

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

April 27, 2005 Via Fax and Email

To: Matt Seubert
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1831 - FAX: 650.363.4849

Re: PLN2005-00116: Consideration of a grading permit, RM-CZ permit and CDP for a new one-story 3168 s/f SFD with two garages at intersection of Elm (not built), Drake (not built) and Fir (not built) in Montara. APN: 036-163-160, 036-163-5??.

Matt:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on April 20, 2005 without the applicant in attendance. As you know this is a complicated project and we will be reviewing it further, but these are our initial comments.

First, we are concerned that the septic system for this house will be less than 100 feet from a public water supply. The wells of Montara Water and Sanitary District sit at the upper edge of the property line for this parcel.

- ❖ The location of these public wells must be marked on the site plan.
- ❖ The septic setbacks from the property line, creek, and MSWD water supply must be clarified and confirmed and must comply with applicable rules.

Second, according to the application, this house will be sharing a well. As far as we can tell, the well to be shared is on parcel APN036-172-030 which sits across the public road in PAD zoning. It is our understanding that you cannot share a well across a public right-of-way, across zoning, and across land use designations.

- ❖ The location of the well and how the water will get to this house must be marked on the site plan.

Third, the general location of this development in relation to the creek must be clarified.

Fourth, although we commend the one-story design of this house, the house still must conform to the Development Review Criteria set forth in the Zoning Regulations, Chapter 36A.2.

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: Dean Peterson, Director of Environmental Health