

From: [Ashley, Melissa@Coastal](mailto:Ashley.Melissa@Coastal)
To: [Camille Leung](#)
Cc: [Oceane.Ringuette](#)
Subject: Re: Pie Ranch Mitigated Neg Dec Available for review: 8/10/26 - 9/9/26
Date: Wednesday, September 9, 2026 2:36:05 PM

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Hi Camille,

Thank you for the opportunity to review. We have the following comments/questions:

- On the 2022 Master Plan Set, a buffer is shown around the riparian creek that runs through the property, but no buffers appear to be included for either the man-made pond or the off-site sag pond. Due to the presence of California red-legged frogs and SF garter snakes in and around these ponds, we would still consider both to be ESHA and request that buffers be reflected in the project plans.
- Sheet A0.1 from Master Plan Set/Attachment B_1 shows that the proposed structure (produce washing system and farm stand) still overlaps a bit with the riparian setback/buffer. Approximately how much of the current structure is proposed to be redeveloped? While this may not be relevant for an NMD, I wanted to flag that for a future CDP, it may not be approvable if the structure's footprint is being redeveloped 50% or more.
- Finally, given the site constraints, I wanted to point you to LCP Policy 7.18, which does allow for reduced buffers when no alternative site design is possible.
 - **7.18 Establishment of Buffer Zones** *Buffer zones shall extend a minimum of 100 feet landward from the outermost line of wetland vegetation. This setback may be reduced to no less than 50 feet only where: (1) no alternative development site or design is possible; and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County and the State Department of Fish and Game. A larger setback shall be required as necessary to maintain the functional capacity of the wetland ecosystem.*

Please let me know if you have any questions on the information above.

Thank you!
Melissa

Melissa Ashley | Coastal Planner

North Central Coast District
California Coastal Commission

From: Camille Leung <cleung@smcgov.org>
Sent: Thursday, August 6, 2026 1:57 PM
To: Ashley, Melissa@Coastal <melissa.ashley@coastal.ca.gov>
Subject: Pie Ranch Mitigated Neg Dec Available for review: 8/10/26 - 9/9/26

Hi Melissa,

FYI, Please see attached Notice of Intent to Adopt Mitigated Negative Declaration for the Pie Ranch Master Plan and full document and attachments at link below:

<https://www.smcgov.org/planning/mitigated-negative-declaration-pie-ranch-master-plan-2080-cabrillo-highway-pescadero>

Review Period: 8/10/26 - 9/9/26

I hope to bring this project to the Sept 14 Agricultural Advisory Committee meeting.

Thanks!

Camille Leung, Senior Planner
Email Preferred over Voicemail
Phone: +1 628-222-3114 (Teams)