

## **Planning & Zoning Committee of the MidCoast Community Council**

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

April 16, 2001

Fax: 2 Pages

**To: Ms. Lily Toy**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1841 - FAX: 650.363.4849

**re: PLN2001-00112:** Coastal Development Permit for the conversion of an existing Agricultural well to a domestic well on a 3.05 ac. parcel to serve an existing house at 801 June Hollow Road in Montara. APN(s) 037-044-030, 040, 050.

**Cc: Dean Petersen, Director of Environmental Health**

Lily:

I understand Stephanie Willsey, the original planner for this project, has left the County Planning Department. Please direct this to whichever planner is assigned to his project.

At our meeting of 3/21/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

1. The committee takes exception with this proposal as an abuse of the existing exemption from permits for the installation of agricultural wells. There is obviously no agricultural use of this land, nor was any ever intended. This application is part of a larger project that involves a Lot Line Adjustment and the development of an additional residence within the property, and this well was admittedly installed to eventually serve the existing residence when the new house needed to use the existing well. It was a matter of convenience to have this well in place to facilitate the LLA, and now this application for conversion to residential use has been structured so as to be considered independently of any other proposals for development on this parcel.
2. There has been documented evidence of wells going dry in this area, specifically at the property immediately to the south on June Hollow Road. As the purpose of Resource Management District is mainly to “manage resources” in a rural and sensitive area, we feel this application needs further analysis as to the viability of further well installation in this part of the MidCoast. According to neighbors in the area, there is concern about further well draw-down, as 5 new wells within 350’ of this one have recently installed.

3. No documentation was provided regarding the existence of septic systems or other wells, nor of the requirement for verification and probable expansion of the existing septic system on the property. We would like verification that the well meets all the requirements for setbacks from existing or planned septic, other wells, property lines, and utility easements.

At this time, we cannot agree to approval of this application. We especially would encourage that no action be taken on this application until the matter of whether the new house can even be built is decided, an issue that was made clear at the Planning Commission hearing of the appeal on the Lot Line Adjustment. If it cannot, there is no need for this well and it should be abandoned. This well conversion, the LLA, and the proposal for the new house were all once under one application – we would like to ascertain that these remain linked, if not actually reconsolidated again, and not considered as separate items as this may be construed as an attempt to circumvent adequate review of the full scale of the proposed project.

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



Chuck Kozak, MCC Planning and Zoning Committee Chair  
POB 370702, Montara CA 94037  
Voice/FAX: 650.728.8239 Day: 650.996.8998 - cgk@montara.com