

**BUSINESS OF THE PLANNING COMMISSION
OF THE CITY OF HALF MOON BAY**

AGENDA REPORT

For meeting of: March 23, 2021

TO: Honorable Chair and Planning Commissioners

FROM: Jill Ekas, Community Development Director
Douglas Garrison, Senior Planner

TITLE: File No. PDP-21-015, Coastal Development Permit Amendment of PDP-012-10, Phase 2 of Naples Beach Sewer Project, Granada Community Services District

RECOMMENDATION

Find that the proposed modifications that are the subject of this Coastal Development Permit (CDP) Amendment will not result in new impacts or increase the significance of environmental impacts previously evaluated in the adopted 2008 Initial Study/ Mitigated Negative Declaration (IS/MND); and, then approve this CDP Amendment which modifies Phase 2 of the previously approved CDP, File No. PDP-012-010, based on the Findings and Evidence contained in Exhibit A of the Draft Resolution (Attachment 1), and subject to the Conditions of Approval in Exhibit B.

PERMIT BACKGROUND

In 2010, the City approved a CDP (PDP-012-010) which allowed the Granada Community Services District (District) to construct the Naples Beach Sewer Project, a two-phase sewer replacement project. The staff report, resolution and IS/MND are attached for reference (Attachments 4 and 5). Phase 1, the larger and more complex portion of the project, has been completed. It consisted of improvements to the Naples Beach Pump Station and new infrastructure. This has allowed the diversion of 90 percent of the sewage from an old sewer line attached to the bicycle/pedestrian bridge crossing Arroyo de en Medio Creek (Medio Creek). Although approved, Phase 2 has not yet been constructed and is the subject of the proposed CDP amendment. The Phase 2 project, as approved in 2010, would divert the remaining ten percent of wastewater flows from the bridge to a new section of sewer main located in Mirada Road and Ramona Way (an unimproved paper street). The original 2010 plan proposed retaining the sewer main on the bridge, but using it only as an emergency or short-term backup facility during maintenance of the primary sewer mains. Due to the deteriorating condition of the bridge, which was recently closed by San Mateo County, the District has now prioritized construction of Phase 2 and proposed an amendment to the original CDP to allow discontinuation of the approved use of the sewer main on the bridge as part of the maintenance backup system. The proposed amendment does not authorize or require the removal of the sewer main or bridge. San Mateo County has prepared plans for the removal of the bridge, including the sewer main. The County prepared an IS/MND, which was adopted by the Board of Supervisors on January 7, 2021 and has submitted a CDP application to the Coastal

Commission. If the CDP for the replacement bridge is approved, this would allow removal and replacement of the Medio Creek Bridge. The decommissioned sewer main on the bridge will be removed as part of the County project.

PROJECT DESCRIPTION

The 2010 CDP approval included Phase 1 and Phase 2 of the Naples Beach Sewer Project. Phase 1 has been constructed and no modifications to this Phase are proposed. Phase 2 consists of: Replacement of the existing sewer main located within Ramona Way, an undeveloped paper street, from San Andreas Avenue to Alcatraz Avenue and then constructing a new section that will extend this main approximately 300 feet from Alcatraz Avenue to Mirada Road. A new section will be constructed within Mirada Road from the westernmost end of Mirada Road to approximately Alameda Avenue. It will connect to existing sewer mains at both ends and the new Ramona Way main will connect to it.

All work will be performed using open trenching. The Project staging area is located on the southern shoulder of Mirada Way at Ramona Way. Parking will be limited to 4 vehicles. Workers will meet offsite and carpool to the site. Mirada Road from Highway 1 is the designated truck route. At least one heritage tree, a Monterey Pine, will be removed. Tree removal and replacement requirements are discussed later in this report.

Summary of Project	
File Number	PDP-21-015
Requested Permits/Approvals	Amendment of Phase 2 of CDP PDP-12-010
Site Location	Mirada Rd. and Ramona Way (paper street) from Mirada Rd. to Alcatraz Ave.
Applicant/Property Owner	Granada Community Services District
Project Planner	Douglas Garrison; (650) 712-5836; dgarrison@hmbcity.com
Zoning District	N/A Paper Street
LCP Land Use Plan Designation	Regional Public Recreation / Residential- Medium Density
Environmental Determination	In 2008, Granada Sanitary District, the CEQA lead Agency, prepared an IS/MND that evaluated the full range of potential environmental effects related to the entire project, including both Phase 1 and 2. In 2020 and 2021, the City reviewed proposed Phase 2 construction with proposed modifications. Application materials include an update of the original 2008 Biological Resources Evaluation. Based on review of the complete record, the project will not result in an increase in the significance of any impact or new impacts that have not been previously evaluated and avoided or mitigated to a less than significant level. Consequently, no additional environmental review is required.
Heritage Trees	1 to 2 Monterey pines will be removed
Right of Appeal	Located in the Coastal Commission Appeals area

Figure 1. Site Location

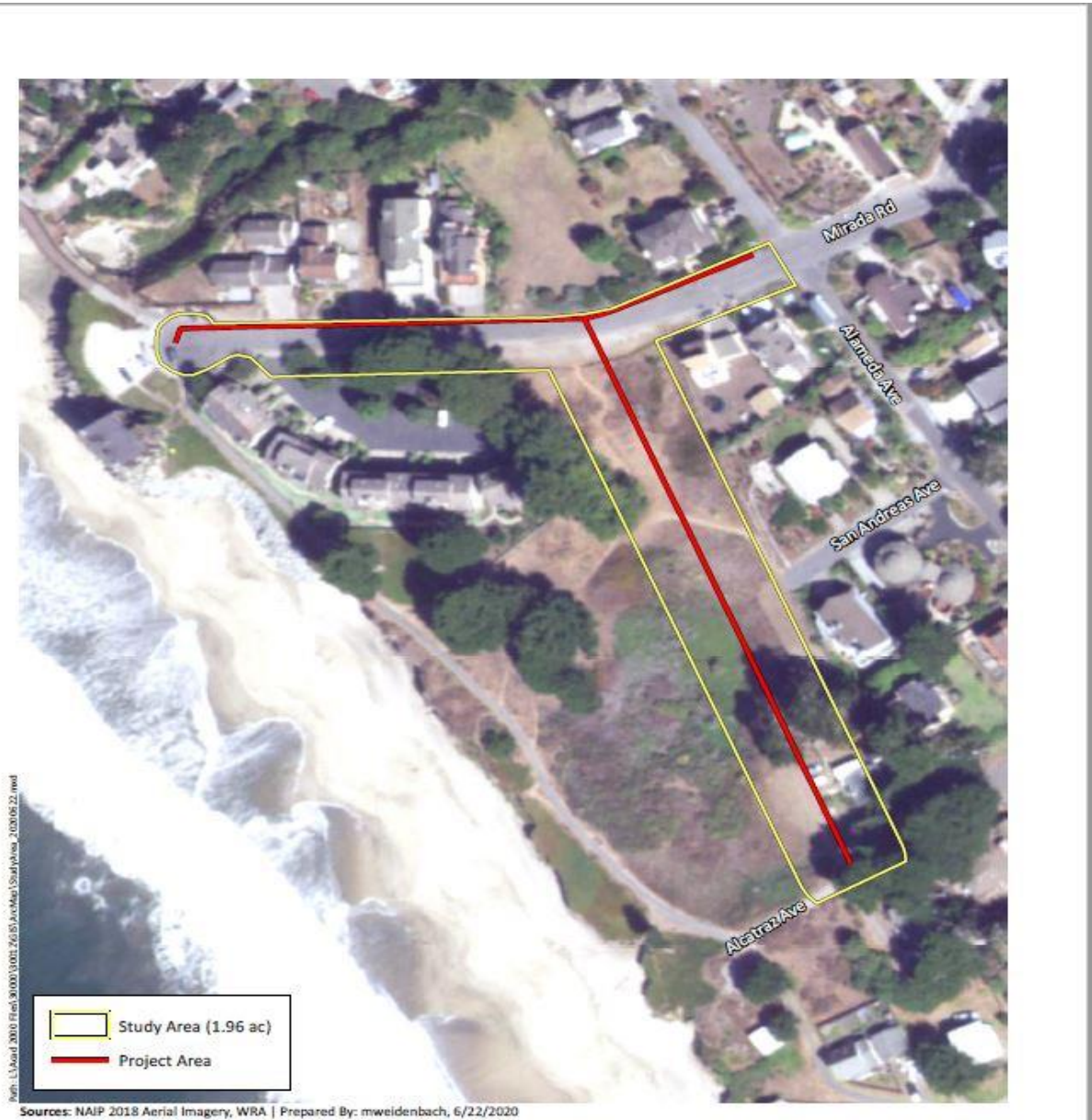
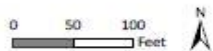


Figure 2. Study Area Map

Naples Beach Sewer Project
Half Moon Bay, San Mateo County, California



Site and Surrounding Properties

Nearby uses are summarized below in Table 1.

Table 1. Surrounding Uses

	Use	Land Use Plan / Zoning
North	Mirada Road and Single-Family dwellings located in San Mateo County (SMC)	SMC General Plan: Residential, Medium High Density / SMC Zoning: One Family Residential
South	Undeveloped State Park land	Regional Public Recreation / Open Space – Passive (OS-P)
East	State Park and residential	Residential - Medium Density / R-1-B-1
West	State Park and residential	Regional Public Recreation, Planned Development / OS-P, PUD

ANALYSIS

The 2010 CDP application was reviewed and the project was found to conform with the General Plan, General Plan/Local Coastal Land Use Plan (LUP), the Zoning Code/LCP Implementation Plan, and the California Environmental Quality Act (CEQA). The proposed Amendment to the 2010 CDP does not alter these findings.

Conformance with the General Plan

The project as originally approved and with the proposed amendment, will not increase sewer capacity or extend service to new undeveloped areas. There will be no effect on housing or population. Construction impacts will be temporary and have been evaluated in the 2010 CDP and IS/MND and determined to be less than significant with the implementation of avoidance and mitigation measures. Through the proposed Amendment, the project now includes additional measures to further reduce effects on local roadways, coastal access and improve compatibility with neighboring uses. These include a designated truck route and limiting worker parking to four vehicles.

Requirements established by the 2010 CDP Conditions of Approval still apply to the amended project and in some cases will be strengthened by new or revised conditions. Work within Mirada Road requires a traffic control plan and an encroachment permit. Condition No. B-3 of this Amendment Resolution is a new requirement to prepare and implement a Coastal Access Plan to minimize impacts to coastal access and recreation facilities during construction. Combined, these measures will further limit effects on traffic, safety and coastal access. All construction activities are required to comply with City noise standards.

Conformance with the Local Coastal Program Land Use Plan (LUP)

The LUP includes goals and policies to guide development and protect coastal resources. The project as originally approved and with the proposed amendment, will not permanently impede coastal access, obstruct views of scenic vistas or adversely affect environmental, historic,

paleontological or cultural resources. Potential impacts to a broad range of resources including historic and archaeological resources, agricultural lands and sensitive biological resources have been evaluated in the adopted 2010 IS/MND and were determined to be less than significant due to project design, or avoidance and mitigation measures. The currently proposed modification of Phase 2 of the previous approval which includes permanent decommissioning of the existing sewer main on the bridge will provide a net beneficial effect by reducing potential impacts to water quality, public recreation and biological resources.

Table 2, below, identifies key Zoning Code/LCP Implementation Plan topics and their applicability to the subject site.

Conformance with the Zoning Code

Table 2. Key Zoning Code/LCP Implementation Plan Topics

Topic	Applicability/Explanation	
Environmentally Sensitive Habitat Area (ESHA)	No	The site does not contain ESHA. The BRE and IS/MND evaluated potential impacts and determined that with avoidance and mitigation measures there will be no effect on ESHA.
Visual Resource Area	Yes	The project is located in an area that provides broad ocean views. At the conclusion of construction and reseeding of disturbed areas, there will be no effect on scenic resources.
Public Access	Yes	During construction accessing portions of the coast in this specific area may be inconvenient. The project limits employee parking and consolidates staging activities in one location, in order to minimize disruptions and maintain as much on-street parking as possible.
Archaeological Resource Area	No	Evaluated in adopted IS/MND
Historic Resources	No	Evaluated in adopted IS/MND

Heritage Tree Removal

The 2010 CDP and IS/MND noted that heritage trees within close proximity to the project could be damaged by construction activities. This was primarily a concern for work near Roosevelt Avenue, in Phase 1. In accordance with the City’s Heritage Tree Ordinance requirements, Condition of Approval C-6, requires tree protection measures and replacement of any heritage trees that must be removed or are damaged. Current plans identify two Monterey pines that are

in close proximity to the proposed work, as shown in the photograph below. Sheet C-01 of the plans indicate that Tree # 965 (on right) will have to be removed and that Tree #966 will be retained and will require protective measures. Staff notes that due to the close proximity of the two trees (approximately 6 feet apart), protecting Tree #966 may not be successful and anticipates that both trees may have to be replaced. State Parks ecologists have indicated that planting new Monterey pines in this location would not be consistent with long range goals of restoring coastal scrub habitat and would prefer to plant replacement trees in a nearby campground. Staff supports this approach.

Figure 2. Heritage Trees



Environmental Review / California Environmental Quality Act (CEQA)

In 2008, Granada Sanitary District, the CEQA lead Agency, prepared and adopted an IS/MND that evaluated the full range of potential environmental impacts related to the entire project, including both Phase 1 and 2. In 2010, the City relied, in part, on this IS/MND in determining that the project was consistent with local policies and regulations and approving the CDP. Pursuant to CEQA Guidelines section 15162, when a negative declaration has been adopted for a project, no subsequent EIR or negative declaration shall be prepared for that project unless it is determined that there will be new or more significant impacts associated with the project due to substantial changes to the project or substantial changes in the underlying circumstances. See also Pub. Resources Code § 21166. In 2020 and 2021, the City reviewed Phase 2 construction with

proposed modifications. Application materials include an update of the original 2008 Biological Resources Evaluation. Based on review of the complete record, staff's analysis concludes that the proposed amendments to the CDP will not result in an increase in the significance of any impact or cause new impacts that have not been previously evaluated and avoided or mitigated to a less than significant level. Consequently, no additional environmental review is required.

Public Comments

No comments have been received to date.

Conclusion

Based on the above analysis, staff concludes that the proposed project is does not expand the scope of the original 2010 CDP approval and is consistent with the General Plan, Local Coastal Program and the Zoning Code and conforms to the requirements of the California Environmental Quality Act. Staff recommends approval of the Amendment to Phase 2 of PDP-012-10 based on the recommended findings and conditions of approval contained in Exhibits A and B of the proposed Resolution.

ATTACHMENTS

1. Draft Resolution with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B.
2. Project Plans
3. Biological Resources Evaluation Update Memo
4. GCSD Supplemental Application Letter, dated March 5, 2021
5. 2008 Initial Study / Mitigated Negative Declaration with Biological Resource Evaluation
6. 2010 Staff Report and Resolution