

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*

P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Dave Olson **Chris Johnson** **Lisa Ketcham** **Dan Haggerty** **Erin Deinzer** **Laura Stein**
Chair Vice-Chair Secretary Treasurer

Date: April 8, 2015
To: Dennis Aguirre, Project Planner
Steve Monowitz, Acting Community Development Director
Cc: Coastal Commission staff Nancy Cave and Jeannine Manna
From: Midcoast Community Council/ Dave Olson, Chair
Subject: **PLN 2014-00490 - 15th Street, Montara** - New 2,527 sf two-story, single-family residence plus a 625 sf attached two-car garage

The Midcoast Community Council (MCC) did not receive an early referral for this project, which explains the misleading online permit site entry on February 25 that we had no comment. We were able to obtain the plans when the project was scheduled for March 12 CDRC, however that hearing was postponed to date uncertain to await a biological report. In the meantime, we have the following initial comments on this project:

1. It appears that Montara Creek, a perennial stream, may have changed course over the 100+ years since the subdivision survey. The biological report should identify the outward extent of riparian and/or wetland habitat and required buffer zones.
2. Given the project site's proximity to perennial and intermittent streams, buffers, and associated sensitive habitats, MCC questions whether this project is eligible for an exemption from Coastal Development Permit (CDP), as it may be within the CCC appeal zone. The proposed project's requirement of cut-fill grading on steep slopes and removal of many significant Monterey cypress trees are of concern as well. The staff checklist is not filled out on the Certificate of Exemption or Exclusion from a CDP. May we have copy of the completed form?
3. Avoid impacting the magnificent Monterey cypress tree at the SW corner of East and 14th by routing the road extension and underground utilities to avoid the tree canopy area. The proposed road alignment curves too close and will require significant damaging and disfiguring large branch removal as well as root damage.
4. Landscape plans should include only native non-invasive species in this sensitive location. Delete the Pride of Madeira, which is known to invade our coastal wildlands.
5. Consider applying an East Ave address to this house as it will be accessed from East Ave and the entire length of 15th St is a paper street that may never be developed.
6. Regarding development potential for the many subdivided undeveloped lots in the Montara Creek ravine riparian area, we urge the County to explore alternatives other than allowing development within this watershed of steep terrain that flows directly into the FMR Area of Special Biological Significance. Faced with inadequate water and transportation infrastructure for potential Midcoast buildout, it is unwise to compound the problem now by extending road/water/sewer

infrastructure into open space sensitive habitat areas for new development. MCC recommends that the County prioritize the undeveloped antiquated subdivision lots on 15th Street for retirement.

Thank you for the opportunity to comment.