

Janneth Lujan

From: Lisa Ketcham <lisa.ketcham@comcast.net>
Sent: Wednesday, January 04, 2017 10:11 PM
To: Planning_Commission
Cc: Renee.Ananda@coastal.ca.gov; Camille Leung
Subject: PLN2016-00014, new SFD at 365 Miramar Dr - PC Jan 11

Dear Planning Commissioners:

Regarding the riparian setback for this house, the WRA Dec 30 reassessment in the staff report agrees that the remaining willows pictured along the top-of-bank indicate the extent of riparian vegetation, but ignores the misplaced vegetation line drawn on the aerial image in their report.

The key point of my 12/18/16 comment (attached) is that despite the pruning effort to move the dripline of the riparian willows to favor the development, the row of willow trees remains solidly rooted on level ground south of the top-of-bank, and not as depicted on the Oct 2016 site plan half way or more down the bank to the north into the arroyo. The photos show their actual location in relation to the top-of-bank. This real world evidence should not be ignored in favor of the admittedly unreliable aerial imagery. It should be a simple matter for this row of willow trees to be added to the survey and site plan, as were the top-of-bank and the backyard fruit-tree-to-remain. MCC first requested this 4/8/16.

The Jan 2016 site plan (partial image attached) was submitted before the riparian habitat was pointed out in Mar 2016. It shows 37 feet from the back wall of the house to the north property line. The Oct 2016 site plan deletes this dimension and relies only on the WRA lines drawn on aerial imagery for the riparian setback. Note the house remains in the same location — only the extended deck was removed. In your staff report, the Boundary & Topo map, McNulty, Oct 2015, has these revealing entries at the bottom:

5/5/16 revised to show creek channel

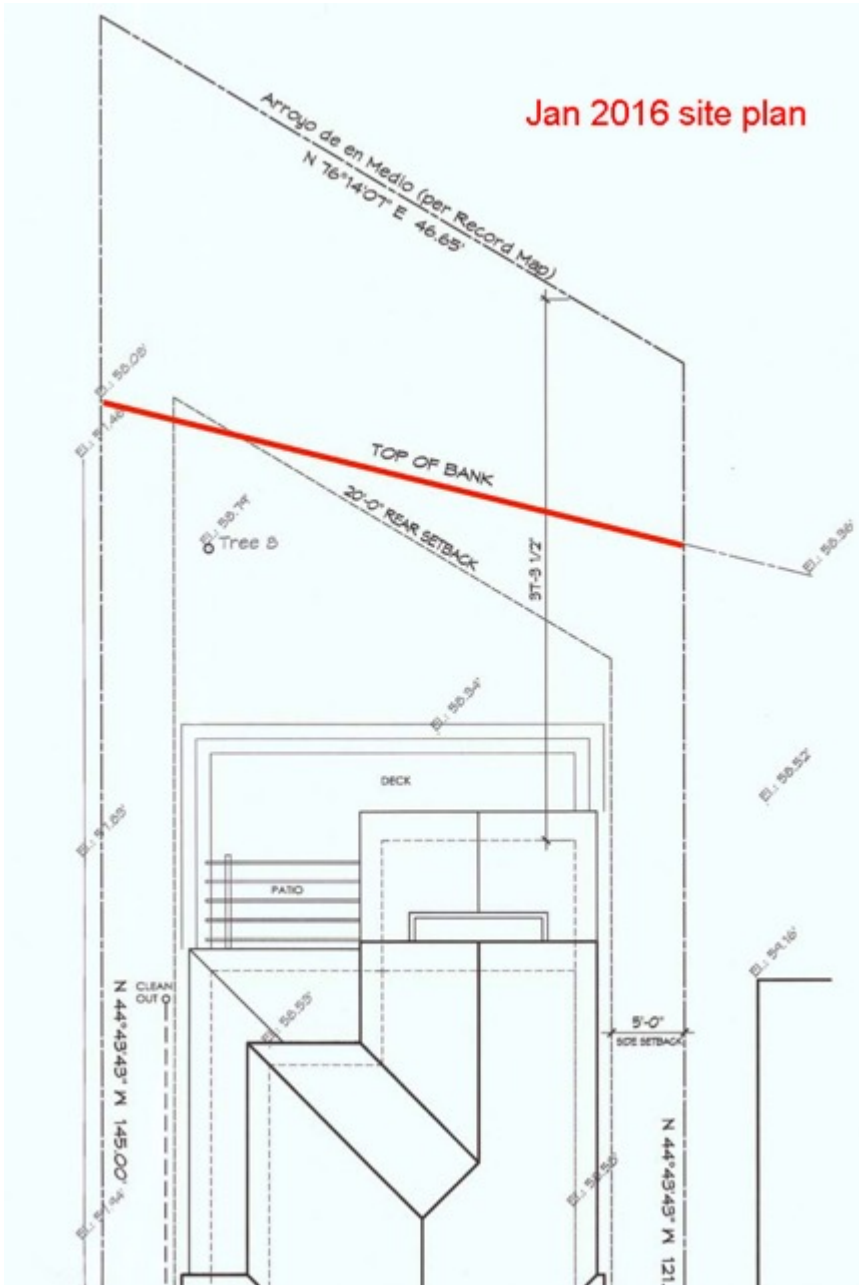
9/6/16 revised to show edge of willows and top of bank

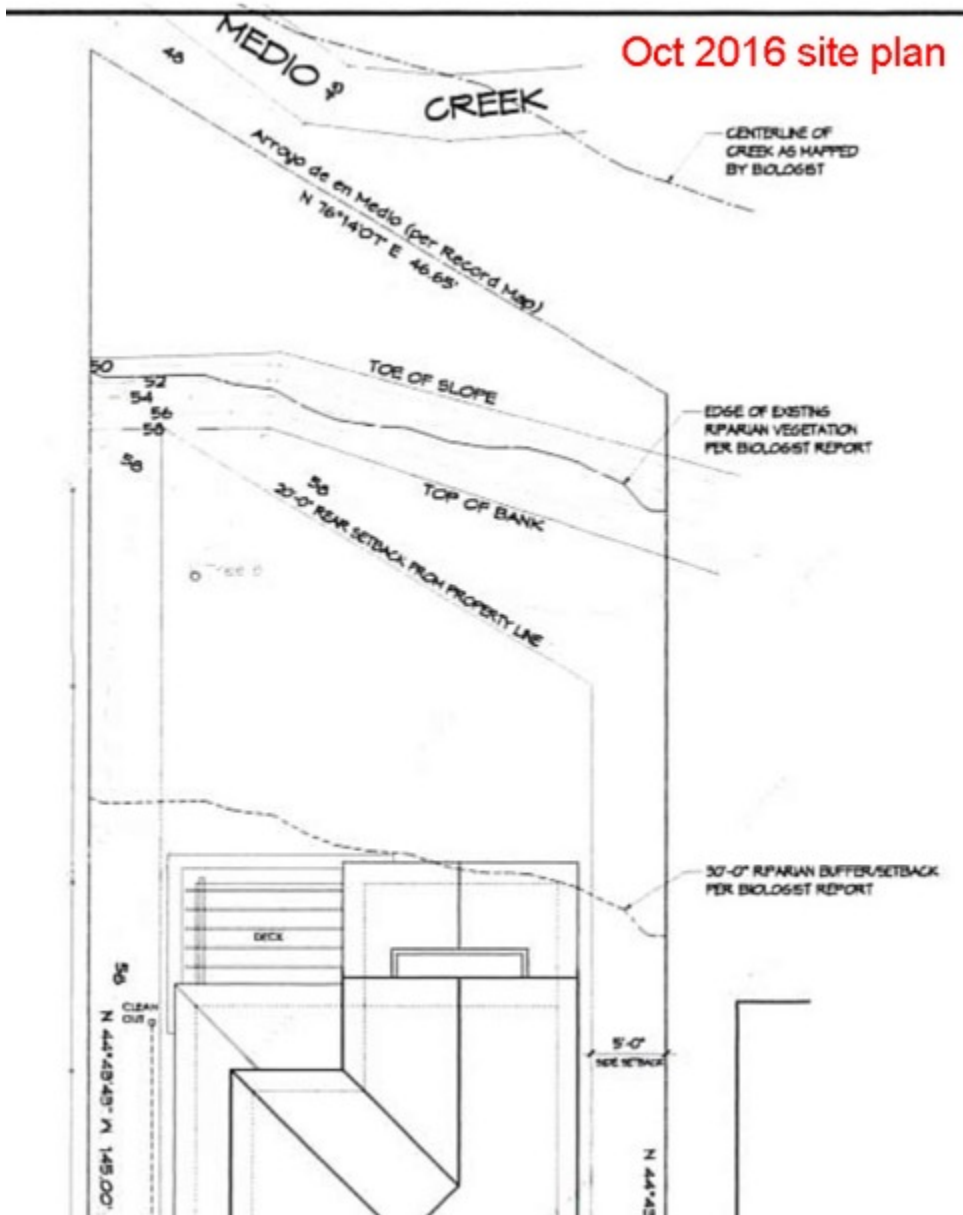
10/26/16 **revised to take edge of willows off**

Please show on the site plan the actual location of the southernmost row of willow trees above the top of bank and their setback distance from the house. Please add a condition of approval that requires confirmation of 30-foot riparian setback from those surveyed willow trees.

Thank you,
Lisa Ketcham, Chair
Midcoast Community Council
650-302-1098

Jan 2016 site plan





From: Lisa Ketcham [<mailto:lisa.ketcham@comcast.net>]
Sent: Sunday, December 18, 2016 1:42 PM
To: Camille Leung <cleung@smcgov.org>; Dennis Aguirre <daguirre@smcgov.org>
Cc: Renee.Ananda@coastal.ca.gov
Subject: Re: PLN2016-00014, new SFD at 365 Miramar Dr - Neg/Dec

Hi Camille and Dennis,

Sometime last summer, the arroyo willow riparian habitat was severely cut back, away from the house site, as seen in the attached before & after photos. Bare willow trunks are now exposed with all side branching removed. Ground level regrowth from cut trunks can be seen at arrows. Landmarks are the neighbor fence, and the rear landscape tree marked on the site plan to remain.

Despite the effort to move the dripline of the protected willows to favor the development, the 30-ft riparian setback cannot retreat farther than the actual location of the row of willow trunks on level ground at top of slope, and not as mapped on the site plan half-way or more down the bank of the arroyo.

Thanks,
Lisa

Lisa Ketcham, Chair
Midcoast Community Council



