

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

August 15, 2005

FAX/Email

**Pete Bentley**

San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
650.363.1825 - FAX: 650.363.4849

**RE: PLN2005-00022:** Consideration of a CDP and CDR to construct a new 5099 s/f SFR including a 716 s/f 3-car garage on a 12,000 s/f parcel on the cul-de-sac of Magellan Ave.

Miramar. APN: 048-021-320,330.

Dear Pete:

The above-referenced project is currently under construction. It was brought to our attention that some issues arose regarding the culvert and channel that run through the backyard of this property during construction. We are writing this letter to ask you to please enforce the following conditions for landscaping and drainage on this project.

We originally reviewed the above-referenced project on March 2, 2005 with Bruce Stebbins, an associate of the applicant, in attendance. In our letter to the planner regarding this project we recommended preservation of this culvert and channel, among other things.

#### Landscaping

- In the landscape and grading plans that were submitted to the County, there were no indications that the applicant was going to do anything to the culvert and channel during the construction of this home. Unfortunately while working on the parcel, four trees were removed and the channel bank collapsed. It is our understanding that the applicant has now dug out and reconstituted the bank and the channel.
- One of the members of our Committee spoke with the owner, and he is in agreement to resubmit a landscape plan that includes restoration plans for this channel and culvert to restore the banks and floor to a semi-native habitat.
- Also three extra Eucalyptus trees were removed that were not originally marked for removal on the submitted landscape plan, and these should be accounted for in the resubmitted landscape plan, and trees that grow to the same height and stature should be planted in a 1:1 ratio for those removed.

#### Drainage:

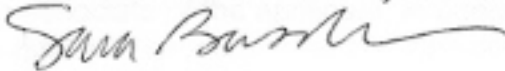
- Some drainage from this parcel does go into the channel and down into the wetlands of Mirada Surf. It is imperative that it is determined how much runoff from this parcel actually goes into the channel and down into the wetlands prior to construction so that this runoff is retained at its pre-construction 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 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.
- Best Management Practices should also be applied when determining the time of year for construction.

Again, we ask you to please ensure these landscaping and drainage requirements are met as a condition of this project moving forward.

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: Dave Holbrook