

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

May 29, 2002

Via email & Fax (2 Pages)

Mike Schaller

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: PLN2001-00416: Coastal Development Permit, PAD permit and Negative Declaration for a domestic well on a vacant, undeveloped 8.55 ac parcel at 40 Afar Way in Montara. **APN:** 036-310-140.

Attendance: Karen Wilson, Chuck Kozak, Ric Lohman, Kathryn Slater-Carter, Sandy Emerson
Applicant was not in attendance.

Dear Mike:

The Planning and Zoning Committee of the MidCoast Community Council reviewed again the above application at our regular meeting of 05-29-02.

1. Our position regarding the well is the same as expressed in point 3 our earlier letter of March 27, 2002:

“ ... Regarding the Well, we do not feel it is appropriate for the approval of any well permits for further residential water production until a complete analysis and survey of the aquifers in the MidCoast region is conducted. This area is already considered as problematic in the limited 1989 Kleinfelder Report, and we would not like to see our water supplies and the health and safety of community be further jeopardized.”

2. Our comments regarding the Negative Declaration are also essentially unchanged:
 - a. We would like to see “restoration of disturbed natural areas to prevent future erosion and siltation problems” added to Mitigation Measure 1 .
 - b. Items 1g, 1j, 3d, 5b, 5c, 5e, 5g, 6d, 6k, 7b and 7e are indicated for “No impact”. These items address issues of loss of ag soils, effects on drainage, streams, and wildlife, increased pedestrian and vehicle traffic, changes in land use, and views from surrounding areas. The well is being drilled in an area that has had no long-range or cumulative study on its aquifer. It seems obvious that this project furthers the residential development of this property, which will bring more people, cars, a differing use of the land and could have significant effect on the scenic values from the adjacent neighborhood. We feel these items should be considered at least “Significant Unless Mitigated” and certainly, as they continue an ongoing development of this area, “Cumulative”.

The committee recommends that the above issues be addressed and actions be instituted before this application proceed any further. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

For the MCC Planning & Zoning Committee,

A handwritten signature in black ink that reads "Chuck Kozak". The signature is written in a cursive style with a large initial "C".

Chuck Kozak
Chair, MidCoast Community Council
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Montara, CA 94037
650.728.8237 (home) - 650.996.8998 (mobile) - cgk@montara.com

cc: Dean Petersen, SMCo Environmental Health