

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

**DATE:** July 26, 2017

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, Use Permit, and Design Review Permit to make public amenity improvements to the Broadway street-end in the unincorporated area of Princeton that includes installing two wooden benches, an interpretive sign, and relocating a guardrail. The project is appealable to the California Coastal Commission.

County File Number: PLN 2017-00112 (San Mateo County)

**PROPOSAL**

The County of San Mateo, Department of Public Works, is proposing to make public amenity improvements to the Broadway street-end (referred to throughout this report as the "Project Area") in the unincorporated area of Princeton. The purpose of the project is to enhance the public's visual experience of the coast by providing basic, low-intensity public amenities that provide opportunities for unobstructed viewing of the harbor environment. The project area, being at the end of the public roadway, is currently accessible to vehicles and pedestrians. The project includes installing two wooden benches, an interpretive sign, and relocating an existing guardrail approximately 40 ft. back from its current location at the street-end/edge of bluff. Aggregate base rock will be placed beneath the benches and covered with soil to match adjacent ground cover.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit, Use Permit, and Design Review Permit, County File Number PLN 2017-00112, by making the required findings and adopting the conditions of approval in Attachment A.

**SUMMARY**

The project site is a highly disturbed area at the end of the Broadway public right-of-way in Princeton. The project supports the County's Local Coastal Program by promoting and protecting visual access to the coast.

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

**DATE:** July 26, 2017

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit, Use Permit, and Design Review Permit, pursuant to Sections 6328.4, 6267.1, and 6268, respectively, of the San Mateo County Zoning Regulations, to make public amenity improvements to the Broadway street-end in the unincorporated area of Princeton that includes installing two wooden benches, an interpretive sign, and relocating a guardrail. The project is appealable to the California Coastal Commission.

County File Number: PLN 2017-00112 (San Mateo County)

**PROPOSAL**

The County of San Mateo, Department of Public Works, is proposing to make public amenity improvements to the Broadway street-end (referred to throughout this report as the "Project Area") in the unincorporated area of Princeton. The purpose of the project is to enhance the public's visual experience of the coast by providing basic, low-intensity public amenities that provide opportunities for unobstructed viewing of the harbor environment. The project area, being at the end of the public roadway, is currently accessible to vehicles and pedestrians. The project includes installing two wooden benches, an interpretive sign, and relocating an existing guardrail approximately 40 ft. back from its current location at the street-end/edge of bluff. Aggregate base rock will be placed beneath the benches and covered with soil to match adjacent ground cover.

**RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit, Use Permit, and Design Review Permit, County File Number PLN 2017-00112, by making the required findings and adopting the conditions of approval in Attachment A.

## **BACKGROUND**

Report Prepared By: Summer Burlison, Project Planner; 650/363-1815

Owner/Applicant: County of San Mateo (Attention: Department of Public Works)

Location: Broadway street-end (right-of-way), Princeton

APN(s): N/A, public right-of-way

Size: N/A, public right-of-way

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

General Plan/Local Coastal Program Designation: Coastside Commercial Recreation

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Unimproved public right-of-way

Water Supply: N/A

Sewage Disposal: N/A

Flood Zone: Flood Zone X (areas of 0.2% annual chance of flood), Community Panel Number 06081C0138E, effective October 16, 2012.

Environmental Evaluation: The County of San Mateo, Department of Public Works, as lead agency, has determined this project to be categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15301 (Class 1) and 15303 (Class 3) for minor alterations to existing public facilities and construction of new small structures, respectively, and filed a Notice of Exemption with the County Clerk on March 10, 2017.

Setting: The Broadway street-end is an unimproved public-right-of-way, terminating just south of Princeton Avenue. The project area is a relatively flat bluff top that overlooks Pillar Point Harbor. The project area is highly disturbed by vehicles and pedestrians. Pillar Point Harbor (Pacific Ocean) is located immediately south, residential development to the adjacent east, and Mavericks Event Center to the adjacent west of the project area. Denniston Creek is located approximately 100 ft. east of the project area, beyond the residential development.

Chronology:

<u>Date</u>	<u>Action</u>
March 22, 2017	- Subject application filed, PLN 2017-00112.
April 13, 2017	- Application deemed complete.
July 26, 2017	- Planning Commission hearing.

**DISCUSSION**

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed and determined that the project complies with all of the applicable General Plan Policies, including the following:

a. Soil Resources

*Policy 2.17 (Regulate Development to Minimize Soil Erosion and Sedimentation)* seeks to regulate development to minimize soil erosion and sedimentation.

The project site is a relatively flat disturbed area of denuded native ground with ruderal groundcover near the street-end/bluff edge. Minimal ground disturbance is necessary to implement the project. An existing metal guardrail supported on wood posts and a red reflector vehicle warning sign located at the end of the right-of-way/edge of bluff will be removed. The guardrail will be relocated approximately 40 ft. back from the edge of bluff. A top layer of native soil will be removed and replaced with a base rock pad for the new benches. Native soil will be placed back over the base rock to match adjacent soil. The project will implement Best Management Practices to minimize soil erosion and sedimentation and avoid adverse impacts to harbor water quality including, but not limited to, avoiding work during wet weather, limiting work to existing highly disturbed areas of the right-of-way, and staging equipment and parking in the roadway.

b. Visual Quality

*Policy 4.15 (Appearance of New Development)* and *Policy 4.17 (Protection for Coastal Features)* seek to regulate development to promote and enhance good design, site relationships, and other aesthetic considerations and protect and enhance natural landscape

features and visual quality by ensuring the basic integrity of sand dunes, cliffs, bluffs, and wetlands.

The project will result in minimal visual impacts to the coastal environment. The existing metal guardrail will be relocated approximately 40 ft. back from its current location at the bluff edge to create a safe pedestrian-friendly unobstructed street-end overlook to Pillar Point Harbor. The red reflector vehicle warning sign at the bluff edge will be removed. The new interpretive sign will be a 24" x 36" sign plate mounted at a 30-degree angle on wood posts/pedestals at a height of approximately 4 ft., for American Disabilities Act (ADA) compliance, and located at the newly created guardrail entrance to the overlook area. The proposed benches will be made of wood material. The project is intended to enhance the public's visual experience of the coast by providing basic, low-intensity public amenities that provide opportunities for unobstructed viewing of the harbor environment. Vehicle accessibility to the bluff edge will be eliminated as the guardrail will be relocated approximately 40 ft. back from the bluff edge. However, restricted vehicle access at the end of this public roadway will help in protecting unobstructed views from the public right-of-way to the harbor and will also help to minimize vehicular impacts to the erodible bluff.

c. Park and Recreation Resources

Policy 6.11 (*Coastal Recreation and Access*) and Policy 6.15 (*Building Materials and Service Technology for Public and Private Facilities*) seek to regulate development to increase public access to the shoreline and along the coast and encourage the use of materials that achieve low development, maintenance, and operation costs while maintaining environmental compatibility.

Currently, the Broadway street-end is accessible to the bluff edge by vehicles and pedestrians. The project will limit access to the bluff edge to non-vehicular use as the guardrail will be relocated approximately 40 ft. back from the bluff edge. The relocated guardrail will create a safe, pedestrian-friendly public viewing location along the coast. Furthermore, the wood benches and the interpretive sign are consistent with the amenities provided and maintained throughout County parks and will use materials that are compatible with the natural coastal environment.

d. Natural Hazards

Policy 15.5 (*Definition of Geotechnical Hazards*) and Policy 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard*)

Areas) define geotechnical hazards as including tidal flooding from tsunamis, cliff retreat, and erosion, and seek to avoid siting structures in areas where they are jeopardized by geotechnical hazards.

The project site is located in a tsunami hazard area, according to the San Mateo County General Plan Natural Hazards Map. Pursuant to Section 6326.2 (*Tsunami Inundation Area Criteria*) of the County's Zoning Regulations, park and recreational type development are not prohibited in tsunami hazard areas. The Broadway street-end is located on a coastal bluff that is impacted by bluff erosion based on historical aerial evidence and observation of current physical conditions. The County is in the process of developing a comprehensive shoreline management plan for the Princeton shoreline from West Point Avenue to the subject location at Broadway that would improve public access to and along the shoreline and mitigate coastal hazards including erosion and sea level rise. The proposed amenities are not expected to increase visitor population to the project site but to rather enhance the coastal viewing experience for the public that do use this street-end right-of-way. Furthermore, the project consists of minor structures that will result in minimal ground disturbance and could easily be removed in the event of a threat by a natural hazard.

### *Plan Princeton*

Plan Princeton is an ongoing planning effort by the County for land use plan and policy amendments to the Princeton area to, among other goals, improve and enhance coastal access. The proposed project is consistent with the Plan Princeton Preferred Plan which envisions a public overlook with basic amenities to be provided at the Broadway street-end to enhance public use of this location for coastal viewing enjoyment.

## 2. Conformance with the Local Coastal Program (LCP)

Staff has reviewed and determined that the project complies with all of the applicable Local Coastal Program (LCP) Policies, including the following:

### a. Locating and Planning New Development

Policy 1.1 (*Coastal Development Permit*) and Policy 1.2 (*Definition of Development*) define development as including the placement or erection of any solid material or structure and require a Coastal Development Permit for all development in the Coastal Zone.

The project is considered development and, therefore, the applicant is seeking a Coastal Development Permit as part of this project.

b. Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*) and Policy 7.3 (*Protection of Sensitive Habitats*) define sensitive habitats as including (but not limited to) marine habitats and sea cliffs, and prohibit development which would have a significant impact on sensitive habitat areas.

The project site is a highly disturbed area at the end of the Broadway public right-of-way and does not contain any sensitive habitats. The project site is on a coastal bluff-top and is adjacent to the Pillar Point Harbor which contains marine habitat which is considered a sensitive habitat. However, the proposed project will involve minimal ground disturbance and will be located within the disturbed area of the public right-of-way; therefore, the project will not pose a significant impact on sensitive habitats.

c. Visual Resources Component

Policy 8.12 (*General Regulations*) seeks to apply design standards contained in Section 6565.17 of the Zoning Regulations, and locate and design new development so that ocean views are not blocked from public viewing points such as public roads. Section 6565.17 (*Standards for Design in Other Areas*) seeks to ensure that projects do not create drainage or erosion problems, structures are located outside of areas subject to inundation, views are protected by the height and location of structures, structures are set back from the edge of bluffs to protect views from scenic areas below, and public views to and along the shoreline from public roads and other public lands are protected.

The project will not generate any significant amounts of impervious surface such that drainage problems would arise. The pad area for the benches will consist of aggregate base covered with native soil. Best Management Practices implemented throughout the construction period will minimize erosion problems. The project site is, as all of Princeton, located within a tsunami hazard zone according the LCP Natural Hazards Map; however, the amenities will be located in an area already utilized by the public (as a public right-of-way) as a location to enjoy views of the harbor. Therefore, the project is not expected to increase visitor population to the area but to rather enhance the viewing experience for the public at this location by providing seating and historic interpretive information about the area. The proposed structures are of human-scale and will avoid obstructing scenic views. Furthermore, relocation of the guardrail and removal of the vehicle hazard sign at the bluff edge will serve to protect and reduce obstruction of public views to and from this street-end location.

d. Hazards Component

Policy 9.2 (*Designation of Hazard Areas*), Policy 9.3 (*Regulations of Geologic Hazard Areas*), Policy 9.8 (*Regulation of Development on Coastal Bluff Tops*), and Policy 9.11 (*Shoreline Development*) designate hazardous areas as those delineated on the Natural Hazards Map of the General Plan; apply the Resource Management (RM) Zoning Ordinance to designated geologic hazard areas; permit bluff top development when design and setback provisions are adequate to assure stability and if development will neither create nor contribute significantly to erosion or instability of the site or surrounding area; and except coastal-dependent uses or public recreation facilities from being limited to areas where beach erosion hazards are minimal.

See staff's discussion in Section A.1.d. above.

e. Shoreline Access Component

Policy 10.1 (*Permit Conditions for Shoreline Access*), Policy 10.3 (*Definition of Shoreline Access*), and Policy 10.9 (*Public Safety*) require provisions for shoreline access for any private or public development between the sea and the nearest public road; define lateral access to include a bluff where only visual access may be afforded; and seek safe access to bluffs which can accommodate public use as a vista point and are designated for public use in LCP Table 10.6 (*Site Specific Recommendations for Shoreline Destinations*).

The project site is located at the Broadway street-end bluff top which terminates at the ocean shoreline (Pillar Point Harbor). Due to a lack of beach area along this segment of the shoreline, there is no formal vertical public access at this street-end. However, this public right-of-way is already utilized by the public as a location to enjoy views of the harbor. LCP Table 10.6 includes site specific recommendations for the Princeton beaches that includes maintaining and improving shoreline access at Broadway. The proposed project will enhance visual access to the coastal shoreline and the harbor by creating a safe, unobstructed pedestrian-friendly viewing opportunity for users.

f. Recreation/Visitor-Serving Facilities

Policy 11.9 (*Oceanfront Land in Urban and Rural Areas*), Policy 11.12 (*Sensitive Habitats*), and the Natural Preserve Standards in Appendix 11.A permit facilities that are enhanced by an oceanfront site to locate adjacent to the shoreline provided such facilities minimize impacts on



ocean views in urban areas; permit facilities to locate adjacent to sensitive habitats when there will be no impact to sensitive habitats; and define natural preserves as including scenic areas preserved for their enjoyment, education, and well-being of the public and limit development to minimal service facilities for uses including overlooks.

The project proposes to enhance a public overlook to the Pillar Point Harbor by providing minimal amenities including benches, an interpretive sign, and relocation of a guardrail to create a pedestrian-friendly public space in the Broadway street-end public right-of-way. The project will not impact any sensitive habitat areas as the project will be confined to the highly disturbed street-end right-of-way that is accessible to vehicles.

3. Conformance with the Zoning Regulations

Staff has reviewed and determined that the project complies with all of the applicable zoning regulations of the Coastside Commercial Recreation/Design Review (CCR/DR) District, including the following:

a. Coastside Commercial Recreation Zoning District

The project is located within the Coastside Commercial Recreation (CCR) Zoning District and is considered a compatible use in the zoning district that, among other purposes, is intended to provide public access to nearby coastal areas and protect coastal resources. All new construction in the CCR Zoning District requires a Use Permit, which the applicant is seeking as part of this project application. See Section A.3.c. below for staff's discussion on the project's compliance with the required Use Permit findings.

(1) Development Standards

**Coastal Access.** All development between the mean high tide line and the nearest public road must comply with the requirements of the LCP Shoreline Access Component.

See staff's discussion in Section A.2.e. above for project compliance with the LCP Shoreline Access Component.

**Protection of Coastal Resources and Siting.** Development shall be located and designed to provide maximum feasible protection of coastal resources including, but not limited to, marine views, and comply with the LCP Sensitive Habitats and Visual Resources Components.

The project will protect visual resources as the primary objective of the project is to enhance the coastal viewing experience for the public to the harbor by providing basic amenities (i.e., benches and interpretive sign) and eliminating viewing obstructions at the street-end (i.e., relocation of a guardrail and removal of reflector warning sign). Furthermore, see staff's discussion in Section A.2.b. and A.2.c. above for project compliance with the LCP Sensitive Habitats and Visual Resources Components.

***Building Height, Lot Coverage, and Setbacks.*** The CCR Zoning District standards for building height, lot coverage, and setbacks are applicable to buildings, such as warehouses, restaurants, and residences. The subject project proposes to locate several structures (i.e., benches, interpretive sign, and guardrail) within a public right-of-way; therefore, such building development standards are not applicable.

b. Design Review

The project site is located in a Design Review District overlay, and therefore, subject to design review. Staff has reviewed the project against the design standards contained in Section 6565.17 of the Zoning Regulations (Standards for Design in Other Areas) and the LCP Visual Resources Component and determined that the project complies with each applicable standard as discussed in Section A.2.c. above.

c. Use Permit

In order for the Planning Commission to approve a Use Permit in the CCR Zoning District, the following findings must be made:

*CCR District Use Permit Findings:*

- (1) The design and operation of the proposed use will further the purpose of this (CCR Zoning District) Chapter as stated in Section 6265.

The purpose of the CCR Zoning District is to establish commercial areas which are oriented toward meeting the service and recreational needs of Coastside visitors, boat users, and Coastside residents seeking recreation; provide active and pedestrian-oriented development, while meeting the need for safe and efficient automobile access and parking; have an intimate, human scale; have a unified design theme appropriate

to their location; provide public access to nearby coastal areas; and protect coastal resources.

The project will protect visual resources as the primary objective of the project is to enhance the public's viewing experience of the coast by providing basic, low-intensity public amenities that provide opportunities for unobstructed views to the harbor.

- (2) The design and operation of the proposed use will conform with the development standards stated in Section 6269.

See staff's discussion in Section A.3.a.1. above for project compliance with the applicable development standards of the CCR Zoning District.

*Chapter 24 Use Permit Finding:*

- (3) The establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood

The project is intended to enhance the public's visual experience of the coast by providing basic, low-intensity public amenities that provide opportunities for unobstructed viewing of the harbor environment. The project site is a highly disturbed area at the end of the Broadway public right-of-way and does not contain any sensitive habitats. The project consists of minor structures that will result in minimal ground disturbance and could easily be removed in the event of a threat by a natural hazard.

The project is not expected to increase visitor population to the area but to rather enhance the viewing experience for the public at this location by providing seating and historic interpretive information about the area. The proposed structures are of human-scale and will avoid obstructing scenic views. Additionally, the amenities will not be used for human habitation. Furthermore, relocation of the guardrail and removal of the red reflector vehicle warning sign at the bluff edge will serve to protect and reduce obstruction of public views to and from this street-end location.

B. ENVIRONMENTAL REVIEW

The County of San Mateo, Department of Public Works, in the capacity of Lead Agency, pursuant to Section 15051 of the California Environmental Quality Act (CEQA) Guidelines, has determined that the project is categorically exempt from CEQA under CEQA Guidelines Sections 15301 (Class 1) and 15303 (Class 3) for minor alterations to existing public facilities and construction of new small structures, respectively. The County filed a Notice of Exemption with the County Clerk on March 10, 2017.

C. REVIEWING AGENCIES

County of San Mateo Building Inspection Section  
County of San Mateo Department of Public Works  
County of San Mateo Fire Department  
California Coastal Commission  
Midcoast Community Council

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plan
- D. Bench Example
- E. Interpretive Sign Plan
- F. Best Management Practices
- G. Existing Site Photo

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2017-00112

Hearing Date: July 26, 2017

Prepared By: Summer Burlison  
Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the County of San Mateo, acting as lead agency, has determined the project to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Class 1) and 15303 (Class 3) for minor alterations to existing public facilities and construction of new small structures, respectively, and has filed a Notice of Exemption for the project.

For the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP), specifically in regard to Locating and Planning New Development, Sensitive Habitats, Visual Resources, Hazards, Shoreline Access, and Recreation/Visitor-Serving Facilities Components of the LCP. Staff has reviewed the plans and materials and determined that the project, as proposed and conditioned, will not pose any adverse significant impacts on coastal resources, sensitive habitats, or visual resources in the area. The project will enhance visual access to the coastal shoreline and the harbor and provide a safe, unobstructed pedestrian-friendly overlook for the public to enjoy. Furthermore, the project proposes minor structures that will result in minimal ground disturbance and that could be easily removed in the event of a threat by a natural hazard.
3. That the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) as the project supports and enhances visual access to the coast and protects viewing opportunities of the harbor.

4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Sensitive Habitats, Visual Resources, Hazards, Shoreline Access, and Recreation/Visitor-Serving Facilities Components, as discussed in detail in the Staff Report dated July 26, 2017.

For the Use Permit, Find:

5. That the design and operation of the proposed use will further the purpose of this (CCR Zoning District) Chapter as stated in Section 6265, as the project will protect visual resources and enhance public access of the coast by providing basic, low-intensity public amenities that will provide opportunities for unobstructed views to the harbor.
6. That the design and operation of the proposed use will conform with the development standards stated in Section 6269, as the project will enhance visual access to the coastal shoreline and the harbor; avoid impacts to sensitive habitat areas; and enhance the public's coastal viewing experience, thereby, protecting visual resources and enhancing view access of the coast.
7. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood as the project site is a highly disturbed area and does not contain any sensitive habitats; the project will result in minimal ground disturbance due to the minor structures proposed, thus allowing enhancement of the public's viewing experience of the harbor without increasing visitor populations.

For the Design Review Permit, Find:

8. That the project complies with the design standards contained in Section 6565.17 of the Zoning Regulations and the Local Coastal Program (LCP) Visual Resources Component as the project will not result in drainage problems; Best Management Practices will be implemented to minimize erosion problems and protect water quality; and the proposed structures will be constructed of wood, are of human-scale, and will avoid obstructing scenic views.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on July 26, 2017. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with, this approval.
2. The Coastal Development Permit, Use Permit, and Design Review Permit shall be valid for one (1) year from the date of approval, in which all work authorized under the permits must be completed. Any extension to these permits shall require submittal of a request for permit extension and payment of any applicable extension fees at least sixty (60) days before the expiration date.
3. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and adjacent water bodies by:
  - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater and watercourses.
  - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
  - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
  - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
  - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Performing clearing and earth moving activities only during dry weather.

- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilizing designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the Construction Best Management Practices.
4. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

#### Building Inspection Section

5. The site and structures shall meet all requirements for accessibility and Americans with Disabilities Act (ADA) compliance.

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Sources: County GIS 2017 & ESRI 2017



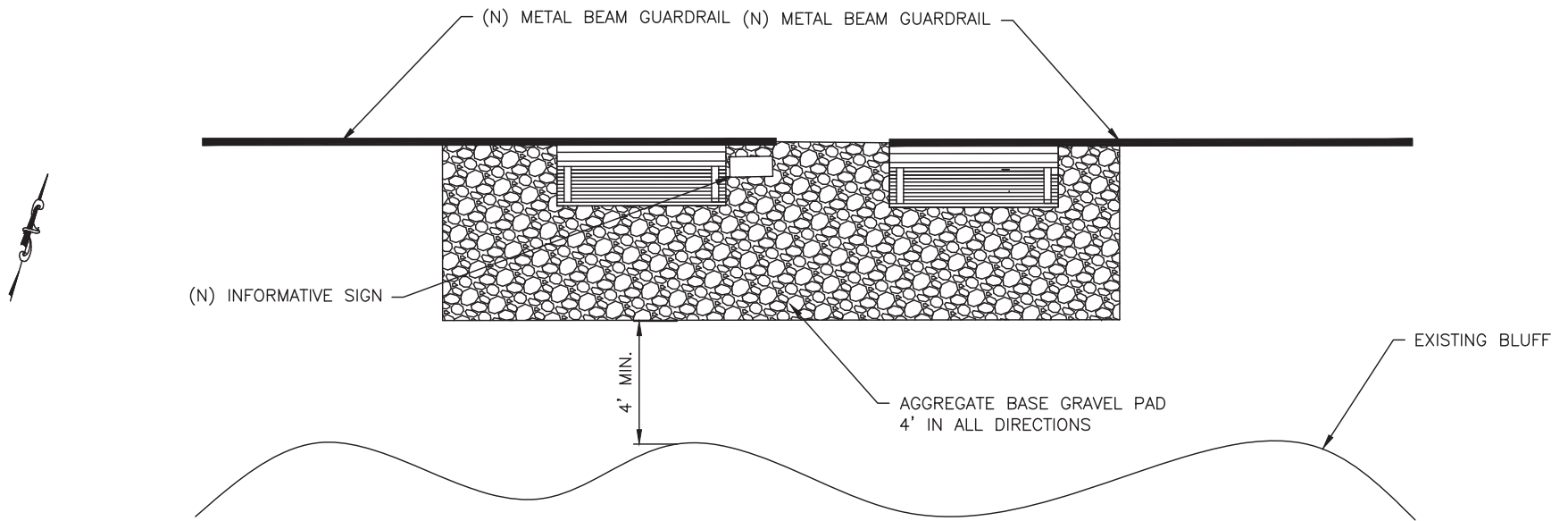
Document Path: G:\Users\Willy\workspace\protection\PERMITS\SWPS2017-009 Princeton Broadway Street Bench\LocationMap.mxd



COUNTY OF SAN MATEO  
DEPARTMENT OF PUBLIC WORKS

Figure 1. Location Map  
Broadway Viewing Benches Project

# ATTACHMENT B



PLAN VIEW LAYOUT



CONCEPTUAL VIEW - LOOKING WEST



CONCEPTUAL VIEW - LOOKING EAST



DESIGNED BY: KL  
 CHECKED BY: CC  
 DRAWN BY: KL

WOOD BENCH OPTION  
 BROADWAY AVE  
 CONCEPTUAL PLANS

SCALE: NTS  
 DATE: 09/07/16  
 FILE NO: Rev.1

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS  
 SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR  
 REDWOOD CITY, CALIFORNIA 94063-1665

FILENAME: F:\USERS\DESIGN\CSD\E-----000\DWSS\E-----000\_11x17.DWG (LAYOUT 1)



**EXAMPLE ONLY**

Mori Point - GGNRA  
rustic wood bench

**ATTACHMENT D**



# Historic Princeton Packers Pier



By the mid-1940's, Princeton had become a significant commercial fishing center, particularly for sardines, crab, and abalone. During the peak year of 1945, up to two million pounds of fish, mostly sardines, are reported to have been processed through two canneries in Princeton – Princeton Packers Company and Romeo Packing Company. Abalone, which was harvested off Pillar Point, was also very abundant in the 1940's and was a staple on the menu at nearby seafood stands and restaurants during that time. Sardine fishing at Pillar Point came to a halt in the early 1950's, putting an end to the two sardine canneries in Princeton.



*Courtesy Mark Andermahr*

A south-facing view of the Princeton coastline in the 1940s, showing the Packers Pier and Packers Cannery on the right.



*Courtesy Mark Andermahr*

## Princeton Packers Pier

Princeton Packers Pier was constructed in the early 1940's to serve the Princeton Packers Cannery which occupied a block of bluff land above Denniston Creek. The pier extended from the bluff where the cannery was located.

Today, only a single cement piling remains of the Princeton Packers Pier, which can be viewed when standing at the end of this street and looking east. With the former cannery long gone, the block of bluff property has been maintained as vacant land.



*Source: San Mateo County, Planning and Building Department*

This aerial photograph from 1956 shows how the end of Broadway Street once led directly to the Packers Pier.



*Source: San Mateo County, Planning and Building Department*

An east-facing view of the current Princeton coastline, showing where a single cement piling marks the location of the former Princeton Packers Pier.

## BEST MANAGEMENT PRACTICES

The following general best management practices will be used to minimize and avoid adverse effects to the water resources within the vicinity of the project area. The County will abide by all permit conditions and Best Management Practices (BMP) listed in the County Maintenance Standards.

1. The aggregate base rock installed around the benches will be covered with soil to match adjacent soils and promote revegetation.
2. Disturbed areas with the potential to drain towards Waters of the State will be seeded to control erosion.
3. No riparian vegetation will require trimming or removal.
4. All work will remain within the disturbed areas of the dirt lot and guard rail on the bluff.
5. To the maximum extent practicable, no work will occur during wet weather.
6. Field personnel and equipment will limit disturbance areas to the smallest footprint necessary to perform work.
7. Equipment staging and parking will be located on the roadway and shoulder.
8. All vehicles and tools will be maintained free of petroleum leaks and inspected daily for leaks. If leaks are detected, the equipment will be repaired immediately.
9. No equipment fueling will occur within 50 feet of aquatic habitat. Extra caution will be utilized when refueling equipment.
10. Vehicles will be washed off-site at a site equipped to filter or convey contaminated wash water.
11. Trash and uneaten food will be removed from Project areas by the end of the work day.
12. No heavy machinery will access the creek channel or beach area of the Pillar Point Harbor. Excavation equipment will be operated from the roadway.



06.16.2017

**ATTACHMENT G**