Vallemar Bluff Home Project Application Review

Midcoast Community Council – Revised Application Package and Response to comments from December 9, 2015 meeting

October 26, 2016

Vallemar Bluff Project – Agenda

- Overview
- Project Team Introduction
- Current proposed project response to issues raised
- Questions and Discussion

Overview

- Significant site requiring special care
- Data collection and site research began by current team in 2013.
- 2.3~ acre site containing 7 legal lots of record within Mid-Coast Urban Limit Line.
- Proposal does not impact public access to bluff top trail
- Grassland habitat on site is seriously degraded. Status quo would continue degradation. Adjacent County property contains sensitive plants. Project implementation would improve outcomes of both public and private lands.
- Application revised based on comments received at Dec 2015 MCCC meeting and County Staff

Overview

Project Team

- Larry Pearson – Pearson Design Group (Architecture)
- Mark Baginski – Verde Design (Landscape Architecture)
- Rodney Cahill – Mesiti-Miller Engineering (Civil Engineering)
- Mark Foxx – Haro, Kasunich & Associates (Geotech and Coastal Erosion)
- Jodi McGraw - Jodi McGraw Consulting (Biotic Consulting)

Comments addressed from December Meeting

- Lot legality/Utility availability
- Site design update
- Visual analysis
- Protection of sensitive habitat
- Shoreline setbacks
- Site access and future shore path protection
- Storm water design and mitigation

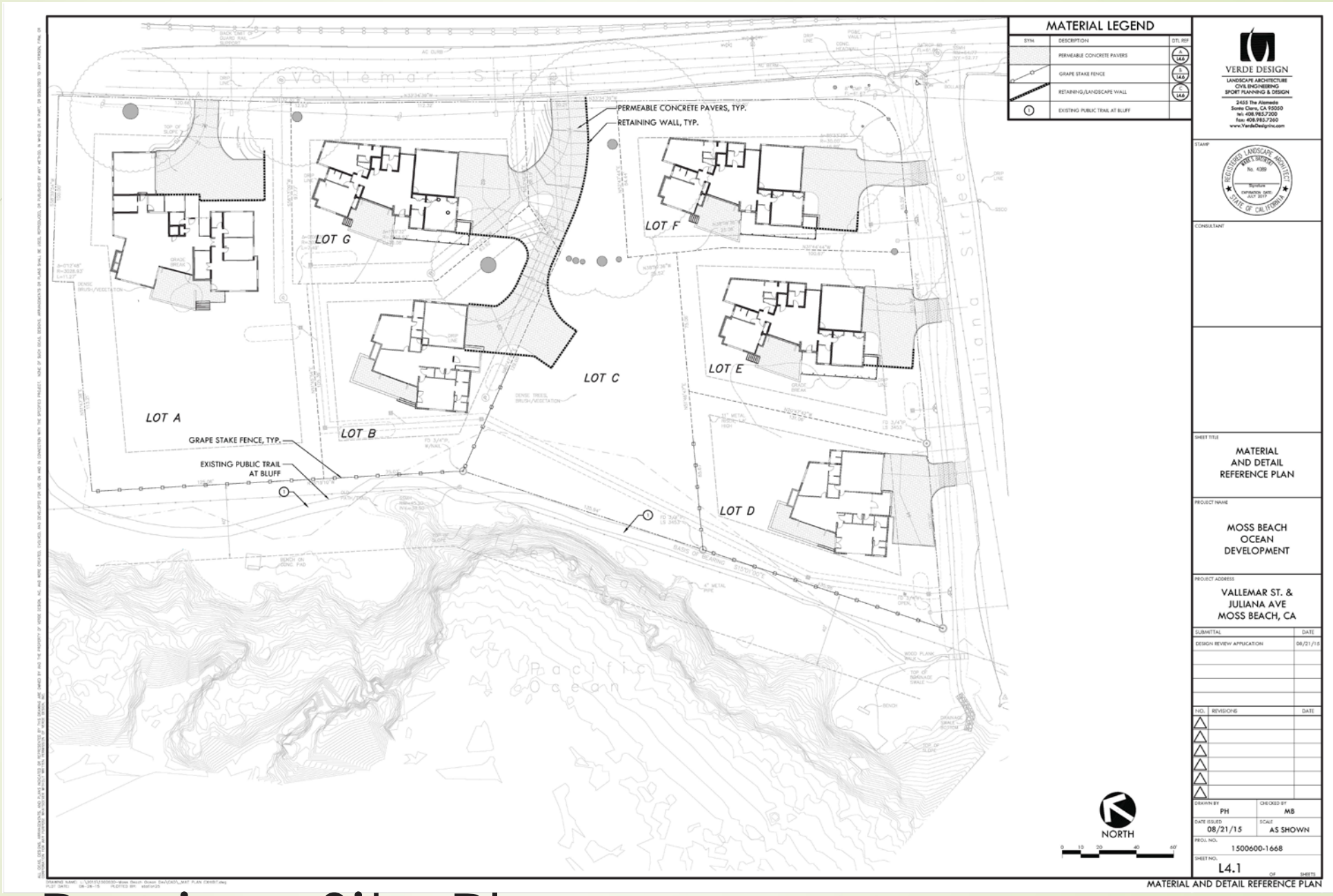
Lot legality/Utility availability

- Concern: Current lot configuration was not done in compliance with state map act. Sewer may not be available to CZ-RM properties.
- Response: Research by County Counsel concludes that lots were configured consistent with State Map Act law in effect. Final action in 1991 (corrected in 1994). Sewer is available per Coastal Commission and MWSD.

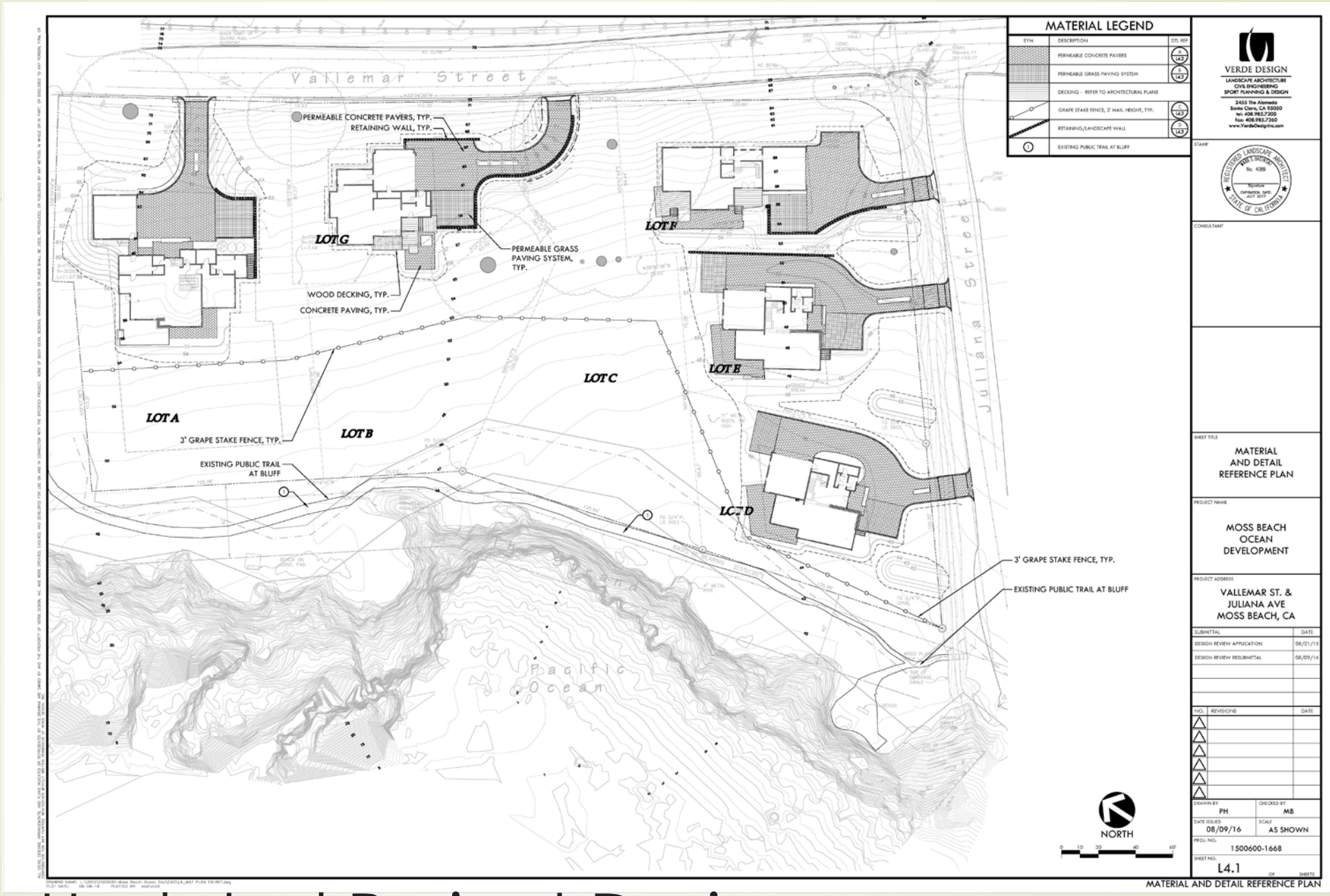
Updated Project Design

- Concern: Project Density

- Response: **Proposed Project reduced from 6 to 5 homes**. Project approval would result in the sensitive portions of Lots A, B, C & D becoming permanently protected open space and protected grassland habitat. This is not a county requirement. Developments rights on lots B & C are proposed to be held by a non-profit Land Conservancy.



Previous Site Plan



Updated Project Design

Visual analysis

- Concern: Visual impacts from public spaces
- Response: The project is designed to use site topography to minimize grading, blending into the site. The use of natural materials reduces the visual intrusion. Less impact on the adjacent homes

Visual Analysis

Visual Analysis

Visual Analysis

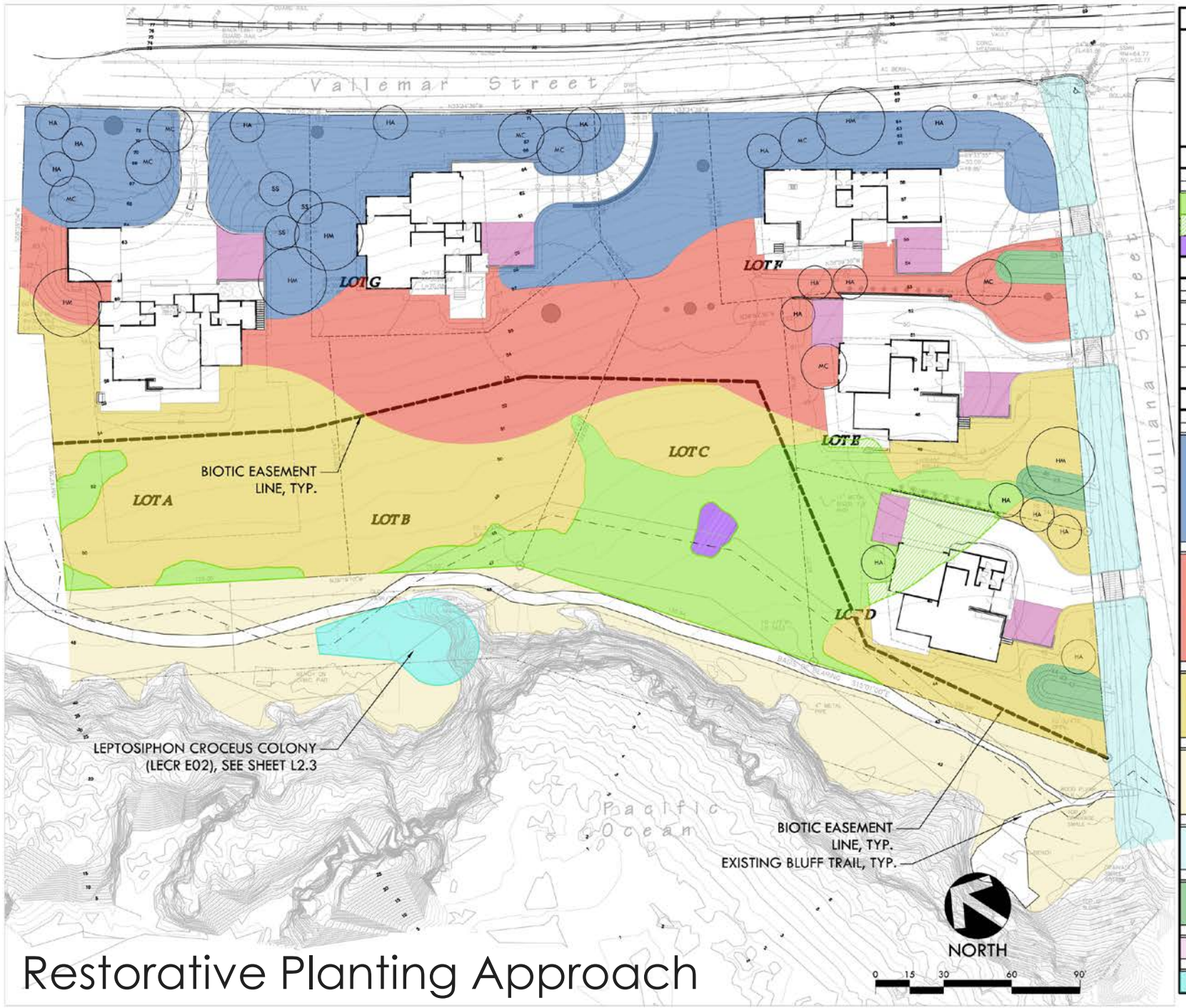
Visual Analysis

Visual Analysis

Protection of sensitive habitat

Concern: project could impact sensitive plant species

Response: A Management Plan for the Grasslands on public (in concert with County Parks) and private properties. The plan proposes to enhance the habitat with the removal of invasive species, encouraging the return of native species and permanently protected with conservation easements held by a nonprofit Land Trust. This is an improvement over the status quo or "no project".



Restorative Planting Approach

PLANTING NOTES

1. PLANTING PLAN HAS BEEN REVIEWED BY PROJECT BIOLOGIST, ZANDER ASSOCIATES ENVIRONMENTAL CONSULTANTS, ON SEPTEMBER 1, 2015, AND APPROVED WITHIN THE RECOMMENDATION LETTER DATED SEPTEMBER 1, 2015.
2. ALL NON-TURF PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESS (UNLESS NOTED OTHERWISE). REFER TO SPECIFICATIONS.
3. WHEN WORK HAS TO OCCUR UNDER THE DRIPLINE OF EXISTING TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO THE TREES AND TREE ROOTS. GRADE IN LINES RADIAL TO THE EXISTING TREES RATHER THAN TANGENTIAL. ALL PARTIAL CUTS OR TEARS THROUGH ROOTS TWO INCHES IN DIAMETER AND LARGER SHALL BE CUT CLEAN. TRENCHES ADJACENT TO TREES SHALL BE FILLED WITHIN 24 HOURS AFTER EXCAVATION, BUT WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE, AND ANY EXPOSED ROOTS SHALL BE KEPT SHADED AND MOIST WITH DAMPENED BURLAP OR CANVAS.
4. ALL TURF, MULCH AND PLANTERS TO RECEIVE SOIL AMENDMENTS AN SOIL PREPARATION PER SPECIFICATIONS UNLESS OTHERWISE NOTED.

EXISTING VEGETATION

SYM	QTY	SIZE	
12,543 SF	N/A	N/A	ZONE A - COASTAL PRAIRIE GRASSLAND TO REMAIN AND BE PROTECTED
1196 SF	N/A	N/A	ZONE A - COASTAL PRAIRIE GRASSLAND TO BE REMOVED AND REPLACED (SEE COASTAL PRAIRIE LEGEND BELOW)
325 SF	N/A	N/A	BEACH STRAWBERRY TO REMAIN AND BE PROTECTED

TREE & LARGE SHRUBS PLANTING LEGEND

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING/ SPREAD	HEIGHT
TREES					
HM	4	24" BOX	HESPEROCYPARIS MACROCARPA MONTEREY CYPRESS	20' O.C.	60'
HA	22	24" BOX	HETEROMELES ARBUTIFOLIA TOYON	20' O.C.	15'
MC	10	24" BOX	MORELLA CALIFORNICA PACIFIC WAX MYRTLE	15' O.C.	20'
SS	3	24" BOX	SALIX SCOULERIANA SCOULER'S WILLOW	15' O.C.	15'

SHRUBS/GRASSES PLANTING LEGEND

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING/ COMMENTS	HEIGHT X SPREAD
ORNAMENTAL NATIVES					
19,473 SF	20%	1 GAL	ACHILLEA MILLEFOLIUM YARROW	AS SHOWN	2' X 2'
	20%	1 GAL	ARMERIA MARITIMA SEA THRIFT	AS SHOWN	1' X 1'
	20%	1 GAL	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BRUSH	AS SHOWN	3' X 6'
	20%	1 GAL	FRANGULA CALIFORNICA 'EVE CASE' COFFEEBERRY	AS SHOWN	8' X 8'
	20%	1 GAL	RIBES AUREUM GRACILLIMUM GOLDEN CURRANT	AS SHOWN	6' X 6'
COASTAL PRAIRIE / NATIVE MIX					
17,404 SF	30%	4" POTS	CAREX PRAEGRACILIS FIELD SEDGE	AS SHOWN	2' X 2'
	15%	4" POTS	ERIGERON GLAUCUS SEASIDE DAISY	AS SHOWN	1' X 1'
	10%	4" POTS	FRAGARIA CHILOENSIS BEACH STRAWBERRY	AS SHOWN	6" X 2'
	30%	4" POTS	MELICA CALIFORNICA CALIFORNIA MELIC	AS SHOWN	3' X 1'
	15%	4" POTS	SISYRINCHIUM BELLUM BLUE-EYED GRASS	AS SHOWN	2' X 2'
ON-SITE COASTAL PRAIRIE RESTORATION					
34,689 SF	80%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	N/A	N/A
	10%	4" POTS	DESCHAMPSIA CESPITOSA 'HOLCIFORMIS' PACIFIC HAIRGRASS	N/A	N/A
	10%	4" POTS	STIPA PULCHRA PURPLE NEEDLE GRASS	N/A	N/A
BLUFF COASTAL PRAIRIE RESTORATION *(SUBJECT TO COUNTY APPROVAL)*					
14,868 SF	80%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	N/A	N/A
	10%	4" POTS	DESCHAMPSIA CESPITOSA 'HOLCIFORMIS' PACIFIC HAIRGRASS	N/A	N/A
	10%	4" POTS	STIPA PULCHRA PURPLE NEEDLE GRASS	N/A	N/A
DRAINAGE PLANTING *(SUBJECT TO COUNTY APPROVAL)*					
6,183 SF	50%	1 GAL	JUNCUS EFFUSUS COMMON RUSH	AS SHOWN	
	50%	1 GAL	JUNCUS PATENS CALIFORNIA GREY RUSH	AS SHOWN	
BIO-RETENTION SWALE PLANTING					
1,478 SF	50%	1 GAL	JUNCUS EFFUSUS COMMON RUSH	AS SHOWN	
	50%	1 GAL	JUNCUS PATENS CALIFORNIA GREY RUSH	AS SHOWN	
NATIVE GRASS IN GRASS PAVING SYSTEM					
2,575 SF	100%	SEED	PASPALUM VAGINATUM SEASHORE PASPALUM	AS SHOWN	
EXISTING VEGETATION TO REMAIN AND BE PROTECTED					
1,777 SF	N/A	N/A	LEPTOSIPHON CROCEUS - LECR ELEMENT OCCURRENCE 02 PER CALIFORNIA NATIVE PLANT SOCIETY MEMORANDUM, 3/23/2016	N/A	

TREE AND SHRUB PLANTING PLAN

Native Species List

TREES / LARGE SHRUBS

HESPEROCYPARIS MACROCARPA
MONTEREY CYPRESS

HETEROMELES ARBUTIFOLIA
TOYON

MORELLA CALIFORNIA
PACIFIC WAX MYRTLE

SALIX SCOULERIANA
SCOULER'S WILLOW

ORNAMENTAL NATIVES

ACHILLEA MILLEFOLIUM 'CALIFORNICA'
YARROW

ARMERIA MARITIMA
SEA THRIFT

BACCHARIS PILULARIS 'PIGEON POINT'
DWARF COYOTE BRUSH

FRANGULA CALIFORNICA 'EVE CASE'
EVE CASE COFFEEBERRY

RIBES AUREUM GRACILLIMUM
GOLDEN CURRANT

COASTAL PRAIRIE / NATIVE MIX

CAREX PRAEGRACILIS
FIELD SEDGE

ERIGERON GLAUCUS
SEASIDE DAISY

SISYRINCHIUM BELLUM
BLUE-EYED GRASS

FRAGARIA CHILOENSIS
BEACH STRAWBERRY

MELICA CALIFORNICA
CALIFORNIA MELIC

COASTAL PRAIRIE GRASSES

DANTHONIA CALIFORNICA
CALIFORNIA OATGRASS

DESCHAMPSIA CESPITOSA
PACIFIC HAIRGRASS

STIPA PULCHRA
PURPLE NEEDLE GRASS

DRAINAGE PLANTING

JUNCUS EFFUSUS
COMMON RUSH

JUNCUS PATENS
CALIFORNIA GREY RUSH

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	20%	1 GAL	RIBES AUREUM GRACILLIMUM GOLDEN CURRANT	AS SHOWN	6' X 6'
COASTAL PRAIRIE / NATIVE MIX					
17,821 SF	30%	4" POTS	CAREX PRAEGRACILIS FIELD SEDGE	AS SHOWN	2" X 2'
	15%	4" POTS	ERIGERON GLAUCUS SEASIDE DAISY	AS SHOWN	1' X 1'
	10%	4" POTS	FRAGARIA CHILOENSIS BEACH STRAWBERRY	AS SHOWN	6" X 2'
	30%	4" POTS	MELICA CALIFORNICA CALIFORNIA MELIC	AS SHOWN	3' X 1'
	15%	4" POTS	SISYRINCHIUM BELLUM BLUE-EYED GRASS	AS SHOWN	2" X 2'
ON-SITE COASTAL PRAIRIE RESTORATION					
25,749 SF	80%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	N/A	N/A
	10%	4" POTS	DESCHAMPSIA CESPITOSA 'HOLCIFORMIS' PACIFIC HAIRGRASS	N/A	N/A
	10%	4" POTS	STIPA PULCHRA PURPLE NEEDLE GRASS	N/A	N/A
BLUFF COASTAL PRAIRIE RESTORATION (SUBJECT TO COUNTY APPROVAL)					
16,108 SF	80%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	N/A	N/A
	10%	4" POTS	DESCHAMPSIA CESPITOSA 'HOLCIFORMIS' PACIFIC HAIRGRASS	N/A	N/A
	10%	4" POTS	STIPA PULCHRA PURPLE NEEDLE GRASS	N/A	N/A
DRAINAGE PLANTING (SUBJECT TO COUNTY APPROVAL)					
4,182 SF	50%	1 GAL	JUNCUS EFFUSUS COMMON RUSH	AS SHOWN	
	50%	1 GAL	JUNCUS PATENS CALIFORNIA GREY RUSH	AS SHOWN	
NATIVE GRASS IN GRASS PAVING SYSTEM					
2578 SF	100%	SEED	PASPALUM VAGINATUM SEASHORE PASPALUM	AS SHOWN	
EXISTING VEGETATION TO REMAIN AND BE PROTECTED					
2578 SF	N/A	N/A	LEPTOSIPHON CROCEUS - LECR ELEMENT OCCURRENCE 02 PER CALIFORNIA NATIVE PLANT SOCIETY MEMORANDUM, 5/25/2016	N/A	

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Santa Clara, CA 95050
tel: 408.985.7300
fax: 408.985.7260
www.VerdeDesigninc.com

STAMP

REGISTERED LANDSCAPE ARCHITECT — MARK BRUNO — No. 4086 — EXPIRATION DATE: JULY 2017 — STATE OF CALIFORNIA

CONSULTANT

SHEET TITLE
TREE AND SHRUB PLANT IMAGES

PROJECT NAME
MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS
VALLEMAR ST. & JULIANA AVE
MOSS BEACH, CA

SUBMITTAL	DATE
DESIGN REVIEW APPLICATION	08/21/15
DESIGN REVIEW RESUBMITTAL	08/09/16

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

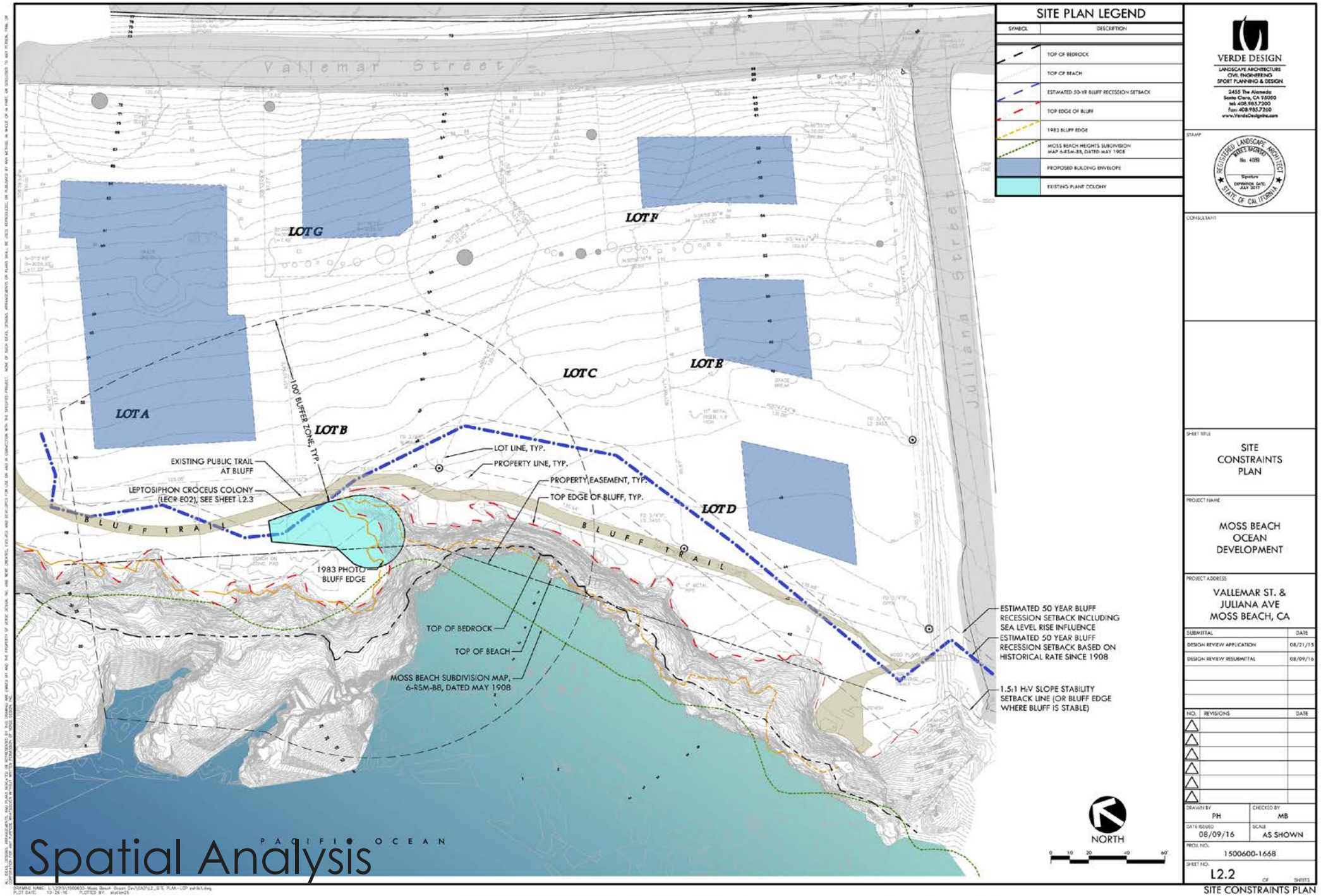
DRAWN BY: PH
CHECKED BY: MB
DATE ISSUED: 08/09/16
SCALE: AS SHOWN
PROJ. NO.: 1500600-1668
SHEET NO.: L3.4 OF SHEETS

TREE AND SHRUB PLANT IMAGES

Shoreline setbacks

Concern: Project is too close to the bluff top

Shoreline setbacks are based on report by Haro, Kasunich & Associates, outlining setback requirements



Spatial Analysis

SITE CONSTRAINTS PLAN

Site access and future shore path protection

- Concern: Project impacts public use of the shoreline trail
- Response: We are in discussions with the County. Plan to maintain the current trail and to provide space on Lots B & C that maybe needed to maintain the trail into the future. (Subject to any requirements that may be imposed by others to protect the sensitive plant communities)

Storm Water design and mitigation

Concern: Storm Water impacts

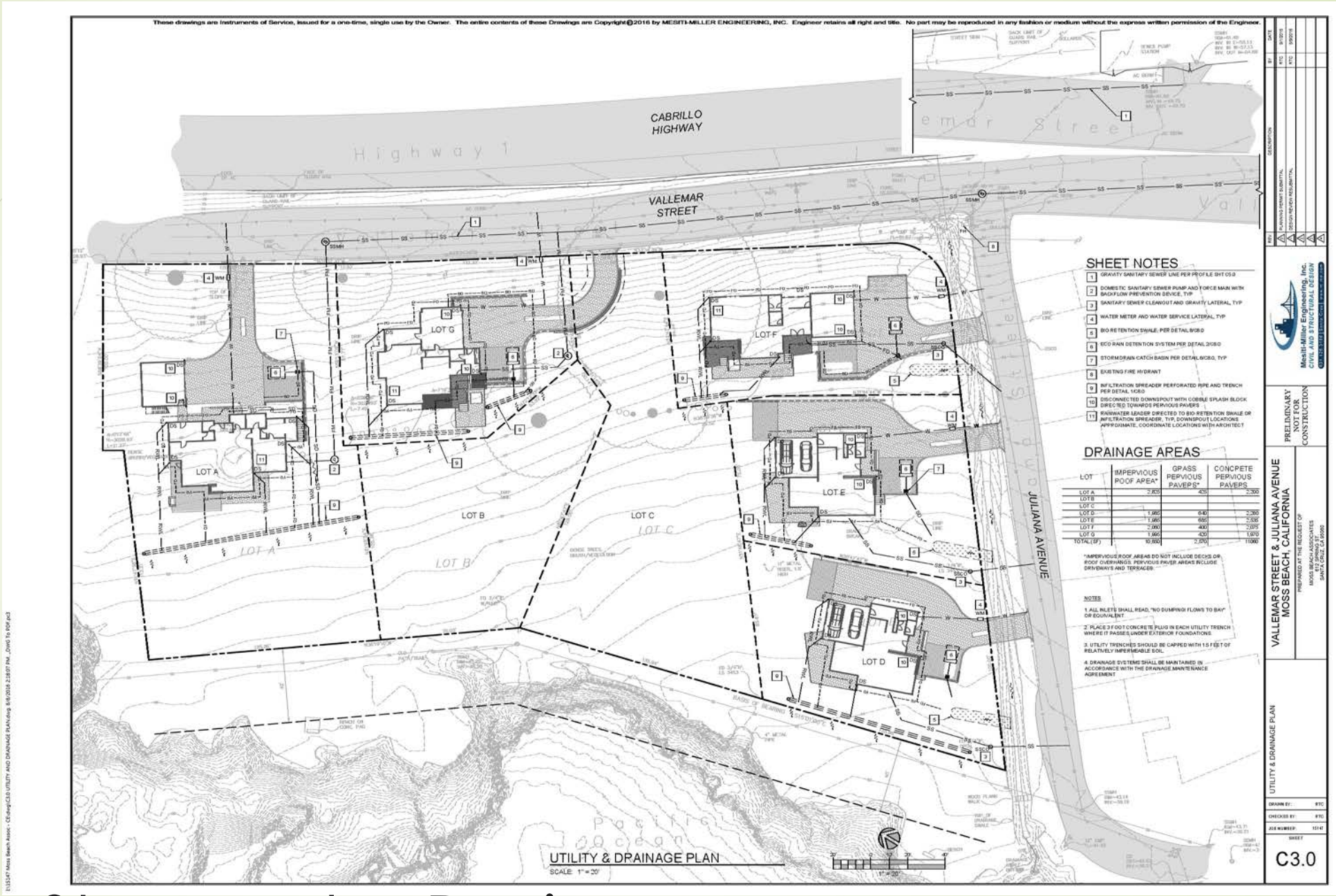
Response: Storm water Design Goals:

- Clean water
- Reduce coastal erosion
- Enhance native vegetation
- Preserve soil moisture
- Reduce runoff & keep runoff to predevelopment levels.
- Beautify landscape

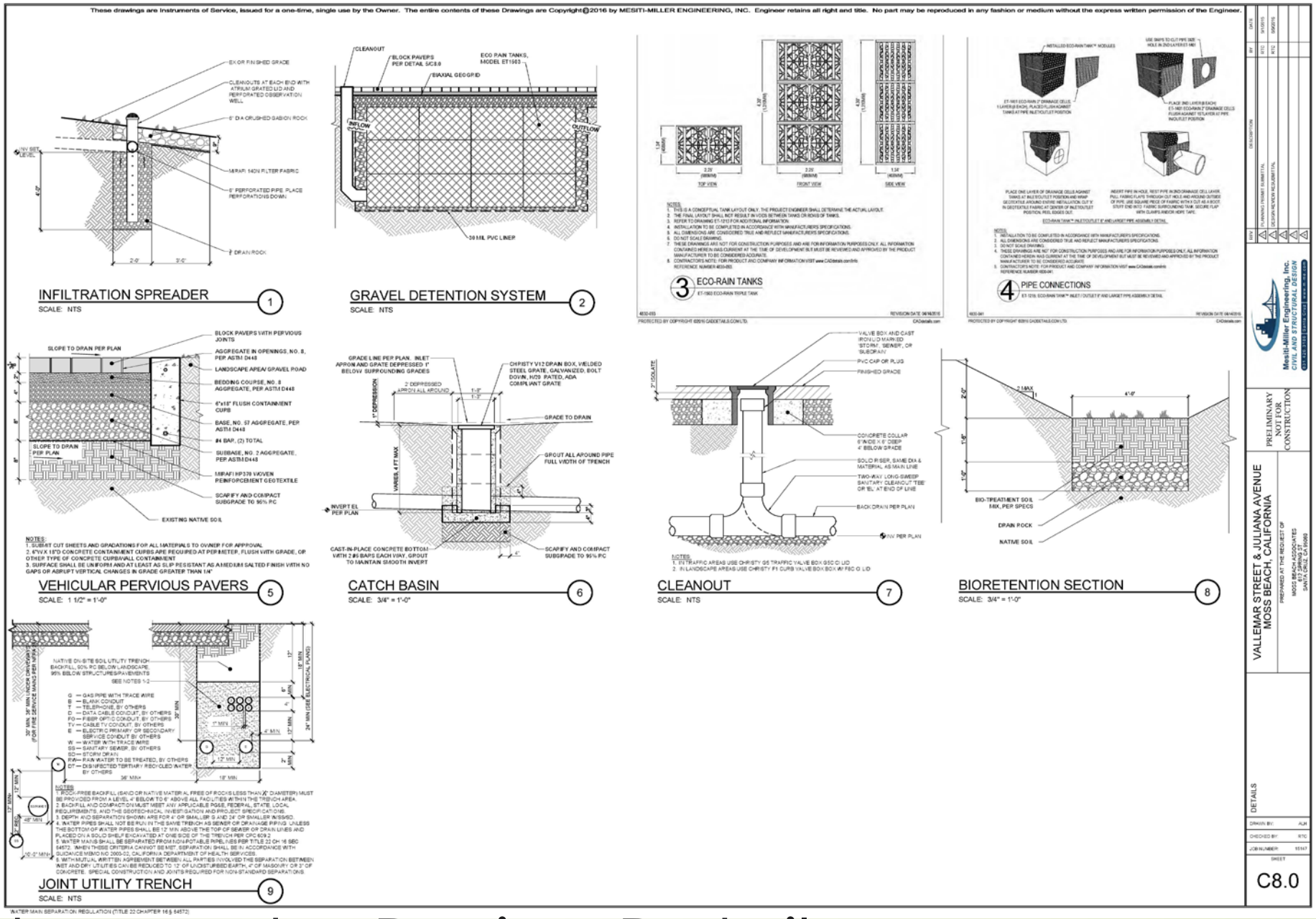
Storm water design and mitigation

Low Impact Development Strategies

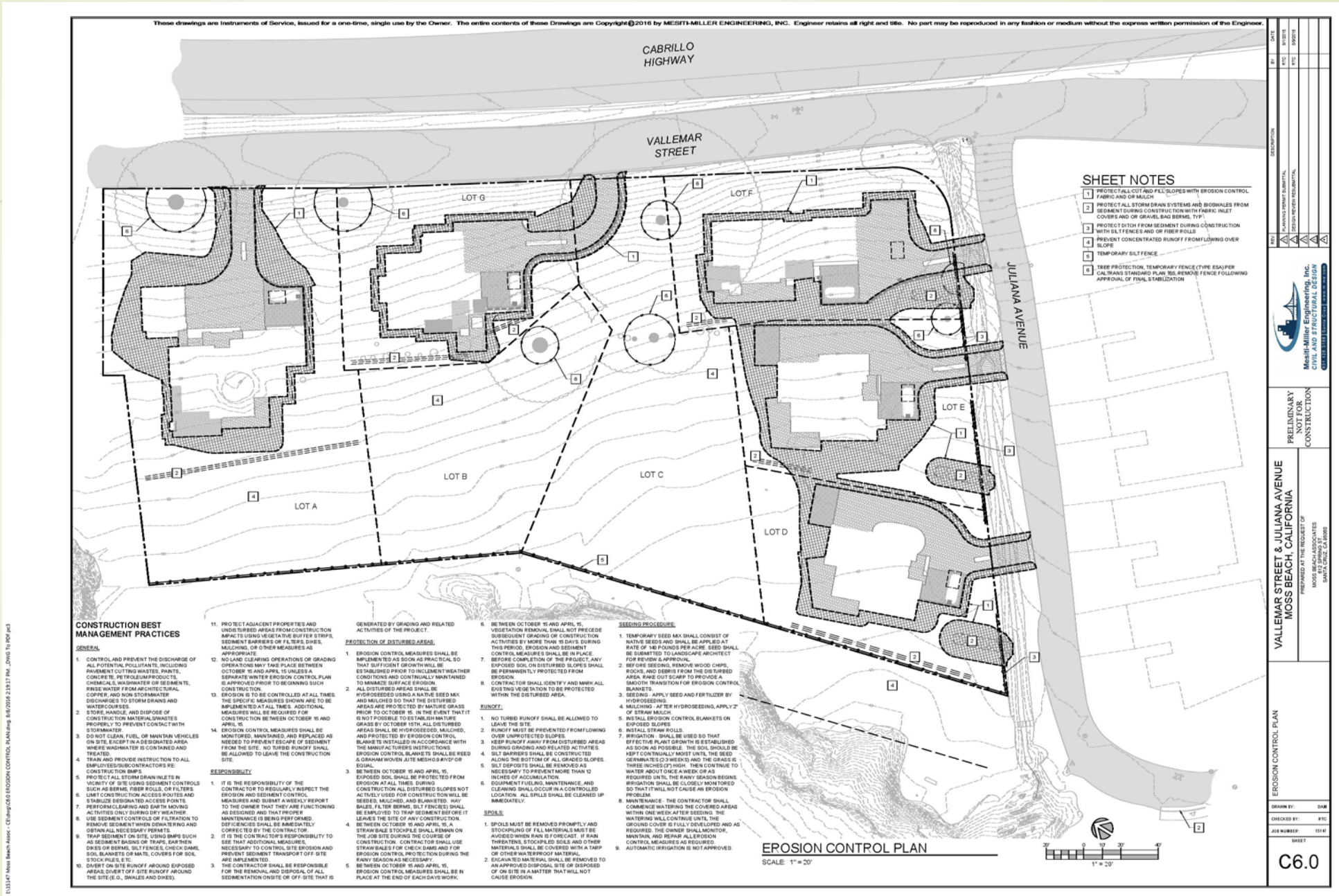
- Filtration
- Maximum Permeability
- Storage
- Infiltration
- Dispersion
- Planting



Stormwater Design



Stormwater Design Details



Erosion Control and BMPs

Questions & Discussion

- Wrap up and follow up