

Planning & Zoning Committee of the MidCoast Community Council

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December 3, 2001

Fax: 1 Page

To: **Ms. Gabrielle Hudson**

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: PLN2001-00632: Resource Management Permit and Coastal Development Exemption for demolition of existing 100 sq. ft. pump house and construction of a 450 sq. ft. pump house/tractor storage building on a 1.87 acre parcel at 1619 Sunshine Valley Road in Montara. APN 037-053-070

Gabrielle:

At our meeting of 1017/01, the Planning & Zoning Committee of the MidCoast Community Council reviewed the above referenced application. The applicant/owner was in attendance.

The committee found that the project as proposed seemed within conformance of applicable regulations and zoning – our only concerns were the drainage channel that runs through the property immediately next to the proposed shed and the keeping of a tractor in the immediate vicinity of a well and the drainage channel..

Although this channel is a bare ditch on this parcel, there is ample evidence of riparian corridor habitat on the parcels to the north and south, and there may a concern about drainage into those areas. The applicant did discuss the desire to start a revegetation effort on the channel, which we would encourage to minimize erosion into the riparian area immediately to the south of the property.

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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