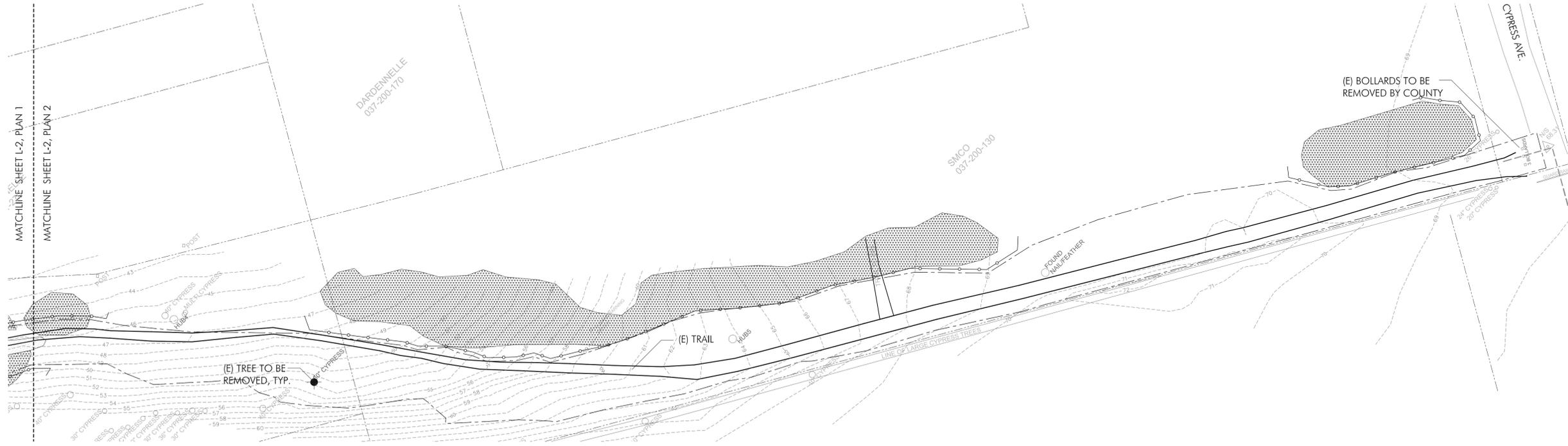
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPERTY BOUNDARY
- LIMIT OF WORK
- TEMPORARY CONSTRUCTION FENCE
- NAIL/SHINER IN ASPHALT
- EXISTING NATIVE STRAWBERRY AREA
- EXISTING RIPARIAN AREA
- EXISTING WETLAND AREA TO BE PROTECTED DURING CONSTRUCTION
- EXISTING NON-JURISDICTIONAL NATIVE PLANT POPULATION TO BE PROTECTED DURING CONSTRUCTION

### ABBREVIATIONS

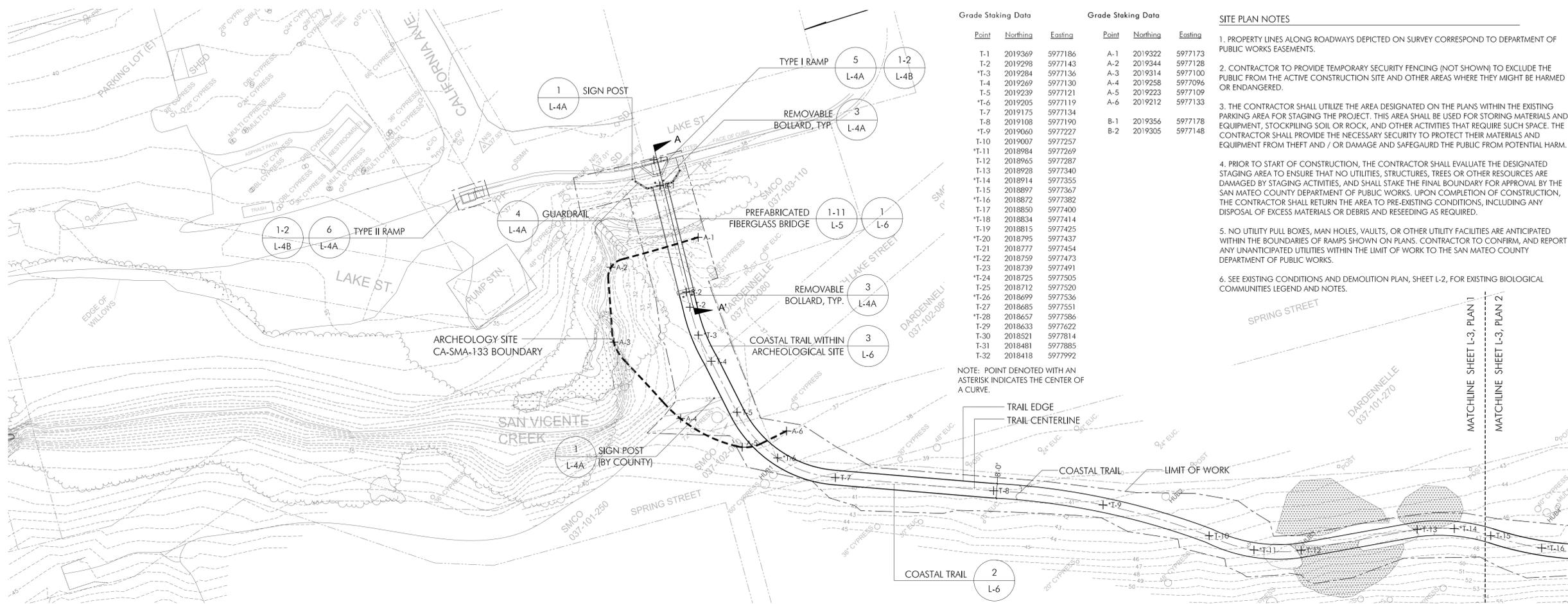
- |      |                        |
|------|------------------------|
| C/O  | SEWER CLEANOUT         |
| E    | EXISTING               |
| GV   | GATE VALVE             |
| HYD  | FIRE HYDRANT           |
| N    | NEW, OR PROPOSED       |
| PF   | POWER POLE             |
| SD   | STORM DRAIN            |
| SSMH | SANITARY SEWER MANHOLE |
| WM   | WATER METER            |



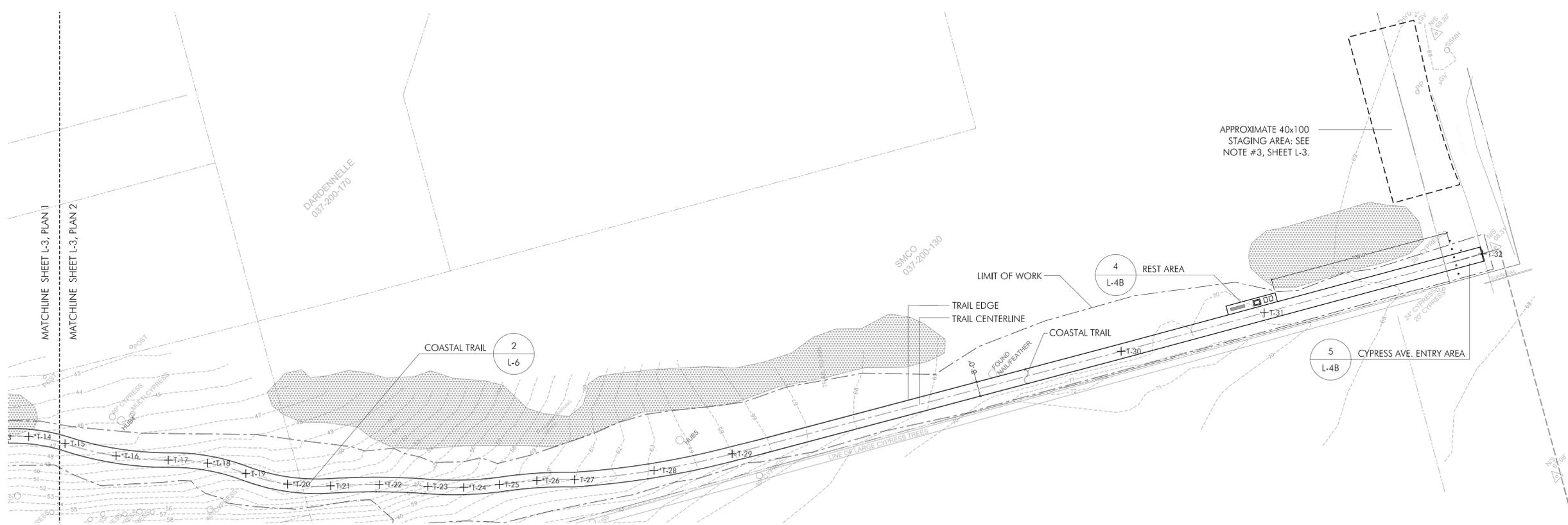
**1** EXISTING CONDITIONS & DEMOLITION PLAN  
SCALE 1" = 30'



**2** EXISTING CONDITIONS & DEMOLITION PLAN  
SCALE 1" = 30'



**1** SITE PLAN  
SCALE 1" = 30'



**2** SITE PLAN  
SCALE 1" = 30'



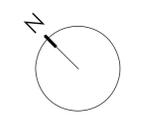
**COASTAL TRAIL IMPROVEMENT PROJECT**  
COUNTY OF SAN MATEO  
FITZGERALD MARINE RESERVE  
MOSS BEACH, CALIFORNIA



APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DAVE HOLLAND, DIRECTOR OF SAN MATEO COUNTY PARKS DEPARTMENT  
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
RCE # 48056 / EXPIRES 12-31-2011



01/07/11 | BID SET  
Date Issues And Revisions No.  
FILE NO. 1/4873  
WRA PROJECT # 18054  
DRAWN BY: MCB  
CHECKED BY: GJS  
ORIGINAL DRAWING SIZE: 24 X 36



**SITE PLAN**  
Sheet

**L-3**

**COASTAL TRAIL  
IMPROVEMENT  
PROJECT**  
COUNTY OF SAN MATEO  
FITZGERALD MARINE RESERVE  
MOSS BEACH, CALIFORNIA



APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

DAVE HOLLAND, DIRECTOR OF SAN MATEO  
COUNTY PARKS DEPARTMENT

APPROVED: \_\_\_\_\_

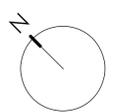
DATE: \_\_\_\_\_

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
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01/07/11 | BID SET  
Date Issues And Revisions No.  
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DRAWN BY: MCB  
CHECKED BY: GJS  
ORIGINAL DRAWING SIZE: 24 X 36

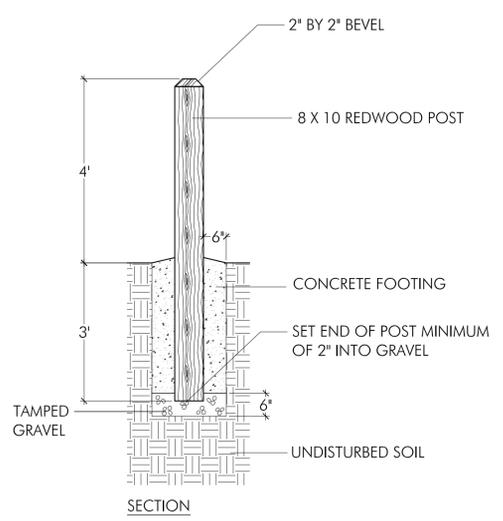
SCALE: AS INDICATED



**SITE DETAILS**

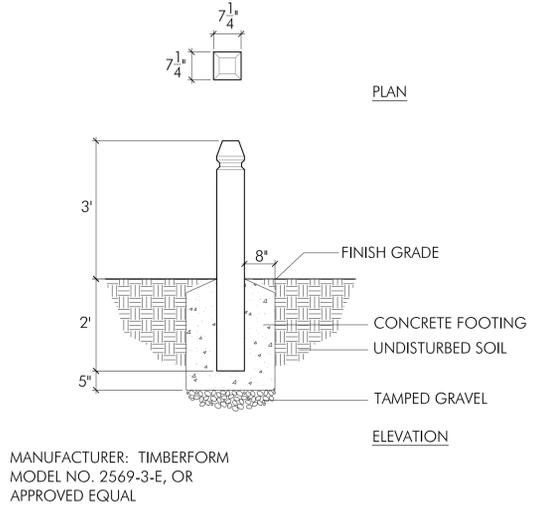
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**L-4A**

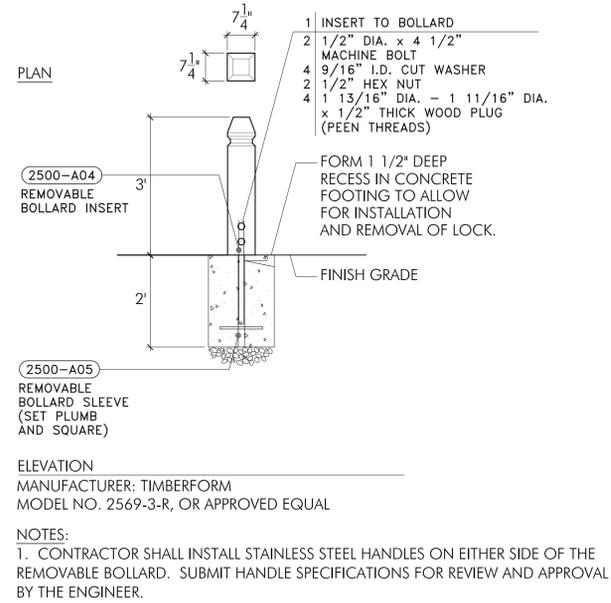


NOTE: SIGN PROVIDED AND INSTALLED BY COUNTY.

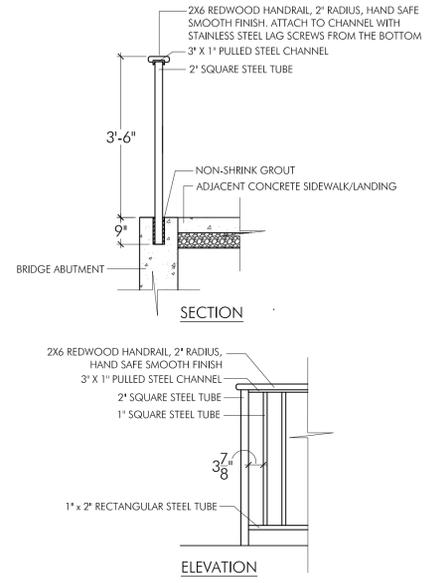
**1** SIGN POST  
NOT TO SCALE



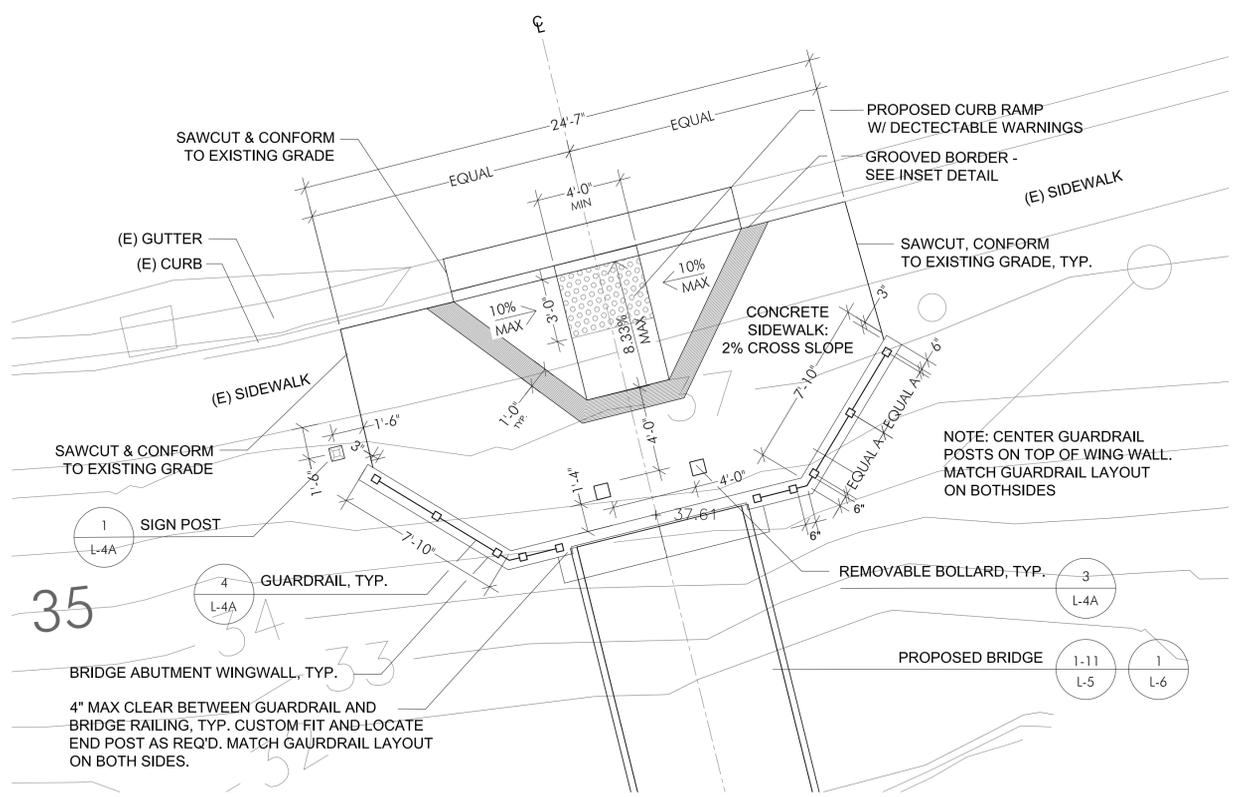
**2** FIXED BOLLARD  
NOT TO SCALE



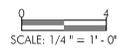
**3** REMOVABLE BOLLARD  
NOT TO SCALE



**4** GUARDRAIL  
NOT TO SCALE

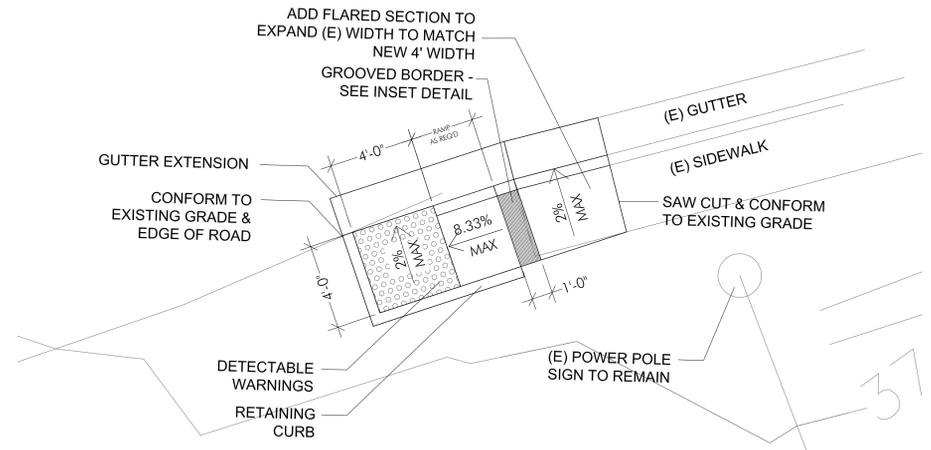
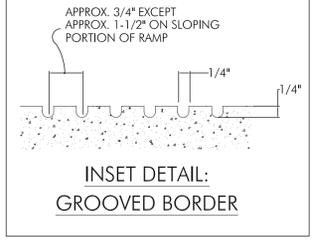


NOTES:  
1) SEE DETAIL #2, SHEET L4-B FOR TYPICAL ACCESS RAMP SECTION AND NOTES, AND ADAPT TO SITE PLAN AS SPECIFIED.

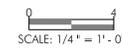


**5** TYPE I ACCESS RAMP  
SCALE: 1/4" = 1'-0"

**DETAIL NOTES**  
1. CONCRETE FOR FOOTINGS IN DETAILS 1,2,3, AND 4 ON SHEET L-4A AND DETAIL 3 ON SHEET L-4B SHALL BE A STANDARD PREMIX CONCRETE OR EQUIVALENT, 3000 PSI STRENGTH AS CERTIFIED BY THE MANUFACTURER. NO ON-SITE STRENGTH TESTING REQUIRED.



NOTES:  
1) DETECTABLE WARNINGS ON RAMP OMITTED PER THE REQUEST OF THE COUNTY OF SAN MATEO.  
1) SEE DETAIL #2, SHEET L4-B FOR TYPICAL ACCESS RAMP SECTION AND NOTES, AND ADAPT TO SITE PLAN AS SPECIFIED.



**6** TYPE II ACCESS RAMP  
SCALE: 1/4" = 1'-0"

**COASTAL TRAIL  
 IMPROVEMENT  
 PROJECT**  
 COUNTY OF SAN MATEO  
 FITZGERALD MARINE RESERVE  
 MOSS BEACH, CALIFORNIA

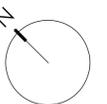


APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DAVE HOLLAND, DIRECTOR OF SAN MATEO  
 COUNTY PARKS DEPARTMENT  
 APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
 RCE # 48056 / EXPIRES 12-31-2011



01/07/11 | BID SET  
 Date Issues And Revisions No.  
 FILE NO. 1/4873  
 WRA PROJECT # 18054  
 DRAWN BY: MCB  
 CHECKED BY: GJS  
 ORIGINAL DRAWING SIZE: 24 X 36

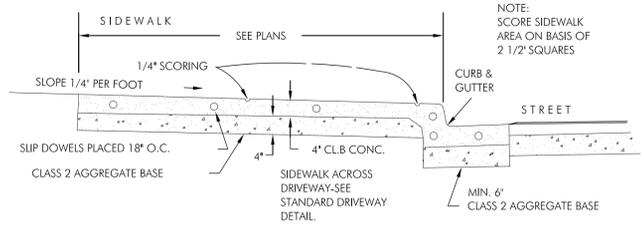
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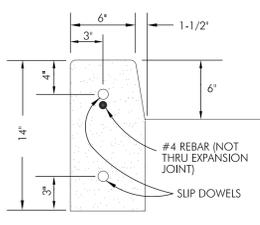
**SITE DETAILS**

Sheet

**L-4B**

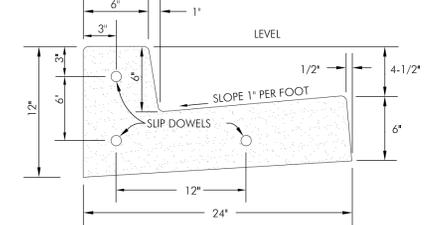


**TYPICAL SECTION  
 MONOLITHIC CURB, GUTTER AND SIDEWALK**

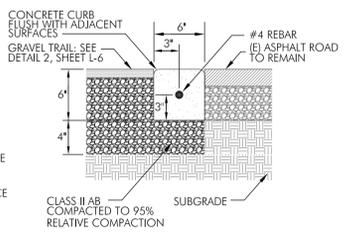


**RETAINING CURB (A1-6)**

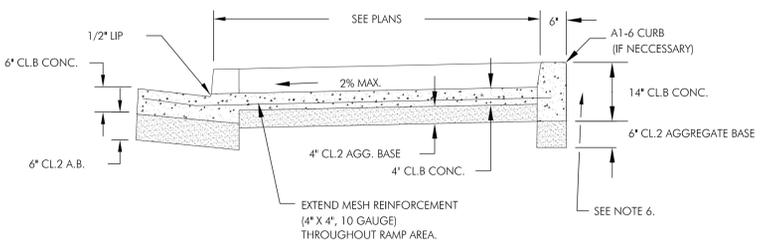
- NOTES:**
1. ALL CONCRETE TO BE CLASS B CONCRETE.
  2. MINIMUM SIDEWALK THICKNESS = 4 INCHES PORTLAND CEMENT CONCRETE.
  3. PLACE 1/2" DIAMETER X 18" LONG DOWELS AT EXPANSION JOINTS AS SHOWN.
  4. PLACE 1/2" THICK EXPANSION JOINTS FULL WIDTH 20' ON CENTER.
  5. CONSTRUCT MONOLITHIC CURB, GUTTER AND SIDEWALK UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE ENGINEER.
  6. SUB-BASE MATERIALS WITHIN 30" OF SUBGRADE SHALL BE COMPACTED TO 95%.
  7. OBSTRUCTIONS SUCH AS POLES, HYDRANTS, STREET SIGNS, UTILITY BOXES, STREET LIGHTS, ETC. SHALL BE LOCATED BEHIND THE SIDEWALK, UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS. A CLEAR ZONE ALONG THE CURB AND SIDEWALK 18 INCHES IN WIDTH (MEASURED FROM THE FACE OF THE CURB) SHALL BE KEPT CLEAR AND OPEN FROM ALL OBSTRUCTIONS. IN ADDITION, AN AREA 3 FEET IN WIDTH ALONG THE SIDEWALK, EXCLUSIVE OF THE CURB WIDTH, SHALL BE KEPT CLEAR AND OPEN FROM ALL OBSTRUCTIONS IN COMPLIANCE WITH THE STATE BUILDING CODE (PART 2, TITLE 24, C.A.C.).



**ALT - SEPARATE CURB AND GUTTER**



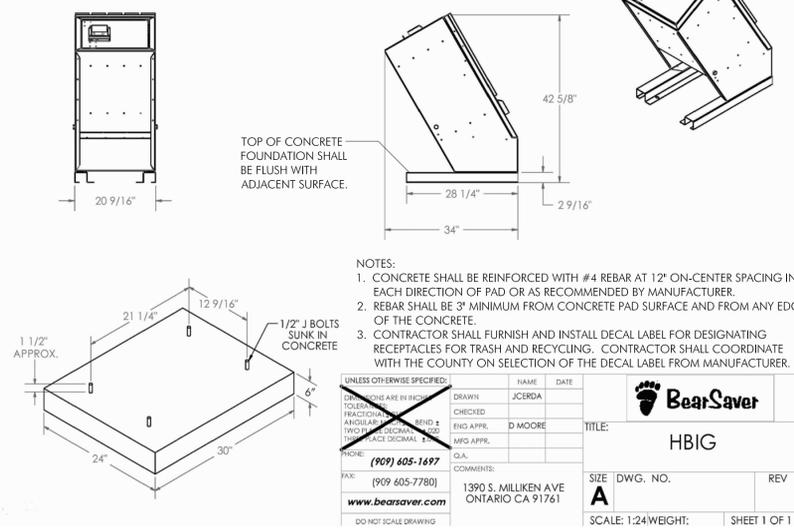
**FLUSH CURB**



**TYPICAL SECTION  
 ACCESS RAMP**

- GENERAL NOTES:**
1. CURB RAMPS THAT HAVE A RAMP SLOPE FLATTER THAN 6.67% SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH OF THE RAMP AND 24" MINIMUM LENGTH. DETECTABLE WARNING SURFACES, AT THE OPTION OF THE CONTRACTOR, SHALL BE CONSTRUCTED BY CAST-IN-PLACE OR STAMPED METHOD, OR CONSIST OF A PREFABRICATED SURFACE. THE PRE-FABRICATED SURFACE SHALL REQUIRE APPROVAL BY THE ENGINEER.
  2. TRANSITIONS FROM RAMPS TO WALKS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. THE BOTTOM OF THE RAMP SHALL HAVE A 1/2" LIP AT 45°.
  3. INSTALL SLIP DOWELS 18" O.C. AT EXPANSION JOINTS.
  4. MINIMUM WIDTH OF RAMP, NOT INCLUDING RETAINING CURB, SHALL BE 4 FEET.
  5. THE SURFACE OF RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK EXCEPT WHEN LOCATED IN CENTER OF CURB RETURN.
  6. BACKFILL MATERIAL TO BE PLACED FLUSH WITH TOP OF CURB.
  7. CONSTRUCT MONOLITHIC CURB, GUTTER, AND SIDEWALK.
  8. SUB-BASE MATERIAL WITHIN 2.5' OF SUBGRADE SHALL BE COMPACTED TO 95%.
  9. RECONSTRUCT SIDEWALK TO NEAREST SCORE LINE AND INSTALL EXPANSION JOINT.

MANUFACTURER: BEARSAVER  
 MODEL: HB1 G-P OR APPROVED EQUIVALENT

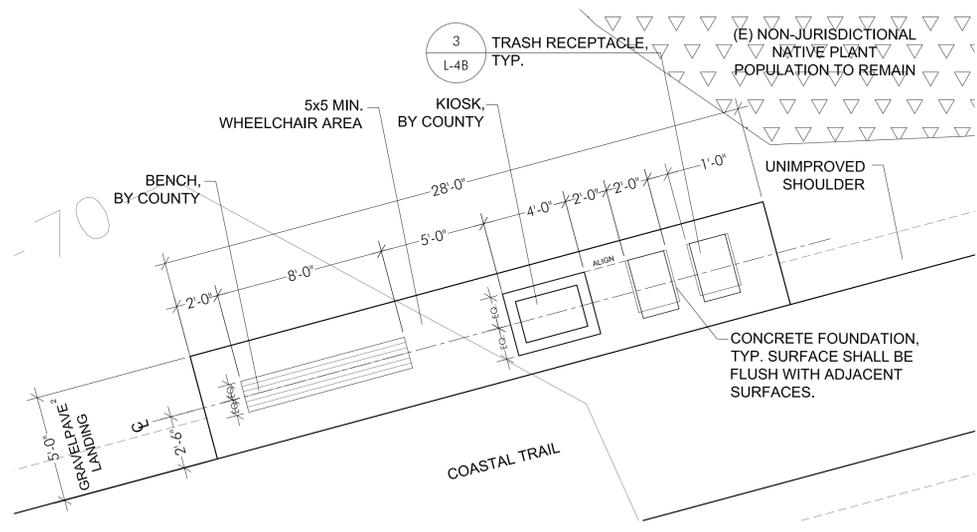


- NOTES:**
1. CONCRETE SHALL BE REINFORCED WITH #4 REBAR AT 12" ON-CENTER SPACING IN EACH DIRECTION OF PAD OR AS RECOMMENDED BY MANUFACTURER.
  2. REBAR SHALL BE 3" MINIMUM FROM CONCRETE PAD SURFACE AND FROM ANY EDGE OF THE CONCRETE.
  3. CONTRACTOR SHALL FURNISH AND INSTALL DECAL LABEL FOR DESIGNATING RECEPTACLES FOR TRASH AND RECYCLING. CONTRACTOR SHALL COORDINATE WITH THE COUNTY ON SELECTION OF THE DECAL LABEL FROM MANUFACTURER.

UNLESS OTHERWISE SPECIFIED:		NAME	DATE
LENGTH ARE BY INCH	DRAWN	JCRIDA	
ANGLE ARE BY DEGREE	CHECKED		
DIAMETER ARE BY INCH	ENG APPR.	D MOORE	
THICKNESS ARE BY INCH	MFG APPR.		
SPACING ARE BY INCH	G.A.		
DO NOT SCALE DRAWING			

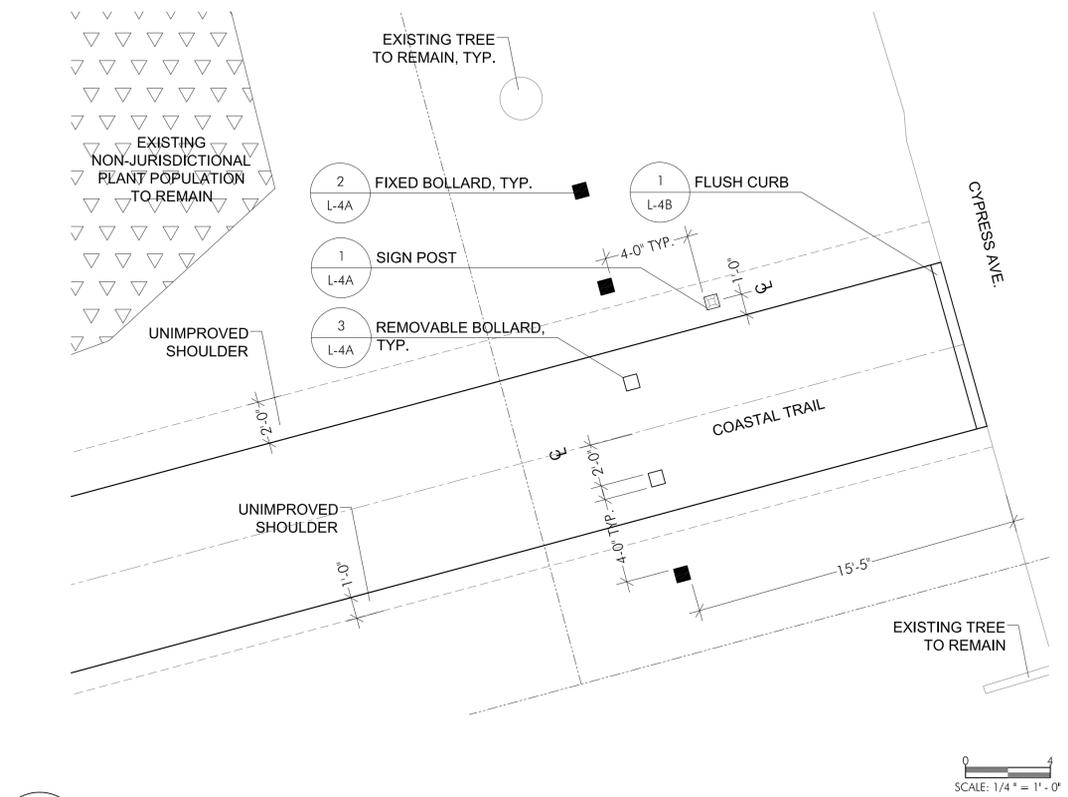
DATE: \_\_\_\_\_  
 TITLE: **HBIG**  
 SIZE: **A** DWG. NO. \_\_\_\_\_ REV \_\_\_\_\_  
 SCALE: 1:24 WEIGHT: \_\_\_\_\_ SHEET 1 OF 1

**1 SIDEWALK  
 NOT TO SCALE**



**4 REST AREA  
 SCALE: 1/4" = 1'-0"**

**2 TYPICAL ACCESS RAMP SECTION  
 NOT TO SCALE**



**5 CYPRESS. AVE. ENTRANCE  
 SCALE: 1/4" = 1'-0"**





ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS AND PLANNERS  
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San Rafael, CA 94901  
(415) 454-8868 Phone  
(415) 454-0129 Fax

**Miller Pacific**  
ENGINEERING GROUP

**COASTAL TRAIL  
IMPROVEMENT  
PROJECT**

COUNTY OF SAN MATEO  
FITZGERALD MARINE RESERVE  
MOSS BEACH, CALIFORNIA



APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

DAVE HOLLAND, DIRECTOR OF SAN MATEO  
COUNTY PARKS DEPARTMENT

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
RCE # 48056 / EXPIRES 12-31-2011



Date	Issues And Revisions	No.
01/07/11	BID SET	

FILE NO. 1/4873  
WRA PROJECT # 18054  
DRAWN BY: DFS  
CHECKED BY: SAS  
ORIGINAL DRAWING SIZE: 24 X 36

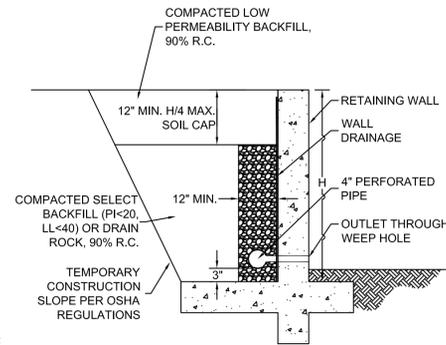
SCALE: AS INDICATED

**STRUCTURAL  
DETAILS**

Sheet

**L-6**

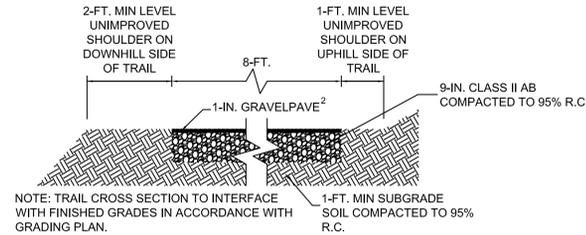
Exhibit No. 7  
A-2-SMC-11-010 (Fitzgerald Marine Reserve)  
Project Plans  
Page 7 of 9



NOTES:

1. WALL DRAINAGE SHOULD CONSIST OF CLEAN, FREE DRAINING 3/4 INCH CRUSHED ROCK (CLASS 1B PERMEABLE MATERIAL) WRAPPED IN IN FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) OR CLASS II PERMEABLE MATERIAL. ALTERNATIVELY, A PRE-FABRICATED DRAINAGE PANEL (MIRADRAIN G100N OR EQUIVALENT) INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS, MAY BE USED IN LIEU OF DRAIN ROCK AND FABRIC.
2. PERFORATED PIPE SHALL BE SCH 40 OR SDR 35. PLACE PIPE PERFORATIONS DOWN AND SLOPED AT 1% TO A GRAVITY OUTLET. ALTERNATIVELY, DRAINAGE CAN BE OUTLET THROUGH 3" DIAMETER WEEP HOLES SPACED APPROXIMATELY 20' APART.
3. CLEAN OUTS SHOULD BE INSTALLED AT THE UPSLOPE END AND AT SIGNIFICANT DIRECTION CHANGES OF THE PERFORATED PIPE. ADDITIONALLY, ALL ANGLED CONNECTORS SHALL BE LONG BEND SWEEP CONNECTIONS.
4. DURING COMPACTION, THE CONTRACTOR SHOULD USE APPROPRIATE METHODS (SUCH AS TEMPORARY BRACING AND/OR LIGHT COMPACTION EQUIPMENT) TO AVOID OVER STRESSING THE WALLS. WALLS SHALL BE COMPLETELY BACKFILLED PRIOR TO CONSTRUCTION IN FRONT OF OR ABOVE THE RETAINING WALL.
5. ALL WORK AND MATERIALS SHALL CONFORM WITH SECTION 68 OF THE LATEST EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS).

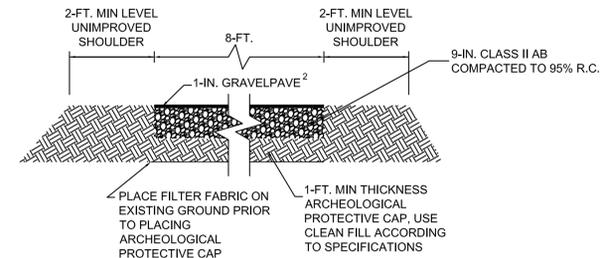
1 - STANDARD RETAINING WALL BACKRAIN  
(NO SCALE)



2 - COAST TRAIL DETAIL  
(NO SCALE)

GRAVELPAVE<sup>2</sup> NOTES:

1. GRAVELPAVE RINGS AND INFILL TO BE TERRACOTTA BROWN COLOR.
2. INFILL SHALL CONSIST OF POORLY-GRADED ANGULAR GRAVEL, 3/8" DIAMETER MAX.; COLOR AND TYPE TO BE SELECTED BY COUNTY OF SAN MATEO.
3. ALL HARD SURFACE CONSTRUCTION (ASPHALT PAVING OR CONCRETE WALKS) ADJACENT TO GRAVELPAVE AREAS MUST BE COMPLETED PRIOR TO INTALLATION OF GRAVELPAVE. REFER TO MANUFACTURER'S TECHNICAL SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.



NOTE: TRAIL CROSS SECTION TO INTERFACE WITH FINISHED GRADES IN ACCORDANCE WITH GRADING PLAN.

3 - COAST TRAIL WITHIN ARCHEOLOGICAL SITE DETAIL  
(NO SCALE)

**COASTAL TRAIL  
 IMPROVEMENT  
 PROJECT**  
 COUNTY OF SAN MATEO  
 FITZGERALD MARINE RESERVE  
 MOSS BEACH, CALIFORNIA



APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

DAVE HOLLAND, DIRECTOR OF SAN MATEO  
 COUNTY PARKS DEPARTMENT

APPROVED: \_\_\_\_\_

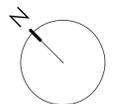
DATE: \_\_\_\_\_

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
 RCE # 48056 / EXPIRES 12-31-2011



01/07/11 | BID SET  
 Date Issues And Revisions No.

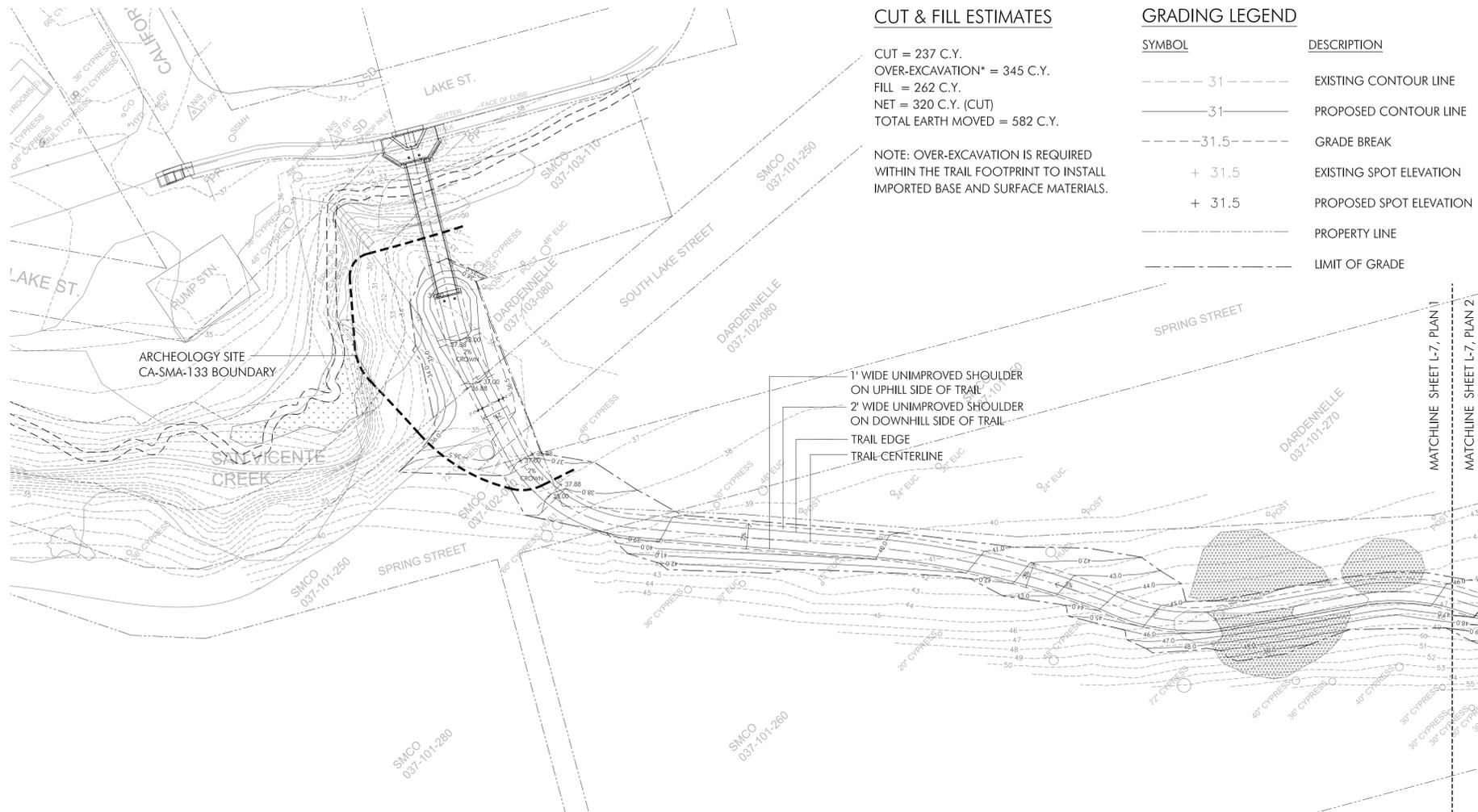
FILE NO. 1/4873  
 WRA PROJECT # 18054  
 DRAWN BY: MCB  
 CHECKED BY: GJS  
 ORIGINAL DRAWING SIZE: 24 X 36



**GRADING PLAN**

Sheet

**L-7**



**CUT & FILL ESTIMATES**

CUT = 237 C.Y.  
 OVER-EXCAVATION\* = 345 C.Y.  
 FILL = 262 C.Y.  
 NET = 320 C.Y. (CUT)  
 TOTAL EARTH MOVED = 582 C.Y.

NOTE: OVER-EXCAVATION IS REQUIRED WITHIN THE TRAIL FOOTPRINT TO INSTALL IMPORTED BASE AND SURFACE MATERIALS.

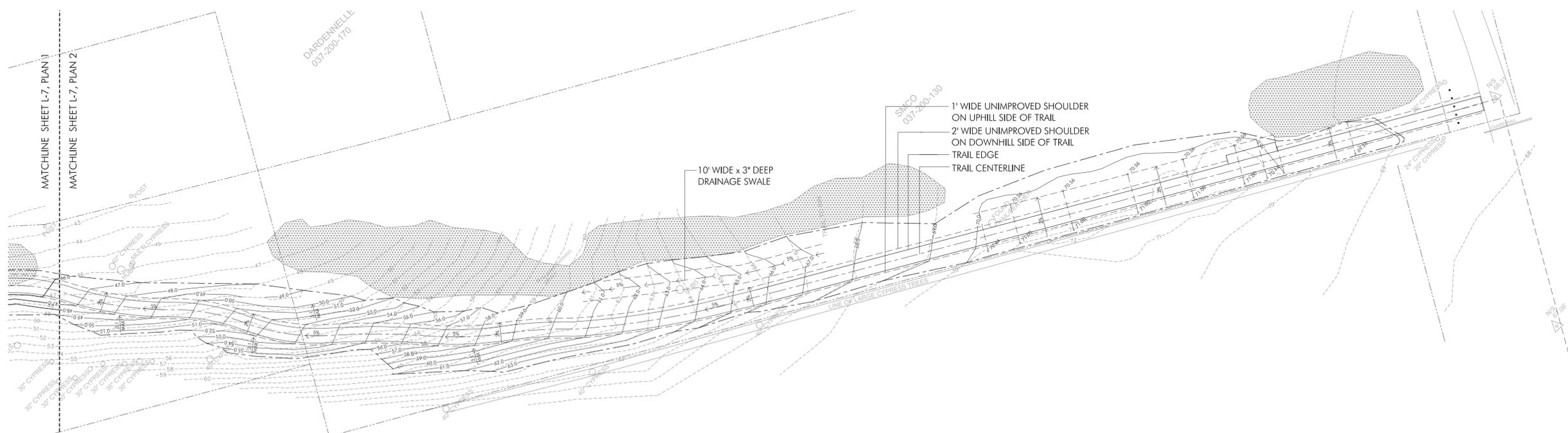
**GRADING LEGEND**

SYMBOL	DESCRIPTION
--- 31 ---	EXISTING CONTOUR LINE
— 31 —	PROPOSED CONTOUR LINE
--- 31.5 ---	GRADE BREAK
+ 31.5	EXISTING SPOT ELEVATION
+ 31.5	PROPOSED SPOT ELEVATION
---	PROPERTY LINE
---	LIMIT OF GRADE

SYMBOL	DESCRIPTION
---	CENTER LINE
← --- →	SWALE CENTERLINE
← 3:1 MAX ← 2% →	SLOPE INDICATION

- GRADING NOTES**
- THE GRADING PLANS INDICATE FINISHED GRADE ELEVATIONS.
  - SEE SHEET L-3 FOR LOCATIONS OF STAGING AND STOCKPILE AREA.
  - NO GRADING SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES.
  - ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED AND MAINTAINED AT THE LOCATIONS SHOWN ON THE DRAWINGS IN ORDER TO PREVENT DISTURBANCE TO THE EXISTING BIOLOGICAL COMMUNITIES. CONSTRUCTION FENCING SHALL BE 4' HIGH AND SECURED WITH METAL T-POSTS AT 6' ON-CENTER MAXIMUM, AND SHALL BE OFFSET 2' MAXIMUM FROM THE LIMIT OF GRADE.
  - OUTSIDE OF THE ARCHEOLOGY SITE BOUNDARY THE TRAIL SHALL BE GRADED WITH A CONTINUOUS 2% CROSS SLOPE ACROSS TRAIL AND UNIMPROVED SHOULDERS, AS INDICATED ON PLANS. WITHIN THE ARCHEOLOGY SITE BOUNDARY THE TRAIL SHALL BE GRADED WITH A CONTINUOUS 2% CROWN ACROSS TRAIL AND UNIMPROVED SHOULDERS, AS INDICATED ON PLANS.
  - TOPSOIL SHALL BE EXCAVATED TO A DEPTH OF EIGHT (8) INCHES FROM THE AREAS WITHIN THE LIMIT OF GRADING AND TRANSPORTED TO THE STOCKPILE AREA DESIGNATED ON THE PLANS. ANY EXCESS TOPSOIL GENERATED WITHIN THE TRAIL FOOTPRINT SHALL BE USED TO CONFORM TO FINISH GRADE AND INCREASE THE DEPTH OF TOPSOIL WITHIN ADJACENT LANDSCAPE AREAS.
  - THE VOLUME OF MATERIAL THAT CAN BE HAULED BY A SINGLE TRUCK SHALL BE LIMITED TO THE VOLUME THAT CAN BE FULLY COVERED AND PROTECTED DURING TRANSPORT. IF HAULING OPERATIONS RESULT IN ANY RELEASE OF MATERIAL ONTO THE ROAD SURFACE, THE CONTRACTOR SHALL CLEAN THE ROAD SURFACE IMMEDIATELY. THE CONTRACTOR SHALL PREPARE PLANS FOR THE STOCKPILE AREAS FOR APPROVAL BY THE COUNTY, INCLUDING THE CONSTRUCTION OF A PERIMETER FENCE, CONSTRUCTION ENTRANCE, AND ADEQUATE EROSION CONTROL MEASURES TO MINIMIZE SOIL EROSION AFTER OCTOBER 30TH.
  - SEE EXISTING CONDITIONS AND DEMOLITION PLAN, SHEET L-2, FOR EXISTING BIOLOGICAL COMMUNITIES LEGEND AND NOTES.

**1 GRADING PLAN**  
 SCALE 1" = 30'



**2 GRADING PLAN**  
 SCALE 1" = 30'

**L-7**

**COASTAL TRAIL  
IMPROVEMENT  
PROJECT**  
COUNTY OF SAN MATEO  
FITZGERALD MARINE RESERVE  
MOSS BEACH, CALIFORNIA



APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

DAVE HOLLAND, DIRECTOR OF SAN MATEO  
COUNTY PARKS DEPARTMENT

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

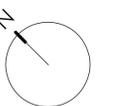
JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
RCE # 48056 / EXPIRES 12-31-2011



01/07/11 | BID SET  
Date Issues And Revisions No.

FILE NO. 1/4873  
WRA PROJECT # 18054  
DRAWN BY: MCB  
CHECKED BY: GJS  
ORIGINAL DRAWING SIZE: 24 X 36

0 30  
SCALE: 1" = 30'



**SEEDING &  
PLANTING PLAN**

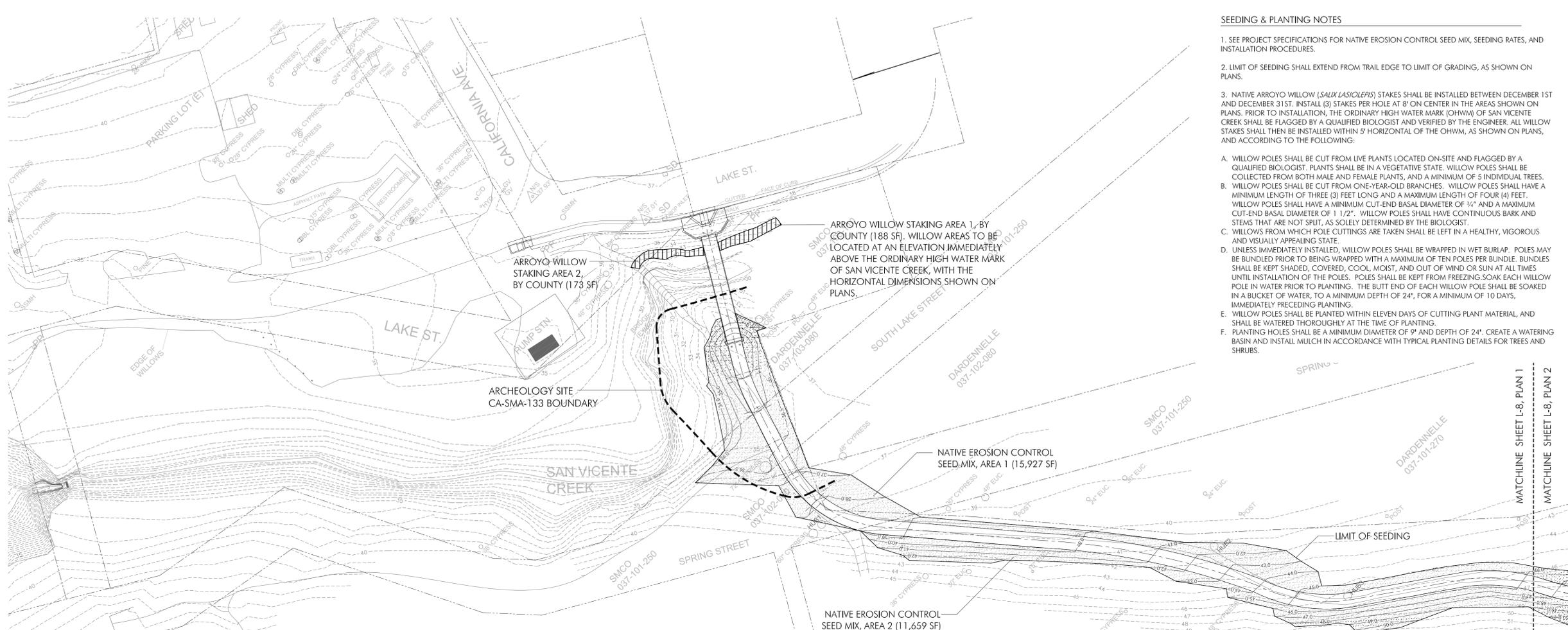
Sheet

**L-8**

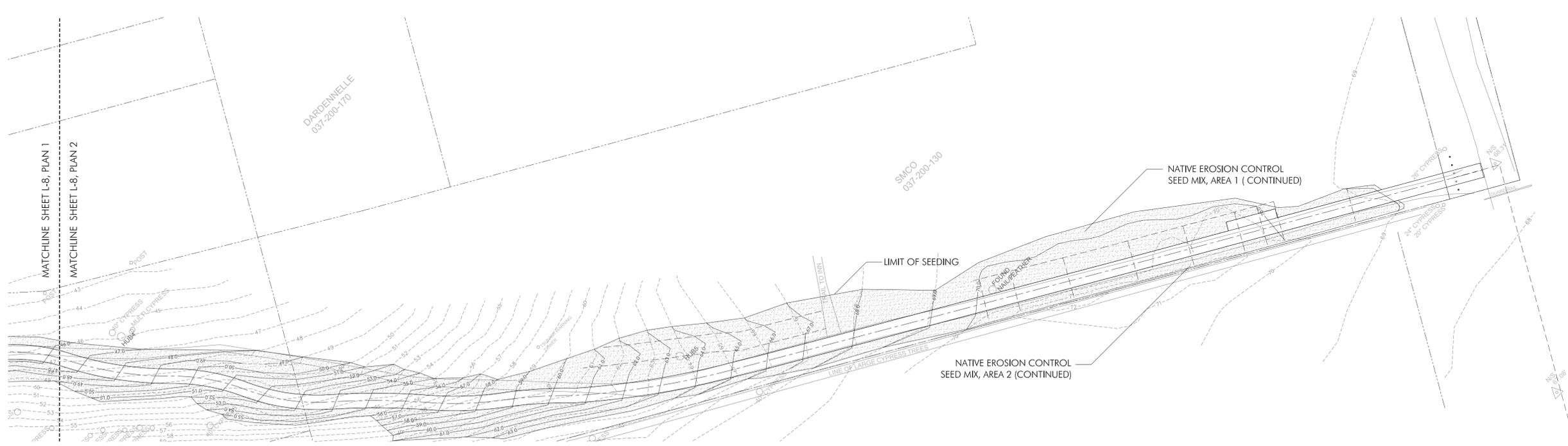
Exhibit No. 7  
A-2-SMC-11-010 (Fitzgerald Marine Reserve)  
Project Plans  
Page 9 of 9

**SEEDING & PLANTING NOTES**

- SEE PROJECT SPECIFICATIONS FOR NATIVE EROSION CONTROL SEED MIX, SEEDING RATES, AND INSTALLATION PROCEDURES.
- LIMIT OF SEEDING SHALL EXTEND FROM TRAIL EDGE TO LIMIT OF GRADING, AS SHOWN ON PLANS.
- NATIVE ARROYO WILLOW (*SALIX LASIOLEPIS*) STAKES SHALL BE INSTALLED BETWEEN DECEMBER 1ST AND DECEMBER 31ST. INSTALL (3) STAKES PER HOLE AT 8' ON CENTER IN THE AREAS SHOWN ON PLANS. PRIOR TO INSTALLATION, THE ORDINARY HIGH WATER MARK (OHWM) OF SAN VICENTE CREEK SHALL BE FLAGGED BY A QUALIFIED BIOLOGIST AND VERIFIED BY THE ENGINEER. ALL WILLOW STAKES SHALL THEN BE INSTALLED WITHIN 5' HORIZONTAL OF THE OHWM, AS SHOWN ON PLANS, AND ACCORDING TO THE FOLLOWING:
  - WILLOW POLES SHALL BE CUT FROM LIVE PLANTS LOCATED ON-SITE AND FLAGGED BY A QUALIFIED BIOLOGIST. PLANTS SHALL BE IN A VEGETATIVE STATE. WILLOW POLES SHALL BE COLLECTED FROM BOTH MALE AND FEMALE PLANTS, AND A MINIMUM OF 5 INDIVIDUAL TREES.
  - WILLOW POLES SHALL BE CUT FROM ONE-YEAR-OLD BRANCHES. WILLOW POLES SHALL HAVE A MINIMUM LENGTH OF THREE (3) FEET LONG AND A MAXIMUM LENGTH OF FOUR (4) FEET. WILLOW POLES SHALL HAVE A MINIMUM CUT-END BASAL DIAMETER OF 3/4" AND A MAXIMUM CUT-END BASAL DIAMETER OF 1 1/2". WILLOW POLES SHALL HAVE CONTINUOUS BARK AND STEMS THAT ARE NOT SPLIT, AS SOLELY DETERMINED BY THE BIOLOGIST.
  - WILLOWS FROM WHICH POLE CUTTINGS ARE TAKEN SHALL BE LEFT IN A HEALTHY, VIGOROUS AND VISUALLY APPEALING STATE.
  - UNLESS IMMEDIATELY INSTALLED, WILLOW POLES SHALL BE WRAPPED IN WET BURLAP. POLES MAY BE BUNDLED PRIOR TO BEING WRAPPED WITH A MAXIMUM OF TEN POLES PER BUNDLE. BUNDLES SHALL BE KEPT SHADED, COVERED, COOL, MOIST, AND OUT OF WIND OR SUN AT ALL TIMES UNTIL INSTALLATION OF THE POLES. POLES SHALL BE KEPT FROM FREEZING. SOAK EACH WILLOW POLE IN WATER PRIOR TO PLANTING. THE BUTT END OF EACH WILLOW POLE SHALL BE SOAKED IN A BUCKET OF WATER, TO A MINIMUM DEPTH OF 24", FOR A MINIMUM OF 10 DAYS, IMMEDIATELY PRECEDING PLANTING.
  - WILLOW POLES SHALL BE PLANTED WITHIN ELEVEN DAYS OF CUTTING PLANT MATERIAL, AND SHALL BE WATERED THOROUGHLY AT THE TIME OF PLANTING.
  - PLANTING HOLES SHALL BE A MINIMUM DIAMETER OF 9" AND DEPTH OF 24". CREATE A WATERING BASIN AND INSTALL MULCH IN ACCORDANCE WITH TYPICAL PLANTING DETAILS FOR TREES AND SHRUBS.



**1 SEEDING PLAN**  
SCALE 1" = 30'



**2 SEEDING PLAN**  
SCALE 1" = 30'