

# Vallemar Bluff

2.5 acres at Juliana/Vallemar, Moss Beach  
zoned RM-CZ (resource management/coastal zone)



Sep 2013, CA Coastal Records Project

Midcoast Community Council  
7/26/2017





The grasslands of Vallemar Bluff are an increasingly rare native plant community known as ‘Coastal Prairie’.

Some very rare plants grow here, including “coast yellow leptosiphon”, which grows nowhere else in the world.



Harlequin lotus  
(*Hosackia gracilis*)  
photo by Toni Corelli

Harlequin lotus  
*Hosackia gracilis*



Johnny-nip  
(*Castilleja ambigua* ssp. *ambigua*)  
photo by Toni Corelli

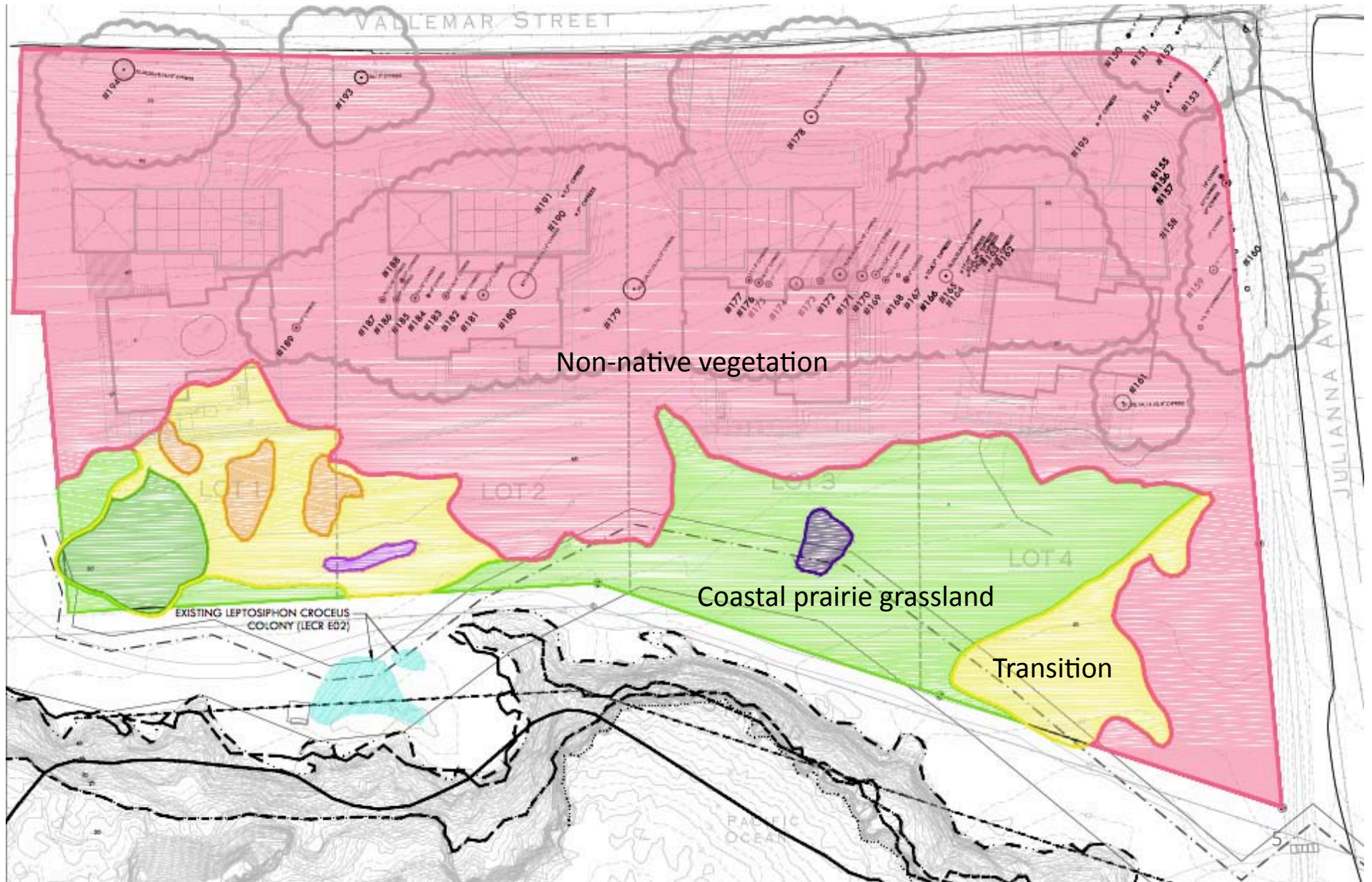
Johnny-Nip  
*Castilleja ambigua* ssp. *ambigua*

Vallemar Bluff field survey map by Toni Corelli, 5/3/2015, shows these two rare plants scattered throughout the coastal prairie. The presence of a single plant indicates a seed bank is present in that area.



Midcoast Local Coastal Program (LCP) prohibits residential development in environmentally sensitive habitat areas (ESHA) such as "Coastal Prairie".

Existing vegetation mapped by Zander Associates May 2015



Non-native vegetation

Coastal prairie grassland

Transition

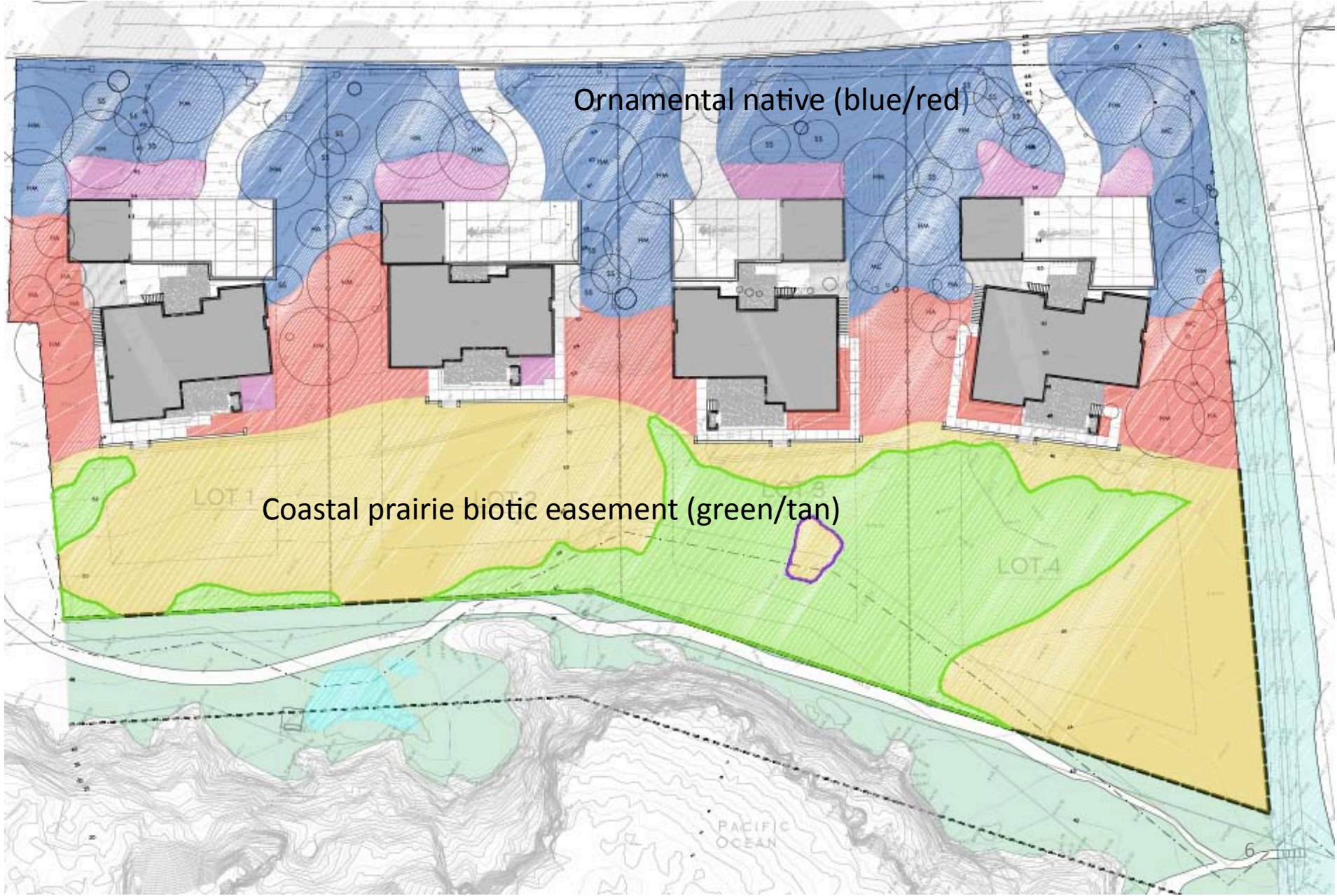
EXISTING LEPTOSIPHON CROCEUS COLONY (LECR E02)

VALLEMAR STREET

JULIANNA AVENUE

PACIFIC OCEAN

# Vegetation/Landscape Plan

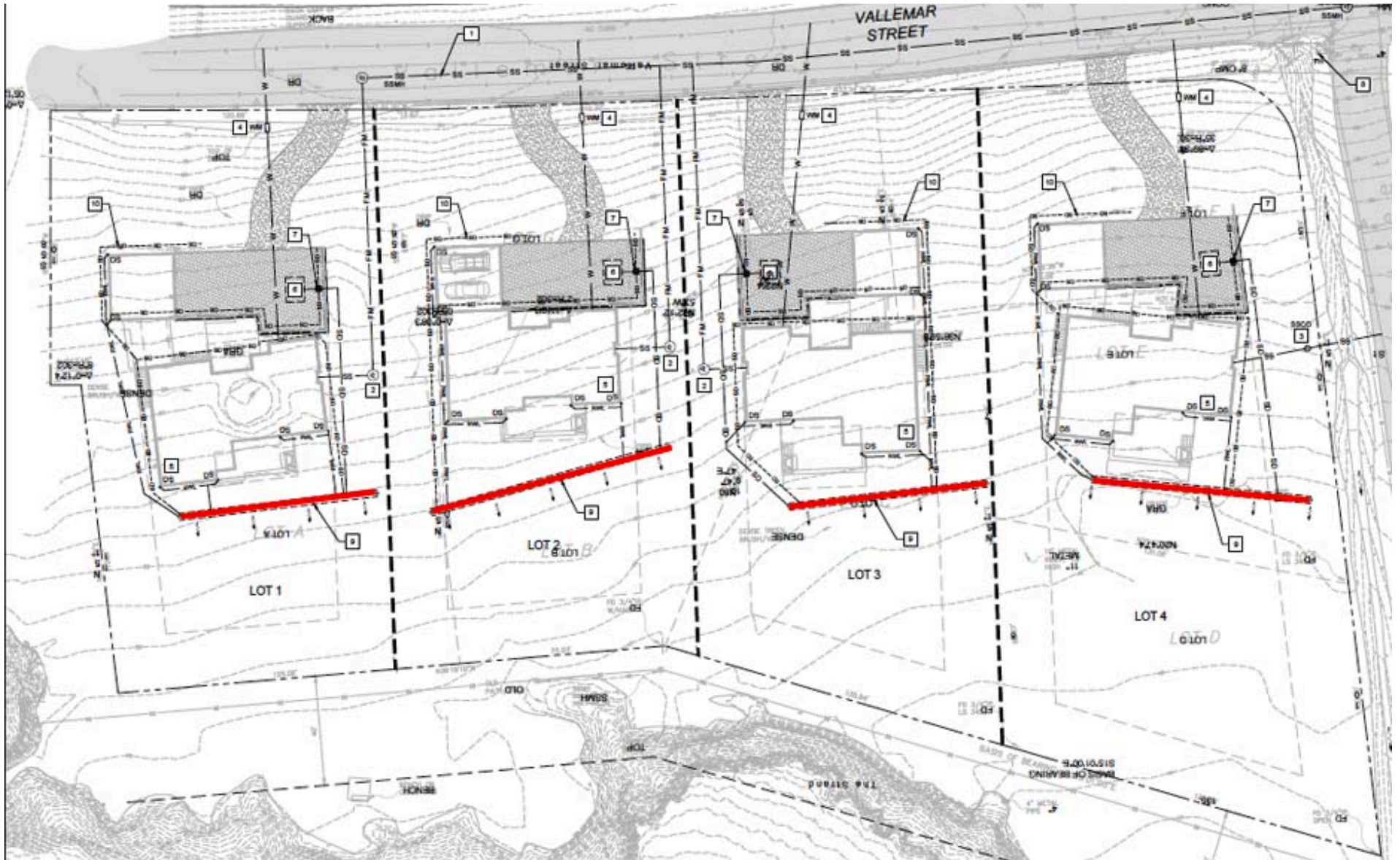


Ornamental native (blue/red)

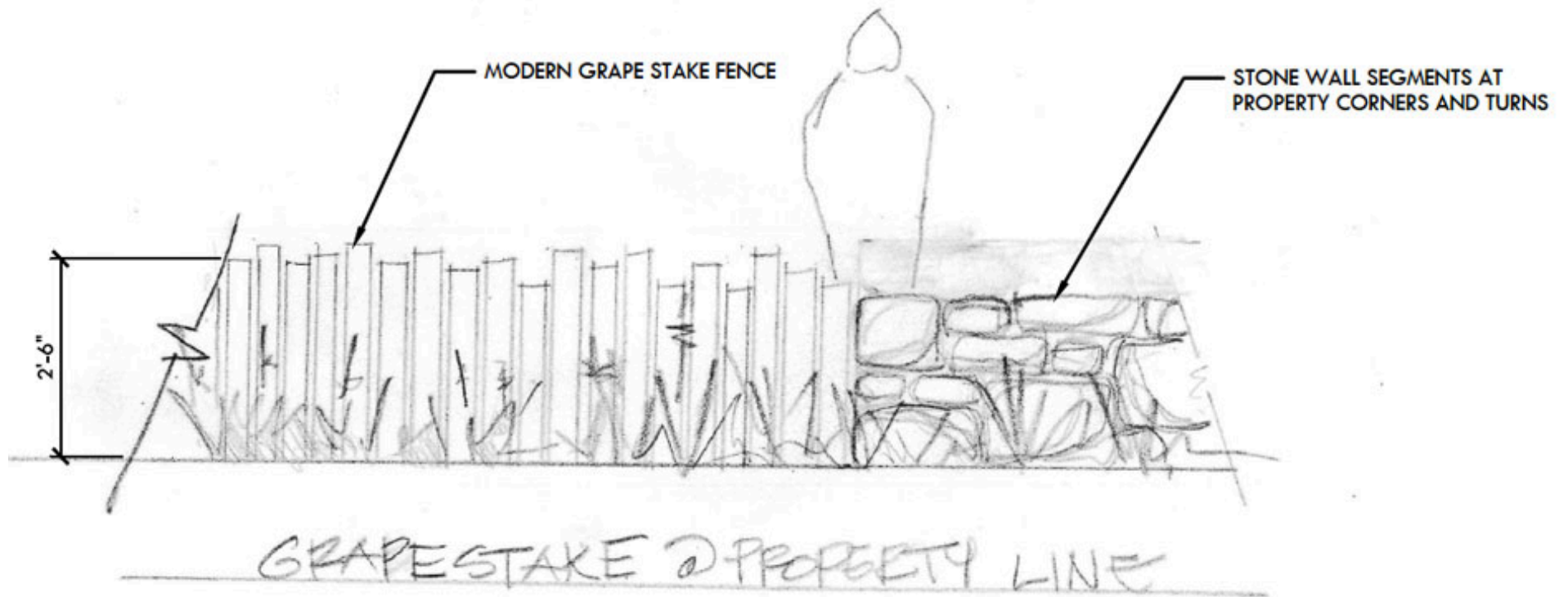
Coastal prairie biotic easement (green/tan)

PACIFIC OCEAN

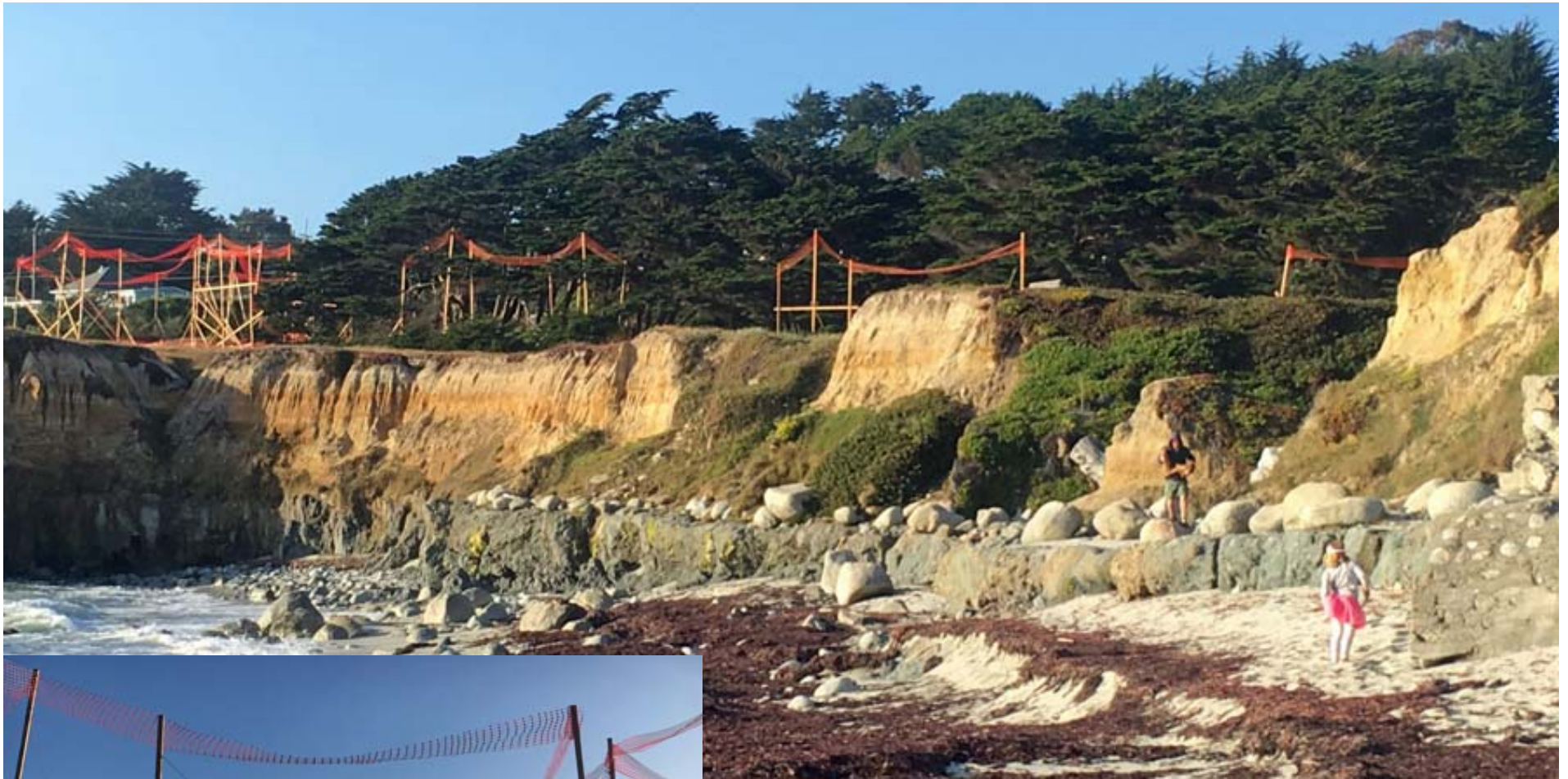
# Drainage plan – infiltration trenches in red



Require minimum 50% transparency for coastal prairie perimeter fence.



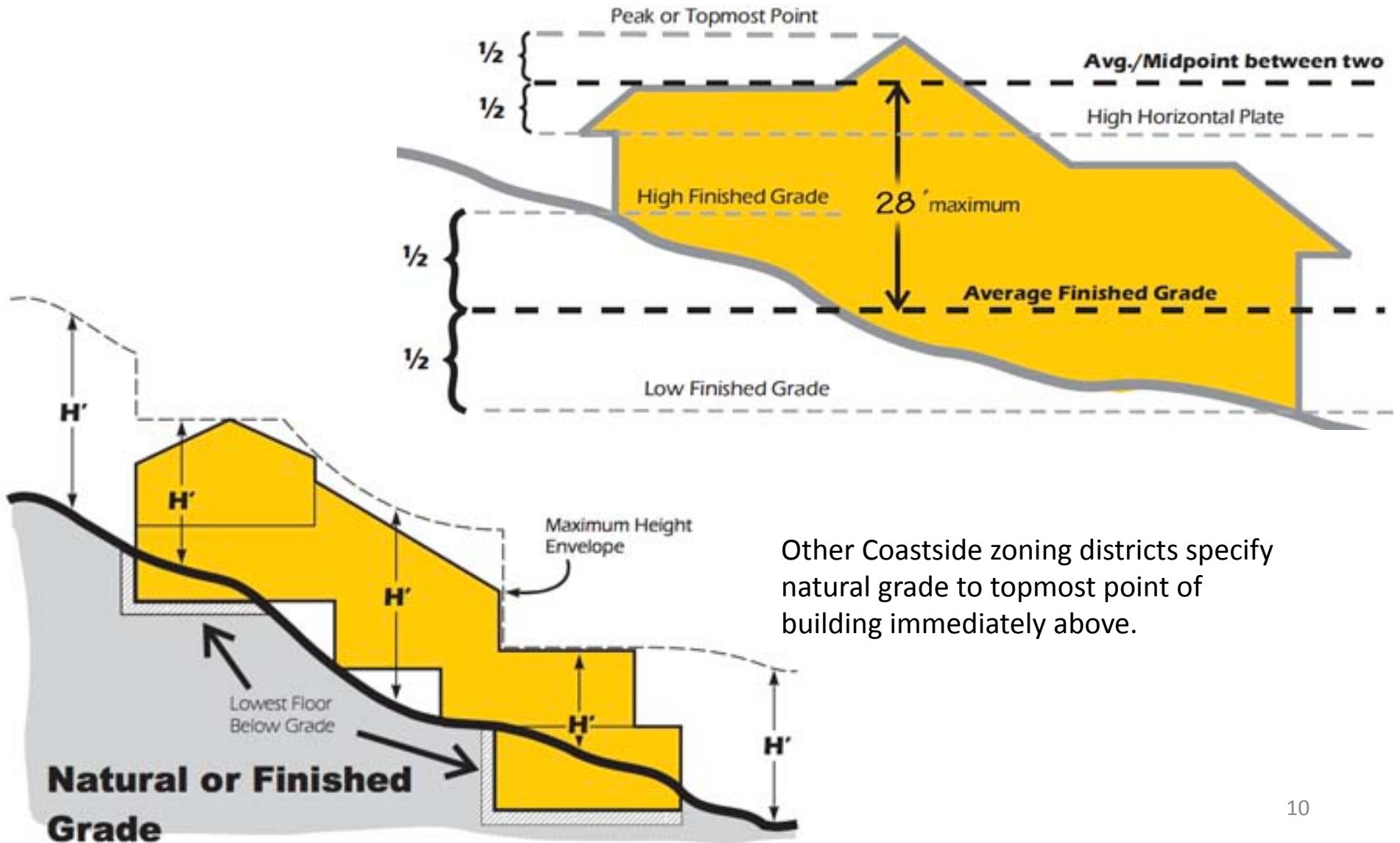




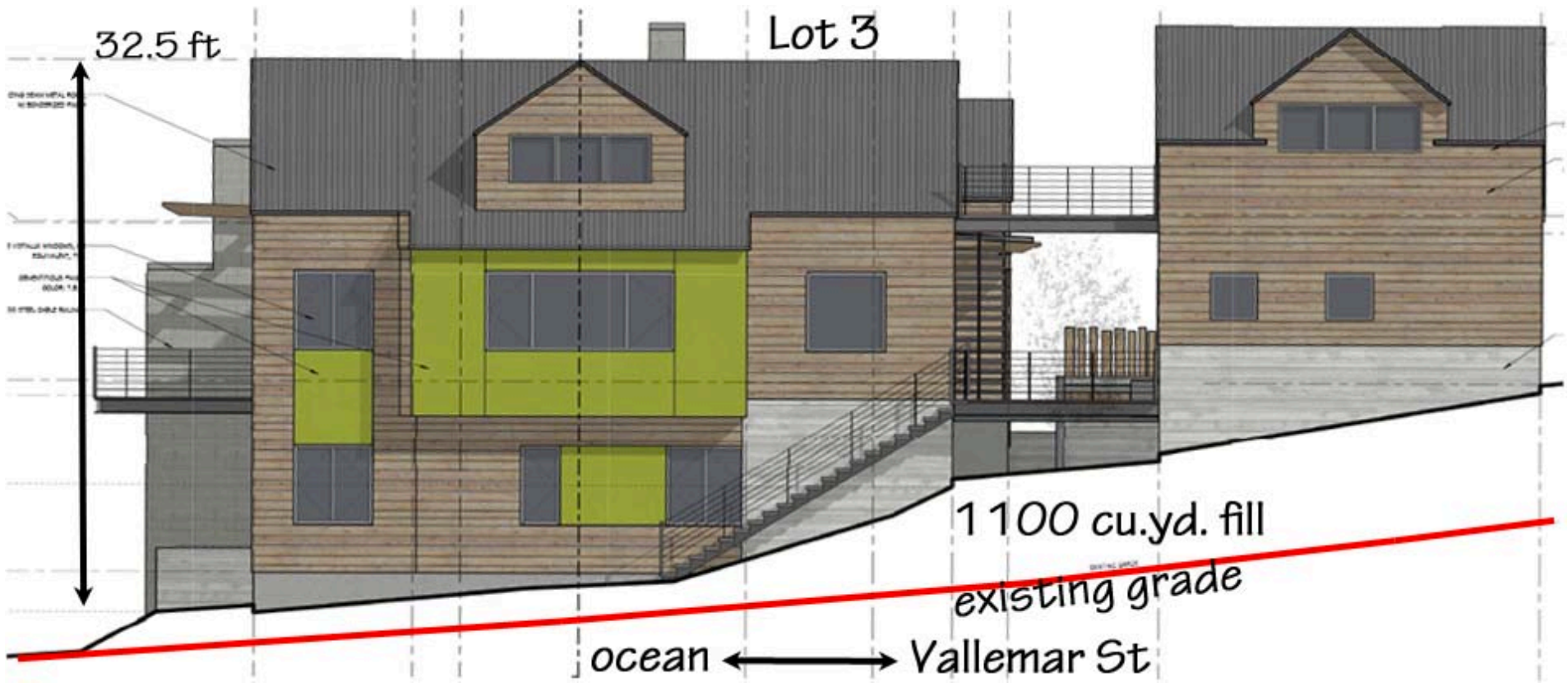
View of partial story poles  
from Wienke Cove

Unobstructed ground floor view  
from all 4 houses

RM/CZ zone (Vallemar Bluff) uses legacy maximum building height method:  
average finished grade to average roofline.



Other Coastside zoning districts specify natural grade to topmost point of building immediately above.



Square footage comparison with neighboring houses  
(#9-12 are proposed new houses)

