

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

March 2, 2005

FAX/Email

Olivia Sun Boo

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

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RE: PLN2004-00562: CDP for a domestic well on a 6,000 s/f parcel at the corner of Cypress Ave. & Park Way, Moss Beach APN: 037-225-020.

Dear Olivia:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on January 5, 2005 with the applicant in attendance. I apologize for the lateness of this letter and any inconvenience it may cause.

This is a high-risk location for a well, and, as explained below, we recommend denial of this permit for the protection of the residents and community at large. This decision will not exclude this site from ever being developed because MWSD is currently committed to finding safe water sources for all residents, and we believe they will provide water service to this area within a reasonable amount of time.

The Midcoast Community Council continues to have ongoing concerns regarding domestic water wells. Currently the county is doing a study of the aquifer capacity and sustainability considering the high density of wells already approved. The failure of wells on the coastside is now documented. Currently three homeowners in Half Moon Bay with failing wells are faced with trying to get water connections from CCWD at the cost of \$28,000 per connection. (HMB Review 2/23/05) If this failure were to occur within the MWSD boundary there are currently no water connections available.

We do not support domestic wells on the west side of the highway.

- Moss Beach is in a very low-lying area of the MidCoast with the west side of highway 1 particularly close to the ocean. This raises many concerns not only for the applicant but for other residents using residential ground water wells in this area.
- Until the County's Ground Water study is complete and proves otherwise, we have definite concerns that this well could contribute to or cause saltwater intrusion into the aquifer.

- An evaluation of the USGS maps shows that many fault lines run through this area. Any movement to the ground in this area could cause failure to this well, and possibly leave the future home without water service until MWSD has water available. This area is complicated with a number of faults running through it which makes the water supply tenuous. MWSD has no water permits available at this time.

If the county feels compelled to pursue granting this permit, then we recommend that the following be addressed and investigated prior to issuance of this permit:

- The overall safety of the aquifer and well in this location:
 1. An assessment of how many wells are in the area.
 2. An assessment of the possibility of saltwater intrusion including what measures will be taken to ensure saltwater intrusion does not occur.
 3. This well is particularly close to agricultural lands. What monitoring will occur to ensure the water is free of and remains safe from nitrates?
 4. The long term protection of the aquifer so that there are not effects to the agriculture, marine reserve and creeks in the area.
- The most appropriate location of this well on this parcel. We have the following comments:
 1. The well should be moved to the other side of the property as there is a home within the vicinity of the 50 foot radius.
 2. The location of the sewer lines for this neighboring home had not been determined as of the date of our meeting.
 3. The minimum set backs are invasive to neighbors because the noise from the well pumps will be located closer to the neighboring home than the future development will be.
 4. We recommend that the well be located in a more central location of the property so as to minimize its invading the neighbors, taking away future water rights of remaining vacant property, or effecting the agricultural lands surrounding the property.

Thank you for your help. We request that you keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MidCoast Community Council Planning & Zoning Committee,

Sara Bassler
Chair, MCC Planning & Zoning Committee