

Moss Beach Associates, LLC

August 23, 2017

Dave Holbrook
San Mateo County Planning Department
455 County Center
Redwood City, CA 94063

RE: Vallemar Bluff – PLN2015-00380

Dear Dave,

I received a copy of a letter dated July 26, 2017 from Lisa Ketcham, Chair of the Mid Coast Community Council. As you know, our team has worked diligently to craft a project design that responds to both the conditions and constraints of this magnificent site and address as many community concerns as possible. It is gratifying to hear from the MCC that generally we have made good progress meeting that goal.

We have no problem maintaining the trail as needed when the bluff edge erodes further. At that point, it may be necessary to relocate the fence landward.

Currently, approximately 0.4 acres of the site supports remnant coastal prairie. The proposed project when implemented will restore and permanently protect ~0.91 acres of the site in a biotic easement. During project implementation, the invasive plant species will be removed and the areas restored with native grasses. The work will be conducted in accordance with the Vallemar Bluffs Conservation Strategy prepared by Jodi McGraw Consulting dated June 3, 2017. Based on the assessment of Zander Associates, dated June 6, 2017 the project as proposed can demonstrate that there will be no significant impact on sensitive habitats, and in fact increase the size and improve the quality and survivability of the remnant coastal prairie habitat on the site.

To improve the protection of the site even further, we have relocated the proposed home on Lot 1 eastward. In addition, we reduced the size of the homes and have also revised home roofs and reduced the mezzanine level size from the earlier designs.

We look forward to presenting our revised project at the Mid Coast Design review committee in September.



Owen Lawlor, Managing Manber

Cc: Lisa Ketcham, MCC

Attachments:

Development Plan Review, Zander Associates June 6,2017
Vallemar Bluffs Conservation Strategy, Jodi McGraw Consulting, June 3, 2017

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