

## Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

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October 7, 2001

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To: **Mike Schaller**

San Mateo County Planning and Building Division

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**re: PLN2001-00430:** Coastal Development Permit, PAD Permit, RM Permit and Negative Declaration to replace an existing 6" raw water main with a new 4" above ground water main from Montara Creek Diversion to Storage reservoir at 714 Alta Vista Rd. in Montara. APN 036-180-030

Mike:

These are some further comments on this application after I looked over some details.

- 1) Ownership of the parcels is not correctly noted on the application. According to recent records, 036-180-110 is owned by Coast Wholesale Florists, Inc, and 036-370-030 (where the impoundment and upper level of the pipe is) is owner by the Peninsula Open Space Trust. There is no indication of notification of the property owners, although there may be easements involved that allow them to do this type of work.

The damaged riparian areas noted in our last letter (9/28/01) are on one of these parcels, but I'm not sure which.

- 2) I don't think the project qualifies for the Grading/Land Clearing Permit Exemption noted, because there are existing slopes of more than 20% and the area does indeed involve sensitive habitat areas (conditions b and c of Exemption category 1).

Please keep me informed of any developments with this application. Thanks.



Chuck Kozak, MCC Planning and Zoning Committee Chair

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