

28 March 2024

Tyler Montgomery, Principal Regional Planner  
Coastal Development Services Section

SUBJECT: REQUEST FOR INFORMATION FOR PROJECT NO. PR2018-000819-(3), MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2020007063

Dear Mr. Montgomery,

Minor Coastal Development Permit No. RPPL2020000819 is scheduled for public hearing on 2 April 2024. After reviewing the hearing package for the item, I have the following questions. Please be prepared to answer these questions at the hearing. I ask that you forward this memo to the applicant/owner and ensure this memo is posted on the public website for the item. It is possible that information presented at the hearing may prompt additional questions.

1. The Staff Report, Finding 7.C, and the Conditions Project Description state the proposed garage/workshop/storage area would be 1,200 square feet, but the site plans show the size of the structure as 600 square feet. Please confirm the size of the proposed structure.
2. The Project proposes to disturb 0.55 acres of H2 Habitat through off-site brush clearance. Finding 27 states the loss would be mitigated by Applicant either by paying an in-lieu fee, or by proposing a mitigation plan that must be approved by the Director before grading and construction can occur. Which option is this applicant using? Who is tracking these projects and their timing while the County waits for a valid Resource Conservation Program?
3. Draft Condition 9 requires an inspection deposit of \$441.00 for three inspections. Please confirm the number of inspections proposed and the total inspection deposit amount.
4. Why is a "Post Coastal Commission Approval of Onsite Wastewater Treatment System" from Department of Public Health still necessary? [Condition 17.]

Sincerely,



Gina Natoli, MURP, AICP  
Hearing Officer