

## Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

June 17, 2001

Fax: 2 Pages

To: **Ms. Miroo Brewer**

San Mateo County Planning and Building Division

Mail Drop PLN122, 455 County Center

Redwood City, CA 94063

650.363.1853 - FAX: 650.363.4849

re: **PLN2001-00226:** Coastal Development Permit and Resource management Permit for "after the fact" tree removal of 24 Eucalyptus trees at 1441 Alamo in Montara. APN 036-270-080

Miroo:

At our meeting of 5/16/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. We had the following comments:

The Committee was extremely concerned with the conditions under which this tree removal occurred. We understand that it was under advise of neighbors and other local sources within the area that it was "okay" for Mr. Kovar to go ahead and remove the subject trees without any sort of permit or checking with the County first. We find this general disregard for existing safeguards for protection of our environmental resources disheartening and would encourage the County to actively help the MidCoast Community Council in raising the level of awareness of not only the regulations involved, but the need for adherence to those regulations.

The situation that now exists on the property after removal of these trees presents a distinct deterioration in terms of protection of the remaining trees and the erosion and drainage problems that existed before. Trees that have been exposed now have suffered wind damage and further loss of canopy to the area, and the removal of the trees has exasperated the flooding problems onto the property to the west.

Our concerns here extend beyond the subject property, and we believe there is a need to look at the Resource Management issues overall in the area and how well current policies and practices are serving the goals of the RM/CZ district. Mr. Kovar has been very helpful and forthcoming in wanting to deal with these problems in a comprehensive manner, and in consultation with him we have developed the following proposal:

As this is a Resource Management Zoning District, we would like to see a Resource Management Plan developed for this property. Specifically, one that addresses the revegetation of the area to help control erosion and direct the drainage and that analyses the remaining forest groves on the property and the surrounding areas and addresses what needs to be done to protect the remaining trees from further exposure damage. This might also be expanded into a management plan that would be oriented toward the controlled replacement of trees that may be at risk or undesirable with younger specimens with a higher level of species diversity.

We agreed that if a truly comprehensive management plan that took into account not only the health of the trees on the property but of the surrounding groves were developed, that we would support this in lieu of the usual increased fees for tree removal and one-to-one planting requirements. We see this as being very connected to Mr. Kovar's other applications (PLN2001-00084 and PLN 20001-00095) and would like to get a response from the County on how it plans to proceed before we continue with the review of the other applications.

The above comments and recommendations represent our Committee's response to this application, and we would be willing to work with the applicant and the Planning Department for developing guidelines for such management plans. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.

A handwritten signature in black ink that reads "Chuck Kozak". The signature is written in a cursive, flowing style.

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