

PESCADERO MUNICIPAL ADVISORY COUNCIL (PMAC)

MEETING NOTICE AND PROPOSED AGENDA

www.pescaderocouncil.org

Tuesday, December 12, 2006, 2006, 7:30 PM,

Native Sons Hall, 112 Stage Road, Pescadero CA 94060

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA
Note: Public comment is limited to 5 minutes per speaker
3. ANNOUNCEMENTS/PRESENTATIONS
4. APPROVAL OF MINUTES OF REGULAR MEETING, September, 2006.
5. FINANCIAL REPORT –
6. REPORTS FROM CURRENT COMMITTEE CHAIRS
 - A. Emergency Preparedness – Roy Brixen
 - B. Housing Committee – Meeting with Habitat - Catherine Peery
 - C. Fire Suppression –meeting pending, no report
 - D. Public Works/Land use – Report on Oct. 2nd meeting re: Parking Lot , status of Sewer System Grant – County update
 - E. School Board Meeting – report from Ed Dee
 - F. Environmental – Reports and comments regarding Parking Lot A at Pigeon Point Lighthouse
7. OLD BUSINESS:
 - A. Should we revise the by-laws to reduce the quorum on PMAC?
 - B. Review Correspondence from/to PMAC
8. New Business: Land Use Committee restructuring
9. Next Meeting January 9, 2006
10. Adjournment

This site is NOT wheelchair accessible. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request an alternative format for the agendas, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact Catherine Peery at least 3 working days before the meeting at 650-879-0150, fax 650-879-1847, cpeery@pescaderocouncil.org. Notification in advance of the meeting will enable PMAC to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

SPANISH TRANSLATION AVAILABLE UPON REQUEST. Traducció n en espa ñol esta disponible si es solicitado.



**ENVIRONMENTAL
SERVICES
AGENCY**

Agricultural
Commissioner/ Sealer of
Weights & Measures

- Animal Control
- Cooperative Extension
- Fire Protection
- LAFCo
- Library
- Parks & Recreation
- Planning & Building

Commissioners:

- David Bomberger
- Steve Dworetzky
- Jon Silver
- Gail Slocum
- William Wong

Please reply to: **Lisa Aozasa**
(650) 363-4852

December 20, 2006

Chet Bardo
California Dept. of Parks & Recreation
303 Big Trees Park Road
Felton, CA 95018

Dear Mr. Bardo:

Subject:	File Number PLN2005-00533
Location:	Pigeon Point Light Station State Historic Park
APNs:	086-300-020, and 086-300-110

On December 13, 2006, the San Mateo County Planning Commission considered a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations and certification of a Mitigated Negative Declaration for a proposed car parking area with restroom facilities and landscaping, located at the Pigeon Point Light Station State Historic Park in unincorporated San Mateo County, south west of the town of Pescadero.

Based on information provided by staff and evidence presented at the hearing the Planning Commission certified the Mitigated Negative Declaration, approved the Coastal Development Permit, made the findings and adopted conditions of approval with revisions as attached.

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 Thursday, **December 28, 2006.**

Any aggrieved person who has exhausted local appeals may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the 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.

PLANNING COMMISSION

455 County Center, 2nd Floor • Redwood City, CA 94063 • Phone (650) 363-4161 • FAX (650) 363-4849

State Coastal Conservancy
Attn: Chet Bardo
December 19, 2006
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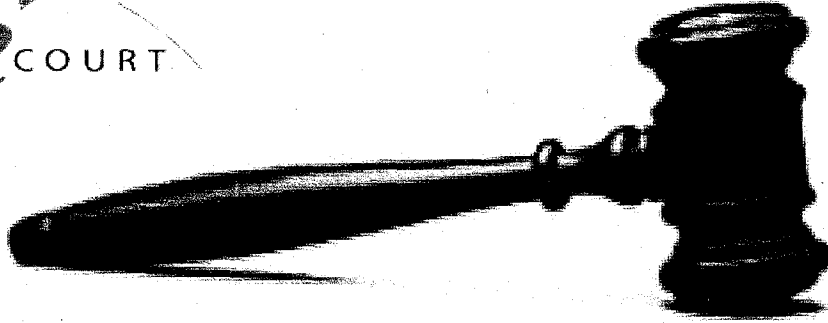
CONDITIONS OF APPROVAL

Planning Division

1. This approval applies only to the proposal, documents and plans described in this report as "Parking Area A and associated improvements" and as submitted to and approved by the Planning Commission on December 13, 2006. Minor revisions or modifications to this project may be made subject to the review and approval of the Planning Director. Any changes determined to be substantive, may require re-review by the Planning Commission.
2. All Mitigation Measures identified and applicable for this project as outlined in the prepared Mitigated Negative Declaration, adopted and certified by the Planning Commission on December 13, 2006 shall be met.
3. Any expansion or change in use at the subject site will require the applicant to apply and receive approval for a use permit amendment prior to any expansion or change in use.
4. The applicant shall submit a landscape and irrigation plan for review and approval by the Planning Director. This landscape plan shall demonstrate that the restroom is effectively screened by planting(s), that the landscape berm effectively screens the parking area and that not than thirty (30) percent is covered with hard surfaces. It shall include a statement from the landscape architect, or other qualified individual, that all trees and vegetation to be planted are of a native and compatible species to the effected environment and complies with the provisions of this condition.
5. All vegetation removed during construction associated with Parking Area A, the new restroom and habitat restoration activities shall be replaced with native vegetation following completion of construction and prior to finaling of this project. Prior to finaling of this project, the project landscape architect, or other qualified individual, shall certify in writing, that the landscaping and irrigation systems are installed in accordance with the approved landscape and irrigation plan to the satisfaction of the Planning Director.
6. A detailed exterior lighting plan shall be submitted for review and approval by the Planning Director prior to installation if proposed. Any exterior lighting may be subject to issuance of a building permit by the Building Division. Any exterior lighting shall be down lit, designed such that illumination is focused and directed in a manner that provides for circulation and security while reducing the incidence of spillover light onto adjacent properties. If necessary to minimize intrusive light and glare effects, the exterior light fixtures shall be equipped with lenses or hoods or equivalent spillover light and glare control equipment.



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The San Mateo County Superior Court is dedicated to serving our citizens by offering a range of legal services designed to be helpful, informative and easy-to-use.

We are always looking for new ideas and ways to improve our services to the community. In order to do our best, we need **YOUR** valuable input.

Please bring your thoughts to one of our upcoming public forums. For your convenience, public forums are set throughout San Mateo County at the following locations:

San Mateo Superior Court Public Forums

JAN 22 7:00 pm	So. San Francisco	Municipal Services Building Community Room, 33 Arroyo Drive
JAN 23 7:00 pm	Half Moon Bay	Adcock Senior Center Grand Oak Room, 535 Kelly Ave.
JAN 24 7:00 pm	Redwood City	Board of Supervisors Chambers Hall of Justice, 400 County Center
JAN 25 7:00 pm	Foster City	Jewish Community Center 800 Foster City Boulevard

For more information, call (650) 363-4884 or visit us on the web at:

www.sanmateocourt.org

Upgrade the Pescadero Community Water System for Commercial Fire Flow

Assume the upgrade requirement goes from 500gpm/2hr to 1,500gpm/2hr. Title 22 requirements include storage for fire flow + 3 days domestic use.

A. Local System

1. Storage requirements would increase
(1,500gpm - 500gpm) x 120 min. = 120,000 gal

Tank cost at \$1.50/gal = \$180,000±

2. Approximate distance along the commercial area = 2,500 ft and includes 5 F.H.

2,500 lf of 10" PVC @ \$100/lf = \$250,000±

3. Reconnect 5 Fire Hydrants @ \$1,500 ea = \$7,500

Subtotal Local system = **\$437,500±**

B. Supply System, Option I; Tank in town

1. Acquire a tank site minimum \$100,000

2. Pressurize the fire system with a pumping system \$150,000 - \$200,000

Subtotal for Option I = \$250,000 - **\$300,000**

C. Supply System Option II; Feed Local system from the existing tank site.

1. Install 4,700± of 10" PVC fire supply line @ \$100/L = \$470,000

Subtotal for Option II = **\$470,000**

D. Project costs.

Design. **\$120,000**

Project Management and Inspection **\$100,000**

Environmental documents, permits and approvals **\$80,000**

Total Project Range \$1,037,500 to \$1,207,500

Use a 10% contingency \$120,000 \$1,157,500 to \$1,227,500

Say the cost will range **\$1.0M to \$1.25M**