

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Chris Johnson **Lisa Ketcham** **Dan Haggerty** **Erin Deinzer** **Dave Olson** **Laura Stein** **Claire Toutant**
Chair Vice-Chair Secretary Treasurer

Date: June 8, 2016
To: Dennis Aguirre, Project Planner
Cc: Camille Leung, SMC Planning Dept.
Renée Ananda, CA Coastal Commission staff
From: Midcoast Community Council/ Chris Johnson, Chair

Subject: **PLN2016-00014, new single family dwelling at 365 Miramar Dr**

The rear of this parcel extends well into Arroyo de en Medio, as indicated on the site plan by “top of bank” and the irregular northern lot line which indicates the location of the creek channel in 1907. The creek channel has since migrated toward the south side of the arroyo (see MCC comments of this date on PLN2015-00152), but its current location is not indicated on the site plan, nor are there any elevations showing the steep drop-off from “top of bank” to the wide sandy creek bed directly below.

Arroyo de en Medio is a riparian corridor filled with arroyo willows between 3rd and 4th Ave, extending to slightly beyond the “top of bank” and providing an unbroken wall of willow foliage at the rear of the subject parcel. The creek setback should be from the limit of riparian vegetation rather than the outdated centerline of the creek.

The Nov 2015 Biotic Report by Charles Patterson for this project omits any mention of the native arroyo willows, and by its analysis, the entire Pillar Point fresh water marsh would be discounted as worthless habitat. Compare this oversight to the Jan 2016 WRA Bio Report for PLN2015-00152 located across the arroyo and upstream one parcel. The WRA report calls out the arroyo willow scrub plant community at the end of 3rd Ave and downstream along Arroyo de en Medio:

“Arroyo willow canopy is over 50 percent cover and considered a riparian corridor and Sensitive Habitat Area per the LCP... For intermittent streams, the LCP requires a buffer 30 feet outward from the limit of riparian vegetation... The limit of riparian vegetation is defined as the dripline of the arroyo willows.”

Thank you for your consideration of these comments. Please send the NegDec as soon as it is available.