

SEWER AUTHORITY MID-COASTSIDE
Staff Report

Subject / Title

Receive Report and Possibly Take Action on the Wet Weather Flow Management Program (WWFMP) Project

Staff Recommendation:

Receive Report and Possibly Take Action on the WWFMP Project

Fiscal Impact:

None.

Discussion/Report:

The WWFMP Project Committee may wish to report on activities or meetings since last report.

Funding:

Staff has received an application for appropriations requests from the office of Congresswoman Anna Eshoo. Staff is working with SRT Consultants on this submittal. Submittal deadline is February 17, 2010. The link is here:

http://eshoo.house.gov/index.php?option=com_content&task=view&id=702&Itemid=67

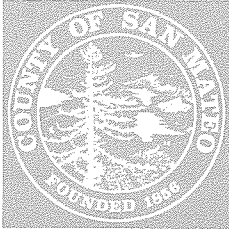
Permitting:

The Coastal Development Permit (CDP) for the WWFMP was approved by the San Mateo County Zoning Hearing Officer on December 17, 2009. The CDP had a 10 business day appeal period which was extended to January 11, 2010 due to the holidays. No appeals have been filed on this project with the County and the County has mailed the Final Local Action Notice ("FLAN") to the California Coastal Commission, as required under the Coastal Act, Pub. Res. Code 30603(d).

SAM has received Notification of Appeal Period dated January 13, 2010 regarding the CDP. A copy of the Notification of Appeal Period is attached. Unless an appeal is filed with the Coastal Commission, the action will become final at the end of the Commission appeal period, which is 5:00 PM on January 27, 2010.

Attached are copies of correspondence from San Mateo County and from the California Coastal Commission.

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County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@co.sanmateo.ca.us
www.co.sanmateo.ca.us/planning

Please reply to: **Michael Schaller**
650/363-1849

December 17, 2009

Sewer Authority Mid-Coast
1000 N. Cabrillo Hwy.
Half Moon Bay, CA 94019

RECEIVED

DEC 21 2009

Subject: PLN2009-00163
Location: Obispo Road, El Granada
APN: 047-262-010

SEWER AUTHORITY ID-COASTSIDE
HALF MOON BAY, CA

On December 17, 2009, the Zoning Hearing Officer considered your request for a (1) Coastal Development Permit and Certificate of Compliance (COC), Type B to legalize a 6.2-acre parcel, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations and Section 7134 of the County Subdivision Regulations, respectively; and (2) Coastal Development Permit and Use Permit, pursuant to Sections 6328.4 and 6500(b) of the San Mateo County Zoning Regulations, respectively, to install an underground sewage overflow storage system, on a parcel located within the Community Open Space Conservation (COSC) Zoning District on Obispo Road at Avenue Portola, in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission.

The Zoning Hearing Officer made the findings and approved this project subject to the conditions of approval as attached.

Any interested party aggrieved by the determination of the Zoning Hearing Officer may appeal this decision to the Planning Commission within ten (10) working days from such date of determination. The appeal period for this project will end on **January 8, 2010 at 5:00 p.m.**

This approval is appealable to the California Coastal Commission. Any aggrieved party who has exhausted their local appeals may appeal this decision to the California Coastal Commission within ten (10) working days following the Coastal Commission's receipt of the County's final 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.

December 17, 2009
Sewer Authority Mid-Coast
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If you have any questions concerning this item, please contact the Project Planner above.

Very truly yours,



Matthew Seubert
Zoning Hearing Officer

Zhd1217T_4_dr

cc: Public Works Department
Building Inspection Section
Assessor's Office
LAFCO
San Mateo County Harbor District
Half Moon Bay Planning Department
California Coastal Commission
Midcoast Community Council
Granada Sanitary District
Montara Water and Sanitary District
Peter Grenell, Harbor District
Tanya Yurovsky

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2009-00163

Hearing Date: December 17, 2009

Prepared By: Michael Schaller, Senior Planner

Adopted By: Zoning Hearing Officer

FINDINGS

Regarding the Environmental Review, Certified:

1. That the Zoning Hearing Officer, acting as a responsible agency under the California Environmental Quality Act, has reviewed and considered the January 2009 Initial Study/ Mitigated Negative Declaration for this project, entitled "SAM Wet Weather Flow Management Project" prepared by the Lead Agency for this project – Sewer Authority Mid-Coast (SAM).

Regarding the Certificate of Compliance, Found:

2. That the processing of the Certificate of Compliance is in full conformance with Section 7134(2) of the County Subdivision Regulations. Processing of the Certificate of Compliance has followed the procedure as outlined in the Subdivision Regulations Section 7134(2) of the County Subdivision Regulations.

Regarding the Coastal Development Permit for the Parcel Legalization, Found:

3. That the project, as described in the application and accompanying materials required by Section 6328.7 of the Zoning Regulations (*Application Requirements*) and as conditioned in accordance with Section 6328.14 (*Conditions*), conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). As discussed in Section A.1.b of the attached report, staff has reviewed all applicable LCP policies for the legalization of this parcel, which has been in the same configuration since 1949, and finds that there are no additional resource protection policies other than the sensitive habitat issues related to the proposed utility use.
4. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section

30200 of the Public Resources Code). The project site is not located between the nearest public road and the sea or the shoreline of Pescadero Marsh.

5. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Policy 1.29(d) – *Coastal Development Permit Standards of Review for Legalizing Parcels* – requires a Coastal Development Permit (CDP) to legalize all undeveloped parcels created before Proposition 20 if the parcel configuration will not have any substantial adverse impacts on coastal resources and is in conformance with the standards of review of the CD District regulations. A separate CDP, subject to all applicable LCP requirements, shall be required for any development of the parcel. Staff finds that there are no applicable resource protection policies other than the precautionary biological issues related to the proposed development. The proposal includes a request for a separate CDP for development of the parcel.

Regarding the Coastal Development Permit for the Wastewater Storage System, Found:

6. That the project, as described in the application and accompanying materials required by Section 6328.7 of the Zoning Regulations (*Application Requirements*) and as conditioned in accordance with Section 6328.14 (*Conditions*), conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. As discussed in Section A.2.b, the project, as proposed and conditioned, complies with the policies of the LCP. Specifically, Planning staff has added Condition No. 15.b which requires pre-construction surveys for the California Red Legged Frog and the San Francisco Garter Snake and Condition No. 15.c which requires the erection of reptile exclusion fencing.
7. That where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project site is not located between the nearest public road and the sea or the shoreline of Pescadero Marsh.
8. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. The project will not facilitate growth in the Mid-Coast area because it does not increase overall sewage processing capacity; it only provides emergency storage capacity during high rainfall events.

Regarding the Use Permit, Found:

9. That the establishment, maintenance, and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood. The use, as conditioned, will have minimal impact upon coastal resources. There is no evidence to suggest that the construction of the storage system, as conditioned, will have a detrimental impact upon the surrounding area. Maintenance and use of the facility will be negligible in impact.

10. That the use is necessary for the public health, safety, convenience or welfare. As discussed above, the area sewer system backs up during heavy rainfall events, causing spillage of wastewater onto public streets. The proposed project will alleviate this problem, thus protecting the public health and safety.

Regarding the Grading Permit Exemption, Found:

11. That this project is exempt from the requirements of a grading permit, under Section 8603.10 of the Grading Ordinance. This section exempts work performed for a public facility or utility and where such work is controlled by other permits. In this case, this project requires both a Coastal Development Permit and a Use Permit. The standard conditions of approval for a grading permit will be implemented through these two permits.

CONDITIONS OF APPROVAL

Current Planning Section – Certificate of Compliance

1. The Coastal Development Permit for the parcel legalization shall be valid for one (1) year from the date of approval. Any extension of this permit shall require submittal of a request for permit extension and payment of applicable extension fees, no less than 60 days prior to expiration.
2. The property owner(s) shall submit a legal, written description of the subject property for review, approval and inclusion in the Certificate of Compliance, (Type B) document. Once this document is submitted, the Current Planning Section will record the Certificate of Compliance, (Type B) with the County Recorder. The Certificate of Compliance shall be recorded prior to the beginning of construction of this project on this property.
3. The property owner shall submit a parcel map or record of survey to the Department of Public Works for review and recording. The document shall be recorded prior to the beginning of construction on this property.

Current Planning Section – Wastewater Overflow Storage System

4. This approval applies only to the proposal as described in this report and plans dated October 2, 2009. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
5. The future expansion area will require a separate permitting process prior to construction.
6. Prior to the beginning of construction, the applicant shall submit to the Planning Department an erosion and sediment control plan. Said plan must be reviewed and approved by the Current Planning Section prior to the beginning of construction. The applicant is responsible for ensuring that all contractors minimize the transport and

designed, and that proper maintenance has been performed. Deficiencies shall be corrected immediately.

8. While the applicant must adhere to the approved erosion and sediment control plan, it is the responsibility of the civil engineer and/or construction manager to implement the Best Management Practices (BMPs) that are best suited for this project site. If site conditions require additional measures in order to comply with the San Mateo County Water Pollution Prevention Plan (SMCWPPP) and prevent erosion and sediment discharges, said measures shall be installed immediately under the direction of the project engineer. If additional measures are necessary, the erosion and sediment control plan shall be updated to reflect those changes and shall be resubmitted to the Planning and Building Department for review. The County reserves the right to require additional (or entirely different) erosion and sediment control measures during grading and/or construction if the approved plan proves to be inadequate for the unique characteristics of each job site.
9. No grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The property owners shall submit a letter to the Current Planning Section, at least two weeks prior to commencement of grading, stating the date when grading will begin.
10. Construction activities shall be limited from the hours of 7:00 a.m. until 6:00 p.m., Monday through Friday, and Saturdays from 9:00 a.m. until 5:00 p.m. Construction is not permitted on Sundays, Thanksgiving, or Christmas.
11. Prior to the commencement of construction, the applicant shall submit to the Current Planning Section an excess materials disposal plan for review and approval. Said plan shall identify where excess dirt from the proposed excavation will be disposed. A separate grading permit may be required if the disposal site is not designed or capable of handling the excess dirt.
12. Prior to the commencement of construction, the applicant shall erect fencing at the western edge of the 30' buffer for the easterly drainage ditch. Said fencing shall be maintained by the applicant for the duration of the project's construction. Said fencing is to ensure that no construction equipment enters the required buffer zone.

Mitigation Measures from the Lead Agency's Initial Study/Mitigated Negative Declaration

13. **Mitigation Measure AIR-1a:** During construction activities, SAM shall require the construction contractor(s) to implement a dust abatement program that includes, but is not necessarily limited to, the following Bay Area Air Quality Management District (BAAQMD) recommended measures as needed to control dust:
 - a. Water all active construction areas at least twice daily;

discharge of pollutants from the project site into local drainage systems and water bodies by adhering to the San Mateo Countywide Water Pollution Prevention Program's "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 15 and April 15. Stabilizing shall include both proactive measures, such as the placement of straw bales or coir netting, and passive measures, such as minimizing vegetation removal and revegetating disturbed areas with vegetation that is compatible with the surrounding environment.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, setbacks, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices (as listed above).

7. Prior to commencement of construction, the applicant shall install the approved erosion and sediment control plan. During construction, it shall be the responsibility of the applicant to regularly inspect the erosion control measures and determine that they are functioning as

- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard;
 - c. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
 - d. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
 - e. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;
 - f. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
 - g. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.);
 - h. Limit traffic speeds on unpaved roads to 15 mph;
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
 - j. Replant vegetation in disturbed areas as quickly as possible.
14. **Mitigation Measure AIR-1b:** During construction activities, SAM shall ensure that the construction contractor(s) implement the following measures:
- a. On-road construction vehicle idling time shall not exceed five minutes. Additionally, off-road equipment engines shall not idle for longer than five minutes per Section 2449(d)(3) of Title 13, Article 4.8, Chapter 9 of the California Code of Regulations.
15. **Mitigation Measure BIO-1a:** SAM will implement the following measures:
- a. Prior to the start of all project construction activities, a worker education program shall be presented at the project site by a biologist familiar with the species. Associated written material, including a California red-legged frog and San Francisco garter snake species identification card, shall be distributed. It shall be the on-site foreman's responsibility to ensure that all construction personnel and subcontractors receive a copy of the education program. The education program shall include a description of the California red-legged frog and San Francisco garter snake specific to the project, and the work boundaries of the project.
 - b. A pre-construction survey for the California red-legged frog shall be conducted between two and four weeks prior to initiation of any ground disturbance activities

in the project site, including the staging area. At a minimum, two surveys of the project site shall be conducted. All amphibians observed shall be recorded or reported as “unidentified” if positive identification is not possible. If no red-legged frogs are observed, a letter report shall be submitted to the County of San Mateo. If red-legged frogs are observed, they will be photographed, if possible, and their locations mapped relative to the project site. A letter report shall be submitted to the County of San Mateo and all other regulatory agencies, two weeks prior to the start date of construction, with a request to U.S. Fish and Wildlife Service (USFWS) for guidance;

- c. At least two weeks prior to any construction activities, exclusion silt fencing will be installed: (1) for the drainage ditches south of the project site, between the top of banks and the project work area, and (2) surrounding the staging area in the southeast portion of the grassy strip. This fencing will help prevent California red-legged frogs and San Francisco garter snakes from moving into the project work area. The fence will be constructed of geotextile (silt fence) fabric, with a minimum of 3.5-inch overlap between panels. Panels are to be attached to wooden or metal fence posts at the overlap, sunken a minimum of six inches below grade, and with at least three wire attachment points on each post;
 - d. A qualified biologist shall remain on-site to observe all construction activities within 100 feet of the drainage ditch, to ensure that there is no “take” of special-status species during construction activities, and to verify that the practices of clean-up and site restoration are completed in a manner that will avoid significant impacts to these species;
 - e. Any open trench construction with a depth of two feet or greater shall be covered before the end of construction activities each day. If this is not feasible, trenches may be equipped with ramps to allow any animals that may become entrapped in the trench to escape overnight. The ramps shall be constructed of dirt fill, wood planking, or other suitable materials placed at an angle of no greater than 30 degrees. These trenches will be inspected prior to the start of work each day. Any native wildlife entrapped shall be released in nearby habitat;
 - f. Use of plastic monofilament netting shall be avoided for erosion control or other purposes to prevent California red-legged frogs or San Francisco garter snakes becoming entangled in the netting; and
 - g. During work activities, all trash that may attract predators shall be properly contained, removed from the work site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from the work areas.
16. **Mitigation Measure BIO-1b:** To the extent practicable, construction activities shall be performed or vegetation shall be removed from September through February to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed

during this period, pre-construction surveys shall be performed by a qualified biologist (hired by SAM) no more than 14 days prior to construction activities to locate any active nests prior to the start of construction. If active nests are observed, buffer zones shall be established around trees/shrubs with nests, with a buffer size established by the qualified biologist through consultation with the California Department of Fish and Game (CDFG). Buffered zones shall be avoided during construction activities until young have fledged or the nest is otherwise abandoned.

17. **Mitigation Measure BIO-2a:** No equipment, personnel, or ground disturbance shall occur below the top of bank of the two erosion ditches or within the riparian area of the southern drainage ditch, including truck and equipment traffic that goes between the staging and work areas. Erosion control measures, such as silt fencing or properly staked straw wattles, shall be installed between the work area and the top of bank of the ditch immediately south of the storage pipes and ancillary facilities, as well as surrounding the staging area, to ensure that sediment and other debris do not enter the ditches.
18. **Mitigation Measure BIO-2b:** To reduce runoff and soil erosion into the drainage ditches, all disturbed areas shall be hydroseeded as soon as possible after construction activities are complete. Revegetation will be conducted according to general restoration methods, such as preparation of soil conditions, use of native plants, plant protection, irrigation or watering by a water truck, and control of aggressive non-native species. Revegetation will be completed through a seed mixture and mulch, using broadcast methods or hydroseed.
19. **Mitigation Measure BIO-3:** SAM shall comply with all the conditions in the Coastal Development Permit or the waiver regarding sensitive habitats, including but not limited to the submittal of a Biological Impact Report to the County, which demonstrates that no significant impact on sensitive habitats will occur from proposed project activities. In addition, the proposed project facilities shall not extend within 30 feet of the centerline of the northernmost drainage ditch, and the staging area shall not extend within 30 feet of the riparian scrub bordering the southernmost drainage ditch.
20. **Mitigation Measure CUL-1:** Prior to construction, SAM shall retain an archaeologist meeting the Secretary of the Interior's Standards for professional archaeology to monitor all ground-disturbing activities, including (but not limited to) brush clearance, grading, and excavation, in previously undisturbed sediments. Construction activities that will not disturb previously undisturbed sediments, such as backfilling or landscaping, need not be monitored unless the archaeological monitor determines that these activities will impact a sensitive cultural resource. The purpose of archaeological monitoring will be to provide protection against adverse impacts to significant archaeological resources. The archaeological monitor will observe ground-disturbing activities to identify, record and retain any archaeological data uncovered.

The duration and timing of monitoring shall be determined by the qualified archaeologist in consultation with SAM and based on the grading plans. Initially, all ground-disturbing activities should be monitored by a qualified archaeologist. However, if, during the course

of monitoring, the archaeologist determines that the potential for uncovering buried cultural resources during project excavation is virtually nonexistent, the level of monitoring may be adjusted to circumstances as warranted.

If cultural resources are encountered, whether or not the archaeological monitor is present, all activity in the vicinity of the find shall cease until it can be evaluated by the archaeological monitor. If the archaeological monitor determines that the resources may be significant, the archaeological monitor will notify SAM and will develop an appropriate treatment plan for the resources. The archaeologist shall consult with Native American monitors or other appropriate Native American representatives in determining appropriate treatment for unearthed cultural resources if the resources are prehistoric or Native American in nature.

The archaeologist shall prepare a final report to be filed with the SAM and the California Historic Resources Information System. The report shall include a description of resources unearthed (if any), treatment of the resources, and evaluation of the resources with respect to the California Register of Historic Resources and the National Register of Historic Places. If the resources are found to be significant, a separate report including the results of the recovery and evaluation process shall be required.

21. **Mitigation Measure CUL-2:** Due to the sensitivity of the project site for Native American resources, at least one Native American monitor shall also monitor all ground-disturbing activities at the site. Selection of monitors shall be made by agreement of the Native American groups identified by the Native American Heritage Commission (NAHC) as having affiliation with the project area.
22. **Mitigation Measure CUL-3:** If paleontological resources are encountered during the course of construction and monitoring, the applicant shall halt or divert work and notify a qualified paleontologist who shall document the discovery as needed, evaluate the potential resource, assess the significance of the find, and develop an appropriate treatment plan in consultation with the applicant.
23. **Mitigation Measure CUL-4:** If human remains are encountered unexpectedly during construction excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC will then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.
24. **Mitigation Measure GEO-1:** SAM shall conduct a design level geotechnical investigation to identify geologic hazards and provide recommendations to mitigate those hazards in the final design of the proposed project. The geotechnical investigation report shall evaluate the potential for ground shaking, liquefaction, and landslide hazards and shall

include recommendations to ensure slope stability. The investigation shall be conducted by a California registered engineer or certified engineering geologist and all recommendations made in the investigation report, including any support structures that may be required to prevent damage from potential geologic hazards, shall be incorporated into the project design specifications.

25. **Mitigation Measure HAZ-1a:** The construction contractor shall follow the procedures below in the event contaminated soil or groundwater is encountered (either visually or through odor detection) during excavation activities:
 - a. Stop work in areas of contact;
 - b. Notify the San Francisco Bay Regional Water Quality Control Board and the California Department of Toxic Substances Control;
 - c. Contain the areas of contamination;
 - d. Perform appropriate clean up procedures; and
 - e. Segregate, profile and dispose of all contaminated soil. Required disposal method shall depend on the type and concentration of contamination identified. Any site investigation or remediation shall be performed in accordance with applicable regulations.

26. **Mitigation Measure HAZ-1b:** SAM shall require the contractor to use Best Management Practices (BMPs) that will minimize the potential adverse effect of the project to groundwater and soils from chemicals used during construction activities. The BMPs shall include the following measures:
 - a. Follow manufacturer's recommendations on use, storage and disposal of chemical products used in construction;
 - b. Avoid overtopping construction equipment fuel gas tanks;
 - c. During routine maintenance of construction equipment, properly contain and remove grease and oils; and
 - d. Properly dispose of discarded containers of fuels and other chemicals.

27. **Mitigation Measure HAZ-2:** Prior to the commencement of construction activities, SAM shall require the construction contractor(s) to notify nearby schools and residents of the proposed construction schedule, the potential for hazardous material leakage, and proper safety procedures in the event of such a leakage.

28. **Mitigation Measure HYD-1:** SAM shall comply with the National Pollutant Discharge Elimination System (NPDES) permit requirements by the Regional Water Quality Control Board (RWQCB) for dewatering activities as follows:
 - a. The RWQCB could require compliance with certain provisions in the permit such as treatment of the flows prior to discharge. The groundwater removed by dewatering would be discharged to the sanitary sewer or storm drain system with authorization of and required permits from the applicable regulatory agencies; and
 - b. SAM shall comply with applicable permit conditions associated with the treatment of groundwater prior to discharge.

29. **Mitigation Measure NOI-1:** SAM shall require the construction contractor(s) to implement the following construction noise measures:
 - a. Construction equipment shall have sound-control devices no less effective than those provided on the original equipment. No equipment shall have an un-muffled exhaust.
 - b. Prior to the commencement of construction activities, nearby residences and the adjacent preschool shall be notified of the proposed construction schedule and when high noise producing activities are anticipated to occur. In addition, the administration of the preschool shall be consulted regarding the proposed construction schedule and procedures.

30. **Mitigation Measure TRA-1:** SAM shall require the construction contractor(s) to implement either of the following measures (depending upon the location of the 15-inch pipeline in Obispo Road):
 - a. Provide public notification to non-emergency vehicles seven days in advance of the closure of Obispo Road, install signs to direct non-emergency vehicles on the detour route on Avenue Alhambra and Avenue Portola, and maintain a minimum 12-foot pavement width clear of open trench, excavated material, pipe, and equipment on Obispo Road for emergency vehicles.
 - b. If the location of the proposed storm drain pipe makes it possible to do so, install traffic cones and signs to direct traffic on a minimum 12-foot pavement width, using flaggers to manage alternate one-way traffic flow past the construction zone.

31. **Measure CUMU-1:** SAM will coordinate with or notify the local agencies (e.g., San Mateo County, CalTrans) concerning construction schedule, as required and implement measures such as scheduling project traffic during construction to minimize any construction related cumulative impacts.

Department of Public Works

32. The property owner shall submit a parcel map or record of survey to the Department of Public Works for review and recording. The document shall be recorded prior to the beginning of construction on this property.
33. No construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by Public Works.

MS:pac – MJST0993_WPU.DOC

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CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
 45 FREMONT, SUITE 2000
 SAN FRANCISCO, CA 94105-2219
 (415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

**NOTIFICATION OF APPEAL PERIOD****GRANADA SANITARY DIST**

DATE: January 13, 2010
 TO: Michael Schaller, Project Planner
 County of San Mateo, Building & Planning
 455 County Center
 Redwood City, CA 94063

JAN 15 2010
 BY: Erz

FROM: Madeline Cavalieri, Coastal Program Analyst *RP (for)*

RE: **Application No. 2-SMC-09-093**

Please be advised that on January 12, 2010 our office received notice of local action on the coastal development permit described below:

Local Permit #: PLN 20009-00163

Applicant(s): Sewer Authority Mid-Coast; Granada Sanitary District

Description: (1) Coastal Development Permit and Certificate (COC), Type B to legalize a 6.2-acre parcel, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations and Section 7134 of the County Subdivision Regulations, respectively; and (2) CDP and Use Permit, pursuant to Sections 6328.4 and 6500(b) of the San Mateo County Zoning Regulations, respectively, to install an underground sewage overflow storage system

Location: Obispo Road, El Granada (San Mateo County) (APN(s) 047-262-10)

Unless an appeal is filed with the Coastal Commission, the action will become final at the end of the Commission appeal period. The appeal period will end at 5:00 PM on January 27, 2010.

Our office will notify you if an appeal is filed.

If you have any questions, please contact me at the address and telephone number shown above.

cc: Sewer Authority Mid-Coast
 Granada Sanitary District

Nac Dist 1/15/09
Board ✓
DUFFY ✓
M. H. W. ✓
Comito ✓