

Janneth Lujan

From: Stephanie Sills
Sent: Monday, February 11, 2019 4:37 AM
To: Planning_Commission
Subject: Re: Feb 13th Meeting on the Vallemar Bluff Development

To the Planning Commission,

Please accept this email in lieu of my attendance at the Feb 13th Planning Commission meeting when the Vallemar Bluff Development will be discussed. If it weren't for a family medical emergency that arose out of state, I would be there in person to voice the following concern and ask for your consideration.

As a neighbor to the proposed Vallemar Bluff development, I wanted to reiterate an ongoing concern over protection of the public trail which does not appear to have been adequately addressed in the latest documentation, in spite of earlier statements that it would be.

Per an email from Mr Dave Holbrook in October: "the applicant has always been agreeable to the inevitable occurrence of the trail (or portions thereof) needing to move easterly in the event of future bluff erosion (thus moving onto the Easement Area, while still being open to and protected for the perpetual public use.)"

However, it does not appear that such language has been properly incorporated to the documentation to insure the trail's ongoing existence and public access in perpetuity.

To be clear, as a local Realtor, I support land owner and home owner rights to develop and use their property - within reason and regulation. I am far from a "no growth-er" who wants to block all development at any cost. But I do feel that sites such as this are unique, and without protection from the proper authorities and local stewards, the public will lose out to those with the deepest pockets and greatest political influence.

Given the size, height and grandeur of the planned homes, it seems that the neighborhood has lost the battle for keeping the development within similar character and perspective of other homes nearby. So it would mean a great deal to a great many trail users to at least maintain access so that everyone can continue to enjoy the natural habitat and beauty of this area. This trail should remain a tremendous asset to the Coastsides (not just a select few people.)

This is the impetus behind local residents' advocacy: that the measures regarding the Bluff Trail's preservation need to be strengthened before the Commission grants a Coastal Development Permit.

Please consider this as you review the documentation and contribute to the remainder of the application process. I welcome any insights or input you have to offer on this matter.

Thank you.

Sincerely,

Stephanie Sills

Janneth Lujan

From: Mary Larenas
Sent: Saturday, February 09, 2019 3:01 PM
To: Planning_Commission
Subject: Proposed development at Vallemar Bluff

I am Mary Larenas, a resident of Moss Beach and concerned citizen. My concerns are regarding continued public access along the entire length of the coastal Vallemar bluff. I have walked this section of the trail for over 35 years and I would like to continue doing so. Therefore I ask that the words **"in perpetuity"** be added after **" public access along the entire length of the coastal bluff"**. Also I am requesting that the word **"may"** be changed to **"shall"** in the sentence **" These measures may include..."** as I believe these words have different legal connotations. In addition I request that all requirements that the owner or future owner are agreeing to should be placed in the properties deed to ensure continued compliance.

(REVISED Mitigation Measure 7): Prior to the recordation of the final map, the permittee shall enter into an agreement with the County Parks Department that identifies the actions to be taken by current and future owners of the property on which the project is located to maintain lateral public access along the entire length of the coastal bluff, in a manner that is consistent with the protection of rare plants and their habitats. These measures may include, but shall not be limited to the installation of erosion control and trail improvements, relocation of trail segments threatened by coastal erosion, and installation of signage and temporary fencing where needed to protect natural resources. The agreement shall identify the improvements that will be installed by the current owner, which shall be completed to the satisfaction of the Parks Department prior to a final building inspection, and shall include a monitoring program that specifies the circumstances under which future actions will be taken

Thank you for the hard work that the Department has put into this project. It is very much appreciated.
Sincerely,
Mary Larenas
Moss Beach

Janneth Lujan

From: Michael Histan
Sent: Friday, February 08, 2019 9:02 AM
To: Planning_Commission
Subject: Vallemar Bluff development in Moss Beach

Dear Sirs:

This is in response to your recent email regarding the mitigation measures for the Vallemar Bluff Development.

There are two important issues. First, the words "in perpetuity" must be added after "public access along the entire length of the coastal bluff". Second, in order for this mitigation measure to guarantee trail relocation as needed, the "may" in "These measures may include" must be changed to "shall."

The measures are not strong enough to guarantee access in perpetuity to the many people who use this access as part of the Coastal Trail and for general pleasure of viewing the ocean and cliffs.

Thank you for your consideration,

Michael Histan

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Michael B. Histan Ph.D.

Professor Emeritus, Mechanical Engineering
Colorado State University

Janneth Lujan

From: Dede Histand
Sent: Friday, February 08, 2019 9:06 AM
To: Planning_Commission
Subject: Vallemar Bluff project in Moss Beach

Dear Planning Commission,

I live at 200 Wienke Way in Moss Beach and use the Vallemar Bluffs trail almost daily. My husband and I have lived here for 22 years and noted the bluff erosion through that time. The trail along the bluff has lost ground over time and the public foot path has had to be 'redefined' to keep it safe for walking. I am writing in support of 'REVISED MITIGATION MEASURE #7' which you are currently considering. It is a very important measure that needs to be clear in writing in order to keep the trail operative for years to come. Living as close as we do to the area, I can confirm that people use that trail DAILY. Currently, the following revision is being considered by you:

“REVISED Mitigation Measure 7): Prior to the recordation of the final map, the permittee shall enter into an agreement with the County Parks Department that identifies the actions to be taken by current and future owners of the property on which the project is located to maintain lateral public access along the entire length of the coastal bluff, in a manner that is consistent with the protection of rare plants and their habitats. These measures may include, but shall not be limited to the installation of erosion control and trail improvements, relocation of trail segments threatened by coastal erosion, and installation of signage and temporary fencing where needed to protect natural resources. The agreement shall identify the improvements that will be installed by the current owner, which shall be completed to the satisfaction of the Parks Department prior to a final building inspection, and shall include a monitoring program that specifies the circumstances under which future actions will be taken.”

As we read the above proposal, we noticed two important issues that we believe need your consideration. First, the words "in perpetuity" must be added after **“public access along the entire length of the coastal bluff.”** Second, in order for this mitigation measure to guarantee trail relocation as needed, the "may" in **“These measures may include”** must be changed to "shall."

As it stands, the mitigation measure only requires the developer to meet with County Parks to make some undetermined plan about the trail, which "may" (or may not) include some provision for trail relocation as needed.

These seem like small but necessary changes to protect this heavily used trail along this stunningly beautiful Moss Beach coast. I urge you to make sure there is strong enough language in the document to insure this protection. Thank you so much!

Sincerely,

Janneth Lujan

From: Gail Erwin
Sent: Friday, February 08, 2019 11:32 AM
To: Planning_Commission
Subject: Mitigation measures for the Vallemar Bluff Development

Dear Planning Commission members,

Please consider making certain language more specific to protect the Coastal Trail contiguous with the property being considered. This trail is beloved by the whole area, and we want to preserve and protect it.

The first sentence of the revised Mitigation Measure 7 should read, "public access along the entire length of the coastal bluff IN PERPETUITY."

In the second sentence, "These measures may include..." should read, "These measures SHALL include....."

Those of us who live on the bluff and in the neighborhood, who walk the bluff daily, who come as tourists to view the ocean, all want to preserve public access to the trail.

Thank you for your consideration.

Sincerely,

Gail Erwin and Paul Smith
21 Julianna Ave.
Moss Beach, CA 94038

Janneth Lujan

From: Kris Lannin Liang
Sent: Friday, February 08, 2019 2:46 PM
To: Planning_Commission
Subject: Vallemar Bluff Development - Moss Beach

Dear Commissioners,

Please withhold approval of the Vallemar bluff development until two important issues are addressed:

1. The words "in perpetuity" are added after " **public access along the entire length of the coastal bluff**".
2. Change "may" to "shall" in the following, " **These measures may include...**"

(REVISED Mitigation Measure 7): Prior to the recordation of the final map, the permittee shall enter into an agreement with the County Parks Department that identifies the actions to be taken by current and future owners of the property on which the project is located to maintain lateral public access along the entire length of the coastal bluff, in a manner that is consistent with the protection of rare plants and their habitats. These measures may include, but shall not be limited to the installation of erosion control and trail improvements, relocation of trail segments threatened by coastal erosion, and installation of signage and temporary fencing where needed to protect natural resources. The agreement shall identify the improvements that will be installed by the current owner, which shall be completed to the satisfaction of the Parks Department prior to a final building inspection, and shall include a monitoring program that specifies the circumstances under which future actions will be taken

Thank you for your time and service to our community.

With kind regards,

Kris Lannin Liang
Board Member, Committee for Green Foothills
Alternate Representative, Coastside Design Review Committee

Janneth Lujan

From:
Sent: Friday, February 08, 2019 3:22 PM
To: Planning_Commission
Subject: Feb. 13 meeting agenda item 3

Dear Planning Commission:

We are writing in regard to Agenda Item 3 (Moss Beach Associates, PLN2015-00380) for the Planning Commission meeting on Wednesday Feb. 13.

A long-established coastal bluff trail runs along the westerly edge of the subject property, with the trail extending into the subject property in places. The trail, which has been historically used by the public to access the bluff top and enjoy the expansive coastal views, has had to move in an easterly direction over the years because of erosion. With future erosion, parts of the trail will have to move further into the subject property. The developer and the Planning Staff have repeatedly assured neighbors that provisions will be made for needed trail relocation. However, the recommended conditions of project approval do not appear to include adequate protection for the long-term preservation of bluff trail.

On page 5 of the Staff Report (under "Proposal") appears this statement: "Deed restrictions requiring future owners to allow continued lateral access and future relocation of the trail have been proposed by the applicant and must be recorded concurrently with the final map." However, we could find no mention of such deed restrictions anywhere in the conditions of approval.

The Midcoast Community Council's comments on the Revised Initial Study and Mitigated Negative Declaration said: "A condition of approval should be added that requires determination by County Parks of a safe minimum width for the public trail between cliff edge and private fence, which distance should also be included as deed restricted floating easement on the four lots." (According to the MCC: "These are conditions that the applicant agrees to...") We can see no mention in the conditions of approval of any such deed restrictions.

The principal mitigation measure regarding the trail now appears as follows:

(REVISED Mitigation Measure 7): Prior to the recordation of the final map, the permittee shall enter into an agreement with the County Parks Department that identifies the actions to be taken by current and future owners of the property on which the project is located to maintain lateral public access along the entire length of the coastal bluff, in a manner that is consistent with the protection of rare plants and their habitats. These measures may include, but shall not be limited to the installation of erosion control and trail improvements, relocation of trail segments threatened by coastal erosion, and installation of signage and temporary fencing where needed to protect natural resources. The agreement shall identify the improvements that will be installed by the current owner, which shall be completed to the satisfaction of the Parks Department prior to a final building inspection, and shall include a monitoring program that specifies the circumstances under which future actions will be taken.

There are several issues. First, the words "in perpetuity" must be added after "public access along the entire length of the coastal bluff". Second, in order for this mitigation measure to guarantee trail relocation as needed, the "may" in "These measures may include" must be changed to "shall." Most important, the promised deed restrictions must be made part of the conditions of approval.

Please do not approve the Coastal Development Permit for this project until adequate and enforceable provisions for the long-term preservation of the bluff trail have been made part of the conditions of approval.

Thank you for your consideration,

James & Katharine Lockhart

Janneth Lujan

From: JIM MCCARTHY
Sent: Friday, February 08, 2019 4:29 PM
To: Planning_Commission
Subject: Vallemar Bluffs Project Moss Beach Ca

The language in Measure 7 needs to be amended. If left as written it does not provide enough protection for the bluff trail. This trail is very important to the community and must be available for every ones use forever. Please add the words in perpetuity to the section that covers public access along the entire length of coastal access. Second the word may in these measures may include should be changed to read these measures shall include.

Regards

Negatively impacted by the approval of this project.

Jim and Debbie McCarthy

Moss Beach, Ca. 94038

Janneth Lujan

From: Mike Schelp
Sent: Friday, February 08, 2019 2:24 PM
To: Planning_Commission
Subject: Valdemar Bluff Development

To Whom it may concern,

I strongly suggest that you make the changes in red below to Mitigation Measure 7, Valdemar Bluff Development.

Thank you.

Mike Schelp

Moss Beach, CA
94038

(REVISED Mitigation Measure 7): Prior to the recordation of the final map, the permittee shall enter into an agreement with the County Parks Department that identifies the actions to be taken by current and future owners of the property on which the project is located to maintain lateral public access along the entire length of the coastal bluff **in perpetuity**, in a manner that is consistent with the protection of rare plants and their habitats. These measures **may shall** include, but shall not be limited to the installation of erosion control and trail improvements, relocation of trail segments threatened by coastal erosion, and installation of signage and temporary fencing where needed to protect natural resources. The agreement shall identify the improvements that will be installed by the current owner, which shall be completed to the satisfaction of the Parks Department prior to a final building inspection, and shall include a monitoring program that specifies the circumstances under which future actions will be taken