



DEPARTMENT OF PARKS AND RECREATION
San Mateo Coast Sector
95 Kelly Avenue
Half Moon Bay, CA 94019

Major General Anthony L. Jackson, USMC (Ret), Director

March 19, 2014

Planning and Building Dept.
County of San Mateo
455 County Center, Second Floor
Redwood city, CA 94063
Attn: C. Leung, Project Planner

RE: La Costanera Proposal; PLN 2006-00494
8150 Cabrillo Highway, Montara, CA

Dear Ms. Leung:

Thank you for the opportunity to review the planning permit application materials for this project. We have the following comments.

Inaccurate Mapping: The underlying base mapping for the grading and drainage plans for this project depict inaccurate property boundary line information. The north-south trending property line on the easterly side of the project site is inaccurate. This boundary line separates private lands and those owned by the California Department of Parks and Recreation. In order to avoid future confusion, possible legal conflict and uncertainty, corrections must be made to all project plans and associated engineered drawings. Specifically I refer to SMP Engineering Sheets 2 of 5, 3 of 5 and 5 of 5 dated 10/1/2013 of the "Grading and Drainage Plans", New Parking Lot, 8150 Cabrillo Hwy., Montara CA.

Concept Approval: On November 3, 2011, State Parks and the applicant signed a non-binding Letter of Intent (LOI) directed at only the improvements to the State Park informal parking area adjacent to the restaurant. The County has interpreted this signed Letter of Intent as constituting "concept approval" by State Parks. The LOI is not an authorization by the State for the applicant to perform access, drainage, and landscaping improvements. In addition to any County, Coastal or other permits required, no access to State property for these improvement purposes is allowed except as authorized by the State under a temporary use permit or other applicable permit(s) obtained from the Department of Parks and Recreation.

All State property referenced in the LOI pertains exclusively to the portion of the project described in the Negative Declaration as the "...undeveloped property, located to the north of the restaurant property, owned by the State of California Department of Parks and Recreation." No other State property in any other location, including any State property south or seaward of the applicant's property, is included.

Therefore, it would be inaccurate to conclude that the State's 'concept approval' pertains to other project elements beyond the unimproved parking area. Accordingly, it is recommended that all references, plans and designs involving other project elements which are also sited on State Park property, be eliminated at this time. Specifically, these elements include proposed seawall rip-rap repair and repairs to other existing drainage conveyance structures also sited on State Park property.

Proposed parking lot drainage: Commonly, surface flow drainage from parking lots and other such ocean fronting improvements is directed away from eroding coastal bluffs. As proposed by the applicant, all storm water runoff from the State's now unimproved parking lot area is to be directed to the edge of a known eroding bluff and to the edge of an adjoining registered cultural resource site (CA-SMA-1156) known to contain human remains. State Park district staff members do not question the technical design of the project drainage plan as mitigated and conditioned by the county. State Parks does question this handling of storm water runoff from a long-term planning perspective, particularly when other options may be available. It is noted that mitigation measures 1 through 8 do address, in whole or part, grading and storm water runoff issues. That said, it is recommended that the requirements of Mitigation Measure #7 be applied to the private party applicant over the lifetime of the project, not merely for the duration of the proposed grading activities. State Parks would like the permitting to reflect that all access, drainage, and landscaping facilities and improvements that are repaired or replaced during the life of the permits meet any requirements set by the County or the Coastal Commission, and must also meet the satisfaction of the State of California, Department of Parks and Recreation, for any improvements made on State property.

Public parking management: The non-binding agreement between the applicant and State Parks was predicated upon the notion that the improved State parking area to be financed and developed by the applicant, was to be "devoted exclusively to public use, and shall not serve as overflow private parking for the Restaurant." Mitigation measure #9 is not complete enough or comprehensive enough to ensure that the noted parking goal will be respected over the long run. It is strongly recommended that additional language be added to mitigation #9 which would require the development of an enforceable parking lot management plan. The parking area management plan should include, for the life of the permit: a valet system showing number of employees involved, schedule, contact locations, and script describing how the valet staff would handle the expected coastal access contact scenarios with visitors. It's recommended the plan include design distinction between public and private areas, possible gating, comprehensive signing, posted public information, and requirements for regular consultation between the applicant, State and County regarding this important issue. Note that any future parking signage at the border of State Park property, and directing the public onto State Park property, should be approved by the State Park District Superintendent .

Landscape Plan: In previous comments on the proposed project, California State Parks made the following requests:

- The Landscaping Plan appears to include new landscaping with a variety of non-native species on State Park property. The General Plan for Montara State Beach provides that native species will be used for landscaping. We request that

the applicant consult with State Parks on appropriate native species to use in these areas.

- The Plant List provided in the Landscaping Plan contains species that have been shown to be invasive, including ruby grass (*Melinus* sp.) and Pride of Madeira (*Echium* sp.) We request that these species not be used adjacent to State Park property, and that any species added to this list are reviewed for their potential to spread to wild land areas. We request that the applicant consult with State Parks to develop a final plant list for the areas adjacent to State Park property.

The landscaping plans shown in Attachment F of the current document do not comply with these requests. The two plants listed above have been removed; however, other non-native species with the potential to be invasive remain. We would again request that only native species be considered for any landscaping on State Park land, and that species with a potential to spread to wild land areas not be included in this proposal.

Sincerely,

Paul Keel
Sector Superintendent

Cc: Chet Bardo, District Superintendent
Victor Roth, Senior Park and Recreation Specialist
Joanne Kerbavaz, Senior Environmental Scientist