

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

DATE: September 28, 2022

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to expand the parking lot at Quarry Park facility in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN2022-00132 (San Mateo County Parks Department)

PROPOSAL

In 2017, the County Parks Department initiated the planning process to create a master plan for the Quarry Park facility in the hills above the community of El Granada. Early on in the process, a pump track was identified as a desirable use for the area. The pump track was approved and constructed in 2021. As part of the community outreach for that project concerns over parking availability for Quarry Park was identified as a concern. In response to that concern, the current application to enlarge the existing parking lot has been submitted to the Planning Department for a Coastal Development Permit.

The project will convert 8,100 sq. ft. of area which currently consists of open meadow and the trailhead of the Quarry multiple-use trail to enlarge the existing 15-space surface parking lot. The enlarged parking lot is located immediately adjacent to the existing parking lot and will provide 18 additional parking spaces. The enlarged parking lot will be constructed of gravel to match the existing parking lot. One additional ADA-compliant paved parking space will be added adjacent to the existing ADA-spaced in the existing parking lot. New split rail fencing to match the existing fencing will be added to enclose new parking lot area and will connect with an existing gate which provides emergency service vehicle access. Grading to construct the parking lot is estimated at approximately 266 cubic yards. The project site is relatively flat and vegetation within the footprint area consists primarily of non-native annual grasses. No trees are proposed for removal as part of this project.

RECOMMENDATION

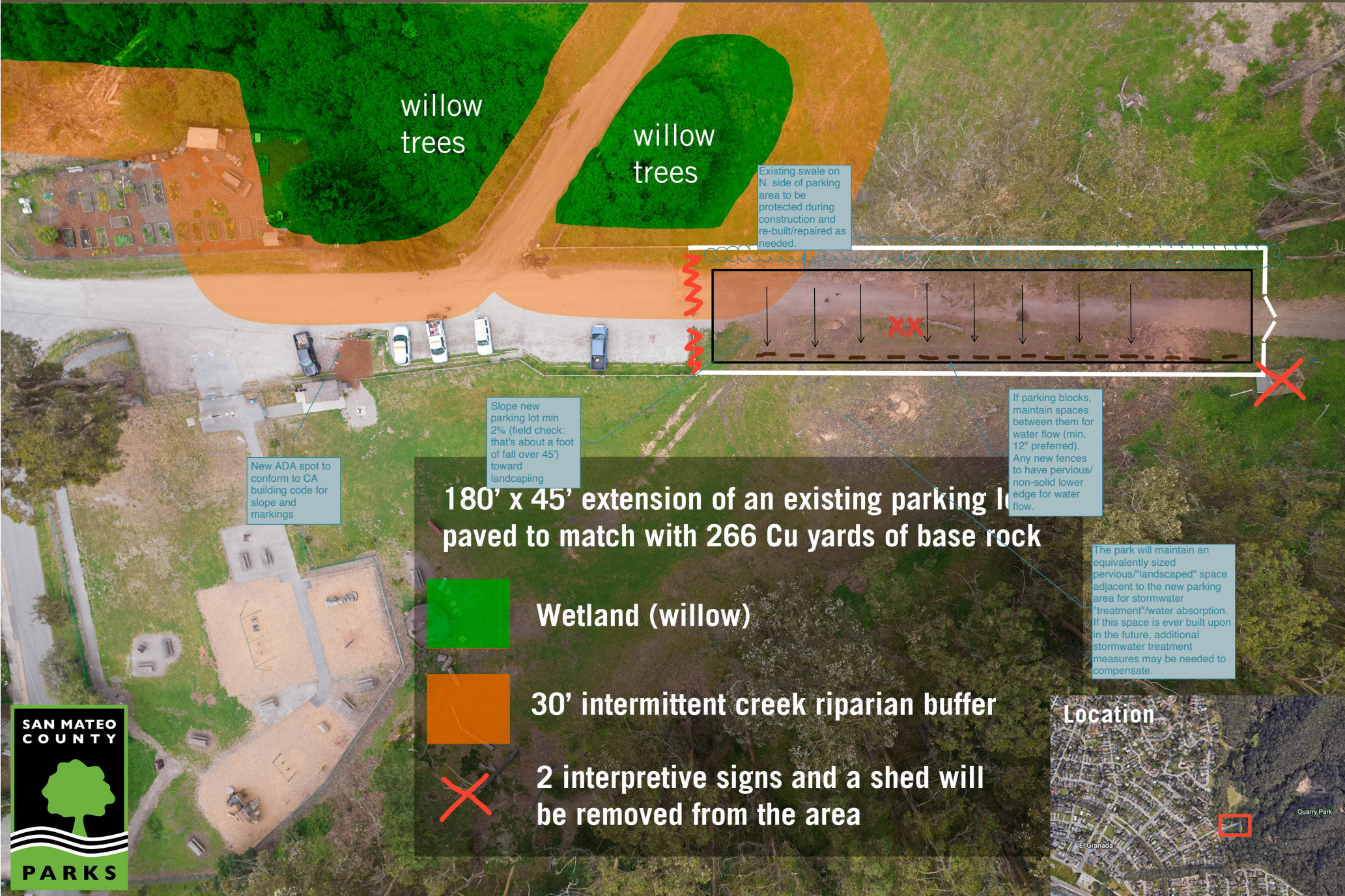
Approve the Coastal Development Permit, County File Number PLN 2022-00132, by adopting the required findings and conditions of approval contained in Attachment A.

SUMMARY

Staff has completed a review of the proposed project and all submitted documents and reports in order to determine the project's conformity to applicable General Plan and Local Coastal Program policies. Potential impacts to special status species were identified. Conditions of approval to mitigate these potential impacts have been included in Attachment A of this report. For the purposes of compliance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption, specifically Category Three (Addition of Accessory Structures). Planning staff has reviewed the project and concluded that the project, as conditioned, complies with the County's General Plan and Local Coastal Program.

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Quarry Park Pump Track Parking Lot Extension



willow trees

willow trees

Existing swale on N. side of parking area to be protected during construction and re-built/repaired as needed.

Slope new parking lot min 2% (field check: that's about a foot of fall over 45') toward landscaping

New ADA spot to conform to CA building code for slope and markings

If parking blocks, maintain spaces between them for water flow (min. 12" preferred). Any new fences to have pervious/non-solid lower edge for water flow.

The park will maintain an equivalently sized pervious/landscaped space adjacent to the new parking area for stormwater treatment/water absorption. If this space is ever built upon in the future, additional stormwater treatment measures may be needed to compensate.

180' x 45' extension of an existing parking lot paved to match with 266 Cu yards of base rock



Wetland (willow)



30' intermittent creek riparian buffer



2 interpretive signs and a shed will be removed from the area

