

Ruemel Panglao

From: Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>
Sent: Friday, October 25, 2019 10:10 AM
To: Ruemel Panglao
Subject: RE: IS/MND for the Proposed Harbor Village RV Park (PLN2017-00320)

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Hi Ruemel,

Thank you for the opportunity to comment on Notice of Intent and Initial Study for the Mitigated Negative Declaration (MND) for the Proposed Harbor Village RV Park at 240 Capistrano Road, Princeton (PLN2017-000320). Staff has reviewed the provided documents and has few thoughts for the consideration of County Planning.

Prime Soils: Section 2d of the MND states that the entire project site contains prime soils that have a Class III rating (non-irrigated). While the site has not been used for agricultural purposes in the recent past, we encourage the County to carefully consider and evaluate the proposed development on “prime agricultural soils”, “prime agricultural land” or “other land suitable for agriculture” as defined by the LCP, to still be subject to LCP agricultural policies that apply generally to such lands regardless of the designation as stated in LCP policies 1.3 and 5.22.

Public Views – Per Section 6565.17, we encourage the County to ensure that public views to and along the shoreline from public roads and other public lands are protected. We recommend that the design structure proposed for the RV Park shower and laundry building should be in harmony with the shape, size and scale of adjacent buildings, and with the surrounding community character generally.

Planting Plan – The Landscape Plan indicates that New Zealand Christmas trees will be used in the northwestern part of the project site. Per Section 6565.20 (F) (1), we recommend that the Applicant maintain a smooth transition between development and adjacent open areas through the use of landscaping and plant materials which are native or appropriate to the area. All landscaping should be drought-tolerant, and either native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or the State of California should be employed.

Paved Areas – The proposed project should minimize the hardscape or impervious areas on site in order to maximize permeable surfaces that have a more natural appearance, reduce the volume of runoff, and improve the water quality of runoff into creeks and storm drains.

Lighting – The RV Park proposes ten (10) 16-foot high lamp posts that will be located next to strawberry trees that when mature will provide additional screening from light. While the strawberry trees will provide additional future screening, please ensure that the Applicant minimizes light and glare as viewed from public roads, scenic corridors and other public view corridors per Section 6565.20 (F)(4). All exterior, landscape and site lighting should be designed and located so that light and glare are directed away from neighbors and confined to the site. Low-level lighting directed toward the ground is encouraged.

Biological Resources – Section 4a of the MND states that the drainage swale along the northeast edge of the project area may provide marginal, suitable habitat for sensitive wildlife species such as the California red-legged frog and the San Francisco garter snake which may use the drainage for dispersal. Please ensure that the drainage system is not altered so as to affect the character of this habitat feature, or the sensitive species that use it.

Traffic Impacts – The Traffic Impacts Analysis states that the signalized study intersection, Cabrillo Highway (SR1)/Capistrano Road, would operate at an LCP-designated acceptable level of service (LOS C or better per LCP policy 2.43) under all scenarios with and without the project. However, there have been several public comments regarding traffic impacts due to the proposed project. We encourage the County to carefully consider these comments and ensure that the desired level of service maintained, and that mitigating measures for adverse impacts to traffic flow are incorporated into the project.

Let me know if you have any questions.

Best,

-Erik
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