

# Midcoast Community Council

*An elected Municipal 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*

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Date: September 26, 2012  
To: S. Burlison, Project Planner  
Subject: **PLN2012-00276 Landslide Repair 8450 Cabrillo Hwy Montara**

The MCC has reviewed the Planning Permit Application and associated materials received September 14, 2012. A workgroup of two councilmembers and two community members have visited the site. We have the following comments and questions:

San Mateo County notification of property owners within 300 feet of the project will only include the business owners across the highway. The west-side homeowners from 12<sup>th</sup> St to 4<sup>th</sup> St should be informed. These same issues of drainage, erosion, and landslides are regional and these neighbors should be notified of the process underway.

Construction impacts for Highway 1: Is the intention to have all construction access via the Woolley driveway so as to not overly impact the highway?

Slope stability: Will the in-slope drainage adequately protect from slope failure due to soil saturation in heavy rainfall seasons?

Landscaping in the Caltrans right of way: The existing Woolley garage is proposed to be demolished and replaced so as to no longer encroach into the Caltrans right of way. While it seems practical to allow planting of landscape screening for the house on the outer slope of the roadside berm, the existing Escallonia hedge (proposed to remain) occupies the entire flat roadside area available for pedestrian trail use and even encroaches on the paved fog line area, needlessly making this a dangerous place to walk. All shrubs should be removed that impede pedestrian access on the flat land alongside the highway. The planting plan should be adjusted accordingly.

In addition to the encroachment issue, the mixed-shrub roadside hedge portion that extends south of the garage blocks a magnificent coastal view from southbound Scenic Highway 1. Since the driveway is out of sight below the roadside berm, plantings there should be low mounding varieties that do not block the coastal view.

The 3:1 proposed replacement Cypress trees are located in the Caltrans right of way at the top of the roadside berm encroaching on limited level area for pedestrians. They are located along the garage and driveway which currently has no trees. They will block coastal views from the scenic highway. A 1:1 replacement tree in the same location as the existing tree is preferred, or other planting locations that do not block coastal views.

Landslide revegetation: There are no details on proposed species for seeding/planting in the landform restoration area, other than "drought tolerant native". Locally adapted native seeds/plants should be used. Fall plug planting of shrubs should be included in addition to the hydroseeding. We strongly urge eradication of pampas grass in the vicinity, beyond the immediate project boundaries. Aside from the direct benefit, this will help minimize

seed dispersal into the restored area. Disturbance of the native willows in the restoration area should be avoided as these can tolerate soil added around them and continue to help hold the slope. Follow-up maintenance weeding of the project site should be required for a minimum of 3 years.

There is an opportunity for rustic stairs to be built into the reconstructed slope which would aid in maintenance of the planting as well as provide vertical access to the stunningly beautiful rocky shoreline which currently has no improved access. Was the Marine Walk across 8<sup>th</sup> Street right of way orphaned by the 2008 landslide or some earlier one? Will the proposed grading reconnect the trail alignment?

Thank you for the opportunity to comment.