



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

# ATTACHMENT G

**CALIFORNIA COASTAL COMMISSION**

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January 2, 2019

SAN MATEO COUNTY  
PLANNING AND BUILDING  
DEPARTMENT

Ms. Laura Richstone  
San Mateo County  
Planning and Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Mail Drop PLN122  
Redwood City, CA 94063

**RE: San Mateo County PLN2018-00458 (Jaehning) Sunshine Valley Rd, Moss Beach**

Dear Ms. Richstone,

Thank you for forwarding the Planning Permit Application Referral for PLN2018-00458, dated December 15, 2018, which we received on December 19, 2018. The applicant is seeking a Coastside Design Review and Variance, for a new three-story, 2,190-sq.-ft. single-family residence on a parcel located at Sunshine Valley Road in Moss Beach. The proposed project includes construction of a 56-ft long entry bridge to provide driveway access over Dean Creek to the proposed house. Six trees would be removed; and replanting of one pistachio tree is proposed. The Variance is to allow for two uncovered parking spaces where two covered are required. The applicant also seeks a COC/Type A to confirm parcel legality (for APN 037-156-130).

The August 2018 Local Coastal Program Biological Impact form included with the referral identifies special status animal species that have the potential to occur in the project area, specifically including California red-legged frog (federally threatened and state Species of Special Concern), San Francisco garter snake (state and federally endangered species; state fully protected species), San Francisco dusky-footed woodrat (state Species of Special Concern), and saltmarsh common yellowthroat (state Species of Special Concern). The parcel also provides potential nesting habitat for other bird species under the Migratory Bird Treaty Act. The biological report states that there is a reasonable likelihood that California red-legged frog could occur on the parcel due to the abundance of creek and pond habitats within one mile of the parcel. San Francisco garter snake could also use the proposed project site during periods of movement between breeding habitats. Perennial and intermittent streams and their tributaries are defined and designated as Sensitive Habitats by Local Coastal Program (LCP) Policy 7.1 and LCP Policy 7.2. Sensitive Habitat Areas include riparian corridors, wetlands, and other areas that contain or support special status species, such as the species listed above. Dean Creek is an intermittent creek and borders the subject parcel on the east and north. The creek runs along the northern edge of the property along Sunshine Valley Road, and through a culvert under the existing driveway to the south of the proposed project site, then daylight again west of the

existing driveway. The creek at the location for the proposed bridge is not culverted. There is riparian vegetation associated with the creek (located to the east of the project site) including arroyo willow, California wood fern, California bee plant, and California blackberry.

We suggest that the County evaluate whether or not the proposed project is consistent with LCP policies requiring the protection of Sensitive Habitat areas. LCP Policy 7.3 (Protection of Sensitive Habitats) prohibits any development or land use that would have a significant, adverse, impact on Sensitive Habitat areas. LCP Policy 7.3 also requires that development adjacent to Sensitive Habitats be sited and designed to prevent impacts that could significantly degrade Sensitive Habitat. The proposed project includes a concrete "Driveway Bridge" that will cross over Dean Creek as depicted on Drawing A112 of the project plans. The parcel, as mentioned above, contains a riparian corridor, which is shown on Figures 2 and 4 of the biology report. The County analysis should review the proposed project's consistency with LCP Policy 7.11 (Establishment of Buffer Zones) as it provides buffer zone requirements for both perennial and intermittent streams. LCP Policy 7.12 (Permitted Uses in Buffer Zones) provides for permitted uses in Riparian Buffer Zones. LCP Policy 7.12 allows for residential uses on existing legal building sites, set back 20 feet from the limit of riparian vegetation, however, only if no feasible alternative exists on the parcel. We recommend that the County require the Applicant to demonstrate that there is no other feasible alternative for the proposed residence and bridge on the parcel. LCP Policy 7.10 (Performance Standards in Riparian Corridors) requires natural vegetation be maintained in buffer areas that protect riparian habitats, and that the alteration of any natural stream is minimized. We recommend that the Applicant quantify the impacts of the proposed bridge over the creek, and provide mitigation for the impacts. The County analysis should include a discussion of the proposed project's consistency with LCP Policy 7.10.

Please feel free to contact me if you have questions regarding our comments. You may reach me by telephone at 415-904-5260; or in writing at the address listed in the letter head or via e-mail at [renee.ananda@coastal.ca.gov](mailto:renee.ananda@coastal.ca.gov).

Sincerely,



Renée T. Ananda, Coastal Program Analyst  
North Central Coast District