

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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August 7, 2001

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To: **Mike Schaller**
San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
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re: **PLN2001-00278:** Coastal Development Permit and Categorical Exemption for the construction of new storm drain facilities, replacing the existing roadway structural section along 1.04 miles of County roads in El Granada.

Mike:

At our meeting of 7/18/01, the Planning & Zoning Committee of the MCC reviewed the above referenced application. We had the following comments:

1. We would like the project area to be analyzed for new residential construction activity and that this project and those be coordinated to minimize street and access disruption.
2. We would like to see the project properly phased for access and safety to the residential areas affected.
3. We would like to see this project conditioned on the development of a replacement and maintenance program for street trees proposed to be removed.
4. The committee was very impressed with the report submitted by the Mayne Tree Expert Company, and would encourage that the "Mitigating Measures for Construction Impacts on Existing Trees" be implemented in the project.

With the above comments, redesigns and conditions added, the committee finds the project as presented meets the zoning regulations and land use designations of its area.. 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

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