

**Janneth Lujan - PLN 2014-00421**

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**From:** Angela Chavez  
**To:** Janneth Lujan  
**Date:** 7/21/2015 8:35 AM  
**Subject:** PLN 2014-00421

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>>> Lennie Roberts <lennie@darwin.ptvy.ca.us> 7/13/2015 3:09 PM >>>

Thanks very much for the pictures and map. In the View to the Northeast, it looks like there may be wetland plants (in particular, the bunch grass in the foreground). This area also could well be an environmentally sensitive habitat area known as Coastal Terrace Prairie.

On the hillside directly across Highway One from this property, the Coastal Commission's approval of a CDP on appeal (A-2-SMC-04-009) required a proposed driveway to be completely relocated in order to avoid impacting a significant area of Coastal Terrace Prairie grassland there. Coastal Terrace Prairie is not specifically listed in the LCP, but is identified as a sensitive natural community in the California Natural Diversity Database, and the Coastal Commission also has a high level of concern about this habitat.

Another Coastal Commission special condition of approval for the CDP across Highway One was to require that the domestic water supply well and related piping and appurtenances to be sited outside of the coastal terrace prairie areas. The applicant had drilled an "agricultural well" within the coastal terrace prairie, but the Commission required that this well not be used for residential purposes, since construction of a pipeline from the well to the house would impact the coastal terrace prairie habitat.

Given the proximity to this known habitat, I request that prior to drilling of the proposed domestic drinking water well on this property, there should be a biological survey done.

Lennie