

**Planning & Zoning
Committee of the
MidCoast
Community Council**
PO Box 64, Moss Beach
CA 94038
Serving 12,000 residents

March 2, 2005

FAX/Email

**Farhad Mortazavi and the Coastside Design Review
Committee**

San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1841 - FAX: 650.363.4849

RE: PLN2004-00623: Consideration of a CDP, CDR to
construct a new 2100 s/f SFR including a 400 s/f garage on a
4425 s/f parcel on 3rd St. Montara.

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on February 2, 2005 with the applicant in attendance.

We do have some concerns regarding drainage, erosion and sediment control because this development is located near a creek and during the rainy season a significant amount of water flows through this parcel. Thus it is imperative that there be no increase in the rate and flow of water runoff from this parcel as a result of this development.

We have the following comments:

- "Best Management Practices" from the "San Mateo Countywide Stormwater Pollution Prevention Program," should be implemented to ensure that the finished development will not increase the rate and amount of runoff from this parcel.
- Prior to the beginning of any construction, the applicant should submit to the Planning Division for review and approval a drainage, erosion and sediment control plan, which shows how the transport and discharge of soil and pollutants from the project site will be minimized. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces.
- The approved erosion and drainage control plan should be implemented prior to the commencement of construction.
- The applicant is proposing a drainage plan involving pits with French drains to contain the water but because of the amount of water that flows through this parcel we recommend a percolation system be used in the back yard. We would like to get verification from an engineered drainage plan that the applicant's proposal will ensure that the finished development will reduce the rate and amount of runoff from this parcel to pre-development levels as much as possible.
- County staff should verify that an engineered drainage plan has been submitted and verified as feasible for implementation with the proposed house design and siting BEFORE final review and approval by the Design Review Committee
- Best Management Practices should also be applied when determining the time of year for construction

This project does involve impervious surface coverage within 200 feet of a creek and according to the "San Mateo Countywide Stormwater Pollution Prevention Program, Checklist For Permanent Stormwater Quality Controls" this qualifies this project as being in a "sensitive area":

"A Project is located in a *sensitive area* if the limit of impervious area will be located less than 200 feet away from a water quality resource, including a wetland, stream, pond, lake, river or bay."

We have determined at this time that this is the only outstanding issue to address outside of the Coastsides Design Review Process. The MidCoast Community Council Planning and Zoning Committee reserves the right to submit comments to CDRC if we deem necessary, or to ask for hearing on this project if other issues come to light during the review process.

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

cc: Karen Wilson, Coastsides Design Review Committee
Marcia Raines, Director, County Environmental Services Agency