

March 27, 1998

To: Bill Rozar, Zoning Hearing Officer  
San Mateo County Planning Division  
590 Hamilton St, Second Floor, Redwood City, Ca 94063

cc: Jeff Merz, Project Planner

From: MidCoast Community Council Planning and Zoning Committee

Re: File No. CDP 97-0069 Kennedy Test Wells

Dear Sirs:

The MidCoast Community Council Planning and Zoning Committee has reviewed the application CDP-97-0069 for the drilling of two test wells and believes the County's determination that the project will not have a significant effect on the environment cannot be made without taking the following facts into consideration - These issues should be addressed and the requested actions taken before the negative declaration and the project application is approved:

- 1) The Montara Sanitary District Engineer would probably require a sewer line to be installed on 12th Street, but the exact location of such a line has not been determined. Therefore, any well should be located no less than 50 feet from the public right-of-way (see Section 4712, San Mateo County Ordinance Code).
- 2) In accordance with Section 9321 of the San Mateo County Ordinance Code, if there are any other properties in the area with septic systems, they should be located at least 100 feet from any wells on the Kennedy property. Properties adjacent to the project parcel have septic systems that were installed before the District issued septic permits. Hence, a required 50 foot setback mentioned in the staff report is not correct.
- 3) The proposed well is located in the Citizens Utility Service Area, which currently has no available water connections and no foreseeable ability in the future to provide new water hookups. What is the County's planned response if this well fails at some time before any further water options for this area are developed?
- 4) The County should continue to keep close track of the numbers of wells developed in the MidCoast, especially in these areas away from the primary supply aquifers that may be tapping small, limited ground water supplies
- 5) The County should consider the accumulative impacts of wells in this area taking into account:
  - a) Other existing wells nearby, and
  - b) Other potential new wells on surrounding lots without Citizens' connections
- 6) The County should ascertain if any of the adjacent undeveloped parcels are under the same ownership (i.e., what is the possibility of this well serving multiple parcels)

7) The County should determine if this project has the potential to stimulate other nearby undeveloped parcels to drill wells, and if so, what bearing this decision will have on those future proposals. (see 3 above)

Thank you for addressing these issues. We look forward to working with staff on this project.

Sincerely,

Laura Stein,  
Member, MidCoast Community Council Member,  
Chair, Planning & Zoning Committee  
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