

October 6, 2004



To: **Mike Schaller**
San Mateo County Planning and Building Division
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re: **PLN2002-00564:** Staff level Coastal Development Permit for Montara Water & Sewer District to replace 8 water mains in various locations and abandon 1 water main in Montara

Mike:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced application at its regular meeting of October 6, 2004. Our comments are as follows.

The Committee recommends approval of the project as presented with the request for the following conditions:

1. The work of the project should be phased to avoid disruption to large areas of Montara at one time.
2. Street closures or partial blockings should be limited to non-commute hours to avoid impact to school and commute traffic, and noticed along route at least one week before work commences.
3. Excavation, material staging, and construction in residential areas should not begin until after 8:30 am.
4. Trees along the project areas should be marked and fenced for protection, and any damage to root systems or tree trunks should be remedied with proper treatment of the tree by an arborist and replacement, if necessary.
5. All excavated areas will be covered, fenced off and properly noticed with warning signs at night.
6. Proper stormwater and runoff BMPs will be implemented.

Thank you for your help with this application. Please keep us informed of any future changes, re-designs, hearings, approvals or appeals of this project.

For the MidCoast Community Council Planning & Zoning Committee,

Sara Bassler
Chair, MCC P&Z
SB/ck

Cc: Dave Holbrook (Dholbrook@co.sanmateo.ca.us)