

Planning and Zoning Committee of the MidCoast Community Council

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October 3, 2000

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To: **Dave Holbrook**
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re: **PLN2000-00268** - Reconsideration of up to 3 test wells on each of 6 legal parcels in the RM/CZ district in the urban area, Juliana Avenue at Vallemar (Vallemar Bluffs) in Moss Beach. APN 037-086-230 through 290

Dave:

On 9/20/00, the Planning and Zoning committee of the MidCoast Community Council reviewed further the above referenced permit application. In discussions with Mr. Charnok on the phone the week before the meeting and with his two representatives at the meeting, we developed the following comments & recommendations:

1) An area of general concern is the amount of development activity this proposal brings to the bluff area. If this proposal proceeds, we would ask that the test wells are drilled sequentially (one at a time), not concurrently, to minimize disturbance to the area, and that each site be fully restored before work on the next site commences.

2) Some of the proposed test well sites are subjects of concern, especially those in "Lot D" (Note - the drawing supplied us shows two parcels designated as "Lot D" - we are referring to the one of 12,207 sf, second from the north end and on the west side). At the scale indicated on the map, the westerly-most test well would be only 35' from the "top of bluff" line - the accompanying access road would approach even closer.

The small inlet finger of the bluff line at this point is a slumping area of softer material that extends much further inland than most of the bluff line. It would appear to be a point that would be very sensitive to any increased erosion and runoff activity. The established coastal bluff trail along this section would appear to run right through the proposed site at this location. See #6 below. It is also the area where the colony of *Linanthus croceus* is located, which extends several yards inland from the top of the bluff line, and would be very close to any activity at this site. See #4 below.

We would like to see the sites for this lot (and any others that might have similar configurations) re configured to maintain at least a 50 to 100' setback from the resources mentioned to minimize their disturbance and disruption.

3) We would like verification that the proposed test wells locations meet the setback requirements for its zoning and from public roads, sewer lines and easements, and sensitive public resources, especially Vallemar Street to the east and "The Strand" (Fitzgerald Marine Reserve) to the west.

4) In past discussions and proposals for this area, delineation and protection of the *Linanthus croceus* colony has been mentioned often, but to our knowledge, nothing has been accomplished to this point. As this is a very rare plant, apparently occurring no where else, and only flowers for a short time in late Spring, it would be very easy for workers and machinery to intrude into its area unknowingly. We would like to see this colony delineated and fenced off (or otherwise protected) before any activity on this proposal commences.

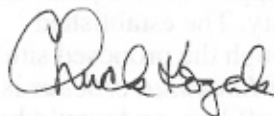
5) An independent and qualified arborist report should be obtained that the proposed test well locations will not affect the root structure of the trees on the property. This situation has occurred a number of times over the last year in the MidCoast area, where well drilling or development activity has damaged the root systems of nearby trees, resulting in their unnecessary destruction and removal.

6) An established coastal trail runs along the westerly edge of this property, mostly on the property of the Fitzgerald Marine Reserve, but occasionally meandering onto the subject property, particularly along the west side of Lot D (see #2 above), where it would seem to intersect one of the test well sites. As blocking off this trail would restrict public access to the Fitzgerald Marine Reserve property, the maintenance of the trail alignment would need to be considered in any siting for the test wells and subsequent activity.

7) In discussion with the applicant and his representatives, it was agreed that an ongoing monitoring program would be possible to implement to guarantee that no adverse impacts are taking place on the Marine Reserve, the rare species, the lower level spring water feed beneath the property that nurtures the adjoining bluff slope plant communities, and the existing native vegetation and significant trees on the property. We would encourage that such a plan be developed as a condition of this permit.

I think all involved agree this property is a very special coastal resource, and that any development activity here should be conducted with the maximum protections to avoid any negative impacts to the area.

Thank you for your help, and please keep us informed of any further redesigns, developments, approvals, or appeals concerning this application.



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