



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT

MEMORANDUM

To: Fuli Li, Project Applicant

CC: David Jaehning, Owner, David Jaehning Architect

From: Kristen Outten, Project Manager, SWCA Environmental Consultants

Date: January 17, 2019

Re: Responses to County of San Mateo Planning Comments for 1855 Sunshine Valley Road, Moss Beach, California (PLN 2018-00458)

SWCA Environmental Consultants (SWCA) understands that Fuli Li (Applicant) submitted plans to the County of San Mateo (County) to construct a new single-family dwelling on 1855 Sunshine Valley Road in Moss Beach, California. The County provided comments regarding the project plans to the Applicant on December 21, 2018. This memorandum provides responses to the County's planning comments, specifically those that pertain to environmental resources.

Comment No. 5 – Site Plan

- (c) Refer to Drawing No. A112, Site Plan for a complete drawing of the 30-foot riparian buffer line.
 - (i) House has been relocated outside of the 30-foot buffer line.

Comment No. 8– Erosion Control Plan

- (a) Refer to Drawing No. C-2, Erosion Control Plan.
- (b) Refer to Drawing No. C-2, Erosion Control Plan.
 - (i) Location of equipment storage areas, erosion control measures, concrete washout, etc. are shown on the Erosion Control Plan.
 - (ii) SWCA biologist Kristen Outten assisted in preparation of the Erosion Control Plan. Ms. Outten is a Qualified SWPPP Practitioner (QSP) as well as Certified Erosion, Sediment, and Storm Water Inspector (CESSWI).

Comment No. 9 – Bio Report

- (a) Refer to Attachment 1, Wetland Buffer and Vegetation Map, as well as Drawing No. A112, Site Plan for the top of bank of Dean Creek.
- (b) The County is requesting a revised Biological Impact Form to address construction of the bridge. SWCA cannot revise the existing report since it is authored by Coast Ridge Ecology. The Applicant, however, in coordination with SWCA, is providing information regarding construction of the bridge in the response to the County planning comments.
 - (ii) Construction of the bridge will occur during the dry season when no water is present in Dean Creek.
 - (iii) Dean Creek could be temporarily impacted by fuel spills. Dean Creek could also be temporarily affected from fugitive dust or sediment. Such impacts will be reduced or

- avoided with the implementation of the Erosion Control Plan (refer to Drawing No. C-2).
- (iv) To prevent impacts associated with hazardous materials, fugitive dust, sediment, or other construction-related materials, erosion control best management practices (BMPs) will be installed and maintained throughout the duration of the project. BMPs will include, but are not limited to fiber rolls, stockpile protection, a stabilized construction entrance/exit, and concrete waste management. Refer to Drawing No. C-2, Erosion Control Plan, as well as cutsheets of specific erosion and sediment control BMPs.
- (c)
- (i) The construction contractor will install the woodrat exclusion fencing in accordance with Drawing No. A112, Site Plan.
 - (1) Woodrat exclusion fencing will be installed prior to the start of construction, including equipment and materials staging.
 - (2) Woodrat exclusion fencing will be the same exclusion fencing that will be installed for California red-legged frog and San Francisco garter snake. The escape funnels provided for snakes and frogs shall have a small enough escape funnel (i.e., less than 3" x 3" exit) to prevent woodrats from passing through.
 - (3) The following link provides a photos and a description of the wildlife exclusion fence: <http://ertecsystems.com/resourcepdf.php?filename=5a5d31ef02701-ertec%20e-fence%20brochure%202018.pdf>
 - (4) Refer to Drawing No. A112, Site Plan for the location of the wildlife exclusionary fencing.
 - (ii) If woodrat nests *with* young are observed within the project footprint, an exclusion fence will be erected around the nest site adequate to provide the woodrat enough foraging habitat at the discretion of the biologist. Site preparation (i.e., grubbing and grading) within the fenced area would be postponed or halted until young have left the nest. A biological monitor will be onsite during periods when disturbance activities occur near the active nests to ensure that no inadvertent impacts will occur to the nests. If woodrat nests are observed within the project footprint outside of the breeding period (February to July), the biologist will dismantle the nest (outside the breeding period), allowing individuals to relocate to suitable habitat within adjacent open space areas.
 - (iii) Construction activities are not anticipated to impact woodrat breeding activities, given that the above-described woodrat mitigation measure and Mitigation Measure #2 in the Biological Impact Form are implemented.
 - (iv) Existing turf within the 30-foot riparian buffer will be removed, and native grasses and herbaceous species will be planted in its place.
 - (1) Native species that will be planted within the 30-foot riparian buffer include but are not limited to *Deschampsia cespitosa* ssp. *holciformis*, *Festuca rubra*, *Sisyrinchium bellum*, *Achillea millefolium*, *Allium* sp., *Epilobium densiflorum*, *Limonium californicum*, and *Monardella* sp.
 - a. New vegetation within the 30-foot riparian buffer area will be planted to achieve approximately 70% cover. Mulch will be spread over exposed soil areas between plantings to prevent soil erosion within the buffer area.
 - (2) To prevent potential erosion concerns within the bed and banks of Dean Creek, removal of invasive and non-native species will be limited to the area outside the banks of Dean Creek. No vegetation removal will occur within the bed or banks of the creek. Vegetation and debris resulting from vegetation removal will be placed outside of the creek channel and in a location where they cannot roll, wash,

or move back into the creek channel. A qualified biologist will be onsite to oversee removal of invasive and non-native species.

- a. Vegetation removal will occur during the dry season to minimize the potential for soil erosion.
- b. Removal of vegetation will occur during the dry season to prevent the risk of bank destabilization. In addition, native vegetation will be planted in disturbed soil areas to further reduce potential erosion concerns.

Comment No. 11 – General Comments/Questions

- (a) The bridge footings will be located outside the banks of Dean Creek, and construction activities are not anticipated to result in impacts to the bed or banks of Dean Creek. Furthermore, removal of invasive and non-native plants will occur outside of the bed and banks of Dean Creek. Therefore, a Streambed Alteration Agreement is not anticipated at this time. In the event there are changes to the project design and impacts to the bed or banks of Dean Creek will occur, the Applicant understands a Streambed Alteration Agreement issued by California Department of Fish and Wildlife would be required prior to building permit issuance.

ATTACHMENT 1
WETLAND BUFFER AND VEGETATION MAP



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| Legend <ul style="list-style-type: none">ParcelDean CreekDean Creek Top of BankDean Creek Buffer (30 feet from center)Limits of Riparian vegetationRiparian Vegetation Buffer (20 feet)Riparian Vegetation Buffer (30 feet)Vegetation<ul style="list-style-type: none">Landscaped RuderalRuderal | <p>N</p> <p>0 30 60 Feet</p> <p>0 5 10 Meters</p> <p>Wetland Buffer and Vegetation Map</p> <p>1:325 ESRI World Imagery San Mateo County, CA NAD 1983 UTM Zone 10N 1/8/2019</p> | <p>SWCA ENVIRONMENTAL CONSULTANTS</p> <p>60 Stone Pine Road, Suite 100 Half Moon Bay, California 94019</p> <p>Phone: 650.440.4160 Fax: 650.440.4165 www.swca.com</p> |
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