

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

March 16, 2003

To: Gabrielle Rowan

San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1829 - FAX: 650.363.4849

re: PLN2002-00771: Coastal Development Permit for two test wells for domestic use on a 10,000 s/f parcel at Precita & Del Mar in Moss Beach. **APN(s) 037-284-060, 090, & 110.**

Gabrielle:

The MidCoast Community Council Planning and Zoning Committee reviewed the above referenced application at our regular meeting of 02/19/03.

Our only comments are to note that (1) this is a substandard-sized lot (10,000 s/f in a district where the minimum is 20,000) and that any subsequent development will be subject to that consideration and not predicated on the existence of the well, and (2) that drilling procedures be subject to full controls to prevent runoff and erosion problems. Beyond those, the Committee found no issue with the application as proposed, notes that all required information on setbacks was provided, and recommends approval as presented.

Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.



Chuck Kozak
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