

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

August 10, 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
650.363.1825 - FAX: 650.363.4849

PLN2005-00271: CDP & CDR for a new 4842 s/f
SFD which includes a 496 s/f garage on a 12,000

s/f parcel on Magellan Ave in Miramar. 11 eucalyptus trees to be removed.
APN: 048-021-230

Dear Farhad:

The Planning and Zoning Committee of the MidCoast Community Council reviewed the above-referenced project on August 3, 2005 with the applicant in attendance. I apologize for the lateness of this letter.

We have the following comments:

We would like to see the new plans for the extended bridge. Applicant said that he will build a longer bridge and pull the bridge footers back from the creek edge.

We were unable to match the trees on the ground with the trees on the plans. Some large trees that are at the front of the house aren't on the plans.

Preservation of the culvert and channel:

- It is imperative that this culvert and channel be preserved during construction and into the future. To that end, the approval of this project should be conditioned on preservation of this culvert and channel such that the channel remains as a feature of the topography of this parcel.
- To ensure that the channel is preserved in the future, there should be a deed restriction on this parcel that preserves this channel with existing contours and restricts landscaping to that which is consistent with the existence of the channel and the potential for water flow.
- This is especially important considering the recent mud slides in southern California involving houses being built in or near "dry" creek beds.

Landscaping:

- The trees on the parcel should be located, verified, and marked with identifiers so that you can orient yourself on the lot.
- Trees should be planted that will grow to the same height as those being removed.
- Other plants should be used that are consistent with the native vegetation of the site.
- Backyard landscaping should be design to enhance this channel and preserve it should water flow return. In light of the construction in this area, it is likely that many Eucalyptus trees further up the channel will be

removed and thus there will be an increase in the potential for water flow in this channel.

Drainage:

- Some drainage from this parcel does go into the channel and down into the wetlands of Mirada Surf. It is imperative that it is determined how much runoff from this parcel actually goes into the channel and down into the wetlands prior to construction so that this runoff is retained at its pre-construction amount and rate post-construction. It is important to the health of the wetlands that the amount of runoff from this parcel into the channel and down into the wetlands is **neither increased nor decreased** as a result of this project.
- "Best Management Practices" from the "San Mateo Countywide Stormwater Pollution Prevention Program," should be specifically 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.
- Again, some drainage from this parcel does go down into the wetlands of Mirada Surf, so we request that the "Best Management Practices" regarding drainage be a specific condition so that no polluted surface contaminants end up in the channel and down into Mirada Surf.
- The approved erosion and drainage control plan should be implemented prior to the commencement of construction.
- Best Management Practices should also be applied when determining the time of year for construction.

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

Thanks so much for your help.

For the MidCoast Community Council Planning & Zoning Committee,

Sara Bassler
Chair, MCC Planning and Zoning Committee