

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

Lisa Ketcham **Dave Olson** **Claire Toutant** **Laura Stein** **Dan Haggerty** **Chris Johnson** **Brandon Kwan**
Chair Vice-Chair Secretary Treasurer

Date: June 28, 2017

To: Camille Leung, Project Planner

From: Midcoast Community Council/ Lisa Ketcham, Chair

Subject: **PLN2016-00327 after-the-fact CDP to legalize remediation performed in spring 2017 for unpermitted grading and vegetation removal that occurred in spring 2016.**

Thank you for the referral and opportunity to comment. Geotechnical issues aside, what are the plans for drainage from the house currently routed offsite down slope via aboveground PVC pipe? Will correcting that be a separate permit?

Revegetation:

In April 2016 the site was cleared of all vegetation out to the center of Ocean Blvd right of way and across about half the adjacent undeveloped parcel to the west (APN-037-258-100, under separate ownership). The mature ground-cover species of native Ceanothus shrubs that previously covered the area provided deep-rooted slope soil stability, weed suppression and natural beauty along this informal much-loved section of coastal trail, even growing out across the distorted abandoned asphalt. The disturbed area is now infested with annual weeds and perennial cape ivy, an alien invasive perennial vine/ground cover that blankets and kills all other plants. Cape ivy propagates from any stem or root segment so the clearing/grading process likely spread it all around in the soil and debris.

Please include Condition of Approval for a landscape restoration planting and maintenance plan which must include the entire disturbed area (Ocean Blvd and adjacent parcel), in order to succeed. Beyond the initial infertile seed cover crop, the plan should include replanting of appropriate native coastal shrubs including the Ceanothus that was so successful there.

Revegetation of 8th St landslide repair (PLN2012-00276) – as a model:

“WRA recommends that planting and seeding occur shortly before the start of the rainy season, to optimize plant establishment success. ...WRA recommends a five-year initial maintenance and monitoring/reporting plan for landform revegetation, including control (eradication) of non-native vegetation.”

Condition #25: “Monitoring of the native revegetation area by a qualified biologist and reporting to the County Planning Department ...shall be performed (1) within 30 working days following hydroseeding of said area to document germination in at least 80% of the area, (2) within 60 working days following planting of all shrubs in said area to document their establishment, (3) at monthly intervals during the rainy season (October 1 through April 30) that follows the initial seeding/planting, and (4) thereafter within 10 working days following the first, third, and fifth anniversary date of project final, as approved and

documented by the Planning Department. Each monitoring report shall include an assessment of any non-native vegetation within the project restoration area and plants that fail to establish. Prompt maintenance to eradicate any non-native vegetation or replace plants that fail to become established within the project restoration area shall be completed with 10 working days.”

Attached photos show the remnants of the low-growing Ceanothus shrubs on neighboring lots after the initial destruction in April 2016. Also included is photo from project referral showing mass of cape ivy in foreground.

Ceanothus on left



Cape Ivy in foreground

