



# BOARD OF SUPERVISORS

Board of Supervisors Chambers  
400 County Center, Redwood City

## ITEM # 11

Owner: ..... **Point Pillar Project Developers**

Applicant: ..... **Ron Stefanick**

File Number: ..... **PLN2017-00320**

Location: ..... **240 Capistrano Road, Princeton**

APN: ..... **047-081-430**

### Project Description:

Consideration of an appeal of the Planning Commission’s decision to 1) adopt an Initial Study and Mitigated Negative Declaration and 2) approve a Coastal Development Permit, Use Permit, Design Review Permit, Mobilehome Park Permit and a Grading Permit for the construction of a new 42-space Recreational Vehicle (RV) park, 8 tent camping spaces, plus a 1,065 sq. ft. shower and laundry building located on a legal 3.356-acre parcel at 240 Capistrano Road in the Princeton area of unincorporated San Mateo County. The construction of the RV park involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. No trees are proposed for removal. The project is appealable to the California Coastal Commission.



## PROJECT SCOPE

---

**Proposed construction (as conditioned by the Planning Commission) includes:**

- 42 RV Spaces
- 8 Tent Spaces
- Shower and Laundry Building
- New Monument Sign

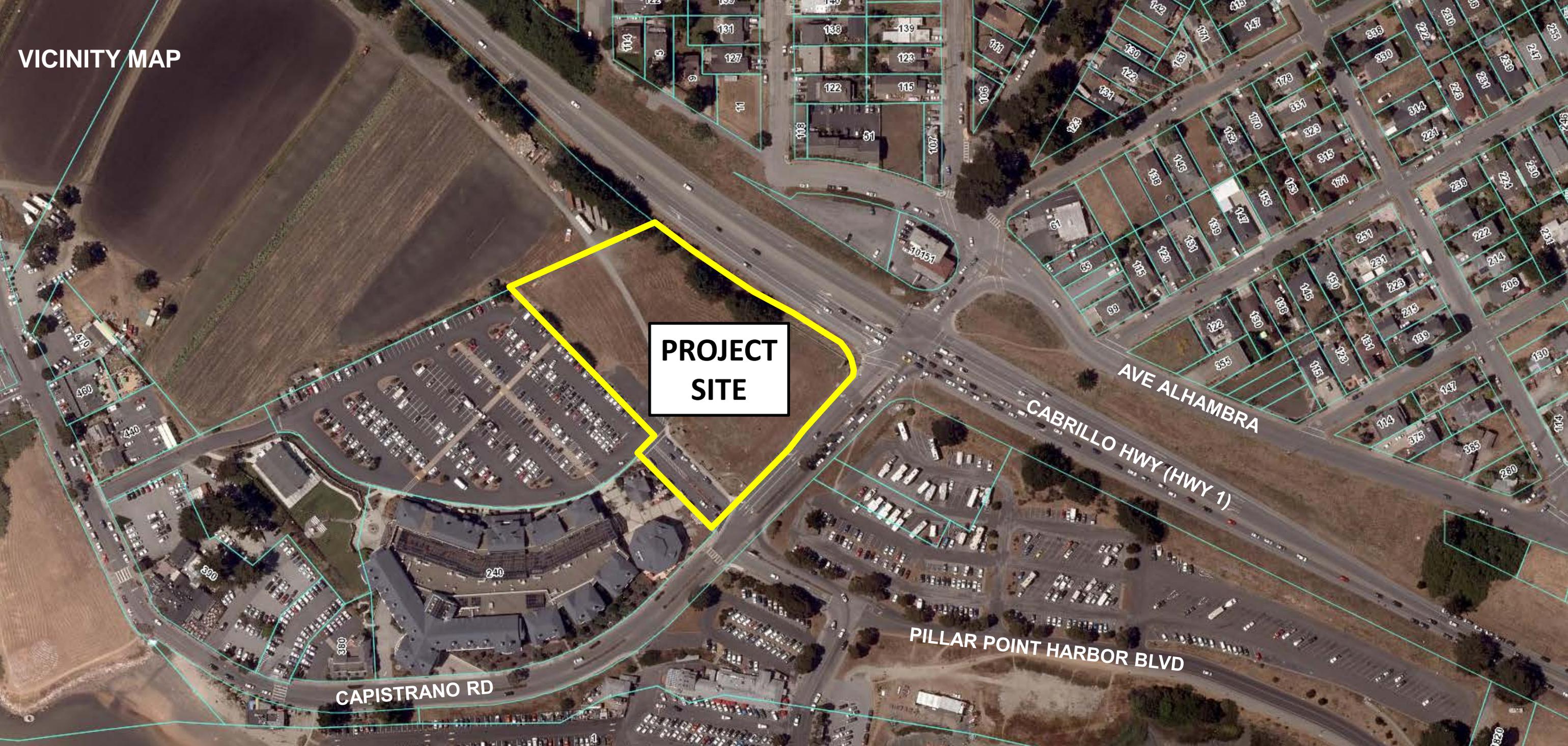


## PROJECT BACKGROUND

---

- Applicant proposed an RV Park with 47 RV spaces and 8 tent spaces at the December 2020 Planning Commission meeting
- Planning Commission approved project with conditions
  - 42 RV spaces and 8 tent spaces
- Applicant has filed this appeal contesting Conditions 21(a), 21(b), and 21(c) required by the Planning Commission

VICINITY MAP



**COUNTY OF**  
**SAN MATEO**

BIRD'S EYE

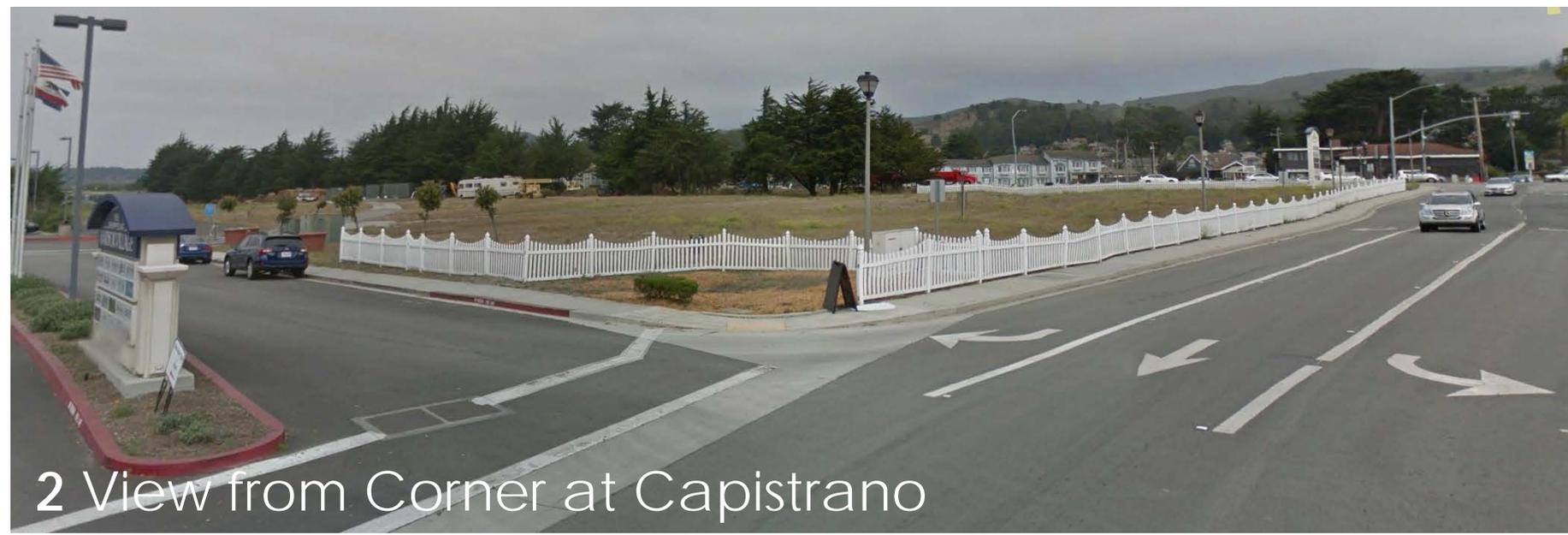


**COUNTY** OF  
**SAN MATEO**

SITE PHOTOS



1 View from Highway 1



2 View from Corner at Capistrano



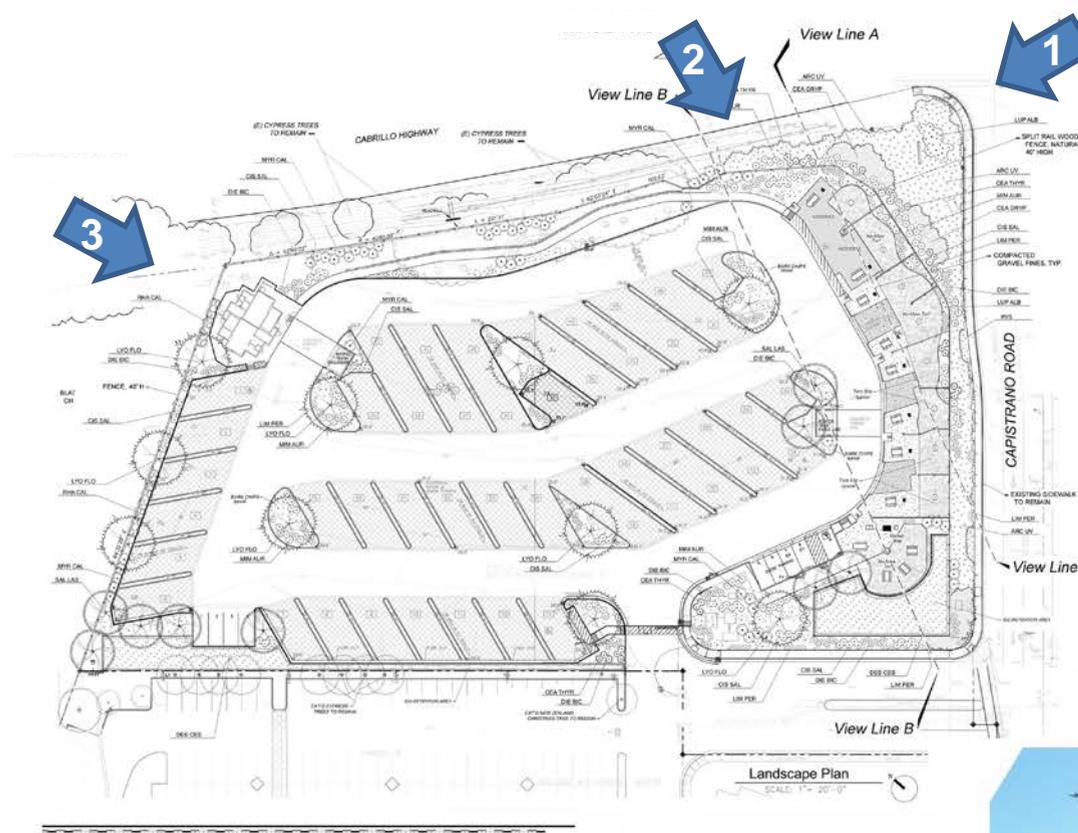


Image 1



Outline of Restrooms (view of building hidden from highway by existing trees)

Image 3

View from Highway One, southbound, w/ landscape screening



View Line A View Line B

Image 2

# PERSPECTIVES

## COUNTY OF SAN MATEO





# LAUNDRY/ SHOWER BUILDING ELEVATIONS

## COUNTY OF SAN MATEO

**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

Material and detail callouts include:  
 - DOOR / WINDOW TRIM AND PAGA KELLY MOORE GREYWOOD KM 99 98-9  
 - ASPHALT SHINGLE ROOFING PABCO PREMIER 'BLUE SLATE'  
 - CORNER TRIMS KELLY MOORE GLEN ARDEY KM 99 97-2  
 - FIBER CEMENT SHINGLE SIDING KELLY MOORE SAND DUNE KM 99 99-1  
 - VINTAGE LIGHTING SCONES  
 - GUTTERS KELLY MOORE FAR FIELDSTONE KM 99 99-9  
 - ASPHALT SHINGLE ROOFING PABCO PREMIER 'BLUE SLATE'  
 - PLATE (8'-0")  
 - GALVANIZED ALUM. GUTTER  
 - FLOOR (8'-0")  
 - FIBER CEMENT SHINGLE SIDING  
 - RAISED GRAVAGE  
 - VINTAGE LIGHTING SCONES  
 - ASPHALT SHINGLE ROOFING  
 - GALVANIZED ALUM. GUTTER  
 - GABLE VENTING  
 - ASPHALT SHINGLE ROOFING  
 - BRONZE ANODIZED ALUMINUM DOUBLE PANE WINDOWS  
 - FIBER CEMENT SHINGLE SIDING

Dimensions:  
 - MAX EAVE HEIGHT: 11'-10"  
 - PLATE HEIGHT: 8'-0"

Jacobsen & Associates  
 ARCHITECTS  
 63 Monte Carlo Way, American Canyon, California 94503  
 Telephone: 800 / 778 - 5131 e-mail: info@jacobsen.com



HARBOR VILLAGE RV PARK  
 100 CAPISTRANO RD.  
 HALF MOON BAY, CA  
 POINT PILLAR PROJECT DEVELOPERS, LLC  
 HALF MOON BAY, CA

EXTERIOR ELEVATIONS	
NO.	REVISIONS
1	PLANNING REVISIONS
2	PLANNING REVISIONS
3	PLANNING REVISIONS

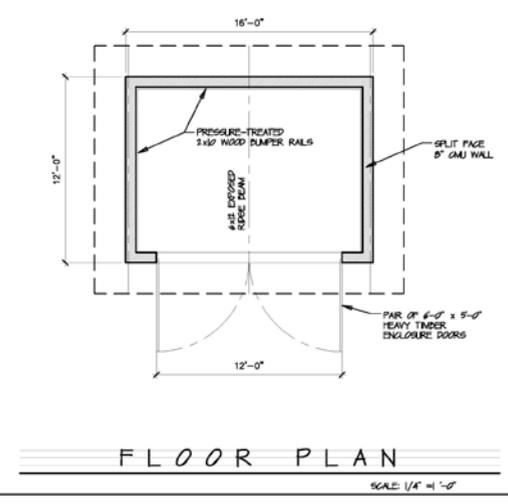
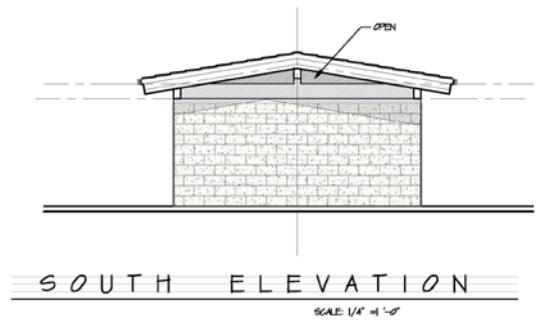
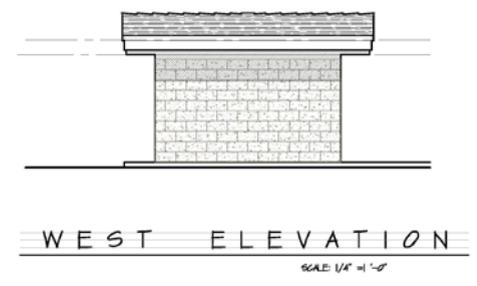
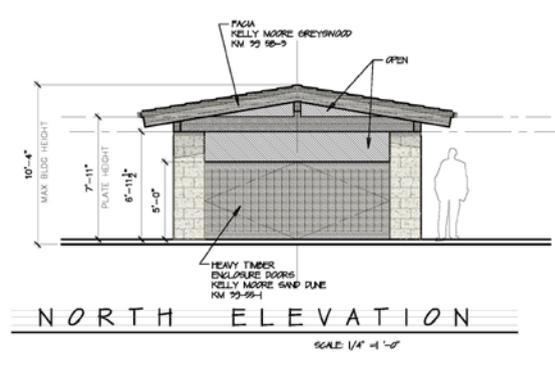
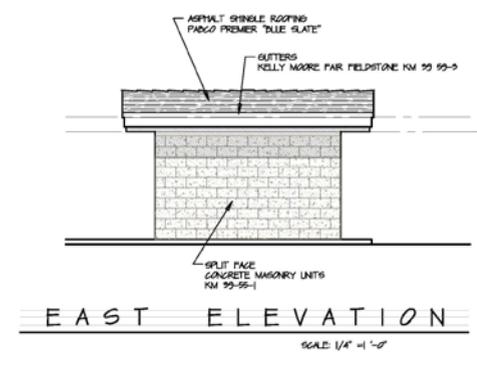
DATE: 11-14-17

SCALE: 1/4" = 1'-0"  
 SHEET NO.: **A3C**  
 PLANNING



# TRASH ENCLOSURE PLANS/ ELEVATIONS

COUNTY OF SAN MATEO



**Jacobsen & Associates**  
ARCHITECTS  
63 Monte Carlo Way, American Canyon, California 94503  
Telephone: 800 / 778 - 5131 e-mail: [info@jacobsen.net](mailto:info@jacobsen.net)

REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
NO. 14548  
EXPIRES 12/31/19

HARBOR VILLAGE RV PARK  
100 CAPISTRANO RD.  
HALF MOON BAY, CA  
POINT PILLAR PROJECT DEVELOPERS, LLC  
HALF MOON BAY, CA

TRASH ENCLOSURE	
NO.	REVISIONS
1	PLANNING REVISIONS
2	PLANNING REVISIONS
3	PLANNING REVISIONS

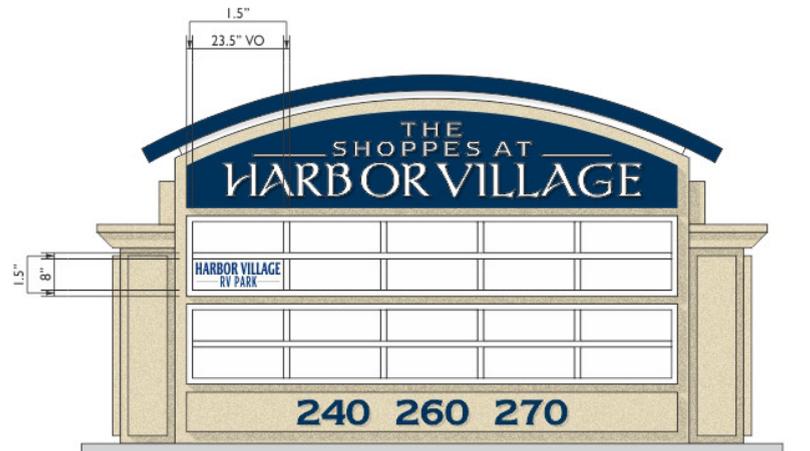
PROJECT NO. 17489  
DATE: 11-14-17  
DRAWN: EBJ  
CHECKED: [ ]  
SCALE: 1/4" = 1'-0"  
SHEET NO. **A4C**  
PLANNING



**APPLICANT'S  
PROPOSED SIGNAGE  
ON EXISTING  
FREESTANDING SIGN**

**COUNTY OF  
SAN MATEO**





SIGN B / EXISTING DF ILLUM CABINET / REFACES QTY (2 TOTAL)  
0.375" = 1'-0"



SIGN B / EXISTING DF ILLUM CABINET / REFACES QTY (2 TOTAL)  
0.375" = 1'-0"

# SIGNAGE ON EXISTING MONUMENT SIGN

COUNTY OF SAN MATEO





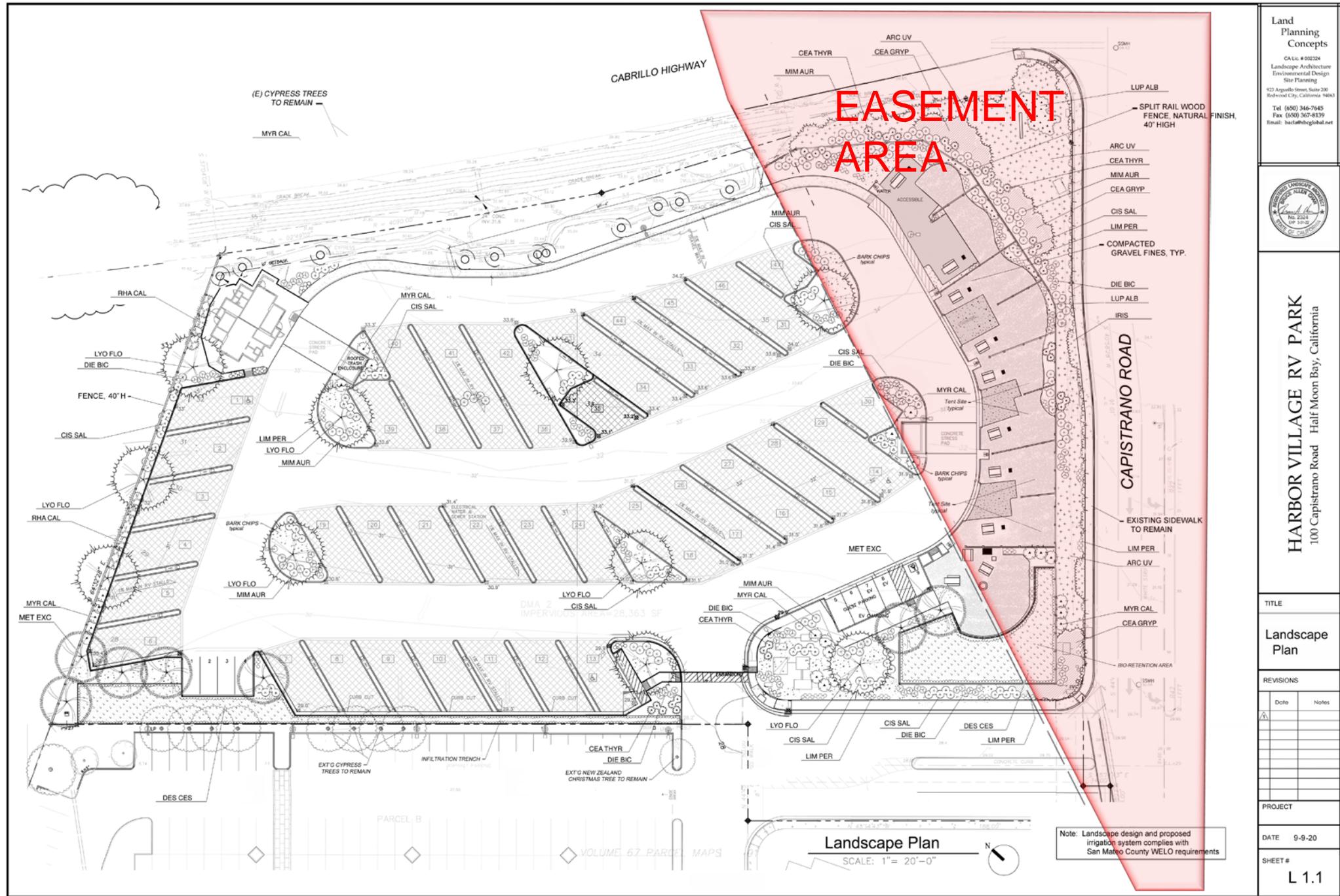
# PROPOSED 5 FOOT HEIGHT CLEAR VIEW EASEMENT

**COUNTY OF SAN MATEO**



**PREDOMINANTLY  
LOW GROWING  
LANDSCAPING**

**PREDOMINANTLY  
NATIVE, NON-  
INVASIVE PLANT  
PALETTE**



Land  
Planning  
Concepts  
CAS: #002324  
Landscape Architecture  
Environmental Design  
Site Planning  
923 Arguello Street, Suite 200  
Redwood City, California 94063  
Tel: (650) 346-7645  
Fax: (650) 367-8139  
Email: lpa@lpcplanning.com



**HARBOR VILLAGE RV PARK**  
100 Capistrano Road Half Moon Bay, California

TITLE

**Landscape  
Plan**

REVISIONS

Date	Notes

PROJECT

DATE 9-9-20

SHEET #

**L 1.1**



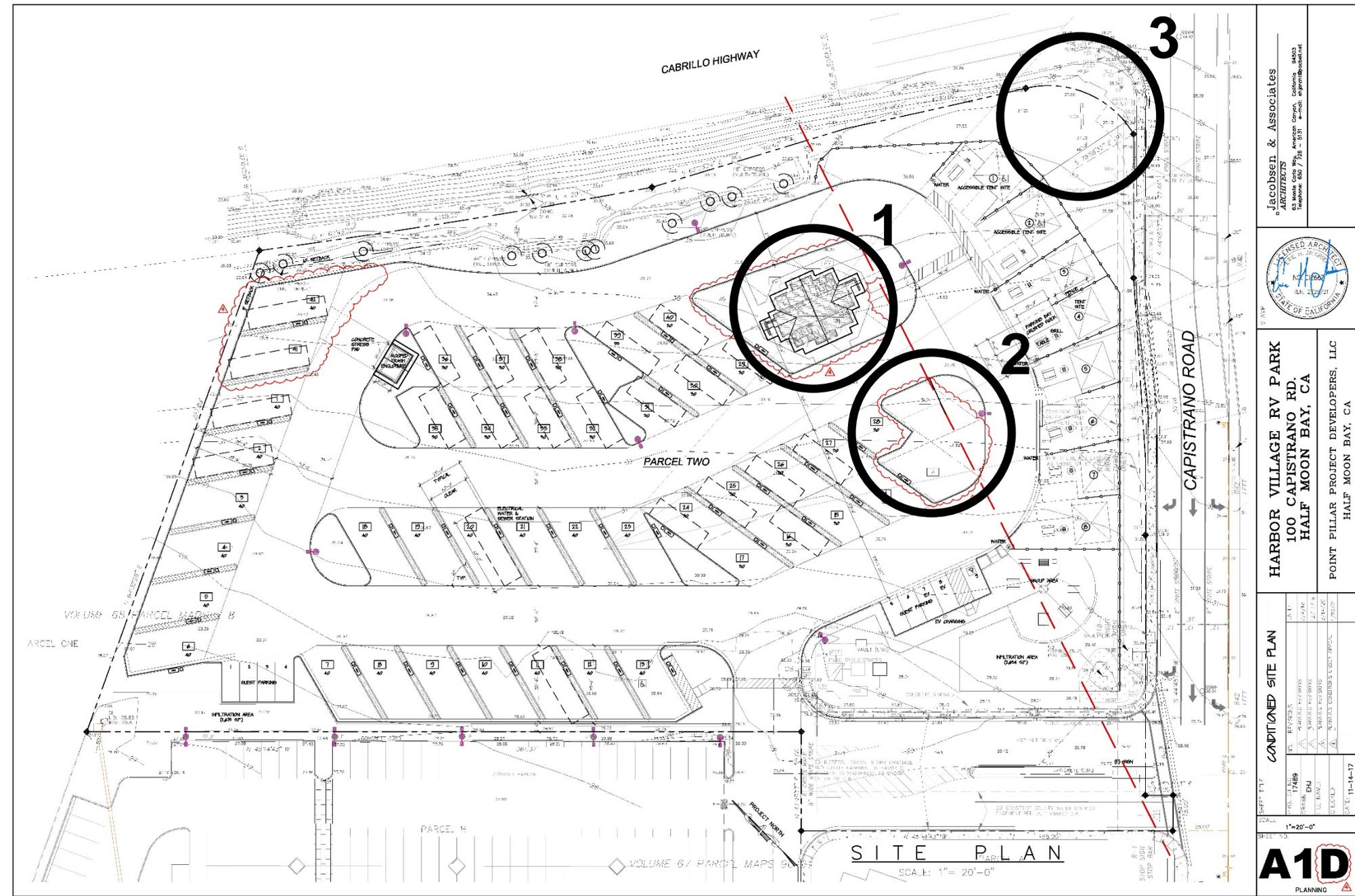
**LANDSCAPE PLAN**  
**COUNTY OF  
SAN MATEO**

# KEY CHANGES

1 - RELOCATION OF BUILDING

2 - ADDITIONAL LANDSCAPE SCREENING

3 - SIZE REDUCTION OF SIGN STRUCTURE



# CONCEPTUAL PLANNING COMMISSION CONDITIONED SITE PLAN

## COUNTY OF SAN MATEO





## REGULATIONS CONFORMANCE

---

- ✓ **CCR Development Standards**
- ✓ **General Plan Policies**
- ✓ **Local Coastal Program Policies**
- ✓ **Half Moon Bay Airport Land Use Compatibility Plan**
- ✓ **Mobilehome Ordinance Standards**
- ✓ **Grading Regulations**
- ✓ **Use Permit Regulations/Findings**



## ENVIRONMENTAL REVIEW

---

- **Initial Study and Mitigated Negative Declaration**
  - **Circulated for 30-day public review period**
    - September 18, 2019 to October 18, 2019
  - **Recirculation was not required as analyzed impacts have been reduced**



## PLANNING COMMISSION PUBLIC HEARING

---

- **Planning Commission Actions**
  - Project continued at the December 11, 2019 Planning Commission public hearing
  - Project approved with conditions at the December 9, 2020 Planning Commission public hearing



## APPEAL POINTS

---

- Relocation of laundry/shower building is a detriment to the project
- Modification/replacement to existing sign structure is not part of project scope
- Additional landscape screening is unnecessary for the interior lower row
- Project may not be economically feasible with a reduction in spaces



## APPEAL POINT: LAUNDRY/SHOWER BUILDING RELOCATION

---

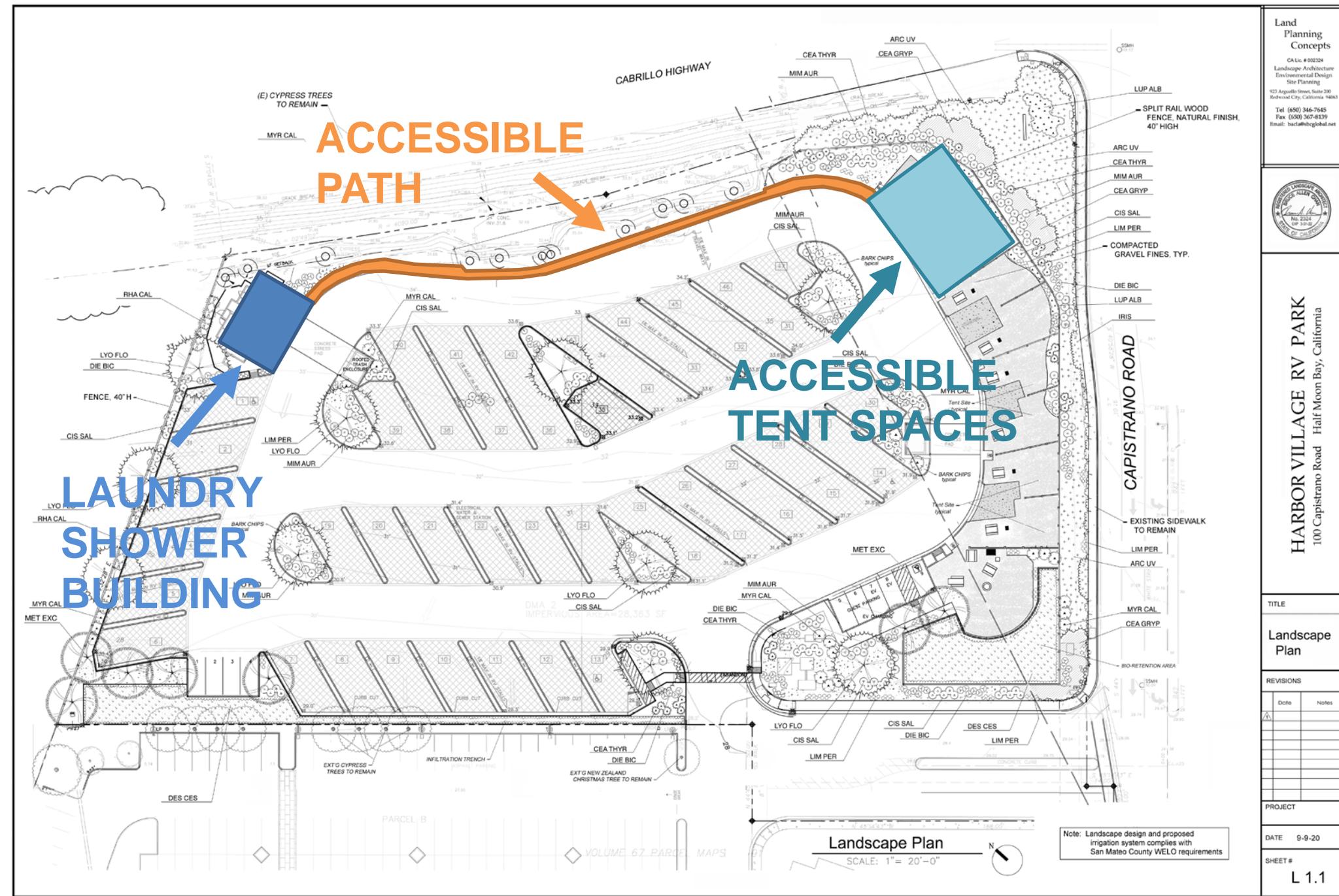
The new building location, as required by Condition 21(a), would not be aesthetically pleasing, results in loss of RV spaces, creates circulation issues, and does not provide additional landscape screening.

### Staff Response:

- Building location is outside of the proposed Clear View Easement
- Opportunity for landscape screening increased
- Shortens necessary accessible paths
- Prevents root loss and damage for mature Cypress trees along Highway 1

# APPLICANT'S DESIRED SITE PLAN

## COUNTY OF SAN MATEO



Land Planning Concepts  
 CA Lic. # 002324  
 Landscape Architecture  
 Environmental Design  
 Site Planning  
 923 Arguello Street, Suite 200  
 Redwood City, California 94063  
 Tel: (650) 346-7645  
 Fax: (650) 367-8139  
 Email: bac@hbglobal.net



HARBOR VILLAGE RV PARK  
 100 Capistrano Road Half Moon Bay, California

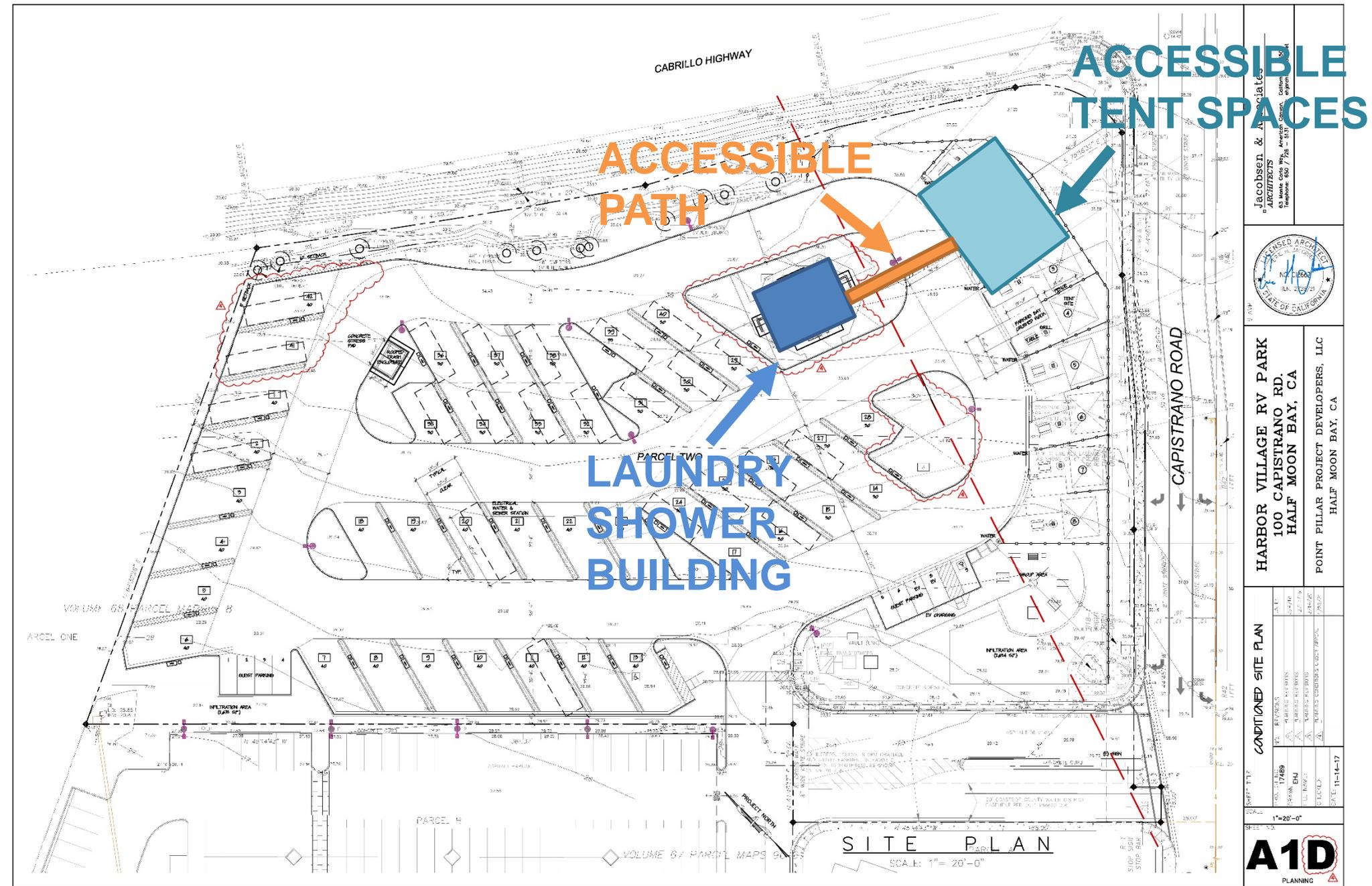
TITLE  
 Landscape Plan

REVISIONS

Date	Notes

PROJECT  
 DATE 9-9-20  
 SHEET #  
 L 1.1

**CONCEPTUAL  
PLANNING  
COMMISSION  
CONDITIONED  
SITE PLAN  
COUNTY OF  
SAN MATEO**



Jacobsen & Associates  
ARCHITECTS  
63 Monte Carlo Way, American Canyon, California  
Telephone 855 / 726 - 5117



HARBOR VILLAGE RV PARK  
100 CAPISTRANO RD.  
HALF MOON BAY, CA  
POINT PILLAR PROJECT DEVELOPERS, LLC  
HALF MOON BAY, CA

CONDITIONED SITE PLAN

DATE	11/14/17
PROJECT NO.	17489
PROJECT NAME	HARBOR VILLAGE RV PARK
CLIENT	POINT PILLAR PROJECT DEVELOPERS, LLC
SCALE	1" = 20'-0"
DATE	11-14-17





## APPEAL POINT: SIZE REDUCTION OF SIGN STRUCTURE

---

The reduction of the size of the existing sign structure at the corner of Capistrano Road and Highway 1 to a maximum of 6 ft high and 9 ft wide, as required by Condition 21(c), is overreaching in that the sign structure is not part of the scope of the project.

### Staff Response:

- Existing and proposed elements evaluated holistically
- Size reduction minimizes visual obstructions within the proposed Clear View Easement area, restoring ocean views from Highway 1
- Consistent signage style with existing monument sign at Capistrano Road and Pillar Point Harbor Boulevard intersection



**APPLICANT'S DESIRED  
SIGNAGE ON EXISTING  
MULTI-TENANT SIGN**

**COUNTY OF  
SAN MATEO**





# PLANNING COMMISSION'S CONDITIONED STYLE OF MONUMENT SIGN

COUNTY OF  
SAN MATEO





## APPEAL POINT: ADDITIONAL LANDSCAPE SCREENING UNNECESSARY

---

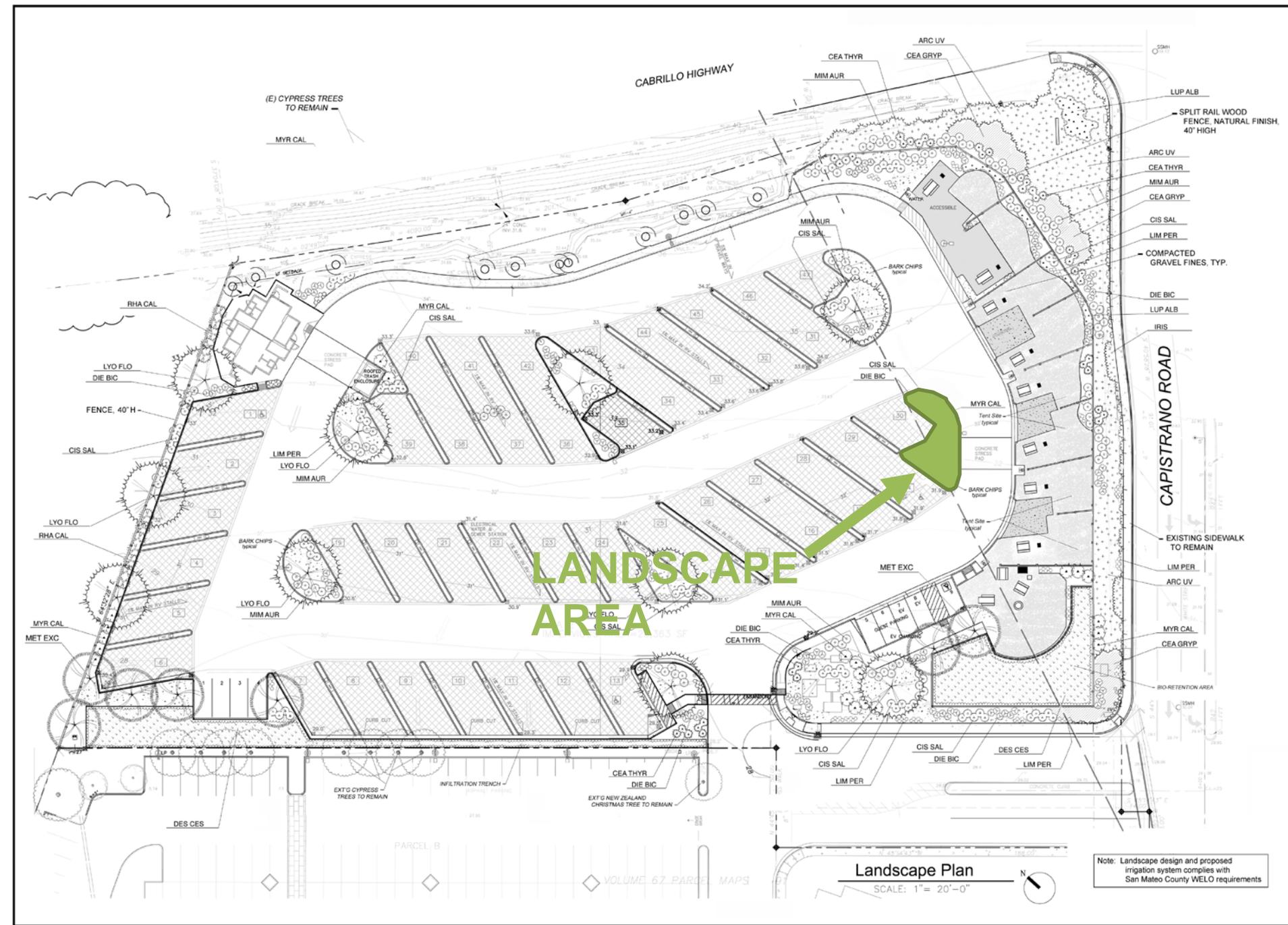
The addition of robust landscape screening at the end of the lower interior row through the elimination of 2 RV spaces, as required by Condition 21(b), is unnecessary as screening from locations along Capistrano Road is provided and the loss of spaces reduces the profitability of the project.

### Staff Response:

- Elimination of spaces will provide opportunity for enhanced landscape screening as larger, taller growing plants can be located in areas outside of the Clear View Easement area
- The addition of tree(s) in the island will provide continuity in the landscape plan

# APPLICANT'S DESIRED SITE PLAN

## COUNTY OF SAN MATEO



Note: Landscape design and proposed irrigation system complies with San Mateo County WELO requirements

Land Planning Concepts  
 CA Lic. # 002324  
 Landscape Architecture  
 Environmental Design  
 Site Planning  
 923 Arguello Street, Suite 200  
 Redwood City, California 94063  
 Tel: (650) 346-7645  
 Fax: (650) 367-8139  
 Email: bac@hlglobal.net



HARBOR VILLAGE RV PARK  
 100 Capistrano Road Half Moon Bay, California

TITLE  
 Landscape Plan

REVISIONS

Date	Notes

PROJECT  
 DATE 9-9-20  
 SHEET #  
 L 1.1

# CONCEPTUAL PLANNING COMMISSION CONDITIONED SITE PLAN

## COUNTY OF SAN MATEO



**Jacobsen & Associates**  
ARCHITECTS  
435 Main Street, Suite 200, San Mateo, CA 94401  
Telephone: 650 / 726 - 5151  
e-mail: info@jacobsenarch.com

**REGISTERED ARCHITECT**  
No. 10000  
STATE OF CALIFORNIA

**HARBOR VILLAGE RV PARK**  
100 CAPISTRANO RD.  
HALF MOON BAY, CA

**POINT PILLAR PROJECT DEVELOPERS, LLC**  
HALF MOON BAY, CA

**CONDITIONED SITE PLAN**

DATE	DATE
17489	17489
17489	17489
17489	17489
17489	17489
17489	17489

SCALE: 1" = 20'-0"

**A1D**  
PLANNING





## APPEAL POINT: ECONOMIC FEASIBILITY

---

Conditions 21(a) and 21(b) require the elimination of a net 5 RV spaces; additionally, 2 spaces will be allocated to on-site managers. The economic feasibility of the project is questionable with the reduction in spaces.

### Staff Response:

- Additional RV spaces could likely be gained with the review of space efficiencies of the site plan by the applicant
- Conceptual plan can continue to be modified as long as it complies with the Planning Commission's approval and conditions
- During the Planning Commission hearing, it was stated that Pillar Point RV Park has 40 spaces and is economically viable



## STAFF RECOMMENDATION

---

### **That the Board of Supervisors:**

Deny the appeal and uphold the decision of the Planning Commission to adopt the Initial Study/Mitigated Negative Declaration and approve the Coastal Development Permit, Use Permit, Design Review Permit, Mobilehome Park Permit, and Grading Permit by making the required findings and adopting the conditions of approval identified in the staff report.



# BOARD OF SUPERVISORS

Board of Supervisors Chambers  
400 County Center, Redwood City

## ITEM # 11

Owner: ..... **Point Pillar Project Developers**

Applicant: ..... **Ron Stefanick**

File Number: ..... **PLN2017-00320**

Location: ..... **240 Capistrano Road, Princeton**

APN: ..... **047-081-430**

### Project Description:

Consideration an appeal of the Planning Commission’s decision to 1) adopt an Initial Study and Mitigated Negative Declaration and 2) approve a Coastal Development Permit, Use Permit, Design Review Permit, Mobilehome Park Permit and a Grading Permit for the construction of a new 42-space Recreational Vehicle (RV) park, 8 tent camping spaces, plus a 1,065 sq. ft. shower and laundry building located on a legal 3.356-acre parcel at 240 Capistrano Road in the Princeton area of unincorporated San Mateo County. The construction of the RV park involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. No trees are proposed for removal. The project is appealable to the California Coastal Commission.



**COUNTY OF SAN MATEO**

**GENERAL NOTES**

- PLANS PREPARED AT THE REQUEST OF: RON STEFANIK, MANAGER TO PILLAR POINT PROJECT DEVELOPERS, LLC.
- TOPOGRAPHY BY BGT SURVEYING, OCTOBER 7, 2014.
- ELEVATION DATUM: NGVD 29.
- THIS IS NOT A BOUNDARY SURVEY.

**PROJECT DESIGN DATA**

LOT AREA: 146,202 SF (3.36 ACRES)

EXISTING IMPERVIOUS AREA: 16,270 SF (0.37 ACRES)

PROPOSED IMPERVIOUS AREA: 48,494 SF (1.07 ACRES)

NET CHANGE: 30,224 SF ADDED (0.69 ACRES)

TOTAL % OF IMPERVIOUS COVERAGE: 32%

**LEGEND**

— EXISTING CONTOUR  
 --- PROPOSED CONTOUR

31.9' SPOT ELEVATION (N)

DS DOWNSPOUT

→ DIRECTION OF SURFACE DRAINAGE FLOW

— SDR 35 PVC DRAIN PIPE, DIAMETERS PER DETAIL 6

INFILTRATION TRENCH

PERVIOUS CONCRETE: 39,586 SF  
 (ALL OTHER PAVED AREAS TO BE IMPERVIOUS ASPHALT: 41,026 SF)

(E) EXISTING  
 (N) NEW, OR PROPOSED

**DRAINAGE NOTES**

- DRAINAGE INTENT: IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPED AREAS. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR ALL AREAS.
- DRAINAGE FROM PARKING LOT TO OCCUR AS SHEET FLOW, DIRECTED TO INFILTRATION TRENCHES, AS SHOWN.
- RAINWATER RUNOFF FROM PROPOSED ROOF TO BE COLLECTED WITH GUTTERS & DOWNSPOUTS & CONNECTED TO SOLID 4" PVC PIPE DIRECTED TO THE ADJACENT INFILTRATION TRENCH, VIA A POP-UP EMITTER.
- OVERFLOW FROM INFILTRATION TRENCHES TO BE DIRECTED TO EXISTING STORM DRAIN SYSTEM VIA 8-INCH DIAMETER PIPES, AS SHOWN.

**GRADING NOTES**

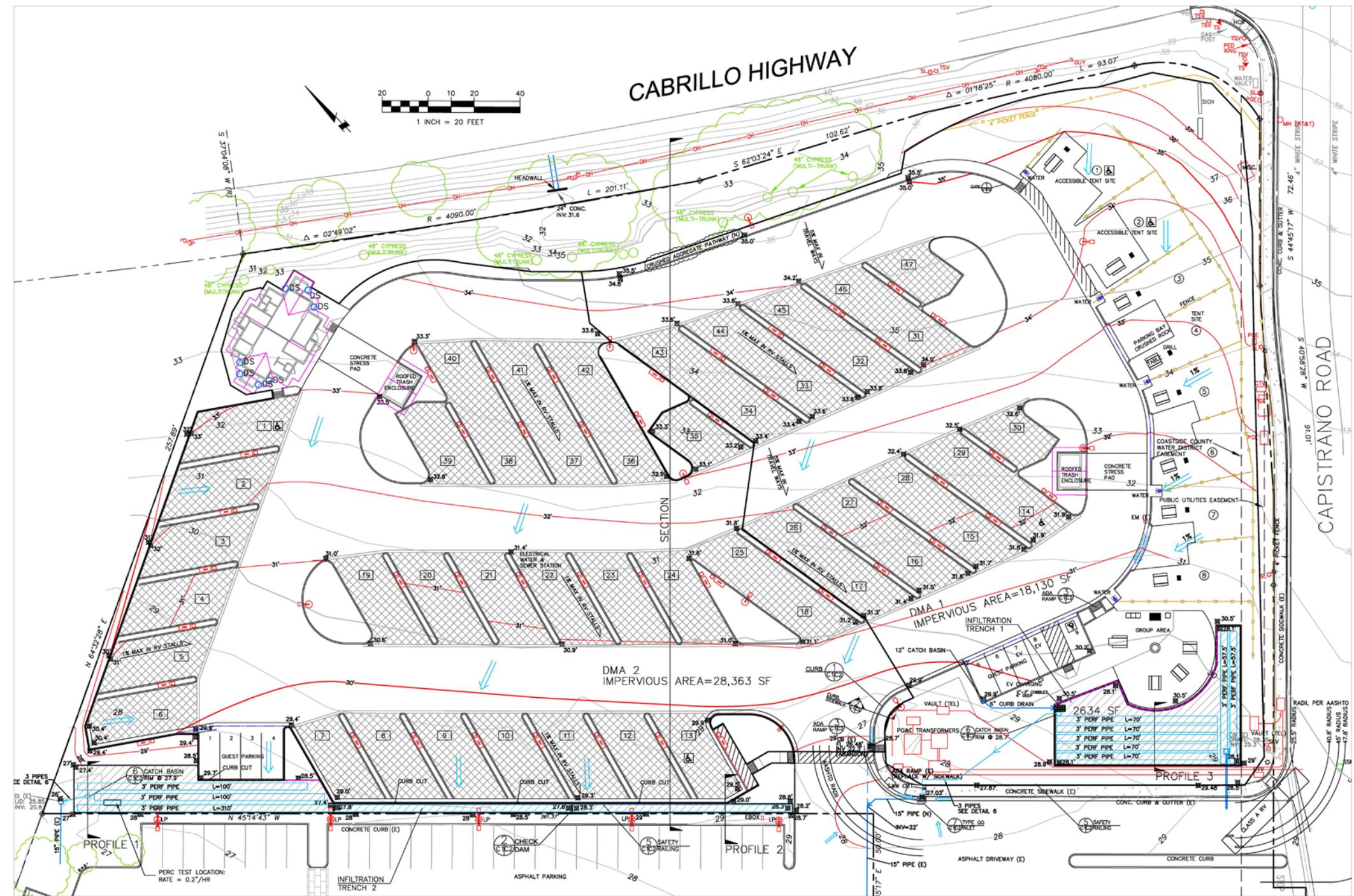
CUT VOLUME, DUE TO AVERAGE 6-INCH STRIPPING DEPTH: 121,600 SF OF AREA TO BE STRIPPED X 0.5 FEET = 2252 CY

ADDITIONAL CUT VOLUME, TO REACH PAVING SUBGRADE = 1500 CY

NET CUT = 3752 CY X 1.2 = 4500 CY OFF-HAUL

FILL VOLUMES:  
 100 CY SOIL  
 1150 CY OF BASE ROCK UNDER ASPHALT  
 1900 CY OF DRAIN ROCK UNDER PERVIOUS CONCRETE  
 925 CY OF DRAIN ROCK IN INFILTRATION TRENCHES  
 500 CY SOIL IN PLANTER ISLANDS

**PRELIMINARY**  
 NOT FOR CONSTRUCTION



**SECTION AND DETAIL CONVENTION**



DATE: 11-9-16	DESIGNED BY: CAJK	CHECKED BY: AZG	REV. DATE: 11-30-20	REV. DATE: 12-24-20	REV. DATE: 10-28-20
DRAWN BY: CAJK	SIGMA PRIME GEOSCIENCES, INC.	SIGMA PRIME GEOSCIENCES, INC.	HALF MOON BAY, CA 94019	(650) 728-5590	SIGMAPRIM@GMAIL.COM

**GRADING AND DRAINAGE PLAN**

100 CAPISTRANO ROAD  
 HARBOR VILLAGE  
 RV PARK

APN: 047-081-430

SHEET C-1

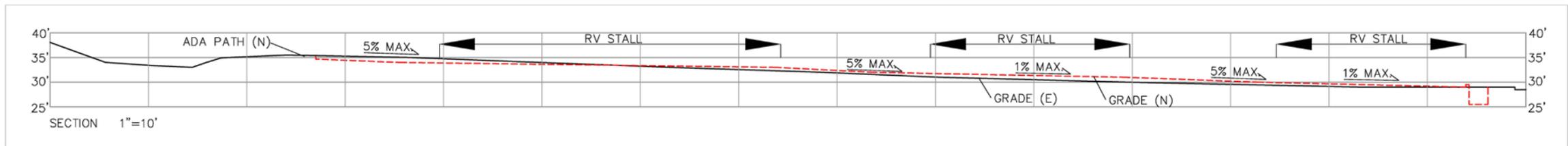
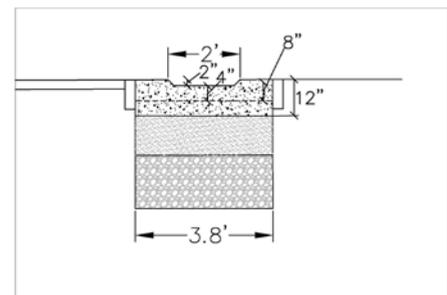
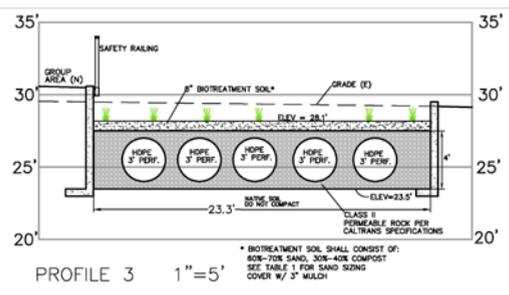
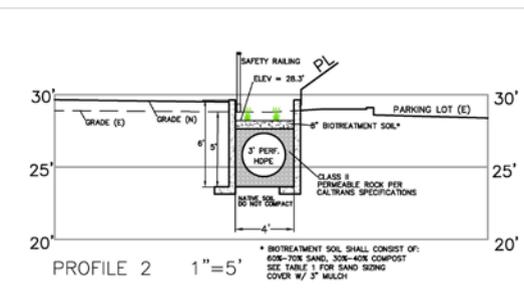
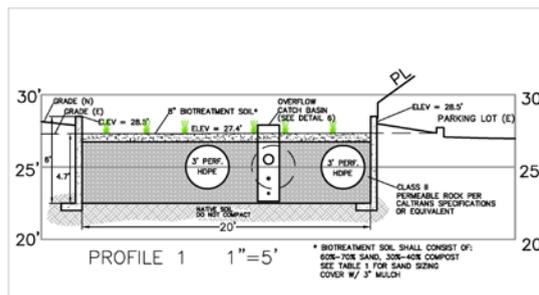


TABLE 1 - SAND SIZING FOR BIOTREATMENT SOIL

SIEVE SIZE	PERCENT PASSING (BY WEIGHT)	
	MIN.	MAX.
3/8 inch	100	100
No. 4	90	100
No. 8	70	100
No. 16	40	95
No. 30	15	70
No. 40	5	55
No. 100	0	15
No. 200	0	5

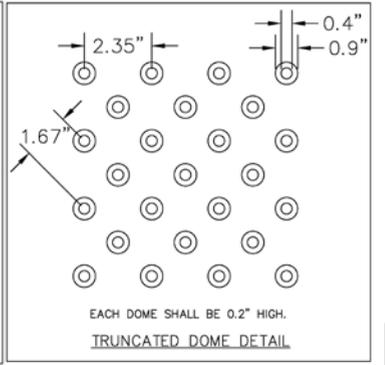
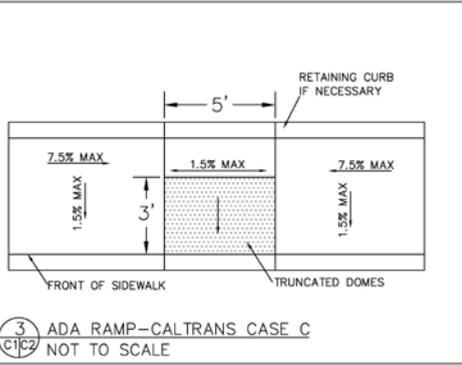
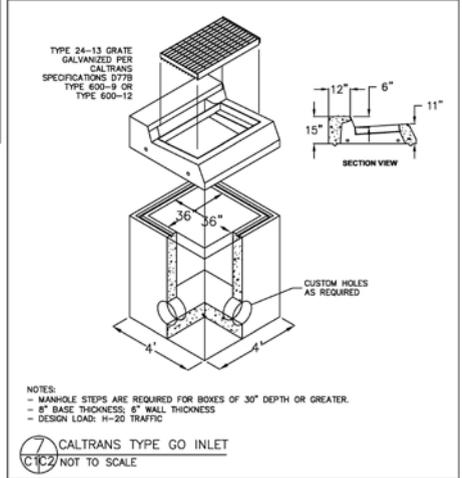
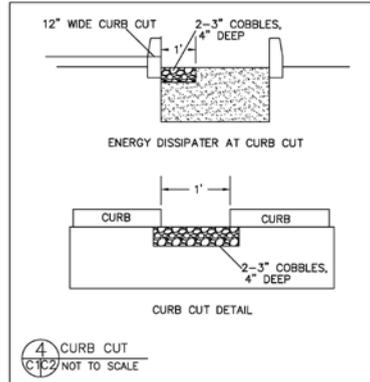
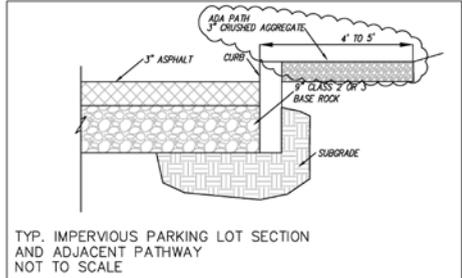
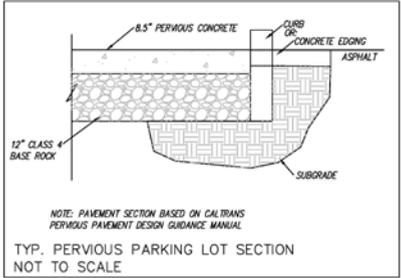


**SIDEWALK NOTES**

- EXISTING SIDEWALK BETWEEN EXISTING CATCH BASIN AND PROPOSED CATCH BASIN SHALL BE REMOVED AND REPLACED TO MATCH EXISTING, EXCEPT WITH NEW ELEVATIONS AND FLOW DIRECTION (AT LOCATION SHOWN, AT ENTRANCE TO PROPOSED RV PARK)
- NEW SIDEWALK TO BE CONSTRUCTED AT LOCATION SHOWN.
- SIDEWALK SHALL BE CONSTRUCTED OF CLASS "A" CONCRETE.
- WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED ON 10' SPACING, AT ENDS OF CURB RETURNS. MINIMUM JOINT DEPTH SHALL BE 1-1/4" WITH EDGER FINISH (R=1/8").
- MINIMUM SIDEWALK WIDTH AT HORIZONTAL OBSTRUCTIONS SHALL BE 5'.
- COLOR ADDITIVES OR PATTERN STAMP CONCRETE SHALL NOT BE USED WITHIN PUBLIC RIGHT-OF-WAY UNLESS APPROVED BY THE CITY ENGINEER.
- DURING SIDEWALK RECONSTRUCTION, PEDESTRIAN TRAFFIC SHALL BE DIRECTED VIA DETOUR SIGNS TO A FENCED PATH ON THE PROPERTY, JUST INBOUND FROM THE SIDEWALK.
- SIDEWALK RECONSTRUCTION SHALL TAKE NO MORE THAN 7 WORKING DAYS.
- ALL SIDEWALK, CURB, AND GUTTER DAMAGED PRIOR TO OR DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.

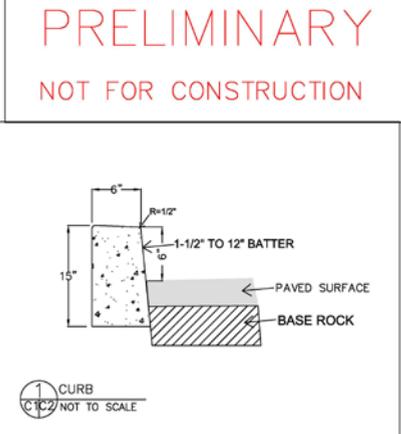
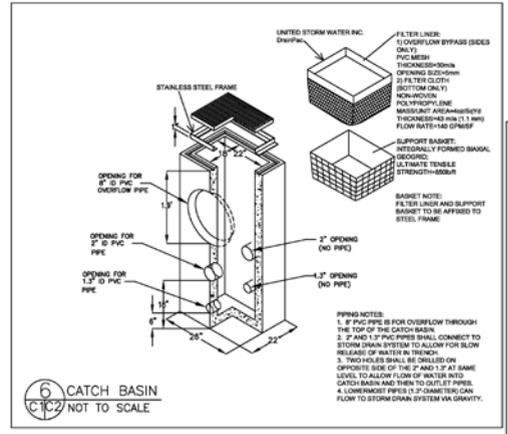
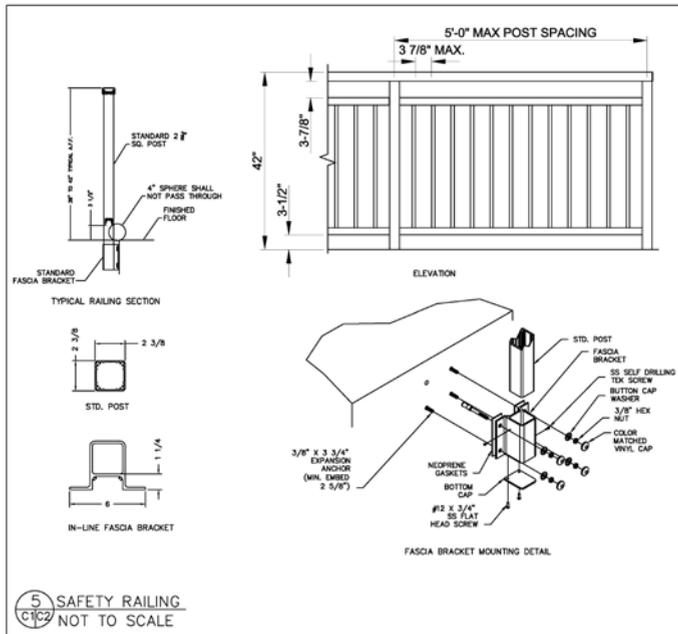
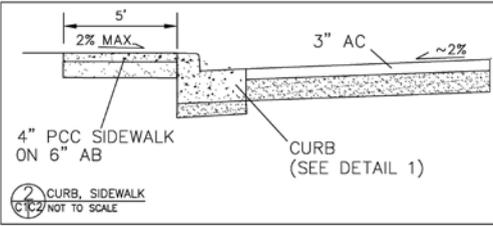
**DUST CONTROL NOTES**

- Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction areas.
- Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- The approved plan shall be implemented for the duration of any grading and construction activities that generate dust and other airborne particles.



**RAMP NOTES**

- THE SURFACE OF RAMP SHALL HAVE TRUNCATED DOMES, AS SHOWN. (SEE TRUNCATED DOME DETAIL)
- TRANSITIONS FROM RAMPS TO WALKS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. THE BOTTOM OF THE RAMP SHALL HAVE A 1/2" LIP AT 45°.
- INSTALL SLIP DOWELS 18" O.C. AT EXPANSION JOINTS.
- MINIMUM WIDTH OF RAMP, NOT INCLUDING RETAINING CURBS, SHALL BE 5 FEET.
- BACKFILL MATERIAL IN PLANTERS TO BE PLACED FLUSH WITH TOP OF CURB.
- SUB-BASE MATERIAL WITHIN 2.5' OF SUBGRADE SHALL BE COMPACTED TO 95%.



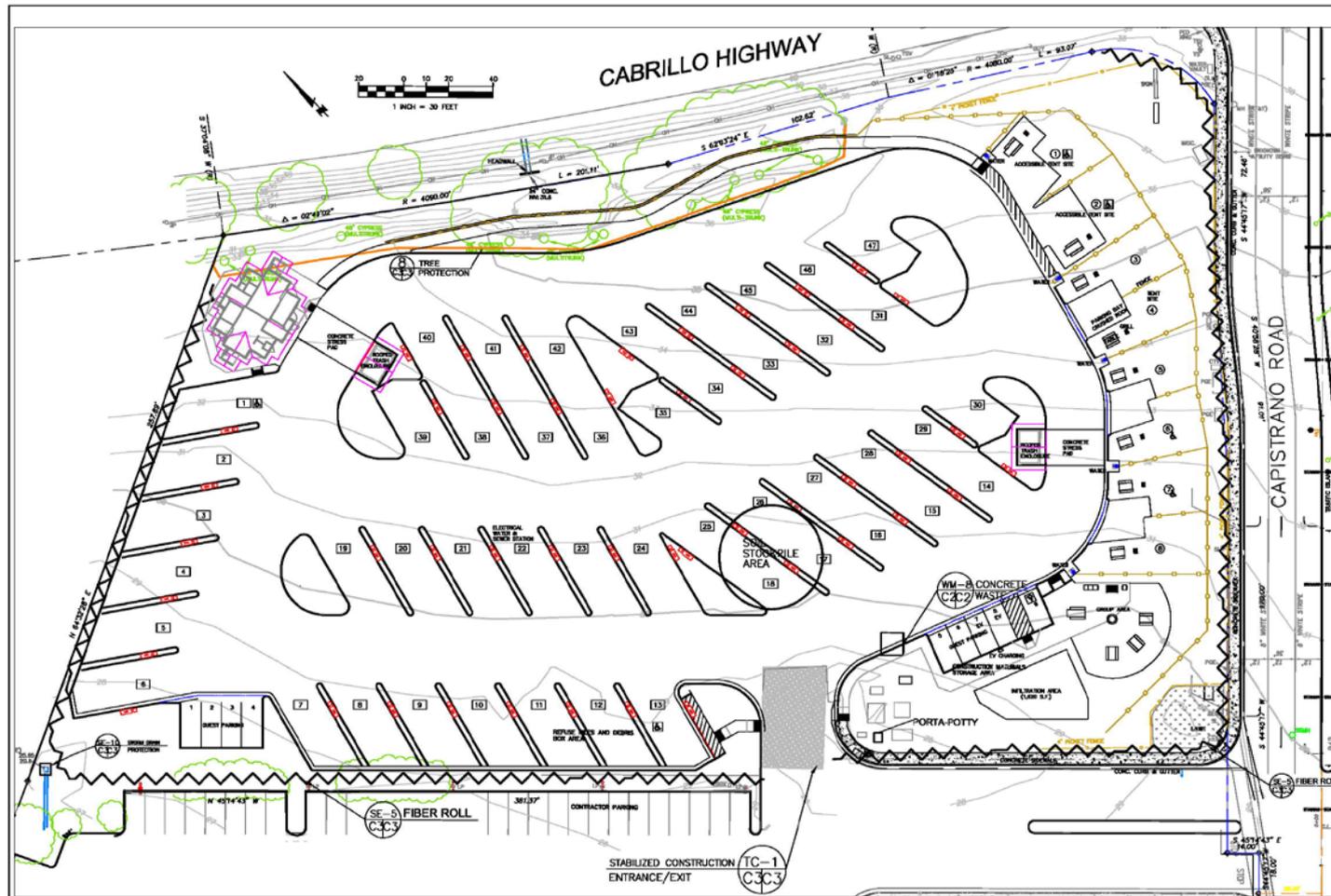
Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 #600 PUEBLO BLVD, CA 94019  
 SIGMAPRIME@GMAIL.COM

DATE: 11-9-18  
 DRAWN BY: CMK  
 CHECKED BY: AZD  
 REV. DATE: 1-30-20  
 REV. DATE: 7-24-20  
 REV. DATE: 10-28-20

100 CAPISTRANO ROAD  
 HARBOR VILLAGE  
 RV PARK  
 APN: 047-081-430

SHEET  
 C-2





**EROSION CONTROL POINT OF CONTACT**

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: PILLER POINT PROJECT DEVELOPERS, LLC  
 TITLE/QUALIFICATION: MANAGER  
 PHONE: 650-430-5740  
 PHONE:  
 E-MAIL: RONSTEFANICK@ICLOUD.COM

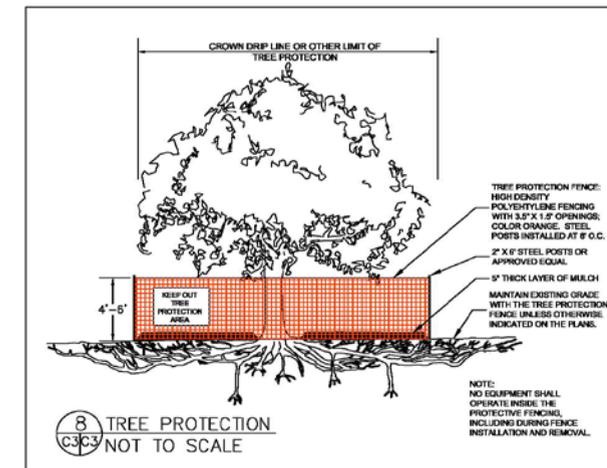
USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

**TREE PROTECTION NOTES**

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent 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.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site

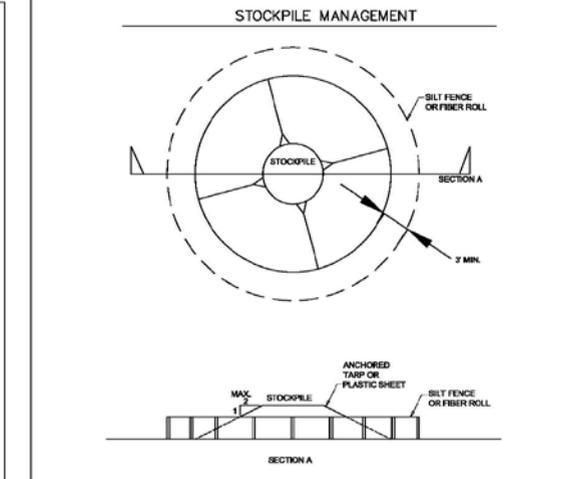
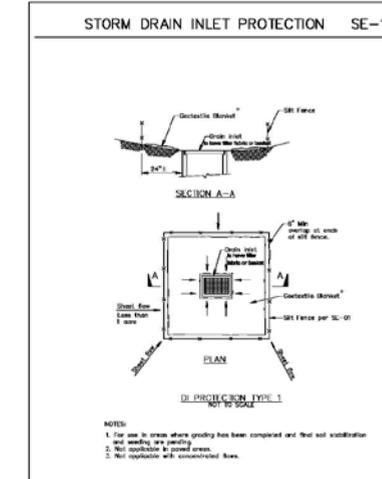
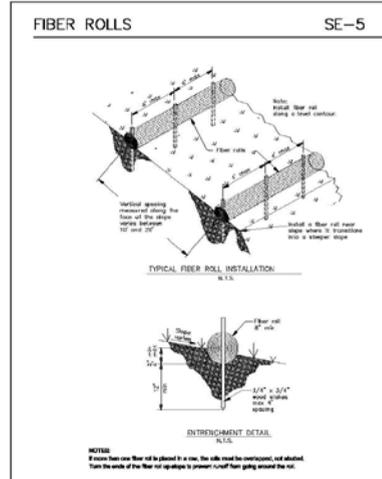
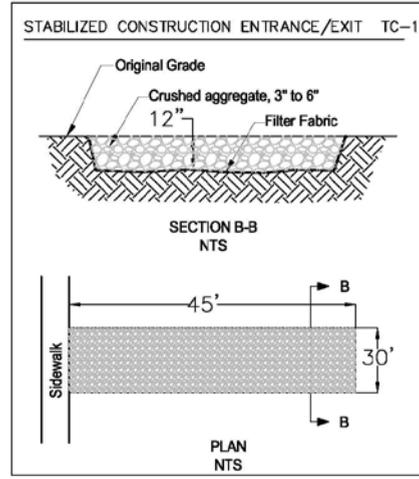
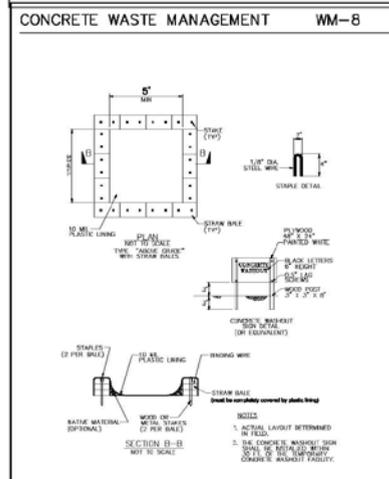


**EROSION CONTROL NOTES**

FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFIX AS SHOWN IN DETAIL SE-5

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

1. GRADING SHALL ONLY BE ALLOWED DURING THE GRADING MORATORIUM WITH APPROVAL FROM THE COUNTY, PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
2. NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
3. ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
4. ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HALL.
5. ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
6. ROCKED CONSTRUCTION ENTRANCE SHALL BE 40 FEET LONG BY 17 FEET WIDE AND CONFORM TO THE FOLLOWING:
  - A. THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
  - B. PAD SHALL BE NOT LESS THAN 12" THICK.
  - C. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
  - D. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
7. CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE).



**REGISTERED PROFESSIONAL ENGINEER**  
 CHARLES M. JESSE  
 No. 62284  
 9-30-21 EXPIRES  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA

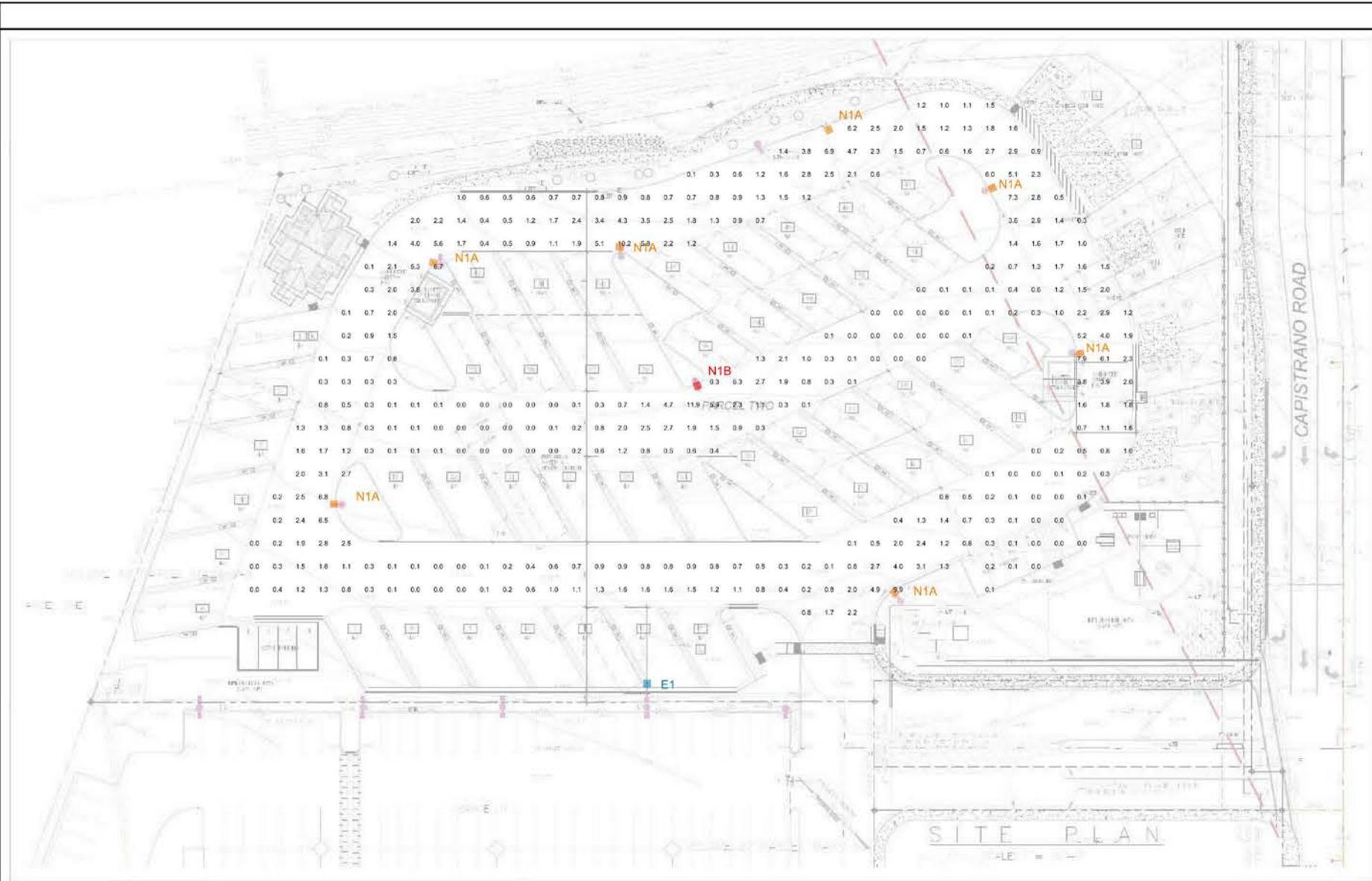
**Sigma Prime Geosciences, Inc.**  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 758-3590  
 SIGMAPRIME@GMAIL.COM

DATE: 11-9-18  
 DRAWN BY: AZG  
 CHECKED BY: OAK  
 REV. DATE: 1-30-20  
 REV. DATE:  
 REV. DATE:

**EROSION AND SEDIMENT CONTROL PLAN AND TREE PROTECTION**  
 100 CAPISTRANO ROAD  
 HARBOR VILLAGE  
 RV PARK  
 APN: 047-081-430

**SHEET**  
 C-3





Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	7	N1A	SINGLE	0.950	NV-1-T3-32L-7-40K-SINGLE @ 15 1/2'	71
	1	N1B	SINGLE	0.950	NV-1-T2-32L-7-40K-SINGLE @ 15 1/2' MTG.HT	71
	1	E1	SINGLE	0.950	NV-1-T4-48L-1-40K-SINGLE @ 22' MTG.HT	156

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.35	11.9	0.0	N.A.	N.A.

HARBOR VILLAGE RV  
NLS LIGHTING  
REV 7  
4/3/20

Jacobsen & Associates  
ARCHITECTS  
83 North Cole Way, American Canyon, California 94003  
Telephone: 650 / 772 - 5131  
e-mail: ajacobs@jacobsen.net



HARBOR VILLAGE RV PARK  
100 CAPISTRANO RD.  
HALF MOON BAY, CA  
POINT PILLAR PROJECT DEVELOPERS, LLC  
HALF MOON BAY, CA

PHOTOMETRIC PLAN	
PROJECT NO. 17489	DATE: 3/4/18
DRAWN: E.H.J.	12/17/18
FILE NAME:	3/14/20
CHECKED:	
DATE: 11-14-17	

SHEET NO.  
**E1**  
PLANNING

