

CALIFORNIA COASTAL COMMISSION

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June 28, 2016

Camille Leung, Project Planner
San Mateo County Planning and Building Department
455 County Center, 2nd Floor
Redwood City, California 94063

Re: San Mateo County Planning Case Number PLN2014-00490 (McGregor) – 15th Street Montara

Dear Ms. Leung,

Thank you for forwarding the County's Planning Case Number PLN2014-00490 project referral form, dated June 7, 2016, and received in our San Francisco office on June 13, 2016. Commission staff's review of the proposed project is somewhat atypical in that the parcel proposed for development is situated within an area identified (by the County and to be confirmed by the Commission) as Categorical Excluded from Coastal Development Permit (CDP) requirements for single-family residences per Categorical Exclusion Order No. E-81-1; therefore, initially Commission staff received no notice of the proposed development or a request for our review. However, concerns have been raised by the public that riparian habitat exists on the proposed project parcel which broaches the question of whether or not the development is appealable to the Commission and should continue to be excluded from CDP requirements. County staff generated a referral and forwarded the project information for our review and comment. We appreciate the opportunity to provide you with comments.

The Project Applicant is requesting Coastsides Design Review and a Coastal Development Permit Exemption (CDX) for the construction of a new 3, 152-square-foot, single-family residence on an undeveloped, 6,000-square-foot parcel located at the intersection of 15th Street and East Avenue in Montara, San Mateo County.

Permit Requirements and Jurisdiction

Commission mapping staff has contacted WRA for data point information that was used for the "Riparian ESHA Assessment" map in order to respond to your question raised regarding the CDP requirements for the proposed project. This mapping information is necessary in order to accurately evaluate the mapped riparian habitat areas provided in the April 7, 2015 report. If any of the proposed development is located within the Coastal Commission appeal jurisdiction it will no longer be excluded, per the requirements of Categorical Exclusion Order No. E-81-1 and a CDP will be required. We will follow-up with you regarding whether or not the CDX is applicable in this case, as soon as possible, upon getting WRA's response. We appreciate your patience.

Project Description/Design

Sheet C-1 of the project plans (which is included with the other project plans provided by the County) identify the site as being located at "14th Street and East Ave." The referral and reduced set of plans state it is on 15th Street. Please clarify the location and ensure that it is consistent on subsequent project plans (and communications). 14th and 15th Streets are "paper streets" and respectively currently partially developed or undeveloped. East Street is undeveloped/unpaved heading south from 10th Street. The parcel is located in an area zoned as R-1/S-17/DR/CD; therefore the proposed project must be evaluated for consistency with the development standards and requirements of the current Design Review and Coastal Development zoning districts.

The proposed residence is a three-story residential structure, which includes a garage on the first/lower level, family room and living/dining on the second/main level, and on the third/upper level, bedrooms and bathrooms. The driveway shown on Plan Sheet C-1 would serve for the proposed development site as egress and ingress to and from East Avenue. We suggest that the County require that the Applicant to consider alternatives to the construction of the proposed driveway that will not encroach into the public R-O-W.

The project description in the referral does not include the road extension shown on the project plans. Please confirm whether or not this is part of the proposed project; and if a CDP will be obtained for it, as it doesn't appear that the Categorical Exclusion applies.

Project Plans and information in the referral indicate that five cypress trees would be removed. Review of plan sheet C-1 shows that an additional tree, 30 inches in diameter is located within the footprint of the road extension, therefore a total of six trees will be removed.

The WRA April 17, 2015 (on page 2) and August 7, 2015 (on page 4) biological letter reports state that the un-vegetated drainage runs parallel to the "West Avenue" street easement boundary. This should be clarified / corrected; West Avenue is not in the project vicinity.

Sensitive Habitat Areas and Biological Resources

A road extension is also proposed for construction along East Avenue within the existing 60-foot wide, public right-of-way (R-O-W). An un-vegetated drainage/stream (as shown in Figure 1 of WRA's April 17, 2015 letter report *Riparian Habitat Areas Assessment at the 15th Street Parcel in Montara, San Mateo County, California*) is located further east (beyond) the public R-O-W; and the Montara Creek riparian corridor extending in an east-west direction is located to the south of the parcel. The parcel, as shown in Figure 1 (mentioned above) appears to be located 60 feet from the 30-ft buffer for the drainage and approximately 80 to 90 feet from the 50-ft buffer for the Montara Creek riparian corridor. The Applicant's project plans however, must show these buffer areas relative to the proposed development, e.g., residence, road extension, and the driveway for the residence. The Local Coastal Program (LCP) provides for the protection of sensitive habitats, including riparian corridors, drainages/streams and associated buffers. We recommend that measures be included to ensure that the proposed project does not result in

Camille Leung, San Mateo County

PLN2014-00490 (McGregor)

June 28, 2016

Page 3

adverse impacts to sensitive habitats, as defined in the LCP. The proposed project must be evaluated for consistency with the LCP including Policies 7.11, 7.12, and 7.13.

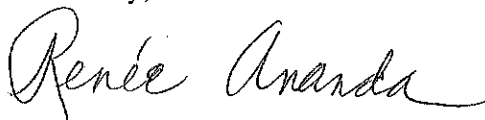
Please note that bird-nesting season commences on February 1, not February 15, as is listed in WRA's August 7, 2015 report. Construction buffers from nests found in the vicinity should be at least 100 feet from active nests if construction will occur during bird-nesting season before birds have fully fledged from their nests. These buffers should be pre-determined and only determined by a biologist at the time a nest is found if a biological monitor is to be on-site during the whole of construction during the nesting season.

Figure 3 of WRA's August 7, 2015 shows *Leptosiphon rosaceus*, a ranked special-status CNPS 1B.1 species, potentially occurs in the vicinity of the proposed project site. This plant species typically blooms from April through July. Therefore, it may not have been observed during the plant surveys that were conducted in March and late July. We recommend that an additional survey be performed within this species' blooming period.

The LCP provides for the protection of wetlands. No wetlands or waters were observed on-site as discussed in WRA's August 7, 2015 report. The biologist, however, draws this conclusion based on the lack of hydrophytic vegetation. The biologist also states that vegetation is sparse in the understory of the thick Monterey Cypress canopy. The proximity of Montara Creek and the ephemeral stream/drainage suggests that the property may be located within the floodplain of these water bodies. The LCP provides for the protection of wetlands, as defined in LCP Policy 7.14. We suggest that the Applicant address whether or not the topography of the site excludes the possibility of a wetland. If topography or hydrology exists which could result in hydric soils, a wetland delineation may be warranted. The proposed project must be reviewed for its consistency with the LCP including Policy 7.14.

Please feel free to contact me via e-mail at rananda@coastal.ca.gov or call me at 415-904-5292 if you have questions regarding our comments.

Sincerely,



Renée Ananda, Coastal Program Analyst
North Central Coast District

CC: Patricia and David Lynn