



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: October 17, 2016
LOCATION: Council Chambers, 2212 Beach Boulevard
TIME: 7:00 PM

ROLL CALL:

SALUTE TO FLAG:

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes: September 19, 2016

Designation of Liaison to City Council Meeting: None

Oral Communications:

This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

CONSENT ITEMS: None

PRESENTATION:

1. **Presentation of the Palmetto Streetscape Project**

CONTINUED PUBLIC HEARING:

2. **CDP-366-16** **COASTAL DEVELOPMENT PERMIT CDP-366-16**, filed by co-applicants Kathy Kellerman of the Pacifica Land Trust and Samuel Herzberg of the San Mateo County Parks Department, to perform grading and landscaping activities on an approximately 640 linear foot segment of the Middle Ridge Trail on an approximately 32-acre parcel (APN 023-730-020) owned by the State of California and located in the Pedro Point Headlands. Recommended California Environmental Quality Act (CEQA) status: Mitigated Negative Declaration.
Recommended Action: Approve as conditioned.
3. **PSD-790-14** **AMENDMENT OF PSD-790-14, PV-513-14, and PE-160-15**, filed by applicants David Blackman and Mike O'Connell, to construct a single three-story, 3,169 square foot apartment building comprised of four dwelling units on the top two floors and an attached ground floor garage at 4009 Palmetto Avenue (APN: 009-402-270) in Pacifica. Recommended CEQA status: Class 3 Categorical Exemption, Section 15303(b).
Recommended Action: Approve as conditioned.

NEW PUBLIC HEARINGS: None

CONSIDERATION ITEMS: None

COMMUNICATIONS:

Commission Communications:

Staff Communications:

ADJOURNMENT

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the

City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for persons with disabilities upon 24 hours advance notice to the City Manager's office at (650) 738-7301, including requests for sign language assistance, written material printed in a larger font, or audio recordings of written material. All meeting rooms are accessible to persons with disabilities.

NOTE: Off-street parking is allowed by permit for attendance at official public meetings. Vehicles parked without permits are subject to citation. You should obtain a permit from the rack in the lobby and place it on the dashboard of your vehicle in such a manner as is visible to law enforcement personnel.



Scenic Pacifica
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PLANNING COMMISSION Staff Report

DATE: October 17, 2016

FILE: CDP-366-16

ITEM: 2

PUBLIC NOTICE: Notice of Public Hearing was published in Pacifica Tribune on August 24, 2016, and mailed to 149 surrounding property owners and occupants. The Planning Commission continued the public hearing to October 17, 2016, at its regular meeting of September 6, 2016.

APPLICANT: Kathy Kellerman
Pacifica Land Trust
P.O. Box 988
Pacifica, CA 94044

Samuel Herzberg
San Mateo County Parks Department
455 County Center, 4th Floor
Redwood City, CA 94063-1646

OWNER: State of California
400 R Street, Suite 5000
Sacramento, CA 95814-6200

PROJECT LOCATION: An approximately 32-acre parcel in the central Pedro Point Headlands (APN 023-730-020) – Pedro Point

PROJECT DESCRIPTION: Grade, landscape, and decommission an approximately 640 linear foot segment of the Middle Ridge Trail in the Pedro Point Headlands within the City of Pacifica as part of a broader trail restoration and construction project in unincorporated San Mateo County.

SITE DESIGNATIONS: General Plan: Open Space Residential (OSR) and Prominent Ridgeline (PR)
Zoning: A (Agricultural) / B-5 (Lot Size Overlay) / CZ (Coastal Zone Combining)

RECOMMENDED CEQA STATUS: Mitigated Negative Declaration (MND). The County of San Mateo, acting as lead agency for the project, prepared a MND for the project. The City of Pacifica, as a responsible agency for the project, will consider whether the MND is adequate for purposes of performing environmental review under CEQA.

ADDITIONAL REQUIRED APPROVALS: None. Subject to appeal to the City Council and California Coastal Commission.

Planning Commission Staff Report
Coastal Development Permit CDP-366-16
Pedro Point Headlands Trail Restoration
October 17, 2016
Page 2

RECOMMENDED ACTION: Approve as conditioned.

PREPARED BY: Christian Murdock, Associate Planner

PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS

1. General Plan, Zoning, and Surrounding Land Uses

The subject site's General Plan land use designation is Open Space Residential (OSR) and Prominent Ridgeline (PR). The OSR land use designation, in the Coastal Zone, permits only residential and very low intensity, non-structural recreational uses if consistent with objectives stated in the land use plan for specific sites. The PR land use designation is assigned to the most scenic of the City's ridges in order to protect their visual importance. Development must be focused off the ridges unless no suitable property exists. In such cases, carefully designed and regulated development can be permitted to make the resulting development as inconspicuous as possible to those viewing it from a distance. Roadways can be permitted provided they are graded into the contours of the hillside.

The subject site's location is within the A (Agricultural), B-5 (Lot Size Overlay), and CZ (Coastal Zone Combining) zoning districts. The A zone allows parks as a permitted use, in addition to other agricultural and residential uses that are permitted or conditional uses. The B-5 lot size overlay imposes minimum lot size, setback, coverage, and height standards on properties within the overlay, but does not affect permitted and conditional uses. Lastly, the CZ zone supplements the underlying zoning district (A) with additional standards related to coastal resources.

Land uses surrounding the project site consist of vacant land to the north, east, and south. Single-family residences in the R-1/CZ zoning district are located west of the project site along Athenian Way, Belfast Way, and Grand Avenue.

2. Municipal Code

The applicant's project requires one discretionary approval under the Pacifica Municipal Code (PMC). The Planning Commission must approve a Coastal Development Permit (CDP) prior to commencement of the project because (i) the grading and landscaping activities qualify as "development," as that term is defined in PMC Sec. 9-4.4302(z); and, (ii) the project does not qualify for an exemption from CDP requirements as park maintenance because the permanent closure of a trail segment will alter the level or type of public use of the trail facility [PMC Sec. 9-4.4303(h)(6)(vii)].

The Planning Commission must make two findings in order to approve a CDP application [PMC Sec. 9-4.4304(k)]:

i. The proposed development is in conformity with the City's certified Local Coastal Program; and

ii. Where the Coastal Development Permit is issued for any development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.

Staff has analyzed the required findings in Section 4 of this report.

3. Background

In 2014 and 2015, the Pacifica Land Trust (Applicant), a nonprofit conservation group, applied for grant funding for an erosion repair, revegetation, and trail improvement project within the Pedro Point Headlands (PPH). The area to be repaired, planted, and improved by the project extends across parcels owned by the City of Pacifica, State of California (on behalf of the State Coastal Conservancy), and the North Coast County Water District. On February 28, 2014, City Manager Lorie Tinfow sent a letter authorizing the applicant to apply for project funding on City-owned property and expressing support for the applicant's grant application. In July 2014, the Division of Off-Highway Motor Vehicle Recreation (OHMVR) of the California Department of Parks and Recreation awarded a \$1.13 million grant to the applicant for the erosion repair component of the project. The San Mateo County Board of Supervisors then awarded a \$350,000 grant of Measure A sales tax funds to the applicant in August 2015 for the revegetation and trail improvement components of the project.

After receiving its grant awards, the applicant submitted coastal development permit (CDP) applications to both the County of San Mateo and the City of Pacifica to permit its trail project. The County of San Mateo has issued a CDP for the majority of the project to occur in unincorporated San Mateo County. The subject application before the Planning Commission seeks authorization to perform limited trail restoration work within the City of Pacifica. If the Planning Commission approves the project, the applicant will have obtained all necessary permits to perform its entire project.

4. Project Description

The applicant has proposed a trail restoration project within the City of Pacifica as part of a broader trail restoration and construction project on four additional publically-owned parcels located in unincorporated San Mateo County to the south and west of the project site: APN 023-730-210, owned by the City of Pacifica; APN 023-730-220 and 023-740-020, owned by the State of California; and, APN 023-730-040, owned by the North Coast County Water District (Attachment C). The total project area is approximately 170 acres. The San Mateo County Planning Commission approved the portion of the project to be undertaken in unincorporated San Mateo County on May 11, 2016 (Attachments D and E). The County's approval included trail improvements other than restoration activities located entirely within unincorporated San Mateo County (Attachment F).

The focus of the project within the City of Pacifica is to decommission a 640 linear foot segment of the Middle Ridge Trail (MRT) located in the PPH (Attachment G). The project would involve grading and landscaping activities to restore this segment of the trail to a sustainable condition (see Details 2, 3, and 5 on Sheet 3.0 of Attachment H). The trail has become scarred over time from past use as a motorcycle trail and more recently as a hiking trail. Inadequate trail design, inappropriate use, and lack of maintenance have resulted in a highly erosive state for the trail which is likely to continue and possibly accelerate unless mitigated.

Decommissioning the trail segment will result in closure of the trail to future public use. This segment of the trail is located in an area of the Pedro Point Headlands that is very steep. Decommissioning this trail segment is necessary because the topography is too steep to restore the trail to a safe grade for trail

users in its current location. Additionally, the steep topography presents significant challenges to the design of drainage in accordance with acceptable engineering principles that will prevent uncontrolled erosion (i.e. sheet flow). The existing alignment of the trail would require extensive engineering to alter its design to address these factors. The cost of such work exceeds the funding available to the applicant for the current project. Therefore, in consideration of the safety of trail users and the surrounding environment, the applicant has proposed to close this segment of the MRT to public access as the most cost effective way to enhance public safety.

In addition to the segment proposed to be decommissioned within the City Limits, the applicant has also proposed to decommission 330 linear feet of the MRT where it currently leads into the City of Pacifica and 375 feet where it currently exits the City of Pacifica into unincorporated San Mateo County. An overview of the affected trail segments is shown on Sheet C2.0 of Attachment H with a more detailed depiction shown on Sheet C2.7 of the same attachment.

5. Required Findings

In order to approve the subject Coastal Development Permit, the Planning Commission must make the two findings required by PMC Section 9-4.4304(k). The following discussion supports the Commission's findings in this regard.

A. Required Finding: *The proposed development is in conformity with the City's certified Local Coastal Program.*

Discussion: The City's certified Local Coastal Program (LCP) includes a Local Coastal Land Use Plan that contains policies to further the City's coastal planning activities. The proposed project is consistent, overall, with the LCP and more particularly is consistent with the policies discussed below.

- Coastal Act Policy No. 1: *Maximum access shall be conspicuously posted and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of property owners, and natural resource areas from overuse.*

The proposed project, although it would decommission approximately 640 linear feet of trail within the City of Pacifica, would directly improve public safety by discouraging public access to an unsafe trail segment on the PPH trail network. The trail segment proposed to be decommissioned is too steep for safe public access. The project would also enhance public safety indirectly by reducing erosion and sediment runoff. The applicant has proposed to repair erosion damage caused by rain and overuse, revegetate bare soil, and restore proper drainage. Improving the design of the trail with the resulting drainage enhancements would reduce the likelihood of further scarring of the hillside from uncontrolled erosion and would reduce sediment transport to downslope waterways, thus improving water quality.

- Coastal Act Policy No. 2: *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rock coastal beaches to the first line of terrestrial vegetation.*

The proposed project would not interfere with the public's right of access to the sea. The segment of the MRT proposed to be decommissioned is part of a branch trail that did not provide direct access to the sea. The South Ridge Trail, Bluff Trail, and North Ridge Trail all provide direct access to locations nearest to the sea, although none of these trails provide access to dry sand or rock coastal beaches because of the severe topographic relief of the PPH.

- Coastal Act Policy No. 5: *Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. . . [the remainder of this policy applies to housing developments]*

Access to the PPH trail network is available at no cost, making it available to persons at all income levels. The project would discourage public access to unsafe sections of the PPH that are too steep to be safely visited by decommissioning an existing segment of the MRT. The proposed decommissioning is a small part of a larger trail renovation project that would enhance public access on restored trails elsewhere in the PPH outside the Pacifica City Limits.

- Coastal Act Policy No. 7: *Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*

The project site is not a traditional oceanfront parcel due to its location atop a coastal headlands promontory and landlocked parcel boundaries. However, it is part of a continuous undeveloped area of coastal headlands in public ownership extending to bluffs to the west and southwest, and as a result of this, the project site functions as though it is an oceanfront property. The proposed project would protect the recreational use provided by the existing trail network and improve public safety by decommissioning an unsafe segment of an existing trail to discourage public access to dangerous portions of the PPH. The steep topography of this section of the MRT makes it unsuitable for recreational use, and its decommissioning would improve and enhance the function of the overall PPH trail network. Decommissioning this segment of the MRT would not result in a change from recreational use to any other use because the site would remain in public ownership. The unique recreational opportunities provided by the specific headlands location where the project is proposed cannot be met elsewhere in the area.

- Coastal Act Policy No. 9: *Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.*

The project site, located within a prominent headlands area without direct beach access, is an upland area necessary to support coastal recreational uses. The recreational uses this upland area provides include hiking opportunities and access to views of the nearby coastline. The project would ensure that the upland area of the project site would remain reserved for coastal recreational uses by improving the safety and long-term viability of the existing PPH trail network.

- Coastal Act Policy No. 12: *The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine*

organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharge and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The proposed project would repair trail damage caused by unmanaged drainage of stormwater. The project would grade and revegetate the trail to improve stormwater drainage and thereby reduce erosion. Currently, uncontrolled erosion deposits soil into the nearby San Pedro Creek through the seasonal drainage channel known as the "Arroyo Trail." These deposits can be harmful to water quality and sensitive species that inhabit the creek's watershed. The trail restoration proposed with the project will reduce these negative impacts to biological productivity and the quality of coastal waters, streams, wetlands, and estuaries.

ii. Required Finding: Where the Coastal Development Permit is issued for any development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.

Discussion: The public recreation policies referenced by this finding are contained within Sections 30220 through 30224 of the Public Resources Code. Given the steep bluffs separating the Pedro Point Headlands from the coastline below, preventing any opportunity for direct access to the ocean for recreational or aquacultural purposes, the policies contained within Sections 30221 and 30223 are the only policies applicable to the proposed project.

- Public Resources Code Section 30221: *Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*

The policy in Section 30221 mirrors Coastal Act Policy No. 7, discussed above in relation to the project's consistency with the City's certified LCP. The project site is not a traditional oceanfront parcel due to its location atop a coastal headlands promontory and landlocked parcel boundaries. However, it is part of a continuous undeveloped area of coastal headlands in public ownership extending to bluffs to the west and southwest, and as a result of this, the project site functions as though it is an oceanfront property. The proposed project would protect the recreational use provided by the existing trail network and improve public safety by decommissioning an unsafe segment of an existing trail to discourage public access to dangerous portions of the PPH. The steep topography of this section of the MRT makes it unsuitable for recreational use, and its decommissioning would improve and enhance the function of the overall PPH trail network. Decommissioning this segment of the MRT would not result in a change from recreational use to any other use because the site would remain in public ownership. The unique recreational opportunities provided by the specific headlands location where the project is proposed cannot be met elsewhere in the area.

- Public Resources Code Section 30223: *Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.*

The policy in Section 30223 mirrors Coastal Act Policy No. 9, discussed above in relation to the project's consistency with the City's certified LCP. The project site, located within a prominent headlands area without direct beach access, is an upland area necessary to support coastal recreational uses. The recreational uses this upland area provides include hiking opportunities and access to views of the nearby coastline. The project would ensure that the upland area of the project site would remain reserved for coastal recreational uses by improving the safety and long-term viability of the existing PPH trail network.

Because the project would improve safe access to a coastal trail network; reduce sediment runoff into coastal waters; protect oceanfront land suitable for recreational use; and, would reserve upland areas necessary to support coastal recreational uses, the project is in conformity with the City's certified Local Coastal Program and with the public recreation policies of Chapter 3 of the Coastal Act.

6. CEQA Recommendation

A. City as a Responsible Agency

As described above, the proposed project is part of a broader trail restoration and construction project to be undertaken in unincorporated San Mateo County. Because the majority of the work proposed will occur outside the City of Pacifica's jurisdiction, the County of San Mateo acted as lead agency for purposes of performing environmental review as required by the California Environmental Quality Act (CEQA). The City of Pacifica, due to its role in considering a discretionary permit for a small component of the project, is acting as a responsible agency as called for in Section 15050(b) of the CEQA Guidelines. As a responsible agency for this project, the City must consider the environmental document prepared by the lead agency and reach its own conclusions on whether and how to approve the project involved [CEQA Guidelines Section 15096(a)].

B. County of San Mateo's Preparation of a Mitigated Negative Declaration

The County of San Mateo, after considering the project and any potentially significant impacts on the environment it could cause, determined that preparation and adoption of a mitigated negative declaration (MND) was appropriate for the project. Section 15070(b) of the CEQA Guidelines describes the circumstances in which preparation of a MND is appropriate for consideration of the environmental impacts of a project. Section 15070(b) states that:

A public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when the initial study identifies potentially significant effects [on the environment], but revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

The City is bound by the County's decision to prepare a MND unless any of the circumstances in CEQA Guidelines Section 15050(c) are found to exist. These circumstances are limited to a legal challenge to

the County's decision to prepare a MND; changes in project circumstances or conditions from those considered by the County; or, the City becoming the lead agency. Staff has not identified evidence indicating any of these three circumstances exist. Therefore, barring any new evidence submitted during the public hearing on the project, the City must consider the MND prepared by the County for purposes of CEQA review.

C. Initial Study

The County of San Mateo prepared an initial study that informed its determination to prepare a MND (Attachment I). The initial study identified potentially significant impacts associated with the following environmental factors: Air Quality; Biological Resources; Cultural Resources; and, Recreation. The potentially significant impacts identified will be mitigated to less than significant levels by the mitigation measures summarized on p. 90 of Attachment I.

D. Mitigation Monitoring and Reporting Program (MMRP)

In order to ensure the potentially significant impacts associated with the project are effectively mitigated to less than significant levels, the County of San Mateo adopted the MMRP described on p. E-1 through E-16 of Attachment I. The MMRP assigns responsibility for implementation of the mitigation measures to the Pacifica Land Trust, one of the applicants for the subject project.

E. Staff Recommendation

The initial study and MND prepared by the County of San Mateo is adequate for purposes of complying with CEQA in staff's opinion. Staff recommends Planning Commission reliance on the MND in accordance with those procedures applicable to a responsible agency under CEQA. Of note, those procedures include the City's responsibility for mitigating or avoiding "only the direct or indirect environmental effects of those parts of the project which it decides to carry out, finance, or approve" (CEQA Guidelines Section 15096(g)(1)). Staff's opinion is that the initial study prepared by the County adequately identified all potentially significant impacts on the environment from the portion of the project to be undertaken within the City of Pacifica, and that those impacts can be mitigated to less than significant levels by requiring that the project implements the MMRP on p. E-1 through E-16 of Attachment I. Staff has included a condition of approval to require compliance with the MMRP. Therefore, staff recommends that the Planning Commission find that there is no substantial evidence, in light of the whole record before it, that the project as revised and as implemented in accordance with the MMRP, may have a significant effect on the environment.

7. Staff Analysis

The proposed project will result in an important safety improvement to the existing condition of the portion of the MRT located within the City of Pacifica. The project will repair and restore a segment of the trail in accordance with accepted engineering principles. Decommissioning the trail will discourage public access in an unsafe portion of the PPH, while also reducing harmful erosion and sediment transfer into adjacent waterways. With incorporation of the mitigation measures identified in the MMRP, the project can be undertaken without significant impacts to the environment. For these reasons and based

on the information set forth in this staff report, staff recommends that the Planning Commission approve the project.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission **FINDS** there is no substantial evidence, in light of the whole record before it, that the project as revised and as implemented in accordance with the Mitigation Monitoring and Reporting Program, may have a significant effect on the environment; and **APPROVES** Coastal Development Permit CDP-366-16 by adopting the attached resolution, including conditions of approval in Exhibit B; and, incorporates all maps and testimony into the record by reference.

Attachments:

- A. Land Use and Zoning Exhibit
- B. Draft Resolution and Conditions of Approval
- C. Pedro Point Headlands Property Ownership Map
- D. San Mateo County Planning Commission Staff Report (without attachments) – May 11, 2016
- E. Letter of Decision – San Mateo County Planning Commission – May 19, 2016
- F. Trail Improvement Plan (unincorporated San Mateo County only)
- G. Applicant's Letter of Explanation
- H. Trail Restoration Plan (City of Pacifica and unincorporated San Mateo County)
- I. Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program (MMRP)

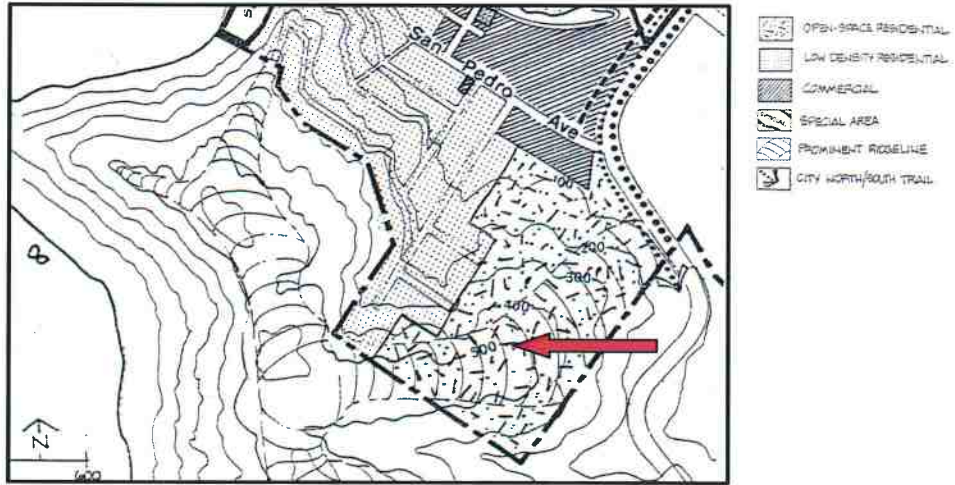
Land Use & Zoning Exhibit

City of Pacifica Planning Department

General Plan Diagram

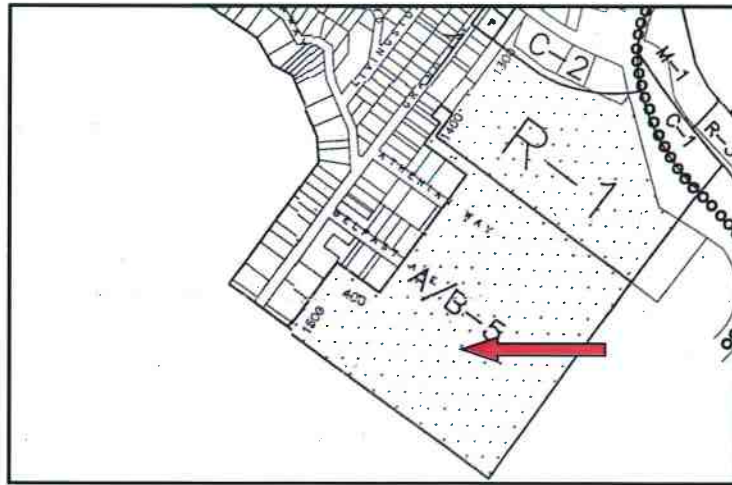
Neighborhood: Pedro Point

Land Use Designation: Open Space Residential (OSR) and Prominent Ridgeline (PR)



Zoning Map Diagram

Zoning District: A (Agricultural), B-5 (Lot Size Overlay), and CZ (Coastal Zone Combining)



(Maps Not to Scale)

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT CDP-366-16, SUBJECT TO CONDITIONS, TO GRADE, LANDSCAPE, AND DECOMMISSION AN APPROXIMATELY 640 LINEAR FOOT SEGMENT OF THE MIDDLE RIDGE TRAIL IN THE PEDRO POINT HEADLANDS WITHIN THE CITY OF PACIFICA (APN 023-730-020) AS PART OF A BROADER TRAIL RESTORATION AND CONSTRUCTION PROJECT IN UNINCORPORATED SAN MATEO COUNTY, AND FINDING THE MITIGATED NEGATIVE DECLARATION PREPARED AND ADOPTED BY THE COUNTY OF SAN MATEO ADEQUATE FOR PURPOSES OF COMPLYING WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Kathy Kellerman of Pacifica Land Trust, and Samuel Herzberg of County of San Mateo (“Applicant”).

WHEREAS, an application has been submitted to grade, landscape, and decommission an approximately 640 linear foot segment of the Middle Ridge Trail in the Pedro Point Headlands within the City of Pacifica on a parcel owned by the State of California (APN 023-730-020); and

WHEREAS, the project requires approval of a Coastal Development Permit (CDP) because the project site is within the Coastal Zone and the grading and landscaping activities qualify as “development,” as that term is defined in Pacifica Municipal Code (PMC) Sec. 9-4.4302(z), and, because the project does not qualify for an exemption from CDP requirements as park maintenance because the permanent closure of a trail segment will alter the level or type of public use of the trail facility [PMC Sec. 9-4.4303(h)(6)(vii)]; and

WHEREAS, the project relates to a broader trail restoration and construction project in unincorporated San Mateo County approved by the San Mateo County Planning Commission on May 11, 2016 (File No. PLN 2015-00568); and

WHEREAS, as part of its approval of the broader trail restoration and construction project in unincorporated San Mateo County on May 11, 2016 (File No. PLN 2015-00568), the Planning Commission of the County of San Mateo, acting as lead agency under the California Environmental Quality Act (CEQA), prepared an Initial Study (IS) and adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for purposes of performing environmental review of the project to be undertaken in unincorporated San Mateo County as required by CEQA (State Clearinghouse No. 2016022068); and

WHEREAS, the Parks Department of the County of San Mateo filed a Notice of Determination (NOD) following its adoption of the MND and MMRP with the County Clerk of the County of San Mateo on May 26, 2016; and

WHEREAS, the Planning Commission of the City of Pacifica, acting as a responsible agency under CEQA, considered the adequacy of the MND and MMRP adopted by the Planning Commission of the County of San Mateo for purposes of performing environmental review of the subject project to be undertaken within the City of Pacifica as required by CEQA; and

WHEREAS, the MND and MMRP adopted by the Planning Commission of the County of San Mateo for the project is hereby incorporated into this resolution by reference as if fully set forth herein; and

WHEREAS, the Planning Director is the custodian of documents and records of proceedings on which this decision is based, with said records available for inspection by any interested person at the Planning Department, 1800 Francisco, Boulevard, Pacifica, CA 94044; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on September 6, 2016, at which time the Planning Commission continued the public hearing to the Planning Commission meeting of October 17, 2016; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a continued public hearing on October 17, 2016, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pacifica as follows:

1. The above recitals are true and correct and material to this Resolution.
2. In making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.
3. The MND and MMRP adopted by the Planning Commission of the County of San Mateo on May 11, 2016, are adequate in the independent judgment and analysis of the Planning Commission of the City of Pacifica for purposes of performing environmental review of the project to be undertaken within the City of Pacifica as required by CEQA, and therefore directs staff to file a Notice of Determination for the Project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Coastal Development Permit CDP-366-16 for development within the Coastal Zone:

1. The proposed development is in conformity with the City's certified Local Coastal Program.

- A. The City's certified Local Coastal Program includes a Local Coastal Land Use Plan (LCLUP) that contains policies to further the City's coastal planning activities. The project is consistent with the following LCLUP policies:
- i. Coastal Act Policy No. 1: *Maximum access shall be conspicuously posted and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of property owners, and natural resource areas from overuse.*
 - a. The proposed project, although it would decommission approximately 640 linear feet of trail within the City of Pacifica, would directly improve public safety by discouraging public access to an unsafe trail segment on the PPH trail network. The trail segment proposed to be decommissioned is too steep for safe public access. The project would also enhance public safety indirectly by reducing erosion and sediment runoff. The applicant has proposed to repair erosion damage caused by rain and overuse, revegetate bare soil, and restore proper drainage. Improving the design of the trail with the resulting drainage enhancements would reduce the likelihood of further scarring of the hillside from uncontrolled erosion and would reduce sediment transport to downslope waterways, thus improving water quality.
 - ii. Coastal Act Policy No. 2: *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rock coastal beaches to the first line of terrestrial vegetation.*
 - a. The proposed project would not interfere with the public's right of access to the sea. The segment of the MRT proposed to be decommissioned is part of a branch trail that did not provide direct access to the sea. The South Ridge Trail, Bluff Trail, and North Ridge Trail all provide direct access to locations nearest to the sea, although none of these trails provide access to dry sand or rock coastal beaches because of the severe topographic relief of the PPH.
 - iii. Coastal Act Policy No. 5: Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. . . [the remainder of this policy applies to housing developments]

- a. Access to the PPH trail network is available at no cost, making it available to persons at all income levels. The project would discourage public access to unsafe sections of the PPH that are too steep to be safely visited by decommissioning an existing segment of the MRT. The proposed decommissioning is a small part of a larger trail renovation project that would enhance public access on restored trails elsewhere in the PPH outside the Pacifica City Limits. The proposed project would not interfere with the public's right of access to the sea. The segment of the MRT proposed to be decommissioned is part of a branch trail that did not provide direct access to the sea. The South Ridge Trail, Bluff Trail, and North Ridge Trail all provide direct access to locations nearest to the sea, although none of these trails provide access to dry sand or rock coastal beaches because of the severe topographic relief of the PPH.
- iv. Coastal Act Policy No. 7: *Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*
- a. The project site is not a traditional oceanfront parcel due to its location atop a coastal headlands promontory and landlocked parcel boundaries. However, it is part of a continuous undeveloped area of coastal headlands in public ownership extending to bluffs to the west and southwest, and as a result of this, the project site functions as though it is an oceanfront property. The proposed project would protect the recreational use provided by the existing trail network and improve public safety by decommissioning an unsafe segment of an existing trail to discourage public access to dangerous portions of the PPH. The steep topography of this section of the MRT makes it unsuitable for recreational use, and its decommissioning would improve and enhance the function of the overall PPH trail network. Decommissioning this segment of the MRT would not result in a change from recreational use to any other use because the site would remain in public ownership. The unique recreational opportunities provided by the specific headlands location where the project is proposed cannot be met elsewhere in the area. Coastal Act Policy No. 5: Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are

preferred. . . [the remainder of this policy applies to housing developments]

- v. Coastal Act Policy No. 9: *Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.*
 - a. The project site, located within a prominent headlands area without direct beach access, is an upland area necessary to support coastal recreational uses. The recreational uses this upland area provides include hiking opportunities and access to views of the nearby coastline. The project would ensure that the upland area of the project site would remain reserved for coastal recreational uses by improving the safety and long-term viability of the existing PPH trail network.

 - vi. Coastal Act Policy No. 12: *The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharge and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*
 - a. The proposed project would repair trail damage caused by unmanaged drainage of stormwater. The project would grade and revegetate the trail to improve stormwater drainage and thereby reduce erosion. Currently, uncontrolled erosion deposits soil into the nearby San Pedro Creek through the seasonal drainage channel known as the “Arroyo Trail.” These deposits can be harmful to water quality and sensitive species that inhabit the creek’s watershed. The trail restoration proposed with the project will reduce these negative impacts to biological productivity and the quality of coastal waters, streams, wetlands, and estuaries.
- B. Because the project would improve safe access to a coastal trail network; reduce sediment runoff into coastal waters; protect oceanfront land suitable for recreational use; and, would reserve upland areas necessary to support coastal recreational uses, the project is in conformity with the City's certified Local Coastal Program.

2. Where the Coastal Development Permit is issued for any development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.
 - A. The public recreation policies referenced by this finding are contained within Sections 30220 through 30224 of the Public Resources Code. Given the steep bluffs separating the Pedro Point Headlands from the coastline below, preventing any opportunity for direct access to the ocean for recreational or aquacultural purposes, the policies contained within Sections 30221 and 30223 are the only policies applicable to the proposed project.
 - i. Public Resources Code Section 30221: *Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*
 - a. The policy in Section 30221 mirrors Coastal Act Policy No. 7, discussed above in relation to the project's consistency with the City's certified LCP. The project site is not a traditional oceanfront parcel due to its location atop a coastal headlands promontory and landlocked parcel boundaries. However, it is part of a continuous undeveloped area of coastal headlands in public ownership extending to bluffs to the west and southwest, and as a result of this, the project site functions as though it is an oceanfront property. The proposed project would protect the recreational use provided by the existing trail network and improve public safety by decommissioning an unsafe segment of an existing trail to discourage public access to dangerous portions of the PPH. The steep topography of this section of the MRT makes it unsuitable for recreational use, and its decommissioning would improve and enhance the function of the overall PPH trail network. Decommissioning this segment of the MRT would not result in a change from recreational use to any other use because the site would remain in public ownership. The unique recreational opportunities provided by the specific headlands location where the project is proposed cannot be met elsewhere in the area.
 - ii. Public Resources Code Section 30223: *Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.*
 - a. The policy in Section 30223 mirrors Coastal Act Policy No. 9, discussed above in relation to the project's consistency with the City's certified LCP. The project site, located within a prominent

headlands area without direct beach access, is an upland area necessary to support coastal recreational uses. The recreational uses this upland area provides include hiking opportunities and access to views of the nearby coastline. The project would ensure that the upland area of the project site would remain reserved for coastal recreational uses by improving the safety and long-term viability of the existing PPH trail network.

- B. Because the project would improve safe access to a coastal trail network; reduce sediment runoff into coastal waters; protect oceanfront land suitable for recreational use; and, would reserve upland areas necessary to support coastal recreational uses, the project is in conformity with the public recreation policies of Chapter 3 of the Coastal Act.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to the project:

1. The Planning Commission considered the IS, MND, and MMRP prepared and adopted by the County of San Mateo in accordance with those procedures applicable to a responsible agency under CEQA.
2. The IS, MND, and MMRP prepared and adopted by the County of San Mateo are adequate for purposes of complying with CEQA.
3. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects identified in the adopted MND.
4. The mitigation measures contained in the MMRP prepared and adopted for the project, included as Exhibit A to this resolution, will mitigate the direct and indirect environmental effects of the project to less than significant levels.
5. These findings are based on substantial evidence in the record of the reviewing agencies of the County of San Mateo and the City of Pacifica.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves Coastal Development Permit CDP-366-16 to grade, landscape, and decommission an approximately 640 linear foot segment of the Middle Ridge Trail in the Pedro Point Headlands within the City of Pacifica (APN 023-730-020) as part of a broader trail restoration and construction project in unincorporated San Mateo County, subject to conditions of approval included as Exhibit B to this resolution.

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 17th day of October 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Josh Gordon, Chair

ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

Exhibit A

Mitigation Monitoring and Reporting Program

Exhibit B

Conditions of Approval: Coastal Development Permit CDP-366-16 to grade, landscape, and decommission an approximately 640 linear foot segment of the Middle Ridge Trail in the Pedro Point Headlands within the City of Pacifica (APN 023-730-020) as part of a broader trail restoration and construction project in unincorporated San Mateo County

Planning Commission Meeting of October 17, 2016

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "Pedro Point Headlands, Restoration Plans, 75% Design Submittal, Pacifica, CA," dated April 2016, and stamped received by the City of Pacifica on September 7, 2016, except as modified by the following conditions.
2. That the approval is valid for a period of one year from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension.
3. Applicant shall maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.
4. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
5. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction.
6. The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification

shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorneys fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and/or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

7. Applicant shall implement and comply with all mitigation measures identified in the adopted MMRP incorporated as Exhibit A to this resolution. Prior to final inspection of any work performed under an associated grading or building permit, and prior to release of any bond or other surety required in connection thereto, Applicant shall demonstrate compliance with all mitigation measures or provide evidence suitable to the Planning Director ensuring that any future requirements of the mitigation measures will be met in accordance with the MMRP.

Building Division of the Planning Department

8. Prior to commencing the project, Applicant shall apply for and receive approval of a grading permit.

Engineering Division of Public Works Department

9. Project activities shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
10. Prior to the issuance of a grading permit, add a note on the Site Plan that says, "Any damage to improvements within the City right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from activities related to this project shall be repaired or replaced as directed by the City Engineer."
11. Prior to issuance of a grading permit, Applicant shall apply for and receive approval of a City of Pacifica Encroachment Permit for all work undertaken in the public right-of-way. All work shall be performed in accordance with City Standards, Standard Specifications for Public Works Construction (Green Book) or Caltrans Standard Specifications, Pacifica Municipal Code, Administrative Policies and to the satisfaction of the City Engineer or his designee. Permit fees shall be determined per the current adopted fee schedule.

END

PEDRO POINT HEADLANDS PROPERTY OWNERSHIP



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

DATE: May 11, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, a Resource Management-Coastal Zone Development Permit, a Grading Permit, and certification of a Mitigated Negative Declaration for the restoration of eroded areas and the construction/improvement of hiking trails within the Pedro Point Headlands Public Lands. This project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00568 (San Mateo County Parks
Department and the Pacifica Land Trust)

PROPOSAL

The proposed Project is intended to minimize sediment transport to waterways through restoration of areas scarred by past off-road motorcycle use, while improving the existing trail network on approximately 40 acres at Pedro Point Headlands. An abundance of on-site remnant trails are susceptible to erosion. These trails are a result of former off-road motorcycle use when the Pedro Point Headlands property was leased to the Pedro Point Motorcycle Club until 1992.

The specific goals of the Project include properly filling and eliminating existing gullies and trail scars; re-establishing the natural topography and positive drainage within highly eroded coastal bluff areas; restoring disturbed trails and gullies to coastal prairie and coastal scrub vegetation; propagating and salvaging native plants using volunteers; and incorporating a trail design and construction plan to build sustainable trails in place of ones to be decommissioned.

RECOMMENDATION

Approve the requested permits, County File Number PLN 2015-00568, by adopting the required findings and conditions of approval in Attachment A.

SUMMARY

The proposed Project is intended to minimize sediment transport to waterways through restoration of areas scarred by past off-road motorcycle use. Restoration will primarily involve the use of erosion and sediment control measures and native landscaping to improve the existing trail network on approximately 32.3 acres at Pedro Point Headlands. An abundance of on-site remnant trails are susceptible to erosion, dating to former off-road motorcycle use when the Headlands property was leased to the Pedro Point Motorcycle Club until 1992.

The Pedro Point Headlands is currently owned by the City of Pacifica and the California Coastal Conservancy (with a small portion owned by the North Coast County Water District [NCCWD]) and stewarded by the Pacifica Land Trust (PLT). While not an official park at this time, the trails within the Headlands have been open and used by the public for coastal access for over 15 years. It is anticipated that ownership and management of the property will be transferred to the San Mateo County Parks Department before construction of the Project. The County Parks Department is not proposing any change or restriction in use. The Pacifica Land Trust is expected to implement the proposed Project, with funding from the California Coastal Conservancy and the California State Parks Off-Highway Motor Vehicle (OHV) Recreation Division.

The proposed improvements to the easternmost portion of the Middle Ridge Trail will occur within the City of Pacifica, including abandonment and restoration of part of the connection to the Arroyo Trail, and construction of a scenic overlook. The City of Pacifica will be responsible for issuing a CDP for this portion of the project. The remainder of the Project will take place on unincorporated San Mateo County land. Within the 0.4-acre NCCWD parcel, the Project will involve realignment of the northern portion of the Bluff Trail, narrowing and revegetation of part of the trail, and installation of an overlook.

Staff has completed a review of the project and all the submitted documents and reports in order to determine the project's conformity to applicable LCP policies. Potential impacts to special status species and water quality were identified, but measures proposed in the environmental review document will reduce these impacts to less than significant levels. For the purposes of compliance with the California Environmental Quality Act (CEQA), the County is the lead agency and the County Parks Department has assumed the role of lead department. As such, Parks staff, working in conjunction with their consultant (Rincon Consultants, Inc.), have prepared a Mitigated Negative Declaration, which was circulated for public comment. Planning staff has reviewed the proposal and concluded that the project, as conditioned, complies with the County's Local Coastal Program and Zoning Regulations.

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

DATE: May 11, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and a Resource Management-Coastal Zone Development Permit, pursuant to Sections 6328.4 and 6903 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 8600.1 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, for the restoration of eroded areas and construction/improvement of hiking trails within the Pedro Point Headlands Public Lands. This project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00568 (San Mateo County Parks
Department and the Pacifica Land Trust)

PROPOSAL

The proposed Project is intended to minimize sediment transport to waterways through restoration of areas scarred by past off-road motorcycle use, while improving the existing trail network on approximately 40 acres at Pedro Point Headlands. An abundance of on-site remnant trails are susceptible to erosion. These trails are a result of former off-road motorcycle use when the Pedro Point Headlands property was leased to the Pedro Point Motorcycle Club until 1992.

The specific goals of the Project include the following:

1. Properly fill and eliminate existing gullies and trail scars;
2. Re-establish the natural topography and positive drainage within highly eroded coastal bluff areas;
3. Restore disturbed trails and gullies to coastal prairie and coastal scrub vegetation;
4. Propagate and salvage native plants using volunteers; and
5. Incorporate a trail design and construction plan to build sustainable trails in place of ones to be decommissioned.

There are three existing trails that are part of this project. The table below summarizes the activities proposed on each trail:

Trail	Improvements
South Ridge Trail	<ul style="list-style-type: none"> • Abandon existing steepened/through cut trail in southeastern portion of trail and realign with switchbacks to the north • Abandon connecting informal trails and revegetate disturbed areas • Narrow entire existing trail and revegetate edges • Construct one lookout area for ocean views with educational signage • Construct one informational kiosk at trailhead • Install wayfinding signage • Trail would be open to hikers, equestrians, and bicyclists
Middle Ridge Trail	<ul style="list-style-type: none"> • Abandon and revegetate informal connections to Arroyo Trail • Narrow existing trail to six foot width, slightly re-align with meander, and revegetate edges • Abandon southeastern through cut portion of trail connecting to Arroyo Trail • Construct two lookout areas for ocean views with educational signage • Trail would be open to hikers only
Bluff Trail	<ul style="list-style-type: none"> • Narrow and revegetate edges of trail • Form small depressions for storm water retention • Construct two lookout areas for ocean views with educational signage, one with hitching post and bike rack • Re-align northern portion of trail near connection to North Ridge Trail • Abandon and revegetate trail spurs • Install wayfinding signage • Entire trail would be open to hikers; lower portion of trail would also be open to equestrians and bicyclists up to the first lookout area

Approximately 5.69 acres of the site (2.55 acres for trail improvements and 3.14 acres for restoration) will be disturbed. The total volume of graded material is estimated at approximately 4,952 cubic yards, including 2,213.1 cubic yards of cut and 2,738.5 cubic yards of fill. A 2,319 sq. ft. area at the eastern end of the South Ridge Trail will serve as a "borrow pit," supplying fill material for grading.

RECOMMENDATION

Approve the requested permits, County File Number PLN 2015-00568, by adopting the required findings and conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Michael Schaller, Project Planner, Telephone 650/363-1849

Applicant: San Mateo County Parks Department and the Pacifica Land Trust

Owner: City of Pacifica, California Coastal Conservancy and North Coast County Water District

Location: Pedro Point Headlands, between Highway 1 and the Pacific Ocean, Pacifica

General Plan Designation: Open Space - Rural

Zoning: Resource Management-Coastal Zone (RM-CZ)

Flood Zone: Zone X (Areas of minimal flood hazard), FEMA Community Panel 06081C-0109E, Effective Date: October 16, 2012.

Existing Land Use: Open Space

Environmental Evaluation: Initial Study and Mitigated Negative Declaration issued, with a public review period of February 23, 2016 to March 23, 2016. The applicant received comments during this period, which will be discussed below, under Section C of this staff report.

Setting: The Project site is located on the Pedro Point Headlands, which is the western terminus of Montara Mountain at the Pacific Ocean. The site area is made up of entirely undeveloped open space with approximately three miles of existing walking trails that are currently open to public access. The majority of the site area is made up of open space dominated by scrub as well as planted Monterey pine. The western border is made up of very steep, ocean-facing slopes that do not provide access to the beach below. The existing trail network throughout the site has been degraded by past motor vehicle use.

Lands immediately surrounding the Project site are largely undeveloped with the exception of some single-family residences to the north, which is the only development directly adjacent to the Project area (at the end of Grand Avenue in the City of Pacifica to the north). West of the Project area are very steep slopes that lead directly into the Pacific Ocean. Directly to the east is Highway 1 with some equestrian land use on the far side of Highway 1. South of the Project area is open space comprised of unincorporated San Mateo County land along the California Coastal Trail and the northern end of McNee Ranch State Park. The City of Pacifica lies to the north and east of the Project site. The majority of the land within the City of Pacifica and in proximity to the Project is made up of single-family residences with some commercial development.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

The County's Local Coastal Program is a subset of the County General Plan. As such, the two documents have been deemed internally consistent. The analysis below, under the LCP section, provides evidence of the project's consistency with not only the LCP but, by extension, the County's General Plan.

2. Conformance with the Local Coastal Program

a. Locating and Planning New Development Component

Policy 1.25 - Protection of Archaeological/Paleontological Resources. This policy requires that project sites be investigated for cultural resources, when the sites fall into areas of potential sensitivity. As part of the CEQA process, the applicant commissioned a Cultural Resources Study to determine if any resources were on-site and if so, what impact the project may have upon them. The consultant found no evidence of cultural resources on-site. However, as with all locations, there is always the potential that resources are buried and/or not readily visible due to vegetation. As such, the CEQA document includes mitigation measures to address the unanticipated discovery of cultural or human remains. Those measures have been included as Conditions of Approval Nos. 16 and 17 in Attachment A.

Policy 1.35 - All New Land Use Development and Activities Shall Protect Coastal Water Quality. This policy requires that all development activities implement both construction phase erosion control measures and post-construction stormwater control measures in order to reduce erosion and sedimentation within coastal waters. The project includes an extensive erosion control plan to address the potential for sedimentation during and immediately after grading. The project also includes an extensive replanting plan to address long-term stormwater control.

b. Sensitive Habitats Component

Policy 7.1 - Definition of Sensitive Habitats. This policy defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable. This includes areas supporting rare or endangered species. The Biological Resource Assessment prepared for this project by Rincon Consultants

(included as Appendix C of the Initial Study) identified three potential sensitive habitats within the project area:

(1) Pacific reed grass meadows (*Calamagrostis nutkaensis* Alliance)

Pacific reed grass occurs sporadically throughout the Biological Study Area (BSA) in all vegetation communities, but it is not abundant. There are several eroded and partially barren areas in the BSA with erosion control fabric and pin flags that support a sparse cover of Pacific reed grass that was usually no more than approximately 5 percent of the area. This alliance has been disturbed and is associated with ruderal species and non-native grasses such as bird foot trefoil, English plantain, and soft chess. Native red fescue (*Festuca rubra*) is also present in this alliance. Pacific reed grass meadows in the BSA intergrade with coyote brush scrub - California sagebrush scrub, so species associated with this alliance are also present. There are approximately 0.65 acres of this alliance in the BSA, or 2% of the BSA.

(2) Red fescue grassland (disturbed) (*Festuca rubra* Alliance)

The BSA supports 0.38 acres of red fescue grassland (disturbed), or 1% of the BSA. These areas support a conspicuous cover of red fescue (*Festuca rubra*) that is approximately five to ten percent but also support ruderal plant species and some unvegetated areas. Ruderal species include English plantain, rough cat's ears, smooth cat's ears (*Hypochaeris glabra*), and non-native annual grasses. Coyote brush is also scattered throughout these areas.

These two plant alliances are listed as sensitive natural communities in the California Department of Fish and Wildlife's (CDFW) List of Vegetation Alliances and Associations (CDFW, 2010). According to CDFW's Vegetation Program, Alliances with State ranks of S1-S3 are considered to be imperiled and, thus, potentially of special concern. The Pacific reed grass meadows type is listed as G4 S2, and red fescue grassland is listed as G4 S3.

(3) Ephemeral Stream

An ephemeral/intermittent stream flows east through the Project site adjacent to the Arroyo Trail. Approximately 610 linear feet is present in the Project site. An ephemeral stream is typically

defined as a drainage that conveys flows during and shortly after rain events and has little or no groundwater discharge. An intermittent stream is a drainage that has groundwater discharge. The stream on the Project site was classified as an ephemeral/intermittent stream because it is unknown whether or not it has groundwater discharge.

This stream drains eastward and eventually into San Pedro Creek outside the BSA. Dense vegetation limited access to the channel; however, at the stream's origin within the BSA, a defined bed and bank was not observed. Outside of the BSA, a downstream section of channel had dimensions of approximately four to six feet wide. Because the feature included a defined bed and bank outside of the BSA, it is likely to be considered a water of the United States under the jurisdiction of United States Army Corps of Engineers (USACE) and the California Department of Fish and Wildlife (CDFW). Riparian vegetation and hydrophytic vegetation were not observed around this feature in the portion that is within the BSA. Project activity would not directly impact this potential jurisdictional feature, and all proposed work is a minimum of 30 feet away from the channel.

Policy 7.3 - Protection of Sensitive Habitats. This policy states that development in areas adjacent to sensitive habitats shall be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. The Project will impact approximately 0.30 acres of restored Pacific reed grass meadow and 0.01 acres of red fescue grassland (both disturbed). Most of the impacts will result from the narrowing of trails to five feet and revegetating their edges, or abandoning existing main trails and informal trails and revegetating them. Although some trail improvement activities will result in the permanent loss of habitat by creating new trail alignments through existing vegetation, other activities will result in the creation of new habitat by narrowing trails and creating vegetated buffers and by abandoning existing trails and revegetating them. A minor permanent impact to the sensitive vegetation communities will result from the installation of interpretative overlooks. To offset the temporary removal of these two sensitive habitats, the applicant is proposing to replace the lost habitat at a 1:1 ratio (See Condition 14.c). Temporary impacts include the footprints of staging areas, stockpiles, sign installation areas, a borrow pit and temporary native plant nursery, and construction access routes. Indirect impacts to special status plant communities could occur due to the spread of invasive, non-native species from vegetation removal and disturbing habitats, and from the spread of seeds on construction equipment. All fill for the Project will

be sourced on-site, thus reducing the threat of invasive species via imported fill. However, excavation and fill activities still hold the potential to propagate invasive species throughout the site. To mitigate these potential temporary impacts, the applicant is proposing a revegetation plan that focuses upon native plant communities (Condition No. 5) and a weed abatement plan (Condition No. 4). Consistent with Policy 7.44 (*Permitted Uses-Unique Species*), pedestrian trails are a permitted use within sensitive or unique vegetation communities as long as there is no adverse impact to the resource. As stated above, there will be temporary impacts to these two plant communities, however, the applicant proposes to offset these impacts by replanting both communities at a 1:1 ratio.

Policy 7.5 - Permit Conditions. This policy requires, as part of the development review process, that the applicant demonstrate that there will be no significant impact on sensitive habitats or species. This is achieved by having the applicant submit a biological report outlining what resources exist at the project location and how the project may impact those resources. The applicant has submitted a biological report (Appendix C of the Initial Study) for the project and site. The report identified the presence of Michael's rein orchid, a protected plant species. These plants could potentially be impacted by the proposed restoration project. To mitigate this potential impact, the applicant has proposed avoiding individual plants when found, and if that is not feasible, then transplanting impacted plants to a location outside of the construction zone (Condition No. 3). Other species that have the potential to occur on-site include the California red-legged frog, and the San Francisco dusky footed woodrat. Mitigation measures to address potential impacts to these species were outlined in the report and included as measures within the applicant's Initial Study. Those measures have, in turn, been included as Conditions of Approval Nos. 8 through 13 in Attachment A of this report.

c. Visual Resources Component

Policy 8.5 - Location of Development. This policy requires that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; and (2) is least likely to significantly impact views from public viewpoints. A portion of the project site is within the boundaries of the Cabrillo Highway County Scenic Corridor. However, almost none of the areas proposed for restoration are visible from the Highway due to intervening topography. The proposed staging areas will not be visible from Highway 1 due to topography and intervening vegetation. Moreover, the only permanent structures proposed are small informational sign boards which should not be visible because of

distance and topography. Within 2-3 years of completion of restoration and replanting, the affected trails should not be noticeably visible from adjacent hillsides on the south side of Highway 1.

Policy 8.7 - Development on Skylines and Ridgelines. This policy prohibits the location of development, in whole or in part, on a skyline or ridgeline, or where it will project above a skyline or ridgeline, unless there is no other developable building site on the parcel. The location of the proposed restoration work is dictated by the location of the trails that are to be re-worked/restored. These happen to be on the two dominant ridges that comprise Pedro Point Headlands. However, no portion of the proposed work will project above the skyline, nor are any significant built structures proposed. It is anticipated that within 2-5 years of completion of the revegetation work that any site disturbance will not be readily visible from adjacent open space areas.

Policy 8.15 - Coastal Views. This policy prevents development (including buildings, structures, fences, unnatural obstructions, signs, and landscaping) from substantially blocking views to or along the shoreline from coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches. The existing trails/fire roads present numerous coastal views, particularly those portions along the upper ridge. The only proposed structures are small signs that are typically associated with recreational trails throughout the County and the coastal zone. There is no evidence to suggest that these signs will significantly block or degrade existing coastal views.

d. Shoreline Access Component

Policy 10.1 - Permit Conditions for Shoreline Access. This policy requires some provision for shoreline access as a condition of granting development permits for any public or private development between the sea and the nearest road. The project site already has established public access trails that are a legacy of the site's former use as a motorcycle riding area. Unfortunately, this former use means that many segments of these trails are steep and prone to erosion. The purpose of the project is to reduce this erosion and thereby ensure the long term viability of these trails. This will be accomplished by rerouting some segments and reduce the trail tread in many cases to width that is compatible with low-impact hiking. The project site does not have access to the water's edge because of the vertiginous bluffs and lack of beach at the base of said bluffs. However, public access to the bluff tops will continue in the future. The future owner of the project parcels - San Mateo County Parks Department - is not

proposing to change or restrict public access to the site from what is presently occurring.

3. Compliance with RM-CZ Zoning Regulations

The Coastal Act of 1976 requires that the County's Local Coastal Program (LCP) include zoning ordinances, zoning district maps and any other actions necessary to implement the requirements of the Coastal Act in San Mateo County. To that end, all projects, including government projects, must show compliance with not only the LCP, but with the applicable zoning regulations.

a. Permitted Uses

"Public recreation uses" are a principally permitted use within the RM-CZ Zone per Section 6905 (*Permitted Uses*) of the RM-CZ Zoning Regulations. No use permit is required. All uses within the RM-CZ District are subject to the performance criteria contained within Chapter 36A.2.

b. Site Design Criteria

Wherever possible, vegetation removed during construction shall be replaced. Vegetation for the stabilization of graded areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, and should recognize climatic, soil and ecological characteristics of the region.

In some instances, non-native vegetation will be removed as part of this trail rehabilitation project. The applicant will be revegetating disturbed areas with a pallet of plants that are native to this area of the San Mateo Coast. Implementation of the project, as proposed, will result in stronger, native plant population in this area.

c. Cultural Resources Criteria

Whenever there is substantial indication that an archaeological or paleontological site (hereinafter "site") may exist within a project area, an appropriate survey by qualified professionals shall be required as a part of the Environmental Setting Inventory.

As part of their project preparation, the applicant contracted with Rincon Associates to conduct an archeological reconnaissance of the site. The consultant found no evidence of resources at the site. However, the consultant acknowledge that there is the possibility of uncovering previously undocumented cultural resources during

construction. To address this concern, a mitigation measure was proposed as part of the Initial Study that requires all work to halt within 50 feet of an uncovered resource and an archeologist be contacted immediately. This measure has been included as Condition No. 16 in Attachment A.

d. Hazards to Public Safety Criteria

Reasonable and appropriate setbacks from hazardous areas shall be provided within hazardous areas defined within the Conservation, Open Space, Safety, and Seismic Safety Elements of the San Mateo County General Plan.

One of the areas of work includes the upper portion of the Bluff Trail where it approaches eroding coastal bluffs. The applicant's geotechnical report has determined that the steep slopes to the west of the Bluff Trail, between Stations 10+25 and 12+00, are undergoing bluff retreat, although an existing "fin" of severely weathered rock and soil approximately three to eight feet wide on the coastal side of this trail forms a buffer from exposed slopes. The trail through this area is characterized by a large, wide-open swath of un-vegetated ground. In accordance with the recommendations of the geotechnical report, the applicant is proposing to shift the trail toward the eastern side of the existing "trail alignment" by revegetating areas closer to the bluff edge. This will enhance the longevity of the trail and protect trail users from unstable slopes.

4. Conformance with the County Grading Regulations

Approximately 5.69 acres of the site (2.55 acres for trail improvements and 3.14 acres for restoration) will be disturbed. The total volume of graded material is estimated at approximately 4,952 cubic yards, including 2,213.1 cubic yards of cut and 2,738.5 cubic yards of fill. The Project will require an estimated net 525 cubic yards of fill. A 2,319 sq. ft. area at the eastern end of the South Ridge Trail will serve as a "borrow pit," supplying fill material for grading. Fill material may also be taken from the Devil's Slide area to the south of the site. Three temporary staging and stockpile areas totaling 18,000 square feet will be located on-site during construction: one on the east side of the Bluff Trail, one on the north side of the South Ridge Trail, and another on the south side of the South Ridge Trail near the borrow pit. A backhoe and small excavator will be used for grading, and construction vehicles will access the site by an existing entrance on the north side of Highway 1. No grading will be necessary for construction of the temporary plant nursery.

A portion of the project site is located within the Cabrillo Highway County Scenic Corridor. Therefore, per Section 8604.3 of the Grading Regulations, the grading permit is subject to review by the Planning Commission. In order to approve this project, the Planning Commission must make the required findings contained in the Grading Regulations. The findings and supporting evidence are discussed below:

a. That the project will not have a significant adverse effect on the environment.

The proposed grading is necessary to implement the project. Per the Initial Study (IS) and Mitigated Negative Declaration (MND), erosion and sedimentation impacts, and water quality impacts, generated from project grading/construction will be less than significant with the implementation of proposed erosion and sediment control measures, including dust control measures. These mitigation measures have been included as conditions of approval in Attachment A. Conditions of approval are included that require the project engineer to monitor erosion control measures throughout the duration of the project and to schedule grading activities so that they do not conflict with inclement weather.

In addition, the County's Geotechnical Section and the Department of Public Works have reviewed and approved the project with conditions. Therefore, staff has determined that the project, as proposed and conditioned, will not have a significant adverse impact on the environment. For a detailed discussion of potential environmental impacts associated with the project, please refer to Attachment E. Additionally, mitigation measures from the MND have been incorporated as Conditions of Approval Nos. 2-17 in Attachment A.

b. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605.

The project, as proposed, mitigated, and conditioned, conforms to standards in the Grading Ordinance, including those relative to erosion and sediment control, dust control, fire safety, and the timing of grading activity. The project plans have been reviewed and approved by both the County's Geotechnical Section and the Department of Public Works. Conditions of approval have been included in Attachment A to ensure compliance with the County's Grading Ordinance.

c. That the project is consistent with the General Plan.

The General Plan land use designation for the property is Open Space - Rural. As proposed and conditioned, the project complies with applicable General Plan and Local Coastal Plan policies, as discussed in Section A.1 of this report.

B. ENVIRONMENTAL REVIEW

The Initial Study and Mitigated Negative Declaration was issued, with a public review period of February 23, 2016 to March 23, 2016. For purposes of CEQA, the County Parks Department has taken the role of Lead Agency with regards to preparation of the documents and distribution to the State Clearinghouse and publication of notices in the newspaper. As of the publication of this report, two comments had been received, which will be addressed below:

Comments from Lyla Reinero

1. *I am wondering where specifically the public access points will be for the new and improved trails?*

Staff Response: The public access point for the trail network within Pedro Point Headlands will remain the same (i.e., the existing dirt road pull off from Highway 1). Also, to clarify, no entirely new trail is proposed. New segments for some of the existing trails are proposed to address overly steep existing segments, which were created by the previous motorcycle use.

2. *Will there be parking planned near the access points? Street parking in Pedro Point is already very limited, so I hope that public parking has been taken into consideration for this project?*

Staff Response: There is existing parking at the northern terminus of the Devil's Slide Trail, approximately 100 feet to the southwest of the existing trail access point. The applicant is not proposing to construct new on-site parking. The only logical place for new parking on the project site would be the staging area at the bottom of the South Ridge Trail. Construction of parking here would present difficulties due to conflicts with traffic utilizing the nearby Devil's Slide tunnels, as well as adverse impacts to the red fescue plant community (which was discussed previously).

Comments from the California Department of Transportation

Caltrans submitted two lengthy comment letters which were addressed by the County Parks Department and their consultant (Rincon Consultants). The response to Caltrans' comments has been included as Attachment E.

C. REVIEWING AGENCIES

California Coastal Commission
Department of Public Works
Geotechnical Inspection Section
County Fire Marshal
Building Department

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Trail Restoration Plans
- D. Trail Improvement Plans
- E. Applicant's Response to CalTrans' Comments on the Environmental Document
- F. Initial Study and Mitigated Negative Declaration (includes Biological Assessment)

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COUNTY OF SAN MATEO
PLANNING AND BUILDING

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May 19, 2016

Pacifica Land Trust
Deborah Fleischer, Project Manager
P.O. Box 988
Pacifica, CA 94044

Dear Ms. Fleischer:

Subject: **LETTER OF DECISION**
File Number: PLN 2015-00568
Location: Pedro Point Headlands, Pacifica
APN: 023-730-020, -040, -210, -220, 023-740-020

On May 11, 2016 the Planning Commission considered a Coastal Development Permit and a Resource Management-Coastal Zone Development Permit, pursuant to Sections 6328.4 and 6903 of the County Zoning Regulations, a Grading Permit, pursuant to Section 8600.1 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, for the restoration of eroded areas and construction/improvement of hiking trails within the Pedro Point Headlands Public Lands. This project is appealable to the California Coastal Commission

Based on information provided by staff the Planning Commission approved the requested permits, County File Number PLN 2015-00568, by adopting the required findings and conditions of approval in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m. on May 25, 2016.**

The approval of this project is appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at 415/904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Please direct any questions regarding this matter to Michael Schaller, Senior Planner, Telephone 650/363-1849 or Email: mschaller@smcgov.org. To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely


Janneth Lujan
Planning Commission Secretary

Cc: County of San Mateo Department Parks and Recreation Department
County of San Mateo Department of Public Works
Planning Director, City of Pacifica
California Coastal Commission



ATTACHMENT E

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00568

Hearing Date: May 11, 2016

Prepared By: Michael Schaller
Senior Planner

Adopted By: Planning Commission

FINDINGS

Regarding the Mitigated Negative Declaration, Found:

1. That the Mitigated Negative Declaration is complete, correct, and adequate 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, comments received thereto, and testimony presented and considered at the public hearing, that there is no substantial evidence that the project, if subject to the mitigation measures contained in the 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 Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into the Mitigation Monitoring 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 Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program with regards to the protection of biotic and visual resources.
6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program as discussed in Section A(2) of the Staff Report dated May 11, 2016. Protection measures will be implemented to prevent any impact to biological resources, including the California Red-Legged Frog and the Mission Blue Butterfly.

Regarding the Resource Management-Coastal Zone Permit, Found:

7. That the proposed trail restoration and improvements are in conformance with the Development Review criteria for the Resource Management-Coastal Zone District indicated in Section 6912 of the Zoning Regulations.

Regarding the Grading Permit. Found:

8. That the project will not have a significant adverse effect on the environment. Staff performed an Initial Study, pursuant to the California Environmental Quality Act (CEQA), and determined that the project, if undertaken with appropriate mitigation measures, would not have a significant adverse impact on the environment. The Mitigated Negative Declaration's mitigation measures have been incorporated into the recommended conditions of approval to ensure that the project will have no adverse impacts to the environment.
9. That the project satisfies the criteria of the San Mateo County Grading Ordinance and is consistent with the General Plan. The project has been reviewed against the applicable policies of the San Mateo County General Plan and found, as proposed and conditioned, to be consistent with its goals and objectives, specifically with regards to protection of biological resources and maintaining coastal access. The project, as proposed and conditioned, complies with the standards in the Grading Ordinance, including those relative to preparation of an erosion and sediment control plan, and dust control plan.

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 May 11, 2016. 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.

Mitigation Measures

2. **Fugitive Dust Emissions Reduction.** The contractor shall implement the following BAAQMD BMPs to reduce the impacts on air quality from fugitive dust during construction:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day;
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered;
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph;
 - e. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure, Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points;

- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and
- g. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

3. Botanical Special Status Plant Surveys.

- a. Prior to the commencement of any ground-disturbing activities, surveys for special status plants shall be conducted in all areas of the Project site that would be potentially impacted and within a 50-foot buffer. The surveys shall be conducted in general accordance with CDFW (CDFG, 2009), California Native Plant Society (CNPS, 2001), and U.S. Fish and Wildlife Service (USFWS, 2000) protocols for conducting special status plant surveys. The surveys shall be seasonally timed to coincide with the blooming periods for the 38 species that have potential to occur on-site or that are known to occur on-site. A list of these 38 species is provided in Appendix D of the BRA (see Appendix C). All plant surveys shall be conducted by a qualified biologist before initial ground disturbance so that sufficient time is allotted to develop a restoration plan and complete agency consultations, if necessary. All special status plant species identified on-site shall be mapped onto a site-specific aerial photograph and their location shall be recorded with a Global Positioning System (GPS). CNDDDB form field data shall be recorded and submitted concerning the population size, cover, and associated species.
- b. If feasible, measures shall be implemented to avoid special status plants within the limits of disturbance. Michael's rein orchard in the Project site boundaries shall be relocated during the appropriate blooming period for this species. If other special status plants cannot be avoided, each species shall be restored on-site at a minimum of a 2:1 (number of acres/individuals restored to number of acres/individuals impacted) ratio. A mitigation and monitoring plan shall be prepared and submitted to the jurisdiction overseeing the Project for approval. If a state-listed plant species would be impacted, the restoration plan shall be submitted to CDFW for review. If a federally listed plant species would be impacted, the restoration plan shall be submitted to USFWS for review. The plan shall be in place for no less than three (3) years. The restoration plan shall include specific descriptions of the mitigation site, rationale for expecting successful restoration, site preparation, planting plan, maintenance activities during the monitoring period, success criteria based on the goals and measurable objectives, adaptive management plan, and notification of completion of compensatory mitigation and agency confirmation.
- c. Prior to ground disturbance, special status plant occurrences that are not within the immediate disturbance footprint, but are located within 50 feet of the disturbance limits, shall have brightly colored protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a qualified biologist, to protect them from damage during construction.

4. **Invasive Weed Management.** The following mitigation measures shall be implemented to prevent the spread of invasive weeds on the Project site that could potentially displace habitats for special status species or reduce the quality of their habitats.
 - a. The removal or disturbance of all non-native plant species that are listed by the California Invasive Plant Council (Cal-IPC, 2007) as having a high, moderate, or limited invasiveness shall be conducted in a manner that does not increase the risk of spreading these species within the Project site or adjacent areas. An Invasive Weed Management Plan shall be prepared and implemented prior to ground disturbing activities.
 - b. All construction equipment shall be power-washed prior to entering the site so that it is free of soil, seeds, and vegetation that could translocate invasive species into the site from elsewhere. The Inspection & Cleaning checklist from the California Invasive Plant Council's *Preventing the Spread of Invasive Plants: Best Management Practices for Land Managers*, 3rd Edition (2012) shall be utilized to verify compliance with invasive species minimization measures.

5. **Preservation and Restoration of Native Vegetation Communities.** The following mitigation measures shall be implemented to prevent the degradation of existing vegetation communities that provide habitat for special status species.
 - a. All areas temporarily disturbed by the Project shall be returned to their original configuration at the end of Project activities. Native plant species that are known to occur at the site and that are appropriate for each specific vegetation community shall be used to restore any temporarily disturbed areas and to revegetate new habitats. To the extent that is feasible, native plants that are propagated from on-site propagules shall be used for revegetating the Project site.
 - b. A revegetation plan shall be prepared by a qualified restoration ecologist that describes the restoration of disturbed areas and revegetation of the trail buffers and newly created trails. The plan shall include the acreages of each constructed habitat (including Pacific reed grass meadows and red fescue grassland), a plant palette, planting plans, irrigation methods, and maintenance activities.

6. **General Wildlife Best Management Practices.** The following general wildlife BMPs shall be required:
 - a. The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the goals of the Project. All vehicles and equipment shall be parked and operated only within the designated access routes, staging areas, and work areas. All Environmentally Sensitive Areas that are marked by orange temporary fencing shall be avoided.
 - b. All vehicles shall be in good working condition and free of leaks. All leaks shall be contained and cleaned up immediately to reduce the potential for soil/vegetation contamination.
 - c. Drip pans shall be placed under all stationary vehicles and mechanical equipment.

- d. All trash that may attract predators must be properly contained and removed from the work site. All such debris and waste shall be picked up daily and properly disposed of at an appropriate site.
 - e. All refueling, maintenance, and staging of equipment and vehicles shall occur at least 60 feet from the ephemeral/intermittent stream and in a location where a spill would not drain toward the channel. A plan must be in place for prompt and effective response to any accidental spills prior to the onset of work activities. All workers shall be informed of the appropriate measures to take should an accidental spill occur.
 - f. To control sedimentation during- and after-Project implementation, appropriate erosion control best management practices (i.e., use of coir rolls, jute netting, etc.) shall be implemented. Fiber rolls (straw wattles) and other erosion control materials that are proposed for the Project shall not have monofilament netting.
 - g. All trenches, pipes, culverts or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. All excavations in excess of two feet deep shall be sloped, have escape ramps installed that are suitable for the escape of wildlife, or be thoroughly covered at the end of the day. All trenches and excavations shall be inspected for wildlife at the beginning of the work day and prior to backfilling. If a special status species is discovered in a trench or excavation, work in the area shall be redirected, and the special status species shall be allowed to leave the trench and the area on its own accord. In the event any special-status species is trapped in a trench or in an excavation and unable to leave on its own accord, USFWS and CDFW shall be contacted to relocate the special status species, or an individual with appropriate permits (e.g., a CDFW collecting permit) shall relocate the special status species.
 - h. No exposed hollow open-ended posts or pipes in a vertical, skyward orientation shall be installed as part of the Project or stored/staged on-site. All pipes or posts on the Project site during construction which are exposed to the environment shall be capped, screened, or filled with material.
 - i. Any post with exposed perforations installed on the Project site and exposed to the environment shall have the holes permanently filled within the top six inches of the post upon installation.
 - j. No pets shall be allowed at the Project site.
7. **Worker Environmental Awareness Program (WEAP).** The following steps to reduce the potential impacts to all special-status species are required:
- a. Prior to initiation of construction activities (including staging and mobilization), all personnel associated with Project construction shall attend WEAP training, conducted by a qualified biologist, to aid workers in recognizing special status resources that may occur on-site. The specifics of this program shall include identification of the special status species and their habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area.

- b. The fenced boundaries for all Environmentally Sensitive Areas (ESAs) shall be discussed, including ESAs for special status species, nesting birds, the ephemeral/intermittent stream, Pacific reed grass meadow, red fescue grasslands, and the Tree Protection Zone (TPZ) for protected trees.
 - c. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of the Project.
 - d. All employees shall sign a form documenting that they have attended the WEAP and understand the information presented to them. The form(s) shall be submitted to the implementing agency to document compliance.
8. **California Red-Legged Frog Avoidance and Minimization Measures.** The following steps to reduce the potential impacts to California red-legged frogs (CRLF) are required:
 - a. If feasible, initial ground disturbing activities and any work associated with the Project site shall be conducted between May 1 and October 31 during dry weather conditions to minimize the potential for encountering CRLF. Work shall be restricted to daylight hour.
 - b. Water shall not be impounded in a manner that may attract CRLF.
 - c. To ensure that diseases are not conveyed between work sites by the qualified biologist, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force shall be followed at all times.
9. **Mission Blue Butterfly Avoidance and Minimization Measures.** The following steps to reduce the potential impacts to Mission Blue Butterfly are required:
 - a. Special status plant surveys as described in Condition No. 3 shall include surveys for the known host plants for this species: varied lupine (*Lupinus variicolor*), silver bush lupine (*L. albifrons*), and western lupine (*L. formosus*). These lupine species shall be avoided if possible. If avoidance is not feasible, then the location of any plants that would be removed or disturbed during construction shall be recorded with a Global Positioning System and flagged in the field. An entomologist shall then conduct appropriately timed surveys of these plants for evidence of mission blue butterfly occupation. Since this species has an adult flight period that typically lasts from March to June, surveys in the summer months shall be focused on larval stages (e.g., caterpillars).
 - b. If Mission Blue butterflies are detected, work shall cease in the immediate area and a 50-foot buffer shall be established. USFWS shall be notified and consulted regarding appropriate compensatory mitigation for the loss of habitat, including possible salvage and translocation of impacted plants. This measure includes development of specific performance standards as part of a salvage and relocation plan to ensure that if translocation of impacted plants is approved as a component of compensatory mitigation, the transplantation would be effective.
10. **San Francisco Dusky-Footed Woodrat Avoidance and Minimization Measures.** A qualified biologist shall conduct a pre-construction survey for San Francisco dusky-footed

woodrat middens within 50 feet of the work limits within 30 days of proposed construction activity. At the discretion of a qualified biologist, an exclusion buffer shall be established around any woodrat middens that can be avoided, and these exclusion zones shall be fenced as Environmentally Sensitive Areas to protect the nest during the breeding season (October through June). If a woodrat midden cannot be avoided, potential relocation strategies (e.g., use of a back-hoe or similar mechanized equipment to pick up and move intact midden) shall be developed and presented to the County and/or CDFW, as appropriate, by a qualified biologist, for review and/or approval.

11. Roosting Bats Avoidance and Minimization Measures.

- a. A qualified biologist shall conduct a pre-construction survey for roosting pallid bats and big-free tailed bats. These species could potentially roost in rocky outcrops. The pallid bat could also potentially roost in hollow trees. The survey shall be conducted within 200 feet of Project activities within 15 days prior to any grading of rocky outcrops or removal of trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities).
- b. A buffer zone of 100 feet that excludes construction activities or other disturbances should be established around active bat roosts.
- c. If active maternity roosts or non-breeding bat hibernacula are found in trees scheduled to be removed, relocation or other measures shall be determined in consultation with the County and/or CDFW, as appropriate, and a qualified biologist.

12. Monarch Butterfly Avoidance and Minimization Measures. Monterey pine forest and blue gum eucalyptus stands adjacent to the Project site could potentially provide overwintering and roosting habitat for Monarch butterflies. No tree trimming or removal of trees within 100 feet of project activities and considered suitable for winter roosting shall be conducted between October 15 and February 28. Removal of trees shall be conducted between June 15 and October 15 to the extent feasible.

13. Nesting Birds Avoidance and Minimization Measures.

- a. If possible, trees and shrubs that would be impacted by Project construction shall be removed during the non-nesting season (between September 1 and January 31).
- b. If trees and shrubs are removed during the nesting season (February 1 to August 31), all suitable nesting habitat within the limits of work shall be surveyed by a qualified biologist prior to initiating construction-related activities. A pre-construction survey shall be conducted within 3-5 days prior to the start of work. If no nests are observed, construction activities shall be initiated within 3-5 days. If more than 3-5 days pass and construction has not been initiated, another survey shall be required.
- c. Nesting bird surveys shall include loggerhead shrike habitat and surveys of the western slope of the Project site for American peregrine falcon and bank swallow nests. Surveys for nesting short-eared owl and California brown pelican shall not be required because although these species could potentially be present on-site, suitable breeding habitat for these species is not present on-site.

- d. If, during the breeding season, an active nest is discovered in trees or shrubs to be removed, the shrubs shall be protected using orange construction fence or the equivalent. The protective fencing shall be placed around the shrubs at the following distance depending on species: 250 feet from the drip line of the shrubs for passerines and non-raptors; and 300 feet from the drip line of the brush for raptors. No parking, storage of materials, or work would be allowed within this area until the end of the breeding season or until the young have fledged, as determined by a qualified biologist.
- e. The monitoring biologist, in consultation with the Project manager, shall determine the appropriate protection for active nests on a case-by-case basis using the criteria described above.

14. **Sensitive Vegetation Communities Mitigation Measures.** The following measures shall be implemented:

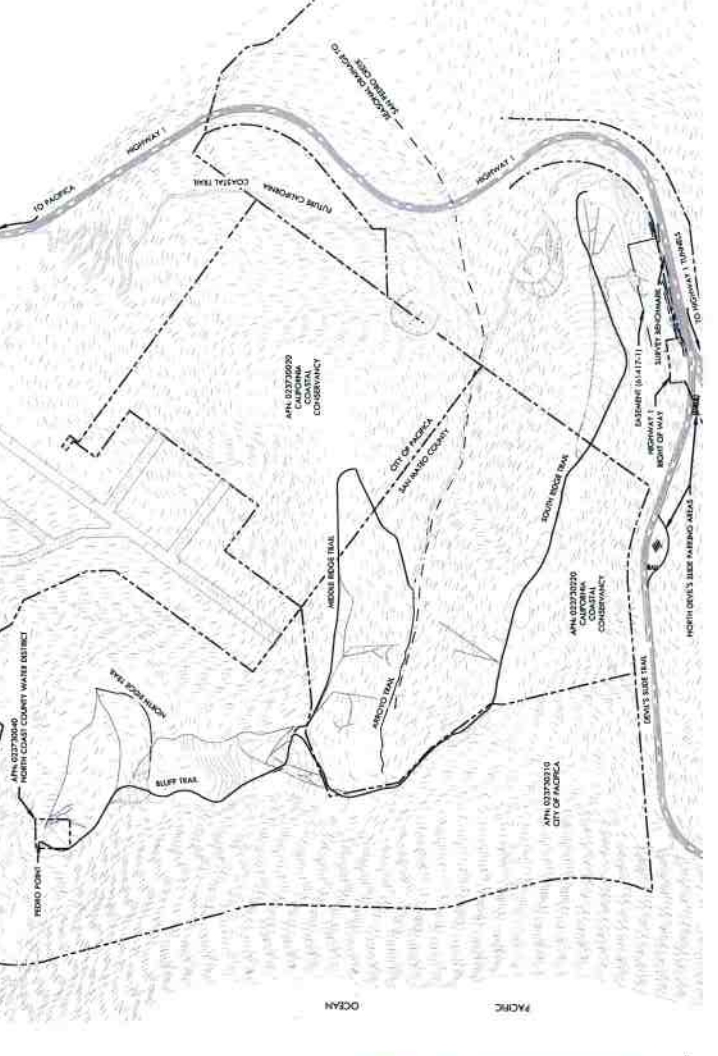
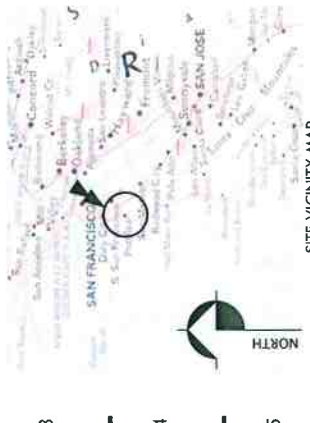
- a. The special status plant survey described in Condition No. 3 shall include surveys for sensitive vegetation communities. If they are present in the Project site, their location shall be mapped and details shall be recorded on the floristic and cover of the dominant plant species for each community. Acreages of each area shall be calculated based on detailed mapping.
- b. Impacts to sensitive vegetation communities shall be avoided to the extent that is feasible. If impacts are unavoidable, then compensatory mitigation shall be implemented as described below:
- c. The revegetation plan described in Condition No. 5 shall include compensatory mitigation of at least 1:1 for impacts to Pacific reed grass meadow (0.30 acre), red fescue grassland (0.01 acre), and any other sensitive community that is impacted by the Project. Because the current occurrence of Pacific reed grass meadow on the project site is restricted to previously restored areas, and the Pacific reed grass within these areas is non-reproducing, restoration for Pacific reed grass shall be limited to those areas that preexisted previous restoration efforts, or areas where appropriate and suitable habitat is present to ensure successful restoration efforts (i.e., located on north-facing slopes). The plan shall include a three-year monitoring program to ensure the success of the revegetation plans. The plan shall include details on quantitative vegetation monitoring methods, performance standards, acreages to be established, success criteria based on goals and measurable objectives, and an adaptive management program.

15. **Tree Protection Plan.** A tree protection plan shall be prepared by a certified arborist or professional botanist that describes the location and measures to protect trees within the County of San Mateo during construction, and the methods of delineating and fencing tree protection zones. The tree protection plan shall include the following measures:

- a. The entire dripline area of protected heritage trees shall be marked and fenced prior to grading, paving, movement of heavy equipment, or other construction activity.
- b. The existing ground surface within the dripline of any heritage tree shall not be cut, filled, or compacted unless there is no other reasonable design alternative.

- c. All cuts or trenching within the dripline of a heritage tree and all root cuttings are to be made by hand. No backhoes or graders shall be used. Appropriate measures shall be taken to prevent soil upon exposed roots from drying out.
16. **Unanticipated Discovery of Cultural Resources.** If cultural resources are encountered during ground-disturbing activities, work within a 50-foot (15 meters) radius shall be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall be contacted immediately to assess the nature, extent, and potential significance of the cultural resources. If necessary, the evaluation may require preparation of a treatment plan and an archaeological testing for CRHR eligibility. If the discovered cultural resources are determined to be significant under CEQA, appropriate actions to mitigate impacts to the remains shall be identified in consultation with the qualified archaeologist. Depending upon the nature of the find, such mitigation may include, but would not be limited to: avoidance, documentation, or other appropriate actions to be determined by the qualified archaeologist. For example, if significant archaeological resources cannot be avoided, impacts may be reduced by filling on top of the sites rather than cutting into the cultural deposits. Alternatively and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit to characterize the nature of the buried portions of the sites. Curation of the excavated artifacts or samples would occur as specified by the archaeologist.
17. **Unanticipated Discovery of Human Remains.** The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. In the event of an unanticipated discovery of human remains, the County coroner shall be notified immediately. If the human remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

PEDRO POINT HEADLANDS TRAIL IMPROVEMENT PLANS 75% DESIGN SUBMITTAL PACIFICA, CA



1 EXISTING SITE LAYOUT

SCALE: 1" = 250' @ 24"X36"

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A SERIES OF IMPROVEMENTS TO EXISTING TRAIL NETWORKS TO IMPROVE ACCESS TO THE TRAIL NETWORK THROUGH RESTORATION OF AREAS SCARRED BY PAST OFF-ROAD MOTORCYCLE USE, WHILE IMPROVING THE EXISTING TRAIL NETWORK ON THE HEADLANDS. THE PROJECT IS A PART OF THE TRAIL NETWORK ON-ROAD IMPROVEMENT PROGRAM, WHICH IS A PART OF THE COUNTY OF SAN MATEO WATER RESOURCES DEPARTMENT'S TRAIL NETWORK MAINTENANCE PROGRAM. THE PROJECT IS A PART OF THE COUNTY OF SAN MATEO WATER RESOURCES DEPARTMENT'S TRAIL NETWORK MAINTENANCE PROGRAM, WHICH IS A PART OF THE COUNTY OF SAN MATEO WATER RESOURCES DEPARTMENT'S TRAIL NETWORK MAINTENANCE PROGRAM.

TECHNICAL REFERENCES

1. COUNTY OF SAN MATEO WATER RESOURCES DEPARTMENT, TRAIL NETWORK MAINTENANCE PROGRAM, APRIL 14, 2014
2. COUNTY OF SAN MATEO WATER RESOURCES DEPARTMENT, TRAIL NETWORK MAINTENANCE PROGRAM, APRIL 14, 2014
3. COUNTY OF SAN MATEO WATER RESOURCES DEPARTMENT, TRAIL NETWORK MAINTENANCE PROGRAM, APRIL 14, 2014
4. CALIFORNIA DEPARTMENT OF PARKS AND RECREATION TRAILS HANDBOOK, 1991

GENERAL NOTES

1. THE PROPOSED PROJECT IS A SERIES OF IMPROVEMENTS TO EXISTING TRAIL NETWORKS TO IMPROVE ACCESS TO THE TRAIL NETWORK THROUGH RESTORATION OF AREAS SCARRED BY PAST OFF-ROAD MOTORCYCLE USE, WHILE IMPROVING THE EXISTING TRAIL NETWORK ON THE HEADLANDS.
2. THE PROJECT IS A PART OF THE TRAIL NETWORK ON-ROAD IMPROVEMENT PROGRAM, WHICH IS A PART OF THE COUNTY OF SAN MATEO WATER RESOURCES DEPARTMENT'S TRAIL NETWORK MAINTENANCE PROGRAM.
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GENERAL NOTES

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TRAIL IMPROVEMENT PLAN	AREA (AC)	AREA (SF)
SOUTH RIDGE TRAIL	22.97	1,721
SILVER TRAIL	25.18	1,800
STAGING AREAS	1.00	72,600
STABILIZED CONSTRUCTION	2.20	158,400
EROSION CONTROL	2.31	168,300
TOTAL	34.56	2,527,300

EROSION CONTROL	QUANTITY	UNITS
SOIL BERM	29,245	SF
SOIL NAIL	17,493	SF
SOIL NAIL	18,000	SF
SOIL NAIL	2,200	SF
SOIL NAIL	2,319	SF
TOTAL	69,257	SF

NO.	SHEET LISTING	COVER SHEET
1	C1.0	COVER SHEET
2	C1.1	CONSTRUCTION ACCESS AND STAGING PLAN
3	C1.2	CONSTRUCTION AND STAGING PLAN
4	C1.3	OVERALL SITE IMPROVEMENT PLAN AND SHEET KEY
5	C1.4	PLAN AND PROFILE SOUTH RIDGE TRAIL
6	C1.5	PLAN AND PROFILE SILVER TRAIL
7	C1.6	PLAN AND PROFILE SOUTH RIDGE TRAIL
8	C1.7	PLAN AND PROFILE SILVER TRAIL
9	C1.8	PLAN AND PROFILE SOUTH RIDGE TRAIL
10	C1.9	PLAN AND PROFILE SILVER TRAIL
11	C1.10	CROSS SECTIONS
12	C1.11	EROSION CONTROL SOIL BERM DETAILS AND PLAN IMPROVEMENTS DETAILS
13	C1.12	EROSION CONTROL SOIL NAIL DETAILS AND PLAN IMPROVEMENTS DETAILS
14	C1.13	TRAIL IMPROVEMENTS DETAILS

PACIFICA LAND TRUST
PRESIDENT OF BOARD OF DIRECTORS
PACIFICA, CA 94044

PEDRO POINT HEADLANDS
PROJECT TITLE

75% DESIGN SUBMITTAL

FALL CREEK ENGINEERING, INC.
Consulting Engineers
1333 UNIVERSITY AVENUE, SUITE 200
PACIFICA, CA 94044

CONSULTANTS

PAUL CREEK ENGINEERING, INC.
1333 UNIVERSITY AVENUE, SUITE 200
PACIFICA, CA 94044
(415) 251-2515

CONTRIBUTORS

CITY OF PACIFICA (MOJAVE) STATE PARK

CONTRIBUTORS

(S) CONTOUR (USPS)
(S) CONTOUR (SURFER)
(S) DRAINAGE BUFFER
(S) TREE CANOPY
(S) LANDSIDE

LEGEND

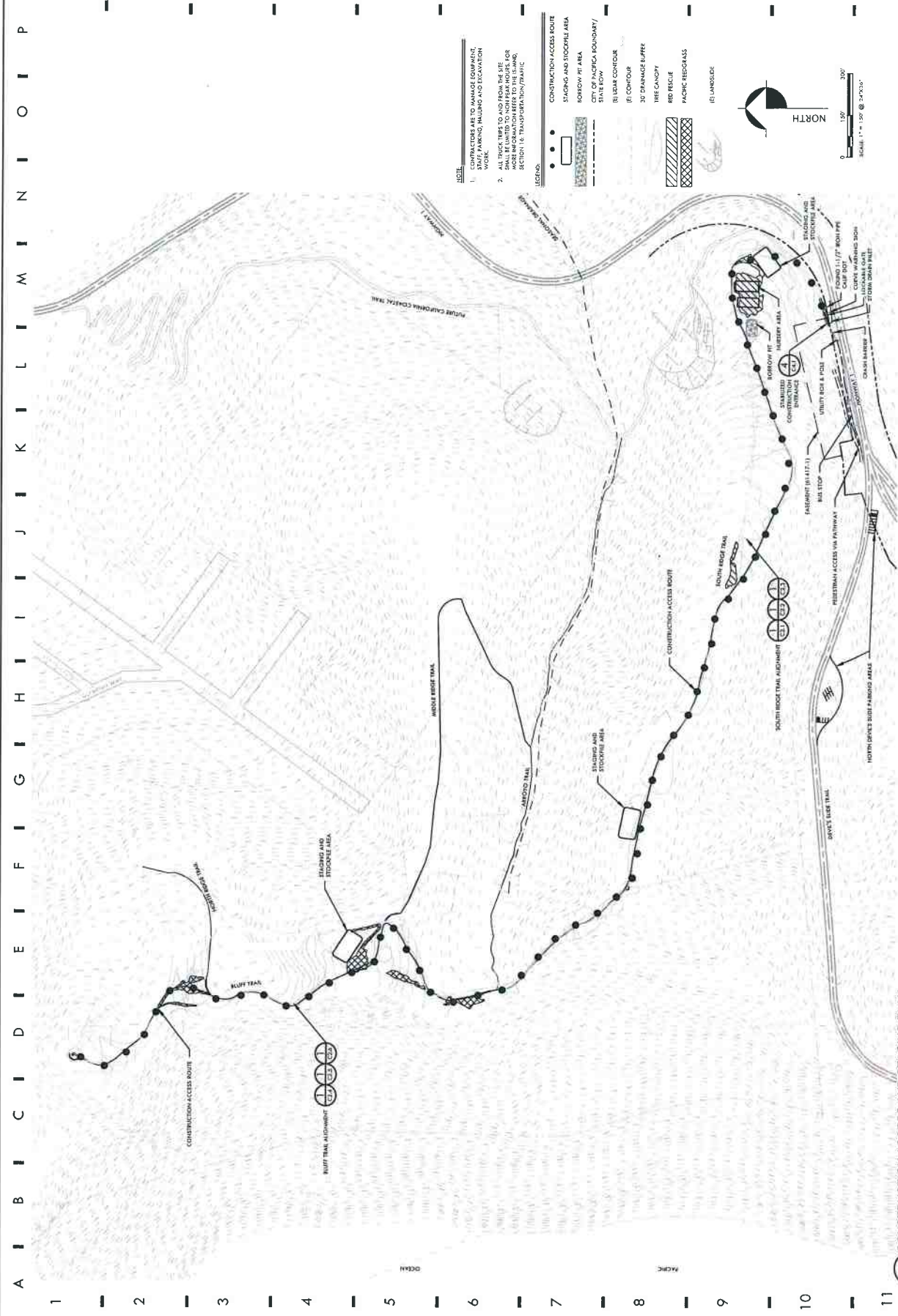
SCALE: 1" = 250' @ 24"X36"

COVER SHEET

ATTACHMENT F

COVER SHEET

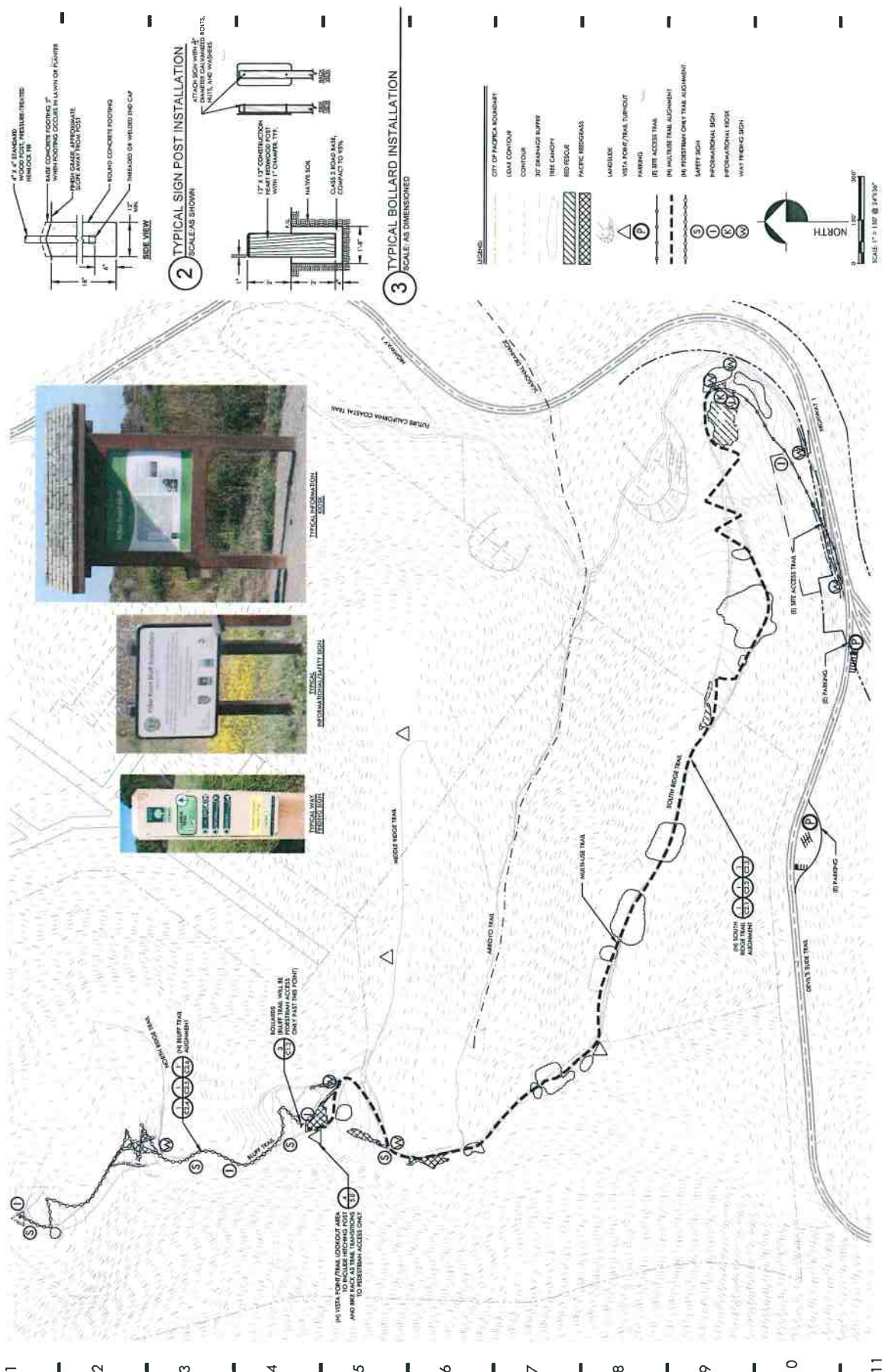
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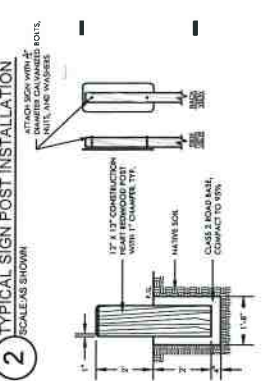
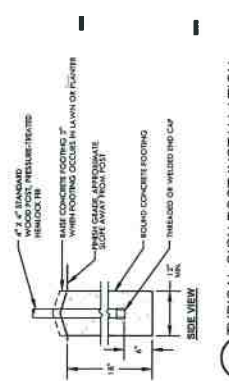
1 CONSTRUCTION ACCESS AND STAGING PLAN
 SCALE: 1" = 150' @ 24" X 36"

SHEET TITLE CONSTRUCTION ACCESS AND STAGING PLAN	CLIENT PACIFICA LAND TRUST ATTN: SAMUEL CASTILAS PRESIDENT OF BOARD OF DIRECTORS PACIFICA, CA 94044	PROJECT TITLE PEDRO POINT HEADLANDS TRAIL IMPROVEMENT PLANS PACIFICA, CALIFORNIA	7.5% DESIGN SUBMITTAL
Consulting Engineers PAUL CHEUNG & ASSOCIATES, INC. 115 SANDHILL AVENUE SAN JOSE, CALIFORNIA TEL: 415-253-8800			
DRAWN BY: JES CHECKED BY: APPE, 2/23/24 DATE: 2/23/24 JOB NO.: 21228 SCALE: AS SHOWN SHEET:	C1.1 2 OF 14		

A B C D E F G H I J K L M N O P



1 CIRCULATION AND SIGNAGE PLAN
SCALE: 1" = 150' @ 24" X 36"



78% DESIGN SUBMITTAL

PROJECT TITLE
PEDRO POINT HEADLANDS TRAIL IMPROVEMENT PLANS
PACIFICA, CALIFORNIA

CLIENT
PACIFICA LAND TRUST
ATTN: SAMUEL CASTILLO
PRESIDENT OF BOARD OF DIRECTORS
PACIFICA, CA 90444

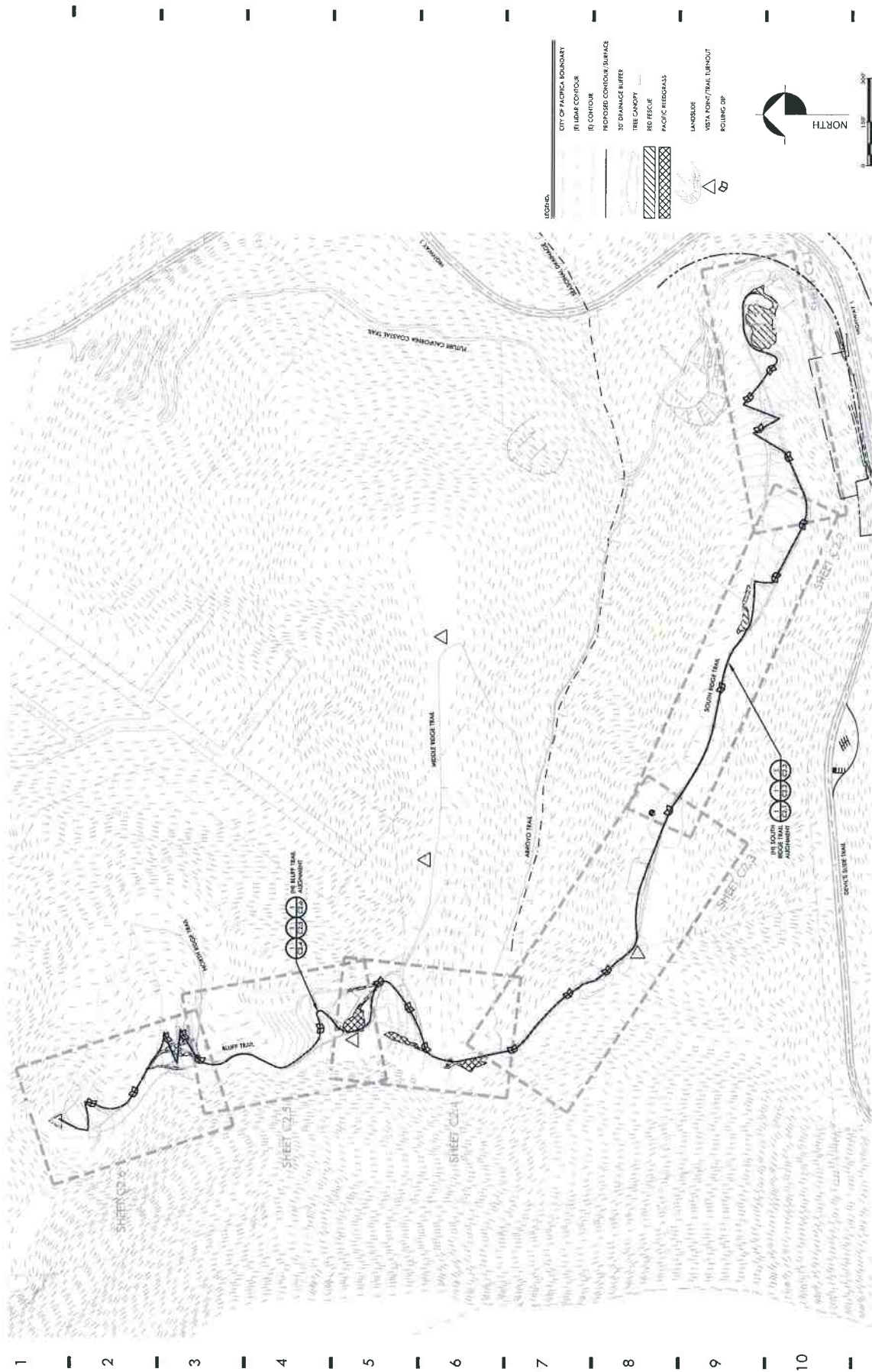
DATE: 12/17/17
DRAWN BY: JSC
CHECKED BY: JSC
SCALE: AS SHOWN
SHEET: C1.2
3 OF 14

78% DESIGN SUBMITTAL
FALL CREEK ENGINEERING, INC.
Consulting Engineers
15000 WILSON AVENUE
SAN JUAN CA 94088
TEL: (831) 246-8949

LEGEND
CITY OF PACIFICA BOUNDARY
LOCAL CONTEXT
30' BURNING BUFFER
TREE CANOPY
RED FLOOR
PACIFIC REDWOOD
LANDUSE
VISTA POINT/TWIL THORP
PARKING
BICYCLE ACCESS TRAIL
BICYCLE TRAIL ALIGNMENT
BICYCLE TRAIL ALIGNMENT
SAFETY SIGN
INFORMATIONAL SIGN
INFORMATIONAL SIGN
WAY FINDING SIGN

SCALE: 1" = 150' @ 24" X 36"

A B C D E F G H I J K L M N O P



LEGEND

- CITY OF PACIFICA BOUNDARY
- R/L SIDE CONTOUR
- R/S CONTOUR
- PROPOSED CONTOUR SURFACE
- 30' SPALLANCE BUFFER
- TREE CANOPY
- RED RESERVE
- PACIFIC REDGRASS
- LANDSCAPE
- VISTA POINT/TRAIL TURNOUT
- ROLLING DIP

NOTES

- 1. SEE SHEET C2.1 FOR BLUFF TRAIL IMPROVEMENT
- 2. SEE SHEET C2.2 FOR SOUTH RIDGE TRAIL IMPROVEMENT
- 3. SEE SHEET C2.3 FOR DRAKE'S BLUFF TRAIL IMPROVEMENT

SCALE 1" = 150' @ 24" X 36"

SCALE 1" = 150' @ 24" X 36"

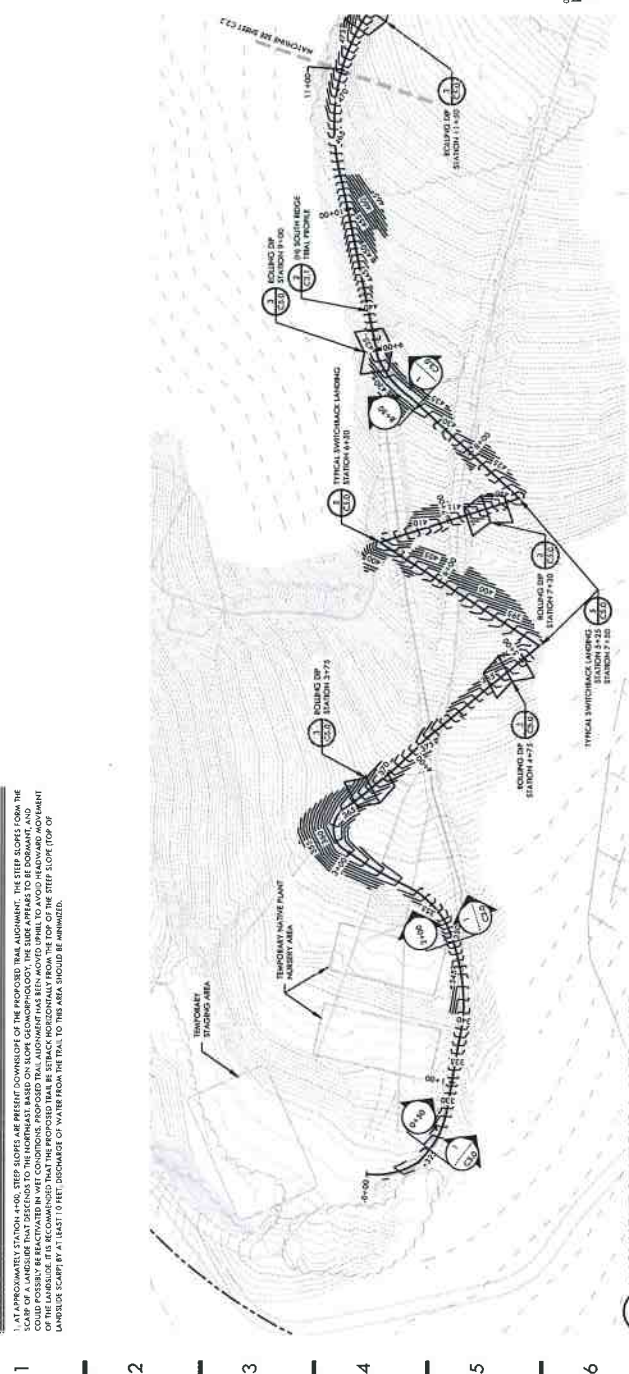
NORTH

<p>PROJECT TITLE PEDRO POINT HEADLANDS TRAIL IMPROVEMENT PLANS PACIFICA, CALIFORNIA</p>	<p>CLIENT PACIFICA LAND TRUST P.O. BOX 388 PACIFICA, CA 94044</p>	<p>75% DESIGN SUBMITTAL</p>	<p>PAI CREW ENGINEERING, INC. Consulting Engineers 11111 15th Ave., Suite 100 San Diego, CA 92120 Tel: 619-451-2888</p>
<p>OVERALL SITE IMPROVEMENT PLAN AND SHEET KEY</p>		<p>C2.0 4 OF 14</p>	

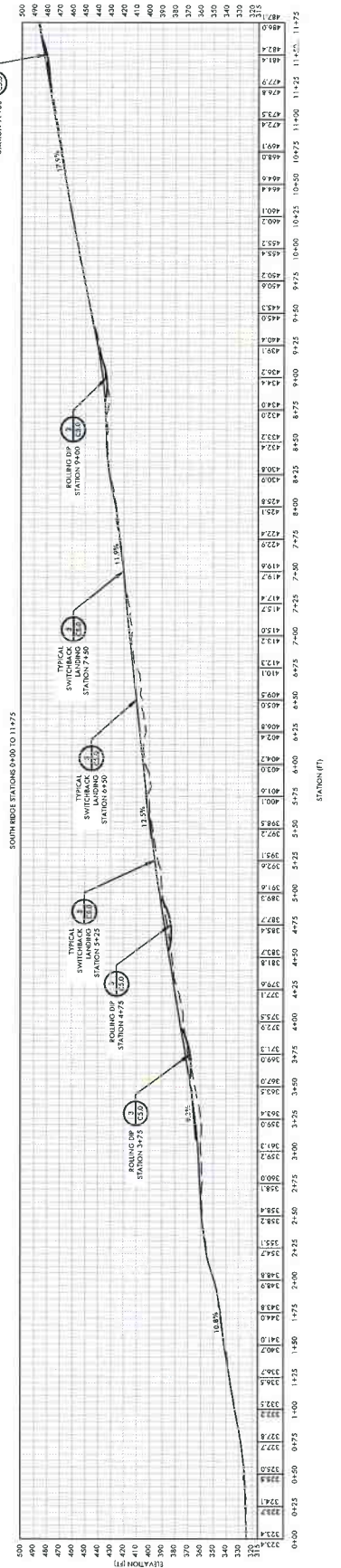
A B C D E F G H I J K L M N O P

GENERAL NOTES:
 1. AT APPROXIMATELY STATION 4+00, STEEP SLOPES ARE PRESENT DOWNHILL OF THE PROPOSED TRAIL ALIGNMENT. THE STEEP SLOPES FORM THE SCARP OF A LANDSLIDE THAT DEVELOPED TO THE NORTHWEST BASED ON SLOPE GEOMORPHOLOGY. THE SLIDE APPEARS TO BE DOMINANT, AND THEREFORE, IT IS RECOMMENDED THAT THE PROPOSED TRAIL BE STABILIZED GEOTECHNICALLY FROM THE TOP OF THE STEEP SLOPE (TOP OF LANDSLIDE SCARP) BY AT LEAST 10 FEET. DISCHARGE OF WATER FROM THE TRAIL TO THIS AREA SHOULD BE MINIMIZED.

Sheet	Start Station	End Station	Trail Improvement
U-100	1+44.75	3+137.15	OUTSLOPE RIGHT 2%
1+44.75	3+137.15	5+16.33	OUTSLOPE LEFT 2%
3+137.15	5+16.33	4+25	OUTSLOPE RIGHT 2%
4+25	5+16.33	6+150.07	ROLLING DP
5+16.33	6+150.07	7+150	LANDING
6+150.07	7+150	7+550	OUTSLOPE RIGHT 2%
7+150	7+550	7+550	LANDING
7+550	13+500	13+71.88	OUTSLOPE LEFT 2%
13+500	13+71.88	14+40	ROLLING DP
14+40	14+40	14+40	LANDING
14+40	20+500	20+500	ROLLING DP
20+500	20+500	20+500	LANDING
20+500	29+275	29+275	OUTSLOPE RIGHT 2%
29+275	29+275	29+275	ROLLING DP
29+275	35+500	35+500	ROLLING DP
35+500	35+500	35+500	ROLLING DP

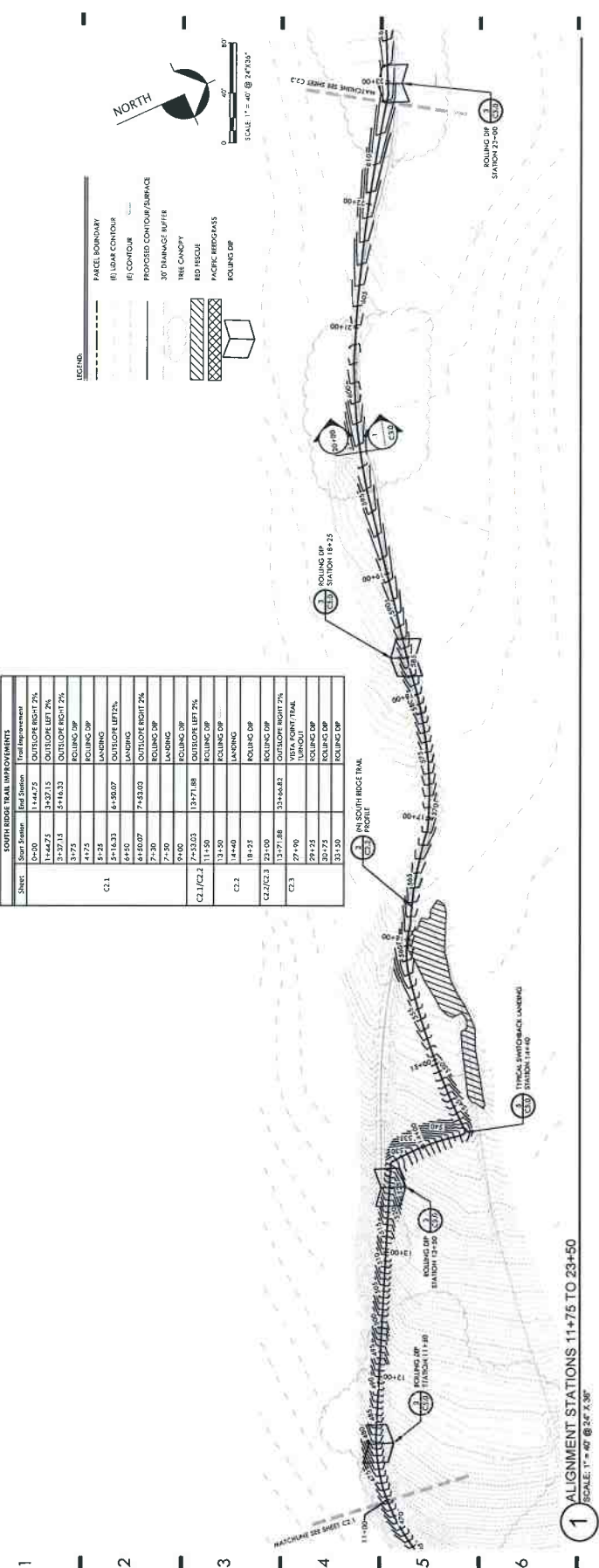


1 ALIGNMENT STATIONS 0+00 TO 11+75
 SCALE: 1" = 40' @ 24" X 36"

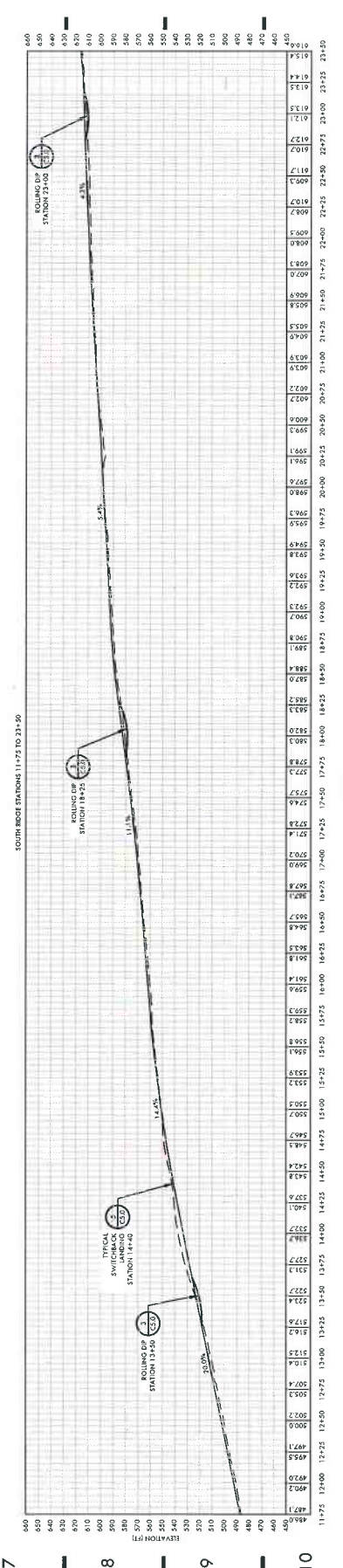


2 PROFILE STATIONS 0+00 TO 11+75
 SCALE: 1" = 40' @ 24" X 36"

A I B B I C C I D D I E E I F F I G G I H H I I J J I K K I L L I M M I N N I O O I P



SOUTH RIDGE TRAIL IMPROVEMENTS			
Sheet	Start Station	End Station	Trail Improvement
C-1	0+00	1+44+75	OUTSLOPE RIGHT 2%
	1+44+75	2+32+15	OUTSLOPE LEFT 2%
	2+32+15	3+27+15	OUTSLOPE LEFT 2%
	3+27+15	4+75	ROLLING DP
	4+75	5+25	LANDING
	5+25	5+16+33	OUTSLOPE LEFT 2%
	5+16+33	6+50+07	LANDING
	6+50+07	7+53+03	OUTSLOPE RIGHT 2%
	7+53+03	7+50	ROLLING DP
	7+50	7+50	LANDING
C-1/C-2	7+50	7+53+03	ROLLING DP
	7+53+03	13+71+88	OUTSLOPE LEFT 2%
C-2	13+71+88	14+50	ROLLING DP
	14+50	14+50	LANDING
	14+50	18+25	ROLLING DP
	18+25	18+25	LANDING
C-2/C-3	18+25	23+00	OUTSLOPE RIGHT 2%
	23+00	13+71+88	ROLLING DP
C-3	23+00	27+90	ROLLING DP
	27+90	33+00	ROLLING DP



A B C D E F G H I J K L M N O P

1 BETWEEN STATIONS 34+00 AND 31+50, OUTBOARD SLOPES TO THE WEST ARE INCISED BETWEEN 22 AND 24 DEGREES. THESE SLOPES ARE SUFFICIENTLY STEEP TO PRECLUDE CONTRIBUTION OF FILL SLOPES AT 2:1. HORIZONTAL TO VERTICAL INCISIONS AT 8° RECOMMENDED THAT THE FINAL TRAIN ALIGNMENT BE BAISED TOWARD THE NORTHEAST TO AVOID PLACEMENT OF FILL ON STEEP SLOPES TO THE SOUTHWEST. IF FILL IS PROPOSED ON THE WEST SIDE SOME BENCHING AND RETING MAY BE REQUIRED DUE TO THE EXISTING STEEP SLOPES. ALL FACED ON SLOPES GREATER THAN 5:1 (HORIZONTAL:VERTICAL) SHOULD BE BENCHED AND RETED INTO NATIVE SLOPES. SEE C2.0 DETAILS ON BENCHING AND RETING.

2 BETWEEN STATIONS 31+00 AND 23+00, STEEP SLOPES ARE INCISED BETWEEN 28 AND 32 DEGREES TO THE WEST ON THE OUTBOARD SIDE OF THE TRAIL. DEMARKETING BEING LOCATED DIPS 22 DEGREES TO THE WEST IN A DIRECTION WHERE THE CONDITION OCCURS. WHERE DEMARKETING IS NOT LOCATED, SLOPES TO THE WEST OF THE TRAIL SHOULD BE BAISED TOWARD THE NORTHEAST TO AVOID PLACEMENT OF FILL ON STEEP SLOPES TO THE SOUTHWEST. IF FILL IS PROPOSED ON THE WEST SIDE SOME BENCHING AND RETING MAY BE REQUIRED DUE TO THE EXISTING STEEP SLOPES. ALL FACED ON SLOPES GREATER THAN 5:1 (HORIZONTAL:VERTICAL) SHOULD BE BENCHED AND RETED INTO NATIVE SLOPES. SEE C2.0 DETAILS ON BENCHING AND RETING.

3 BETWEEN STATIONS 23+00 AND 21+00, STEEP SLOPES ARE INCISED BETWEEN 28 AND 32 DEGREES TO THE WEST ON THE OUTBOARD SIDE OF THE TRAIL. DEMARKETING BEING LOCATED DIPS 22 DEGREES TO THE WEST IN A DIRECTION WHERE THE CONDITION OCCURS. WHERE DEMARKETING IS NOT LOCATED, SLOPES TO THE WEST OF THE TRAIL SHOULD BE BAISED TOWARD THE NORTHEAST TO AVOID PLACEMENT OF FILL ON STEEP SLOPES TO THE SOUTHWEST. IF FILL IS PROPOSED ON THE WEST SIDE SOME BENCHING AND RETING MAY BE REQUIRED DUE TO THE EXISTING STEEP SLOPES. ALL FACED ON SLOPES GREATER THAN 5:1 (HORIZONTAL:VERTICAL) SHOULD BE BENCHED AND RETED INTO NATIVE SLOPES. SEE C2.0 DETAILS ON BENCHING AND RETING.

4 BETWEEN STATIONS 21+00 AND 19+00, STEEP SLOPES ARE INCISED BETWEEN 28 AND 32 DEGREES TO THE WEST ON THE OUTBOARD SIDE OF THE TRAIL. DEMARKETING BEING LOCATED DIPS 22 DEGREES TO THE WEST IN A DIRECTION WHERE THE CONDITION OCCURS. WHERE DEMARKETING IS NOT LOCATED, SLOPES TO THE WEST OF THE TRAIL SHOULD BE BAISED TOWARD THE NORTHEAST TO AVOID PLACEMENT OF FILL ON STEEP SLOPES TO THE SOUTHWEST. IF FILL IS PROPOSED ON THE WEST SIDE SOME BENCHING AND RETING MAY BE REQUIRED DUE TO THE EXISTING STEEP SLOPES. ALL FACED ON SLOPES GREATER THAN 5:1 (HORIZONTAL:VERTICAL) SHOULD BE BENCHED AND RETED INTO NATIVE SLOPES. SEE C2.0 DETAILS ON BENCHING AND RETING.

5 BETWEEN STATIONS 19+00 AND 17+00, STEEP SLOPES ARE INCISED BETWEEN 28 AND 32 DEGREES TO THE WEST ON THE OUTBOARD SIDE OF THE TRAIL. DEMARKETING BEING LOCATED DIPS 22 DEGREES TO THE WEST IN A DIRECTION WHERE THE CONDITION OCCURS. WHERE DEMARKETING IS NOT LOCATED, SLOPES TO THE WEST OF THE TRAIL SHOULD BE BAISED TOWARD THE NORTHEAST TO AVOID PLACEMENT OF FILL ON STEEP SLOPES TO THE SOUTHWEST. IF FILL IS PROPOSED ON THE WEST SIDE SOME BENCHING AND RETING MAY BE REQUIRED DUE TO THE EXISTING STEEP SLOPES. ALL FACED ON SLOPES GREATER THAN 5:1 (HORIZONTAL:VERTICAL) SHOULD BE BENCHED AND RETED INTO NATIVE SLOPES. SEE C2.0 DETAILS ON BENCHING AND RETING.

6 BETWEEN STATIONS 17+00 AND 15+00, STEEP SLOPES ARE INCISED BETWEEN 28 AND 32 DEGREES TO THE WEST ON THE OUTBOARD SIDE OF THE TRAIL. DEMARKETING BEING LOCATED DIPS 22 DEGREES TO THE WEST IN A DIRECTION WHERE THE CONDITION OCCURS. WHERE DEMARKETING IS NOT LOCATED, SLOPES TO THE WEST OF THE TRAIL SHOULD BE BAISED TOWARD THE NORTHEAST TO AVOID PLACEMENT OF FILL ON STEEP SLOPES TO THE SOUTHWEST. IF FILL IS PROPOSED ON THE WEST SIDE SOME BENCHING AND RETING MAY BE REQUIRED DUE TO THE EXISTING STEEP SLOPES. ALL FACED ON SLOPES GREATER THAN 5:1 (HORIZONTAL:VERTICAL) SHOULD BE BENCHED AND RETED INTO NATIVE SLOPES. SEE C2.0 DETAILS ON BENCHING AND RETING.

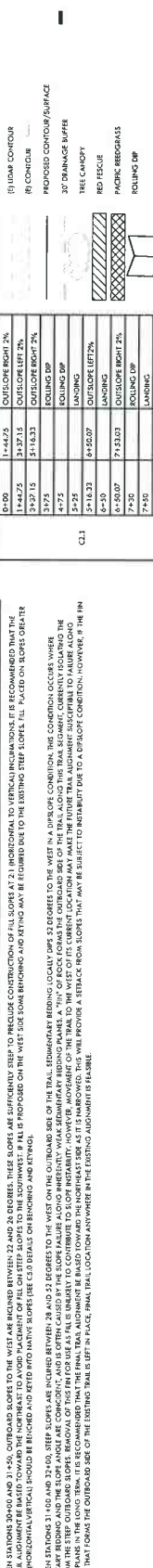
7 BETWEEN STATIONS 15+00 AND 13+00, STEEP SLOPES ARE INCISED BETWEEN 28 AND 32 DEGREES TO THE WEST ON THE OUTBOARD SIDE OF THE TRAIL. DEMARKETING BEING LOCATED DIPS 22 DEGREES TO THE WEST IN A DIRECTION WHERE THE CONDITION OCCURS. WHERE DEMARKETING IS NOT LOCATED, SLOPES TO THE WEST OF THE TRAIL SHOULD BE BAISED TOWARD THE NORTHEAST TO AVOID PLACEMENT OF FILL ON STEEP SLOPES TO THE SOUTHWEST. IF FILL IS PROPOSED ON THE WEST SIDE SOME BENCHING AND RETING MAY BE REQUIRED DUE TO THE EXISTING STEEP SLOPES. ALL FACED ON SLOPES GREATER THAN 5:1 (HORIZONTAL:VERTICAL) SHOULD BE BENCHED AND RETED INTO NATIVE SLOPES. SEE C2.0 DETAILS ON BENCHING AND RETING.

8 ALIGNMENT STATIONS 23+50 TO 34+39
SCALE: 1" = 40' @ 24" X 36"

9 VISTA POINT/RAIL TURNOUT STATION 27+40 (C2.1)
SCALE: 1" = 40' @ 24" X 36"

10 SOUTH RIDGE STATIONS 23+50 TO 34+39
SCALE: 1" = 40' @ 24" X 36"

11 PROFILE STATIONS 23+50 TO 34+39
SCALE: 1" = 40' @ 24" X 36"



SOUTH RIDGE TRAIL IMPROVEMENTS			
Sheet	Start Station	End Station	Trail Improvement
	0+00	1+44.75	OUTSLOPE RIGHT 2%
	1+44.75	24+71.15	OUTSLOPE LEFT 2%
	24+71.15	31+16.33	OUTSLOPE RIGHT 2%
	31+16.33	34+39	ROLLING DP
	34+39	37+25	ROLLING DP
	37+25	41+25	LANDING
	41+25	51+16.33	OUTSLOPE LEFT 2%
	51+16.33	64+50.07	LANDING
	64+50.07	74+53.03	OUTSLOPE RIGHT 2%
	74+53.03	77+25	ROLLING DP
	77+25	87+25	LANDING
	87+25	97+25	ROLLING DP
	97+25	113+33	OUTSLOPE LEFT 2%
	113+33	123+33	ROLLING DP
	123+33	144+48	LANDING
	144+48	164+25	ROLLING DP
	164+25	21+00	ROLLING DP
	21+00	23+50	OUTSLOPE RIGHT 2%
	23+50	25+00	LANDING
	25+00	27+40	ROLLING DP
	27+40	29+25	OUTSLOPE RIGHT 2%
	29+25	30+75	LANDING
	30+75	31+50	ROLLING DP
	31+50	32+25	LANDING
	32+25	33+00	ROLLING DP
	33+00	34+39	ROLLING DP



LEGEND:

- PARCEL BOUNDARY
- (1) LOCAL CONTROL
- (2) CONDUIT
- PROPOSED CONTOUR/SURFACE
- 30' DRAINAGE BUFFER
- TREE LANDSCAPE
- ROAD TIE-UP
- FACING REBORASIS
- ROLLING DP

CIENT:
PACIFICA LAND TRUST
ATTN: SAMUEL CASILLAS
PRESIDENT OF BOARD OF DIRECTORS
P.O. BOX 388
PACIFICA, CA 94044

PROJECT TITLE:
TRAIL IMPROVEMENT PLANS
1 HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN SUBMITTAL

RAIL OPER ENGINEERS, INC.
Consulting Engineers
10000 RAILROAD AVENUE
SUITE 200
PACIFICA, CALIFORNIA 94044
TEL: 415.443.8800

7 OF 14

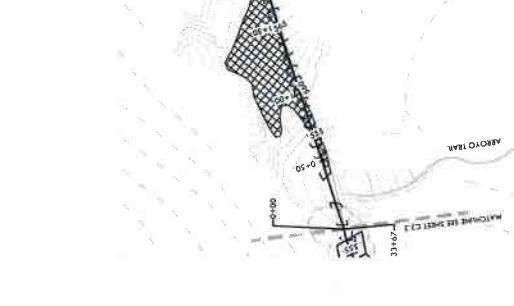
DATE PLOTTED: 03/15/2024
DESIGNED BY: JLS
DRAWN BY: JLS
CHECKED BY: JLS
IN CHARGE: JLS
SCALE: AS SHOWN
SHEET: C2.3

7 OF 14

A B C D E F G H I J K L M N O P

BLUFF TRAIL IMPROVEMENTS	
Sheet	End Station
0+00	5+199.88
C2.4/7.3	5+199.88
0+00	4+00
C3.4/7.3	5+199.88
8+00	9+34.01
8+00	9+34.01
C3.5	10+25.5
C3.5	10+25.5
C3.5,2.6	13+88.8
14+25	14+25
16+25	16+25
16+508.8	17+79.85
16+50	16+50
17+79.85	17+79.85
18+25	18+25
18+900	19+00
21+25	21+25
22+00	22+00
22+25	22+25
24+25.34	24+25.34

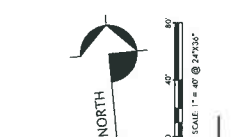
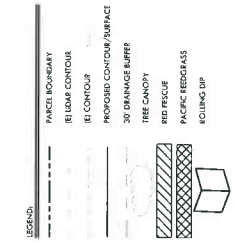
Station	Improvement
0+00	Trail Improvement
5+199.88	OUTSIDE RIGHT 2%
5+199.88	ROLLING DIP
4+00	ROLLING DIP
5+199.88	OUTSIDE LEFT 2%
9+34.01	VISTA POINT TRAIL TURNOUT
9+34.01	OUTSIDE RIGHT 2%
10+25.5	ROLLING DIP
13+88.8	TRAIL STRAIGHT
14+25	ROLLING DIP
16+25	ROLLING DIP
16+508.8	OUTSIDE RIGHT 2%
16+50	LANDING
17+79.85	OUTSIDE LEFT 2%
17+79.85	LANDING
18+25	ROLLING DIP
18+900	OUTSIDE RIGHT 2%
19+00	LANDING
21+25	ROLLING DIP
22+00	ROLLING DIP
22+25	LANDING
24+25.34	LANDING
24+25.34	PEDRO POINT VISTA TRAIL TURNOUT



Station	Elevation (ft)
0+00	650.0
0+25	650.0
0+50	650.0
0+75	650.0
1+00	650.0
1+25	650.0
1+50	650.0
1+75	650.0
2+00	650.0
2+25	650.0
2+50	650.0
2+75	650.0
3+00	650.0
3+25	650.0
3+50	650.0
3+75	650.0
4+00	650.0
4+25	650.0
4+50	650.0
4+75	650.0
5+00	650.0
5+25	650.0
5+50	650.0
5+75	650.0
6+00	650.0
6+25	650.0
6+50	650.0
6+75	650.0
7+00	650.0
7+25	650.0
7+50	650.0
7+75	650.0
8+00	650.0

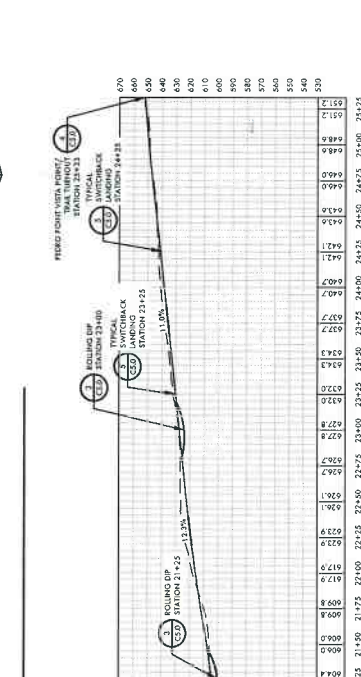
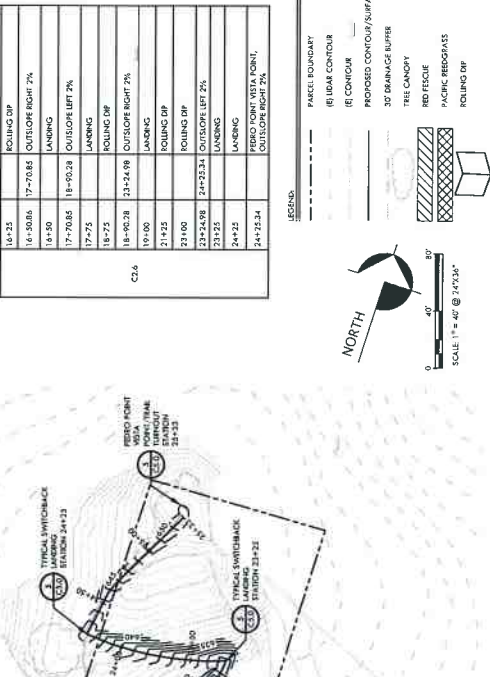
1 ALIGNMENT STATIONS 0+00 TO 8+00
SCALE: 1" = 40' @ 24" X 36"

2 PROFILE STATIONS 0+00 TO 8+00
SCALE: 1" = 40' @ 24" X 36"



BLUFF TRAIL IMPROVEMENTS

Sheet	Station	Trail Measurement
C2.4/2.5	0+00	5199+86
	3+00	OUTSLOPE RIGHT 2%
	4+50	ROLLING DP
C2.4/2.3	8+00	ROLLING DP
	8+00	OUTSLOPE LEFT 2%
	8+00	VISTA POINT/TWAIL TURNOUT
	8+00	SIGN/WOOD BOLLARDS
C2.5	12+50	OUTSLOPE RIGHT 2%
	12+50	ROLLING DP
C2.3/2.6	12+11	TRAIL STAIRS
	12+11	OUTSLOPE LEFT 2%
C2.6	16+25	ROLLING DP
	16+25	OUTSLOPE RIGHT 2%
C2.6	16+50	LANING
	17+70.85	OUTSLOPE LEFT 2%
C2.6	17+75	LANING
	18+25	ROLLING DP
C2.6	18+90	LANING
	19+00	OUTSLOPE RIGHT 2%
C2.6	21+25	ROLLING DP
	22+00	ROLLING DP
C2.6	22+25	OUTSLOPE LEFT 2%
	24+25	LANING
C2.6	24+25.34	ROLLING DP
	24+25.34	OUTSLOPE RIGHT 2%



1 ALIGNMENT STATIONS 8+00 TO 15+00
SCALE 1" = 40' @ 24" X 36"

2 PROFILE STATIONS 15+00 TO 24+81
SCALE 1" = 40' @ 24" X 36"

LEGEND

- PARCEL BOUNDARY
- 16' UGA CONTROL
- 16' CONTOUR
- PROPOSED CONTOUR/SURFACE
- 30' DRAINAGE BUFFER
- TRAIL CANOPY
- RED TYPIC
- PACIFIC REDGRASS
- ROLLING DP

CLIENT
PACIFICA LAND TRUST
ATTN: SAMUEL CASTILLOS
PRESIDENT OF BOARD OF DIRECTORS
PACIFICA, CA 90244

PROJECT TITLE
PEDRO POINT HEADLANDS
TRAIL IMPROVEMENT PLANS
PACIFICA, CALIFORNIA

75% DESIGN SUBMITTAL

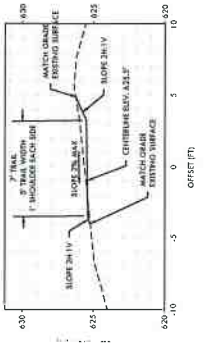
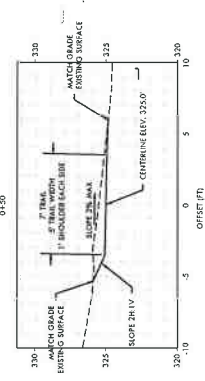
PALL CREEK ENGINEERING, INC.
Civil Engineering
1133 SHERBURN AVE.
SUITE 200
PACIFICA, CA 90244

DATE: APR. 2016
PROJECT NO.: 21222
DRAWN BY: AS SHOWN
CHECKED BY: JAC
DATE: APR. 2016
SCALE: AS SHOWN

C2.6
10 OF 14

A I B I C I D I E I F I G I H I I I J I K I L I M I N I O I P

1



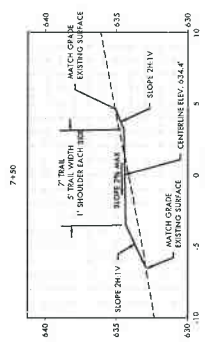
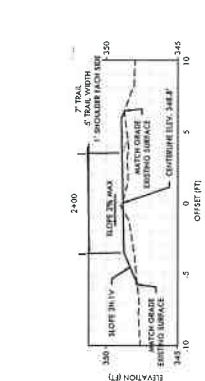
NOTES

1. ALL TRAIL MATCH POINTS ARE 2% SLOPE FROM EXISTING SURFACE TO AVOID ANY POTENTIAL FLOW DAMAGE FROM TRAIL.
2. ALL THROUGH SECTION OF TRAIL SHALL BE 2% SLOPE AND NO NEW MATCH POINTS SHALL BE CONSIDERED.

CROSS SECTIONS
SHEET TITLE

PACIFICA LAND TRUST
ATTN: SAMUEL CASILLAS
PRESIDENT OF BOARD OF DIRECTORS
P.O. BOX 358
PACIFICA, CA 94044

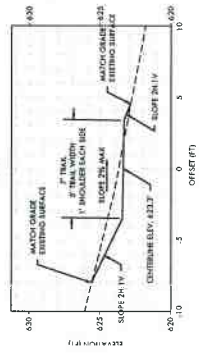
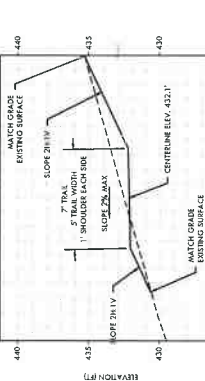
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PROJECT TITLE
PEDRO POINT HEADLANDS
TRAIL IMPROVEMENT PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

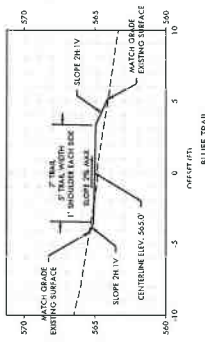
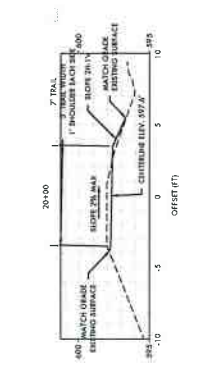
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PROJECT TITLE
PEDRO POINT HEADLANDS
TRAIL IMPROVEMENT PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

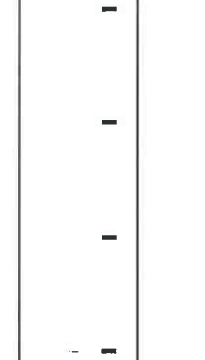
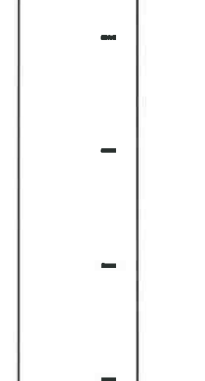
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PROJECT TITLE
PEDRO POINT HEADLANDS
TRAIL IMPROVEMENT PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

5



PROJECT TITLE
PEDRO POINT HEADLANDS
TRAIL IMPROVEMENT PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

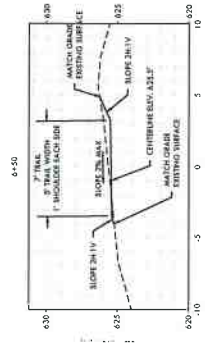
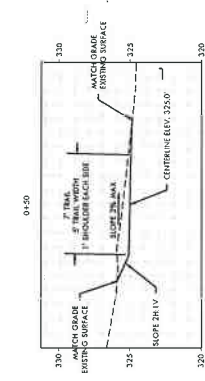
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PROJECT TITLE
PEDRO POINT HEADLANDS
TRAIL IMPROVEMENT PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

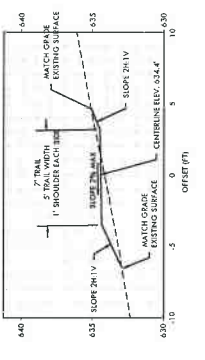
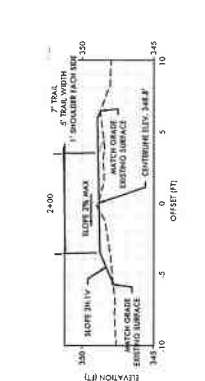
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PROJECT TITLE
PEDRO POINT HEADLANDS
TRAIL IMPROVEMENT PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

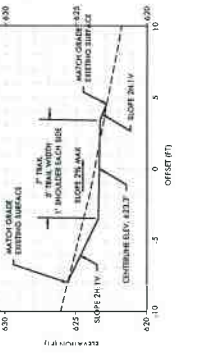
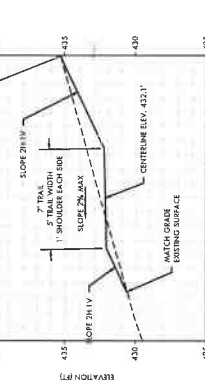
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PROJECT TITLE
PEDRO POINT HEADLANDS
TRAIL IMPROVEMENT PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

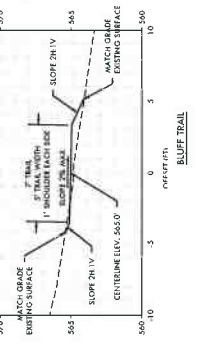
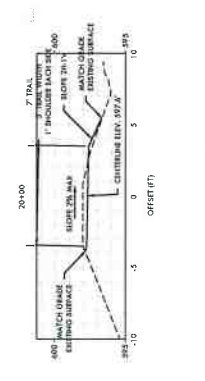
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PROJECT TITLE
PEDRO POINT HEADLANDS
TRAIL IMPROVEMENT PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

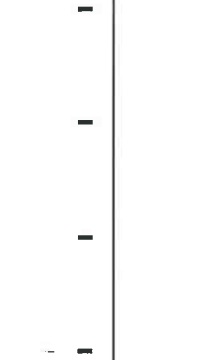
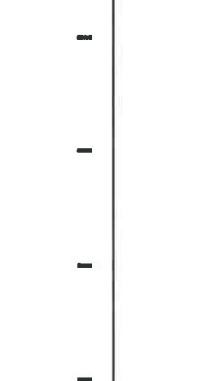
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PROJECT TITLE
PEDRO POINT HEADLANDS
TRAIL IMPROVEMENT PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

11



PROJECT TITLE
PEDRO POINT HEADLANDS
TRAIL IMPROVEMENT PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

1 CROSS SECTIONS
SCALE: 1" = 4' @ 24" X 36"



C3.0
11 OF 14

DATE: 07/15/2014
DRAWN BY: JCL
CHECKED BY: JCL
DATE: 07/15/2014
JOB NO.: 140000
SCALE: AS SHOWN
SHEET



PAUL CREEK ENGINEERING, INC.
Civil/Structural Engineers
1575 WILSON BLVD.
SAN JOSE, CA 95128
TEL: 877-766-9656

A I B I C I D I E I F I G I H I I I J I K I L I M I N I O I P



1
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11

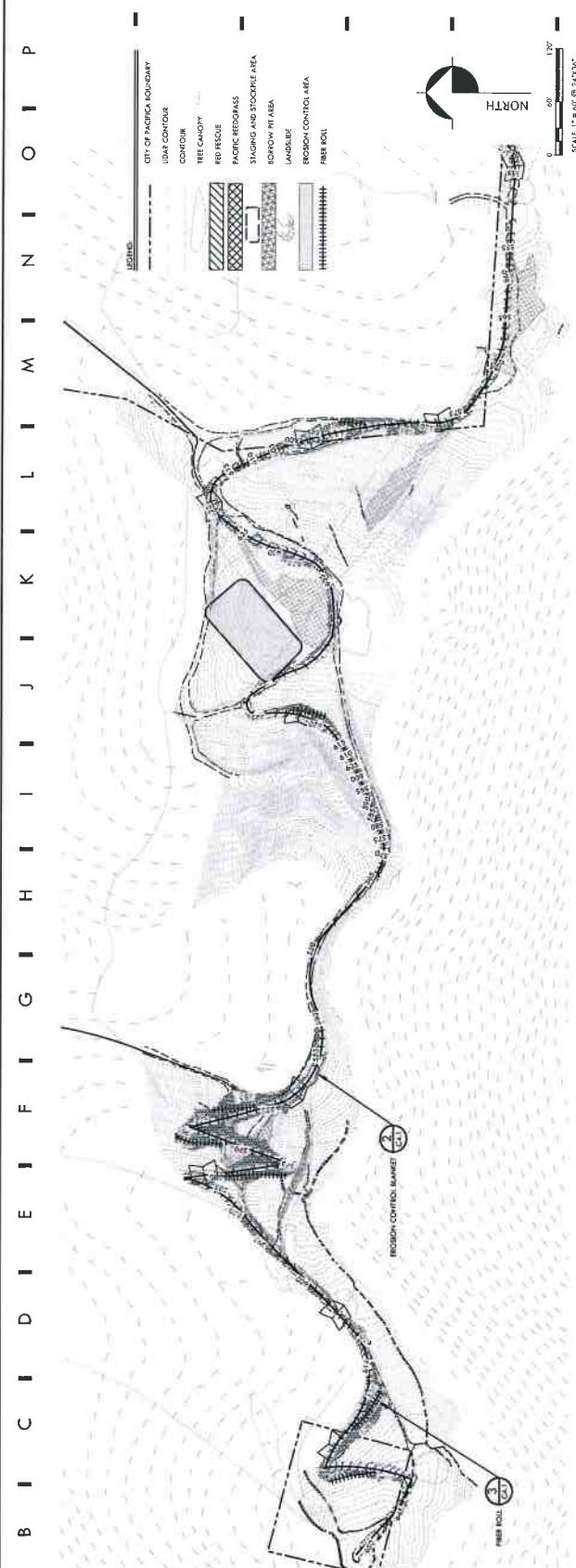
EROSION CONTROL PLAN FOR SOUTH RIDGE TRAIL
SCALE 1" = 40' @ 11/23/24'

SOUTH RIDGE TRAIL EROSION CONTROL	CLIENT PACIFICA LAND TRUST ATTN: SUELE CARLAS PRESIDENT OF BOARD OF DIRECTORS P.O. BOX 388 PACIFICA, CA 94044	PROJECT TITLE PEDRO POINT HEADLANDS TRAIL IMPROVEMENT PLANS PACIFICA, CALIFORNIA	75% DESIGN SUBMITTAL
SHEET TITLE		PROJECT NUMBER	



DRAWN BY:	AS
CHECKED BY:	ZPH
DATE:	11/23/24
SCALE:	AS SHOWN
SHEET:	

C4.0
12 OF 14



1 EROSION CONTROL PLAN FOR BUFF TRAIL
SCALE 1" = 60' @ 24" X 36"

1. EROSION CONTROL MEASURES

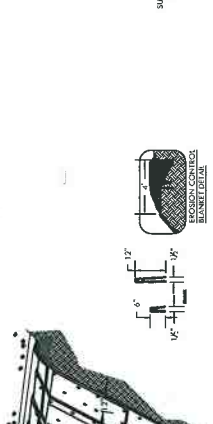
- ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN THE COUNTY OF SAN MATEO EROSION PREVENTION AND SEDIMENT CONTROL MEASURES. MEASURES SHALL BE INSTALLED CONSISTENT WITH THE PLAN AND THE PROJECT STORMWATER MANAGEMENT PLAN (SMP) FOR THIS PROJECT. MEASURES SHALL BE INSTALLED WITHIN THE PROJECT LIMITS WITH THE EXCEPTION OF THOSE MEASURES THAT ARE REQUIRED BY THE CITY OF PACIFICA.
- DURING THE PERIOD OF CONSTRUCTION, ALL PLANNED EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN AND INSPECT EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES TO CONTROL SEDIMENT AND EROSION ACCORDANCE WITH THESE PLANS.
- DELIVERED MATERIALS SHALL BE MAINTAINED AND STORED AT THE COMPLETION OF THE PROJECT. EROSION CONTROL MEASURES SHALL BE USED ON ALL SLOPES IN THE PROJECT AREA TO PREVENT EROSION. MATERIALS SHALL BE STORED IN A MANNER THAT PREVENTS EROSION AND IS SECURED WITH AN APPROVED EROSION CONTROL MEASUREMENT, SUCH AS A SANDBAG, AND ANCHORED WITH SANDBAGS.

2. STABILIZED ENTRANCE

- THE STABILIZED ENTRANCE SHALL BE INSTALLED ALONG THE ENTRANCE TO ALL ROADS TO REMOVE SEDIMENT FROM CONSTRUCTION EQUIPMENT BEFORE THEY EXIT THE SITE. THE ENTRANCE SHALL HAVE A PAD OF ASPHALT OR RUBBER MATS WITH FILTER CLOTH LOCATED AT THE ENTRANCE. THE ENTRANCE SHALL BE A MINIMUM OF 20 FEET LONG AND AS WIDE AS THE ROAD.

3. EROSION CONTROL BLANKET

- THE EROSION CONTROL BLANKET SHALL BE CONSTRUCTED OF LITE FIBERS, CURLED WOOD FIBERS, STRAW, COCOFIBER FIBER, OR A COMBINATION OF THESE MATERIALS. THE BLANKET SHALL HAVE ORGANIC NETTING AND SHALL BE INTENDED FOR TEMPORARY PROTECTION OF EROSION CONTROL MEASURES. THE BLANKET SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IF MANUFACTURER'S RECOMMENDATIONS ARE NOT AVAILABLE, THE CONTRACTOR SHALL INSTALLATION SHALL BE AS FOLLOWS:
 - REMOVE ALL ROCK, CLUMP, AND VEGETATIVE OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED BLANKET WILL HAVE DIRECT CONTACT WITH THE SOIL SURFACE.
 - LOCSEED 2 INCHES OF TURF GRASS ABOVE FINAL GRADE.
 - ANCHOR THE BLANKET TO THE SOIL SURFACE BY DRIVING 1/4" X 1/4" X 1/4" GALVANNEAL STEEL STAPLES AT THE HEAD OF THE PIN. WIRE STAPLES SHOULD BE DRIVEN FLUSH TO THE SOIL SURFACE. ALL STAPLES SHOULD BE DRIVEN LONG ENOUGH TO HAVE SUFFICIENT GROUND PENETRATION TO RESIST PULLOUT. LONGER ANCHORS MAY BE REQUIRED FOR LOOSE SOILS.



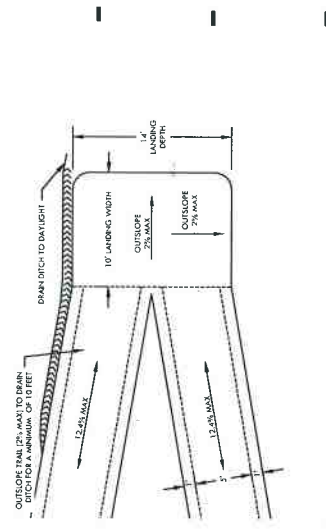
4 TYPICAL STABILIZED CONSTRUCTION ENTRANCE
SCALE AS SHOWN

2 TYPICAL EROSION CONTROL BLANKET (SLOPES OVER 20%)
SCALE AS SHOWN, INSTALL PER MANUFACTURER'S RECOMMENDATIONS

3 TYPICAL FIBER ROLL
SCALE AS SHOWN

4 TYPICAL STABILIZED CONSTRUCTION ENTRANCE
SCALE AS SHOWN

5 TYPICAL STABILIZED CONSTRUCTION ENTRANCE
SCALE AS SHOWN



1 TRAIL STRUCTURE TERMINOLOGY
SCALE AS DIMENSIONED



2 TYPICAL TRAIL SECTIONS
SCALE AS DIMENSIONED



3 ROLLING DIP
SCALE AS DIMENSIONED



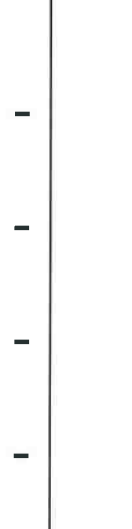
4 VISTA POINT/TAIL TURNOUT
SCALE AS DIMENSIONED



5 TYPICAL TRAIL STAIRS
SCALE AS DIMENSIONED



6 TYPICAL SWITCHBACK LANDING
SCALE AS DIMENSIONED



7 TYPICAL BIKE RACK
SCALE AS DIMENSIONED (ULTRALAY BIKE RACK, CURVED, 7' BIKE, IN GROUND)



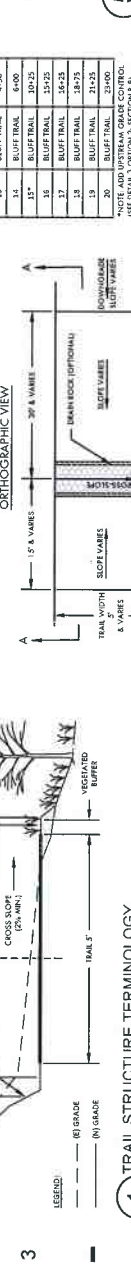
8 TYPICAL HORSE HITCHING POST/RAIL
SCALE AS DIMENSIONED

STATION	STATION
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
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17	17
18	18
19	19
20	20

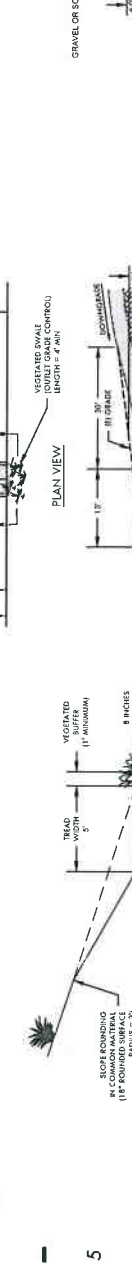
NOTE: SEE PLAN FOR STATIONING AND ELEVATIONS. SEE PLAN & OPTION 2, SECTIONS 6 & 7.



9 ORTHOGRAPHIC VIEW



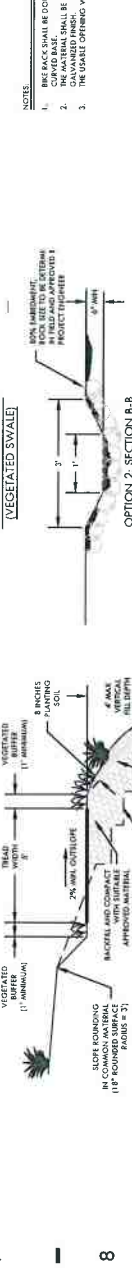
10 PLAN VIEW



11 SECTION A-A



12 SECTION B-B



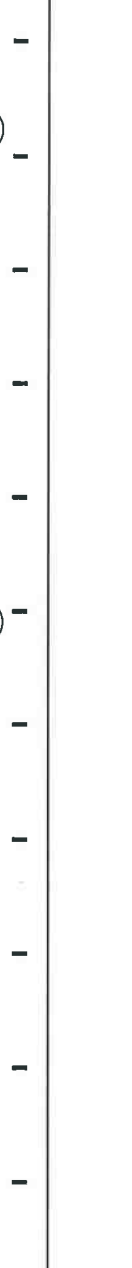
13 ROLLING DIP



14 VISTA POINT/TAIL TURNOUT



15 TYPICAL TRAIL STAIRS



16 TYPICAL SWITCHBACK LANDING



17 TYPICAL BIKE RACK

18 TYPICAL HORSE HITCHING POST/RAIL

PACIFICA LAND TRUST



PRESERVING AND PROTECTING THE OPEN SPACES OF PACIFICA

October 13, 2016

Josh Gordon
Chair, Planning Commission
City of Pacifica
170 Santa Maria Avenue
Pacifica, CA 94044

Dear Planning Commissioners,

The Pedro Point Headlands Restoration and Trail Improvement Project is being submitted for approval of a Pacifica Coastal Development Permit. Since the area that falls within the Pacifica city limits is a small portion of the total Project, I would like to present it in the larger context.

The Pedro Point Headlands Project was initially envisioned as restoration of persistent off-highway vehicle scars from the days when PPH was the headquarters of a motorcycle club. The Pacifica Land Trust was awarded a Restoration Grant from the Off-Highway Vehicle Division of CA State Parks for Restoration. In addition, we were able to secure San Mateo County Measure A funding to replace the existing social trails with improved trails. Overall, the trails have been designed to incorporate more switchbacks and accommodate multiple users (equestrians, mountain bikers and hikers). However, the small part of the Project that lies within Pacifica city limits does not include trails that can be improved within the Project budget.

There are currently two trail sections within the city limits: one is too steep to be made safe and sustainable; the other has no outlet except the excessively steep trail. The proposed improvement is to abandon and re-vegetate both trail sections, and construct a scenic viewpoint on unincorporated San Mateo County land near the Pacifica city limits boundary. This destination viewpoint is intended to be a natural endpoint, deterring creation of new social trails on steep, highly erodible terrain. Several user groups and stakeholders (California Coastal Conservancy, San Mateo County Parks) have expressed interest in extending the Middle Ridge Trail to connect with the alignment of the future California Coastal Trail; the proposed restoration would not interfere with this possibility. While the Project proposes to reduce recreational access on the small area within the

ATTACHMENT G

Pacifica city limits in the short term, it is part of a larger effort to improve trail sustainability and multiple user-group access in the larger project area.

Thank you for your consideration,

Kathy Kellerman
Project Manager, PPH Restoration and Trail Improvement Project
Pacifica Land Trust

PEDRO POINT HEADLANDS RESTORATION PLANS

75% DESIGN SUBMITTAL

PACIFICA, CA

COVER SHEET
SHEET TITLE

PACIFICA LAND TRUST
CLIENT
ATTN: SAMUEL CASILLAS
RESIDENT OF BOARD OF DIRECTORS
P.O. BOX 385
PACIFICA, CA 94044

PROJECT TITLE
PEDRO POINT HEADLANDS RESTORATION PLANS
PACIFICA, CALIFORNIA

75% DESIGN SUBMITTAL

FALL CREEK ENGINEERING, INC.
Consulting Engineers
5111 SHERWOOD DRIVE, SUITE 200
PACIFICA, CALIFORNIA 94044
TEL: 415.995.1818
WWW.FALLCREEKENGINEERING.COM

CHECKED BY: JAC
DATE: 04/24/2014
SCALE: AS SHOWN
SHEET: C1.0



NO.	SHEET	SHEET LIST INDEX	SHEET TITLE
1	C1D	COVER SHEET	COVER SHEET
2	C1E	CONSTRUCTION ACCESS AND STAGING PLAN	CONSTRUCTION ACCESS AND STAGING PLAN
3	C1F	OVERALL SITE IMPROVEMENT PLAN AND SHEET KEY	OVERALL SITE IMPROVEMENT PLAN AND SHEET KEY
4	C1G	RESTORATION PLAN FOR THE BURNED AREA	RESTORATION PLAN FOR THE BURNED AREA
5	C2A	RESTORATION PLAN FOR THE BURNED AREA (CONTINUED) 1000 TO 2000	RESTORATION PLAN FOR THE BURNED AREA (CONTINUED) 1000 TO 2000
6	C2B	RESTORATION PLAN FOR THE BURNED AREA (CONTINUED) 2000 TO 3000	RESTORATION PLAN FOR THE BURNED AREA (CONTINUED) 2000 TO 3000
7	C2C	RESTORATION PLAN FOR THE BURNED AREA (CONTINUED) 3000 TO 4000	RESTORATION PLAN FOR THE BURNED AREA (CONTINUED) 3000 TO 4000
8	C2D	RESTORATION PLAN FOR THE BURNED AREA (CONTINUED) 4000 TO 5000	RESTORATION PLAN FOR THE BURNED AREA (CONTINUED) 4000 TO 5000
9	C2E	RESTORATION PLAN FOR THE BURNED AREA (CONTINUED) 5000 TO 6000	RESTORATION PLAN FOR THE BURNED AREA (CONTINUED) 5000 TO 6000
10	C2F	RESTORATION PLAN FOR THE BURNED AREA (CONTINUED) 6000 TO 7000	RESTORATION PLAN FOR THE BURNED AREA (CONTINUED) 6000 TO 7000
11	C2G	RESTORATION AND JOBSITE CONTROL DETAILS AND NOTES	RESTORATION AND JOBSITE CONTROL DETAILS AND NOTES

EROSION CONTROL AREA QUANTITIES			RESTORATION GRASSING VOLUMES		
DESCRIPTION	QUANTITY	UNITS	CUT (CY)	FILL (CY)	NET
SOUTH EDGE TRAIL EROSION CONTROL	34,822	SP	205	216	11 CY FILL
SUIT TRAIL EROSION CONTROL	79,732	SP	216	216	0
MIDDLE EDGE TRAIL EROSION CONTROL	72,651	SP	166	175	9 CY FILL
TOTAL	187,205	SP	487	507	28 CY FILL

EROSION CONTROL AREA QUANTITIES			RESTORATION GRASSING VOLUMES		
DESCRIPTION	QUANTITY	UNITS	CUT (CY)	FILL (CY)	NET
SOUTH EDGE TRAIL EROSION CONTROL	34,822	SP	205	216	11 CY FILL
SUIT TRAIL EROSION CONTROL	79,732	SP	216	216	0
MIDDLE EDGE TRAIL EROSION CONTROL	72,651	SP	166	175	9 CY FILL
TOTAL	187,205	SP	487	507	28 CY FILL

AREA OF DISTURBANCE NOTES

- THE AREAS OF DISTURBANCE SHOWN IN THE ABOVE TABLE ACCOUNT FOR AREAS WHERE ONLY RESTORATION MATERIALS WILL BE USED TO STABILIZE AND REVEGETATE AREAS WHERE OTHER TRAIL IMPROVEMENTS ARE REQUIRED.
- THE AREAS OF DISTURBANCE SHALL ALSO INCLUDE AREAS WHERE OTHER TRAIL IMPROVEMENTS ARE REQUIRED TO STABILIZE AND REVEGETATE AREAS.
- CONSTRUCTION SHALL BE STABILIZED AFTER CONSTRUCTION IS COMPLETE.
- CONSTRUCTION SHALL BE STABILIZED AFTER CONSTRUCTION IS COMPLETE.
- CONSTRUCTION SHALL BE STABILIZED AFTER CONSTRUCTION IS COMPLETE.

TECHNICAL REFERENCES

- SAN MATEO WATERBED PROTECTION PROGRAM VOLUME 1, MAINTENANCE STANDARDS, APRIL 14, 2004
- PEDRO POINT HEADLANDS TRAIL DESIGN MATRIX, FALL CREEK ENGINEERING, JUNE 2013

GENERAL NOTES

- THE PURPOSE OF THE PROJECT IS TO RESTORE EROSION, WIND AND EMISSION TRANSPORT TO WATERWAYS THROUGH RESTORATION OF AREAS TO HEAVY WATERWAYS AND ALLEVIATE NEGATIVE ENVIRONMENTAL IMPACTS TO THE PEDRO POINT HEADLANDS THROUGH RESTORATION OF THE EXISTING TRAIL NETWORK.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE LATEST SAFETY RULES AND REGULATIONS OF ALL AGENCIES AND AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- CONTOUR INTERVALS ARE 10 FEET.
- TOPOGRAPHIC FIELD DATA COLLECTED THE WEEK OF OCTOBER 10, 2013 BY MICHAEL GOODRICH, P.E.
- ELEVATION DATA IS ASSUMED WHICH MARK IS A 1/4" IN SET IN THE PAYMENT NEAR THE MARK DATE AT HWY 1, ELEVATION = 822.6'
- PROPERTY BOUNDARY WAS EXTRACTED FROM SAN MATEO COUNTY GIS.

COVER SHEET
SHEET TITLE

PACIFICA LAND TRUST
CLIENT
ATTN: SAMUEL CASILLAS
RESIDENT OF BOARD OF DIRECTORS
P.O. BOX 385
PACIFICA, CA 94044

PROJECT TITLE
PEDRO POINT HEADLANDS RESTORATION PLANS
PACIFICA, CALIFORNIA

75% DESIGN SUBMITTAL

FALL CREEK ENGINEERING, INC.
Consulting Engineers
5111 SHERWOOD DRIVE, SUITE 200
PACIFICA, CALIFORNIA 94044
TEL: 415.995.1818
WWW.FALLCREEKENGINEERING.COM

CHECKED BY: JAC
DATE: 04/24/2014
SCALE: AS SHOWN
SHEET: C1.0



EROSION CONTROL AREA QUANTITIES			RESTORATION GRASSING VOLUMES		
DESCRIPTION	QUANTITY	UNITS	CUT (CY)	FILL (CY)	NET
SOUTH EDGE TRAIL EROSION CONTROL	34,822	SP	205	216	11 CY FILL
SUIT TRAIL EROSION CONTROL	79,732	SP	216	216	0
MIDDLE EDGE TRAIL EROSION CONTROL	72,651	SP	166	175	9 CY FILL
TOTAL	187,205	SP	487	507	28 CY FILL

AREA OF DISTURBANCE NOTES

- THE AREAS OF DISTURBANCE SHOWN IN THE ABOVE TABLE ACCOUNT FOR AREAS WHERE ONLY RESTORATION MATERIALS WILL BE USED TO STABILIZE AND REVEGETATE AREAS WHERE OTHER TRAIL IMPROVEMENTS ARE REQUIRED.
- THE AREAS OF DISTURBANCE SHALL ALSO INCLUDE AREAS WHERE OTHER TRAIL IMPROVEMENTS ARE REQUIRED TO STABILIZE AND REVEGETATE AREAS.
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- CONSTRUCTION SHALL BE STABILIZED AFTER CONSTRUCTION IS COMPLETE.

EROSION CONTROL AREA QUANTITIES			RESTORATION GRASSING VOLUMES		
DESCRIPTION	QUANTITY	UNITS	CUT (CY)	FILL (CY)	NET
SOUTH EDGE TRAIL EROSION CONTROL	34,822	SP	205	216	11 CY FILL
SUIT TRAIL EROSION CONTROL	79,732	SP	216	216	0
MIDDLE EDGE TRAIL EROSION CONTROL	72,651	SP	166	175	9 CY FILL
TOTAL	187,205	SP	487	507	28 CY FILL

AREA OF DISTURBANCE NOTES

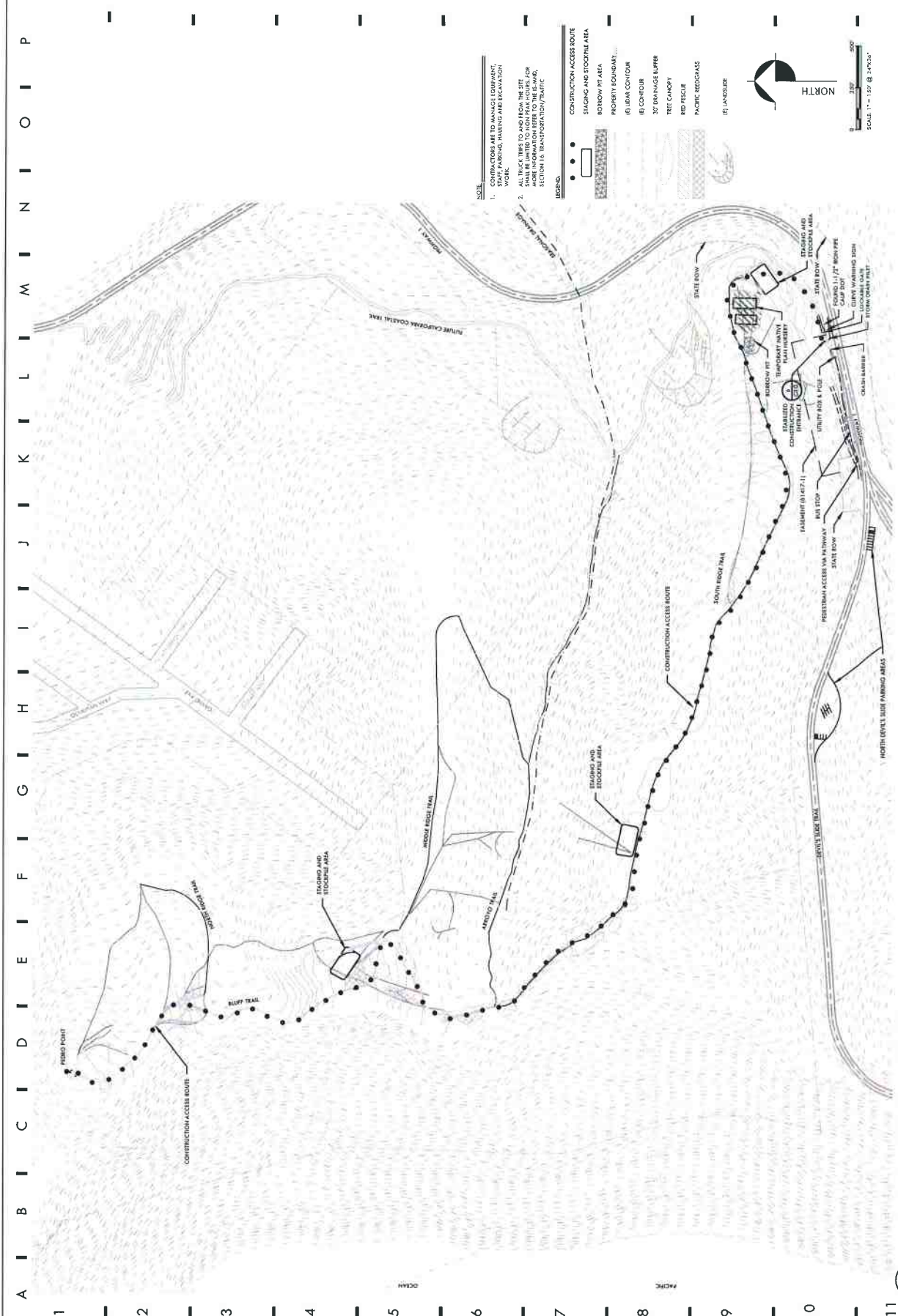
- THE AREAS OF DISTURBANCE SHOWN IN THE ABOVE TABLE ACCOUNT FOR AREAS WHERE ONLY RESTORATION MATERIALS WILL BE USED TO STABILIZE AND REVEGETATE AREAS WHERE OTHER TRAIL IMPROVEMENTS ARE REQUIRED.
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TECHNICAL REFERENCES

- SAN MATEO WATERBED PROTECTION PROGRAM VOLUME 1, MAINTENANCE STANDARDS, APRIL 14, 2004
- PEDRO POINT HEADLANDS TRAIL DESIGN MATRIX, FALL CREEK ENGINEERING, JUNE 2013

GENERAL NOTES

- THE PURPOSE OF THE PROJECT IS TO RESTORE EROSION, WIND AND EMISSION TRANSPORT TO WATERWAYS THROUGH RESTORATION OF AREAS TO HEAVY WATERWAYS AND ALLEVIATE NEGATIVE ENVIRONMENTAL IMPACTS TO THE PEDRO POINT HEADLANDS THROUGH RESTORATION OF THE EXISTING TRAIL NETWORK.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE LATEST SAFETY RULES AND REGULATIONS OF ALL AGENCIES AND AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- CONTOUR INTERVALS ARE 10 FEET.
- TOPOGRAPHIC FIELD DATA COLLECTED THE WEEK OF OCTOBER 10, 2013 BY MICHAEL GOODRICH, P.E.
- ELEVATION DATA IS ASSUMED WHICH MARK IS A 1/4" IN SET IN THE PAYMENT NEAR THE MARK DATE AT HWY 1, ELEVATION = 822.6'
- PROPERTY BOUNDARY WAS EXTRACTED FROM SAN MATEO COUNTY GIS.



A I B I C I D I E I F I G I H I I I J I K I L I M I N I O I P

1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 - 11

1 CONSTRUCTION ACCESS AND STAGING PLAN
 SCALE: 1" = 150' @ 24" X 36"

CLIENT PACIFICA LAND TRUST ATTN: SAMUEL CASTILAS PRESIDENT OF BOARD OF DIRECTORS P.O. BOX 988 PACIFICA, CA 94044	PROJECT TITLE PEDRO POINT HEADLANDS RESTORATION PLANS PACIFICA, CALIFORNIA	PROJECT NO. 75% DESIGN SUBMITTAL	ENGINEER PAUL CEBER ENGINEERING, INC. Consulting Engineers 1375 BARDON AVENUE SUITE 200 PACIFICA, CA 94044 TEL: (415) 236-8644
SHEET TITLE CONSTRUCTION ACCESS AND STAGING PLAN			

DRAWN BY: AS CHECKED BY: PBL DATE: APRIL 2014 SCALE: 1" = 150' @ 24" X 36"	C1.1 2 OF 11
---	------------------------



A I B I C I D I E I F I G I H I I I J I K I L I M I N I O I P

1 2 3 4 5 6 7 8 9 10 11

OVERALL SITE IMPROVEMENT PLAN
AND SHEET KEY
SHEET TITLE

CLIENT
PACIFICA LAND TRUST
ATTN: SAMUEL CASILLAS
PRESIDENT OF BOARD OF DIRECTORS
P.O. BOX 368
PACIFICA, CA 94044

PROJECT TITLE
PEDRO POINT HEADLANDS
RESTORATION PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

PAUL CREE ENGINEERING, INC.
Consulting Engineers
1033 SHAWBEE AVE.
REDDING, CA 96001
TEL: (530) 243-7001

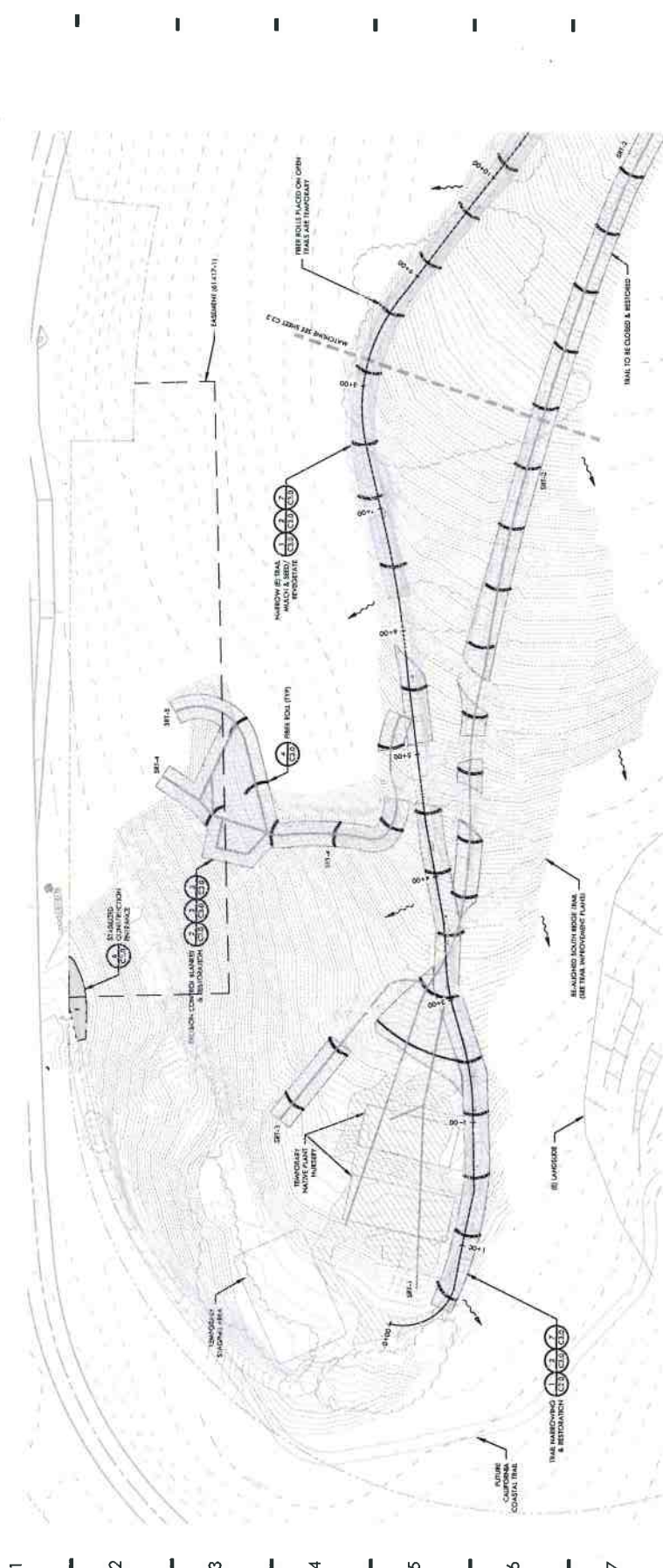


DESIGNED BY: P.C.
CHECKED BY: P.C.
DATE: APRIL 2016
DRAWN BY: P.C.
DATE: APRIL 2016
SHEET: 25 OF 207
SHEET

C2.0
3 OF 11

1 OVERALL SITE IMPROVEMENT PLAN AND SHEET KEY
SCALE: 1" = 150' @ 24" X 36"

A I B I C I D I E I F I G I H I I I J I K I L I M I N I O I P

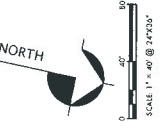


1 ALIGNMENT STATIONS 0+00 TO 10+00
SCALE: 1" = 40' @ 24° X 36"

Sheet	Start Station	End Station	Notes
C2.1	0+00	0+50	Trail Restoration Improvement
	0+50	2+00	Red Tasse Habitat
	2+00	2+50	Fill Through, Narrow Trail, and Revegetate Disturbed Areas. See Trail Improvement Plans
	2+50	3+25	Fill Through and Revegetate Disturbed Areas
	3+25	3+50	Connection with Re-Aligned Trail. See Trail Improvement Plans
	3+50	4+50	Abandon (E) Trail, Fill Through & Revegetate Disturbed Areas, Pull in North Edge Bank for Fill
	4+50	5+10	Connection with Re-Aligned Trail. See Trail Improvement Plans
	5+10	5+75	Abandon (E) Trail, Fill Through & Revegetate Disturbed Areas, Pull in North Edge Bank for Fill
	5+75	6+25	Connection with Re-Aligned Trail. See Trail Improvement Plans
	6+25	10+00	Fill Through, Narrow Trail, and Revegetate Disturbed Areas. See Trail Improvement Plans
C2.2/C2.3	10+00	12+75	Abandon (E) Trail, Fill Through & Revegetate Disturbed Areas, Pull in North and South Edge Bank for Fill
	12+75	2+1+50	Fill Through, Narrow Trail, and Revegetate Disturbed Areas. See Trail Improvement Plans
	2+1+50	2+4+00	Abandon (E) Trail, Fill Through & Revegetate Disturbed Areas, Pull in North and South Edge Bank for Fill
C2.3	2+4+00	30+36	Realigning Trail, Revegetate, Clear, Pull in Edge (Approximately 7.5' Gull End) Trail

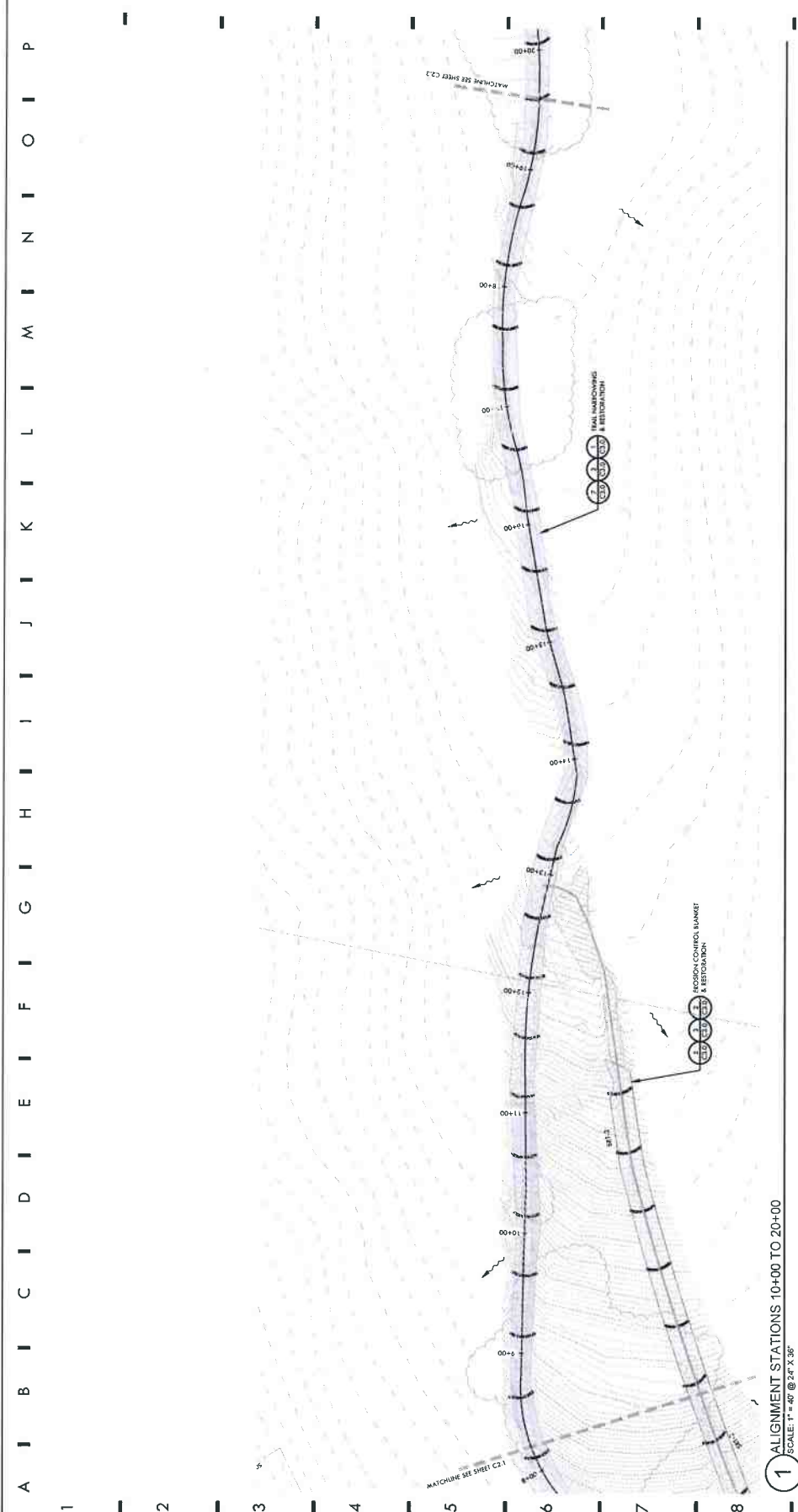
LEGEND

- PROPERTY BOUNDARY
- (R) LEASE CONTOUR
- (R) CONTOUR
- PROPOSED CONTOUR/SURFACE
- 30' DRAINAGE BUFFER
- TREE CANOPY
- TREE REMOVE
- PACK REDGRASS
- TREATMENT 1 (BROWN CONTROL, BANNET MULCH, SEED, AND VEGETATE)
- TREATMENT 2 (NARROW TRAIL, MULCH, SEED, AND VEGETATE)
- FREE ROLL
- SITE DRAINAGE DIRECTION
- FORMAL TRAILS
- (E) LANDSLIDE



<p>SHEET TITLE</p> <p>RESTORATION PLAN SOUTH RIDGE TRAIL STATIONS 0+00 TO 10+00</p>	<p>CLIENT</p> <p>PACIFICA LAND TRUST ATTN: SAMUEL CASILLAS PRESIDENT OF BOARD OF DIRECTORS PACIFICA, CA 90244 PHONE: 310.308.8088</p>	<p>PROJECT TITLE</p> <p>PEDRO POINT HEADLANDS RESTORATION PLANS HIGHWAY 1 S. PEPPERVIEW</p>	<p>DESIGN SUBMITTAL</p> <p>7.5% DESIGN SUBMITTAL</p>	<p>CONSULTING ENGINEER</p> <p>PAUL CHEE ENGINEERING, INC. 11111 BURNBURY DRIVE SAN FRANCISCO, CA 94134 TEL: (415) 435-8888</p>	<p>DATE</p> <p>17/11/2017</p> <p>SCALE</p> <p>AS SHOWN</p>
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C2.1
4 OF 11
SHEET



LEGEND

- PROPERTY BOUNDARY
- (E) LOW CONTOUR
- (E) CONTOUR
- PROPOSED CONTOUR SURFACE
- 30' DRAINAGE BUFFER
- TREE CANOPY
- RED FESCUE
- PACIFIC BROMELIAD
- TREATMENT 1: EROSION CONTROL, BLANKET, MULCH, SEED, AND REVEGETATION WITH 1" NARROW TRAIL, MULCH, SEED, AND REVEGETATION
- TREE ROW
- SITE DRAINAGE DIRECTION
- INFORMAL TRAILS
- (E) LANGUAGE

Sheet	Start Station	End Station	Trail Restoration Improvement
C2.1	0+00	0+50	Trail Restoration Improvement
	0+50	2+00	Red Fescue Habitat
	2+00	3+25	Fill Throughout, Narrow Trail, and Revegetate Disturbed Areas, See Trail Improvement Plans
	3+25	3+50	Fill Throughout and Revegetate Disturbed Areas
	3+50	4+50	Connection with Realigned Trail, See Trail Improvement Plans
	4+50	4+50	Abandon (E) Trail Throughout & Revegetate Disturbed Areas, Put in North Edge Bank for Fill
	4+50	5+10	Connection with Realigned Trail, See Trail Improvement Plans
	5+10	5+25	Abandon (E) Trail Throughout & Revegetate Disturbed Areas, Put in North Edge Bank for Fill
	5+25	5+50	Connection with Realigned Trail, See Trail Improvement Plans
	5+50	6+00	Fill Throughout and Revegetate Disturbed Areas, See Trail Improvement Plans
C2.2/C2.3	10+00	12+25	Abandon (E) Trail Throughout & Revegetate Disturbed Areas, Put in North and South Edge Banks for Fill
	12+25	24+00	Fill Throughout, Narrow Trail, and Revegetate Disturbed Areas, See Trail Improvement Plans
C2.3	21+50	24+00	Abandon (E) Trail Throughout & Revegetate Disturbed Areas, Put in North and South Edge Banks for Fill
	24+00	24+00	Abandoning Trail, Revegetate Edge, Put in Edge (Approximately 5' Wide), Fill Trail

1 ALIGNMENT STATIONS 10+00 TO 20+00
SCALE: 1" = 40' @ 24" X 36"

A I B I C I D I E I F I G I H I I I J I K I L I M I N I O I P

RESTORATION PLAN SOUTH
RIDGE TRAIL STATIONS 20+00
TO 30+00
SHEET TITLE

PACIFICA LAND TRUST
ATTN: SAMUEL CASTILAS
PRESIDENT OF BOARD OF DIRECTORS
P.O. BOX 388
PACIFICA, CA 94044

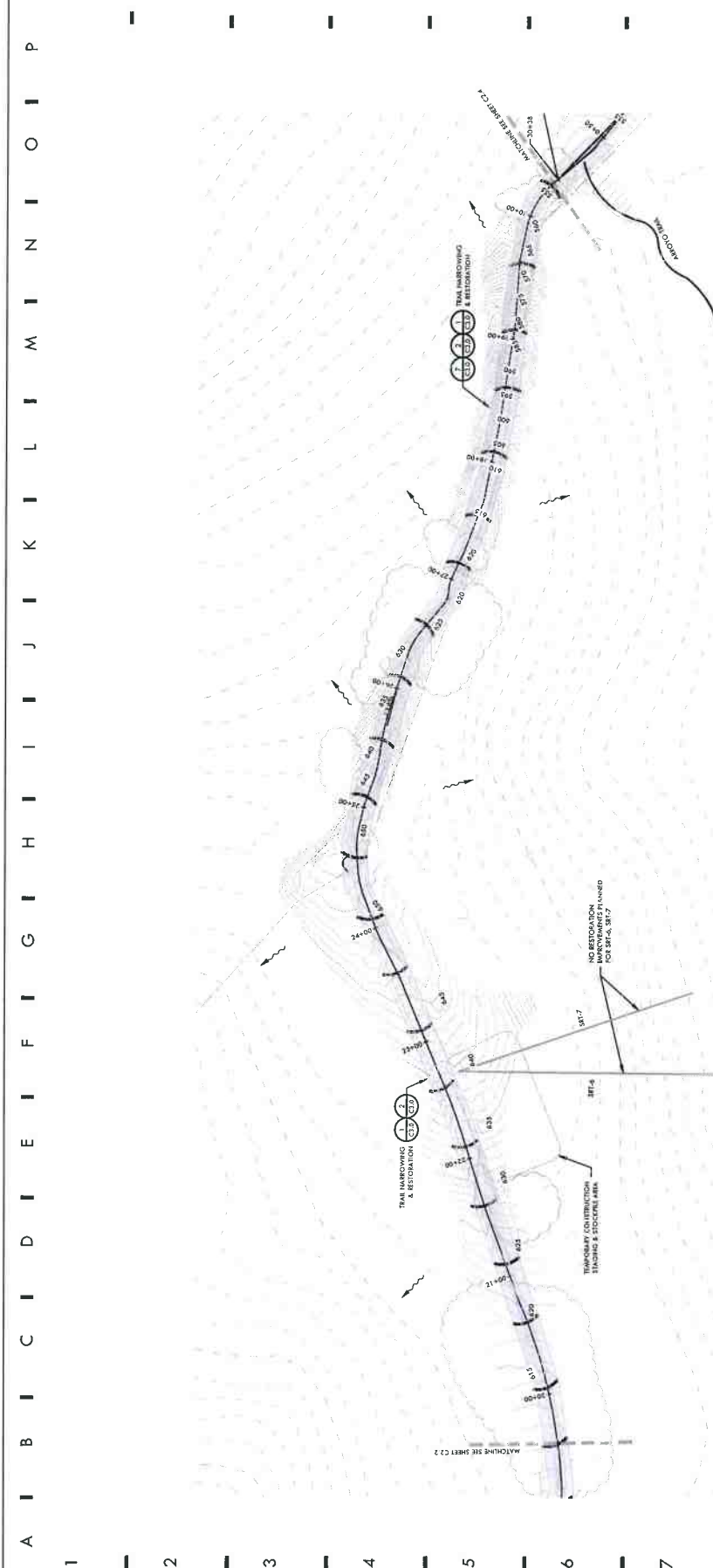
PROJECT TITLE
PEDRO POINT HEADLANDS
RESTORATION PLANS
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

FALL CREEK ENGINEERING, INC.
Civil Engineering
11219 Bayview Ave.
San Francisco, CA 94134
Tel: 415-362-8844



DRAWN BY: JLS
CHECKED BY: PHE
DATE: APRIL 2014
SCALE: AS SHOWN
SHEET: C2.3
9 OF 11



1 ALIGNMENT STATIONS 20+00 TO 30+00
SCALE: 1" = 40' @ 24" X 36"

SOUTH RIDGE TRAIL RESTORATION			
Sheet	Start Station	End Station	Trail Restoration Improvement
C2.1	0+00	0+50	Trail Restoration Improvement
	0+50	2+00	Trail Fence Rehab
	2+00	3+25	Fill Throughput, Narrow, Trail, and Revegetate Disturbed Areas. See Trail Improvement Plans
	3+25	3+25	Fill Throughput and Revegetate Disturbed Areas
	3+25	4+50	Connection with Re-Aligned Trail. See Trail Improvement Plans
	4+50	5+10	Abandon (E) Trail, Fill Throughput & Revegetate Disturbed Areas. Fill in North Edge Bank for FFI
	5+10	5+25	Connection with Re-Aligned Trail. See Trail Improvement Plans
	5+25	5+25	Abandon (E) Trail, Fill Throughput & Revegetate Disturbed Areas. Fill in North Edge Bank for FFI
	5+25	10+00	Fill Throughput, Narrow Trail, and Revegetate Disturbed Areas. Fill in North Edge Bank for FFI
	10+00	12+75	Abandon (E) Trail, Fill Throughput & Revegetate Disturbed Areas. See Trail Improvement Plans
C2.2/C2.3	12+75	21+50	Fill Throughput, Narrow Trail, and Revegetate Disturbed Areas. Fill in North and South Edge Banks for FFI
	21+50	24+00	Abandon (E) Trail, Fill Throughput & Revegetate Disturbed Areas. Fill in North and South Edge Banks for FFI
C2.3	24+00	30+38	Realigning Trail, Revegetate Edge, Fill in Edge (Approximately 3' Infill, END 750L)

LEGEND

- PROPERTY BOUNDARY
- (E) LDM CONTOUR
- RELICHOUS
- PROPOSED CONTOUR SURFACE
- 30' DRAINAGE BUFFER
- TREE CANOPY
- RED FUSCLE
- PACIFIC REDWOODS
- TREATMENT 1: REPOSED CONTOUR, BLANKET, MULCH, SEED, AND REVEGET.
- TREATMENT 2: NARROW TRAIL, MULCH, SEED, AND REVEGETATE
- FFBI ROW
- SITE DRAINAGE DIRECTION
- INFORMAL TRAILS
- (E) LANDSLIDE

SCALE: 1" = 40' @ 24" X 36"

A I B I C I D I E I F I G I H I I I J I K I L I M I N I O I P

RESTORATION PLAN BLUFF
TRAIL STATIONS 0+00 TO 8+00
SHEET TITLE

PACIFICA LAND TRUST
ATTN: SWANEE CASILLAS
PRESIDENT OF BOARD OF DIRECTORS
P.O. BOX 388
PACIFICA, CA 94044

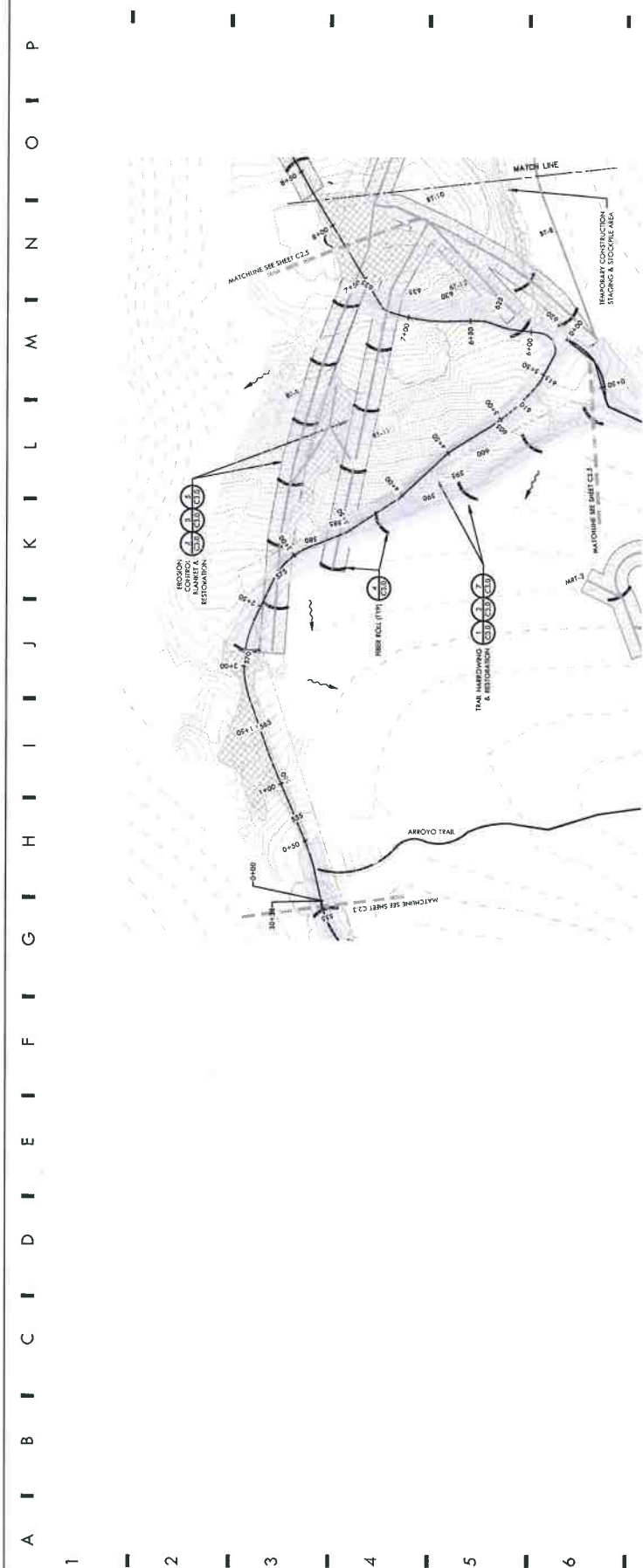
PROJECT TITLE
PEDRO POINT HEADLANDS
RESTORATION PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL

FALC CREW ENGINEERING, INC
Civil/Environmental/Water Resources
Consulting Engineers
1322 BALBOA AVE
SERRA, CALIFORNIA
TEL: (916) 25-9654

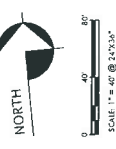


DRAWN BY: JLS
CHECKED BY: PHM
DATE: APRIL 2014
JOB NO.: 21252
SCALE: AS SHOWN
SHEET: C2.4
7 OF 11



1 ALIGNMENT STATIONS 0+00 TO 8+00
SCALE: 1" = 40' @ 24" X 36"

Sheet	Start Station	End Station	Trail Improvement
C2.4	0+00	0+50	Scoutling & Borrow (E) Trail, Revegetate Edges
	0+50	2+00	Pacific Redgum Inhabits, Form small depressions for stormwater retention
	2+00	7+50	Narrow (B) Trail, Revegetate Edges
	7+50	8+25	Pacific Redgum Inhabits
C2.5	8+25	9+50	Abandon (E) Trail, Fill Edges into Trails to Fill Throughput, Revegetate
	9+50	13+50	Narrow (B) Trail, Revegetate Edges
	13+50	16+00	Pacific Redgum Inhabits, See Trail Improvement Plan
C2.6	16+00	18+10	Fill Throughput, Revegetate Edges
	18+10	18+50	Abandon (E) Trail, Fill Edges into Trails to Fill Throughput, Revegetate
	18+50	20+00	Fill Throughput, Revegetate Edges, Pedro Trail Loop, 2' DUT TRAIL



LEGEND

- PROPERTY BOUNDARY
- BLUFF CONTOUR
- BLUFF CONTOUR
- PROPOSED GRASS/DIRTFACE
- 30' DRAINAGE BUFFER
- TRAIL SHOULDER
- RED RECLUSE
- PACIFIC REDGRASS
- TREATMENT 1 (REDGRASS CONTROL BLANKET, MULCH, SEED, AND REVEGETATE)
- TREATMENT 2 (NARROW TRAIL, MULCH, SEED, AND REVEGETATE)
- FRUIT ROLL
- SITE DRAINAGE DIRECTION
- INFORMAL TRAILS
- (E) LANDSLIDE

A I B I C I D I E I F I G I H I I I J I K I L I M I N I O I P

RESTORATION PLAN BLUFF
TRAIL STATIONS 13+50 TO
20+06
SHEET TITLE

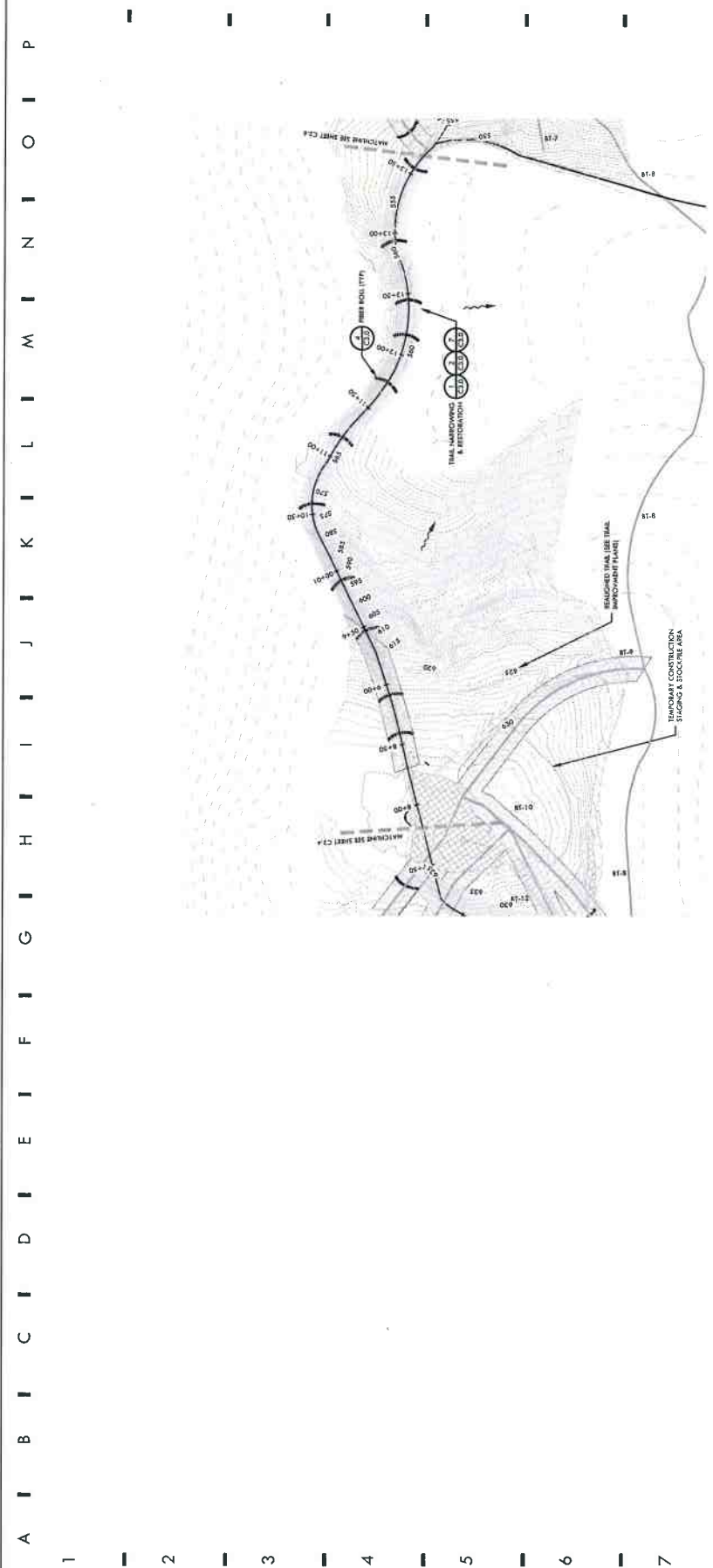
PACIFICA LAND TRUST
ATTN: SAMUEL CASILLAS
PRESIDENT OF BOARD OF DIRECTORS
P.O. BOX 388
PACIFICA, CA 94044

PROJECT TITLE
PEDRO POINT HEADLANDS
RESTORATION PLANS
HEGWAY 1
PACIFICA, CALIFORNIA

75% DESIGN
SUBMITTAL



DATE: APRIL 2016
SCALE: AS SHOWN
SHEET: C2.5
8 OF 11

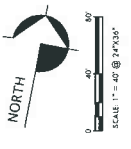


1 ALIGNMENT STATIONS 8+00 TO 13+50
SCALE: 1" = 40' @ 24" X 36"

Sheet	Start Station	End Station	Trail Improvement
	0+00	0+50	Security & Barrier (B) Trail, Riprap Edge
C2.4	0+50	2+00	Profile Restraint, Riprap, from small depression for stormwater retention
	2+00	2+50	Barrier (B) Trail, Riprap Edge
	2+50	3+00	Barrier (B) Trail, Riprap Edge, to fill to fill throughout, Riprap Edge
C2.5	3+00	4+50	Barrier (B) Trail, Riprap Edge
	4+50	5+00	Profile Restraint, Riprap Edge, to fill to fill throughout, Riprap Edge
	5+00	6+00	Profile Restraint, Riprap Edge, to fill to fill throughout, Riprap Edge
C2.6	6+00	8+00	Fill throughout, Riprap Edge
	8+00	10+00	Abandon (B) Trail, Riprap Edge, to fill throughout, Riprap Edge
	10+00	12+00	Fill throughout, Riprap Edge, Riprap Edge

LEGEND:

- PROPERTY BOUNDARY
- RIPIARIAN CONTOUR
- PROPOSED CONTOUR/SURFACE
- 30' BUFFER BUFFER
- TREE CANOPY
- RIP RAP
- PACIFIC REDWOODS
- TREATMENT 1 (EROSION CONTROL, BLANKET, MULCH, SEED, AND VERGATA E)
- TREATMENT 2 (NARROW TRAIL, MULCH, SEED, AND VERGATA E)
- SITE DRAINAGE DIRECTION
- FORMAL TRAILS
- INFORMAL TRAILS
- LANDSLIDE



1 2 3 4 5 6 7 8 9 10 11

A B C D E F G H I J K L M N O P

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RESTORATION PLAN BLUFF TRAIL STATIONS 13+50 TO 20+06

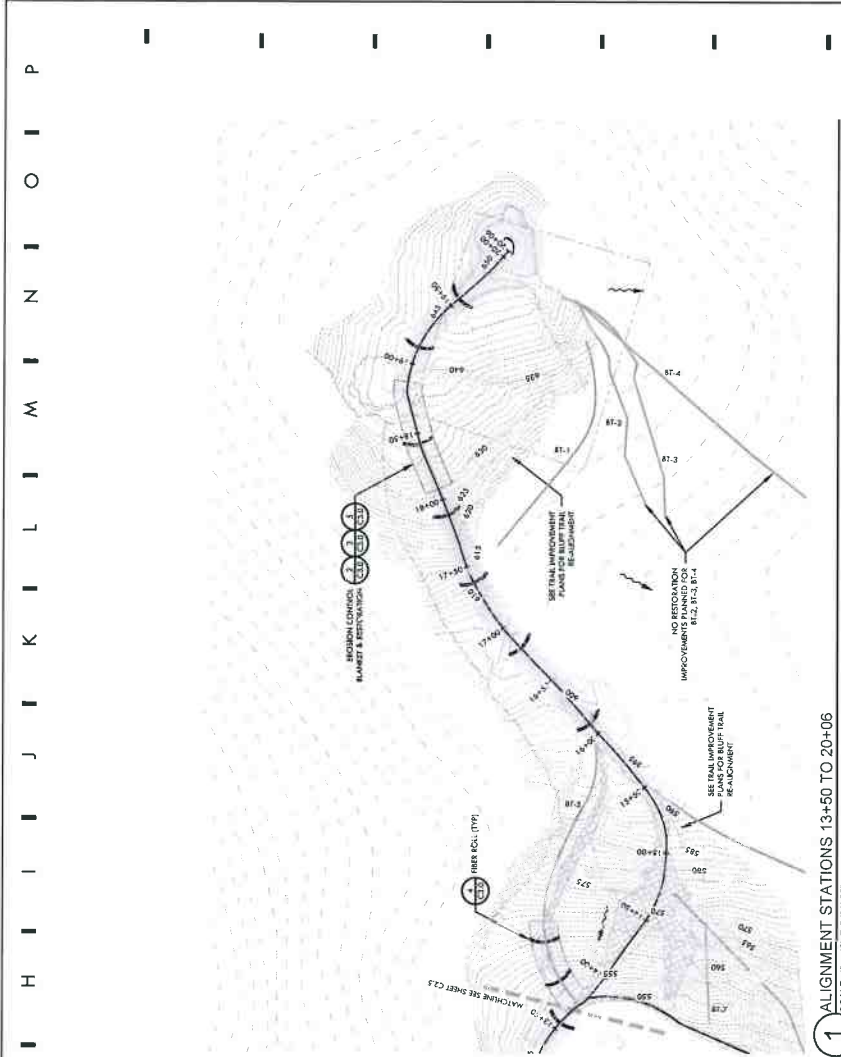
CLIENT
PACIFICA LAND TRUST
ATTN: SANDI CASILLAS
PRESIDENT OF BOARD OF DIRECTORS
P.O. BOX 388
PACIFICA, CA 94044

PROJECT NAME
PEDRO POINT HEADLANDS
RESTORATION PLANS
HIGHWAY 1
PACIFICA, CALIFORNIA

75% DESIGN SUBMITTAL
PAUL CREW ENGINEERING, INC.
Consulting Engineers
2200 BAYVIEW BLVD.
SAN FRANCISCO, CA 94134
TEL: (415) 774-1100
FAX: (415) 774-1101



DRAWN BY: JLS
CHECKED BY: JLS
DATE: 07/20/16
JOB NO.: 160328
SCALE: AS SHOWN
SHEET: C2.6
9 OF 11

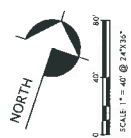


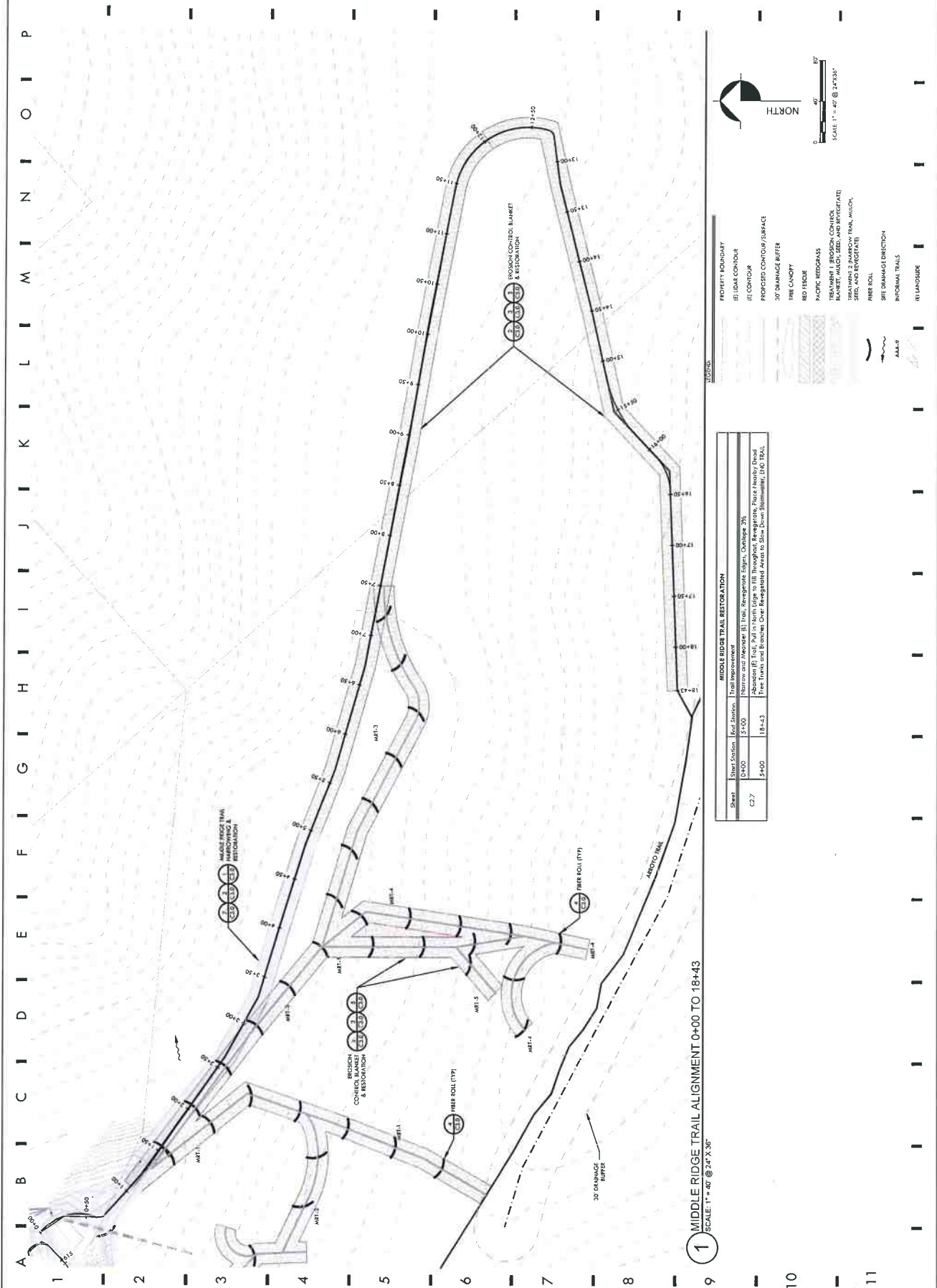
1 ALIGNMENT STATIONS 13+50 TO 20+06
SCALE: 1"=40' @ 24° X 36"

Sheet	From Station	To Station	BLUFF TRAIL RESTORATION
C2.4	13+50	15+00	Trail to Bluff Trail, Pacific Redgrass Habitat, Form small depressions for streamwater retention
C2.5	15+00	18+10	Narrow (E) Trail, Revegetate Edges, Pacific Redgrass Habitat, Abandon (E) Trail, Full Edge to Trail to Fill Throughcut, Revegetate
C2.6	18+10	20+06	Narrow (E) Trail, Revegetate Edges, Pacific Redgrass Habitat, See Trail Improvement Plan, Abandon (E) Trail, Full Edge to Trail to Fill Throughcut, Revegetate, Fill Throughcut, Revegetate Edges, Pedro Point Lookout, E-10 TRAIL

LEGEND:

- PROPERTY BOUNDARY
- (R) UICR CONTOUR
- (E) CONTOUR
- PROPOSED CONTOUR/SURFACE
- 30' BRANCHED BUFFER
- TRAIL CANOPY
- RED FESCUE
- PACIFIC REDGRASS
- TREATMENT (EROSION CONTROL, FERTILIZATION, SEED, AND RETICULATE) SEED AND RETICULATE
- SEE TRAIL IMPROVEMENT PLANS FOR BLUFF TRAIL RESTORATION
- FRER POOL
- SITE DRAINAGE DIRECTION
- PERMANENT TRAILS
- (E) LANDSCAPE





PROJECT BOUNDARY

- RELIAR CONTOUR
- RE CONTOUR
- PROPOSED CONTOUR/SURFACE
- 30' DRAINAGE BUFFER
- TREE CANTOY
- RED FESCUE
- PACIFIC REDGRASS
- TREATMENT 1: EROSION CONTROL BLANKET, MULCH, SEED, AND REVEGETATE
- TREATMENT 2: MULCH, SEED, AND REVEGETATE
- FREE ROLL
- SITE DRAINAGE DIRECTION
- NORMAL TRAILS
- RELANDSCAPE

PROJECT BOUNDARY

RELIAR CONTOUR
RE CONTOUR
PROPOSED CONTOUR/SURFACE
30' DRAINAGE BUFFER
TREE CANTOY
RED FESCUE
PACIFIC REDGRASS
TREATMENT 1: EROSION CONTROL BLANKET, MULCH, SEED, AND REVEGETATE
TREATMENT 2: MULCH, SEED, AND REVEGETATE
FREE ROLL
SITE DRAINAGE DIRECTION
NORMAL TRAILS
RELANDSCAPE

SCALE: 1" = 40' @ 24" X 36"

NORTH

Sheet	Start Station	End Station	Total Station	Notes
C2.7	0+00	18+43	18+43	Station and Alignment (E Trail, Redgrass Edge, Channel, 30' Drainage Buffer)
C2.7	18+43	18+43	18+43	Station and Alignment (E Trail, Mulch in North Edge to ERE Throughout, Separate, Place North Road Tree Trunk and Branches Over Revegetated Area to Slow Down Stormwater, END TRAIL)

1 MIDDLE RIDGE TRAIL ALIGNMENT 0+00 TO 18+43
SCALE: 1" = 40' @ 24" X 36"

