

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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September 17, 2020

County of San Mateo – Department of Public Works
555 County Center, 5th Floor
Redwood City, California 94063-1665

**Subject: Coastal Development Permit (CDP) Application Number 2-20-0319
(Mirada Road Soil Nail Wall and Pedestrian Bridge Replacement)**

Dear Ms. Engle:

Thank you for sending the additional information requested on July 15, 2020. We have reviewed the materials that you have submitted to date and are in need of additional information to adequately analyze the proposed project for Coastal Act conformance. Towards this end, we are unable to file this application until the following is submitted:

- 1. Alternatives Analysis:** Thank you for clarifying that the Mirada Road Project Benefits and Alternatives Analysis dated October 2, 2019 is the most up to date information regarding alternative project configurations the County analyzed, including a no project alternative, managed retreat, seasonal access and a bridge replacement alternative. As proposed, the project consists of a hybrid armoring approach with three shotcrete walls with tieback anchors as well as rock slope protection along the northern and southern banks of the Arroyo de en Medio Creek.

Alternative 4 (preferred alternative) with the armoring option of the full height shotcrete wall states that tieback anchors extending 20+ feet landward would likely require easements from property owners. Please clarify the extent of the easements that will be required for this option, as well as for the other armoring options, for portions of the development located on adjacent properties, including the property to the south. Please also clarify the location and extent of the existing abutments and how they will be removed, modified and/or reused as part of this alternative. In addition, explain how the abutments will be integrated into the bridge foundation and any proposed armoring. For this alternative, please also address the feasibility of extending the pedestrian bridge further south and relocating the abutments further inland to eliminate the need for armoring on the southern end of the creek.

For Alternative 2, please estimate potential impacts to riparian vegetation or the creek bed from installing the bridge and foundation in this location. In addition, please discuss the feasibility of installing a longer free span bridge that will not require construction of foundational elements within the creek or adjacent riparian area.

9/17/2020

2. **Project Plans:** The Sand Supply Calculations for Soil Nail Wall and the Geotechnical Design Recommendations Memo both state that three soil nail walls will be constructed at three different location: location 1 is approximately 125 feet long to the north of the pedestrian bridge; location 2 is 55 feet long at the north eastern abutment of the bridge and location 3 is 90 feet long and to the south of the pedestrian bridge. On the project plans submitted, only two walls are identifiable. Please clarify the proposed plans for the soil nail wall described for location 2 (the north eastern abutment).
3. **Existing Riprap Along the Creek.** There appears to be riprap along the base of the creek to the south extending inland from the pedestrian bridge. Please provide permits for this riprap and any information related to its placement.
4. **Utility Reroute:** The additional information provided with the CDP states that the Granada Community Services District will either install a temporary bypass for the force main placed under the abutments for the new pedestrian bridge or would be completely rerouted permanently. Please provide more details on how the sewer would be rerouted and inform CCC staff if a decision has been made regarding the final proposed alternative. If replaced under the bridge abutments, please indicate the elevation it will be placed at and if the proposed elevation would be covered by sand throughout the year.
5. **Project Needs:** Please note that we are currently consulting with our technical staff on the geotechnical investigation and sand supply study provided and may have additional questions or feedback.

We will hold the application for six months from today's date (i.e., until March 17, 2021) pending receipt of these materials. After all of the above-listed materials have been received, the package will again be reviewed and will be filed if it contains materials sufficient for a thorough and complete review. Please note that there may be additional materials necessary for filing purposes depending upon the nature of the information provided pursuant to the above-listed materials. This submittal deadline may be extended for good cause if such request is made prior to March 17, 2021. I look forward to working with you on this project. Please do not hesitate to contact me at (415) 904-5502 if you have any questions regarding the above information requests.

Sincerely,



Erik Martinez
Coastal Program Analyst

cc: San Mateo County Planning Department