

Planning-Commission - Re: Agenda for Nov 4, 2015 PC meeting (Item 2 - La Costanera)ensure that vehicle and equipment wash down drains to a pretreatment device and the sewer, not the beach

From: <montarabeach@comcast.net>
To: Camille Leung <cleung@smcgov.org>
Date: 10/30/2015 3:00 PM
Subject: Re: Agenda for Nov 4, 2015 PC meeting (Item 2 - La Costanera)ensure that vehicle and equipment wash down drains to a pretreatment device and the sewer, not the beach

Thanks Camille:

I've asked the SMC Stormwater Program to enforce the storm water regs both state and local AND the Governor's emergency drought regs from this spring re: washing down vehicles and equipment in the lots that drains to the beach.

According to the staff, the County storm water staff told them it was okay if they don't use soap. It is not. That is still a violation of the county NPDES MS4 permit.

If this permit is granted ensure that vehicle and equipment wash down drains to a pretreatment device and the sewer, not the beach. And check in with storm water staff to see if they are up to date.

Thanks,

Brenda Donald
146 2nd St Montara

From: "Camille Leung" <cleung@smcgov.org>
Sent: Thursday, October 29, 2015 5:19:35 PM
Subject: Re: Agenda for Nov 4, 2015 PC meeting (Item 2 - La Costanera)

Staff Report will be posted by end of day today.

Camille M. Leung
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1826
Fax: (650) 363-4849

Please help us to serve you better and take a moment to complete our survey, just click on the link below:

<http://planning.smcgov.org/webforms/san-mateo-county-planning-and-building-engagement->

survey

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>>> Camille Leung 10/29/2015 10:36 AM >>>
Agenda for Nov 4, 2015 PC meeting (Item 2 - La Costanera)

http://planning.smcgov.org/sites/planning.smcgov.org/files/events/Pca1104z_jl_sm%20rev%201021_jl.pdf

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From: Camille Leung
To: montarabeach@comcast.net
CC: Planning-Commission
Date: 11/2/2015 9:50 AM
Subject: Re: Agenda for Nov 4, 2015 PC meeting (Item 2 - La Costanera)ensure that vehicle and equipment wash down drains to a pretreatment device and the sewer, not the beach

Hi Brenda,

Thanks for our letter. The County's concerns regarding washwater are in relation to the trash storage area. To my knowledge, there hasn't been any complaints regarding vehicle and equipment wash down. Please let me know if you see these activities. Here are the pertinent requirements for washwater communicated to the owner:

As stated in the County's letter (Attachment E of the staff report), the County has informed the applicant and owner that:

All stormwater discharges to on and off-site areas which do not drain to a sanitary sewer and/or areas which drain to the beach shall cease immediately. Within 14 days of the date of this letter, the property owner shall submit a drainage plan for washdown and trash enclosure areas. The drainage plan shall demonstrate that all washdown water will be directed to the sanitary sewer system.

Also, Condition 10 of the Staff Report requires modification to the drainage system of the trash storage area. See sentences underlined below.

10. Trash storage areas (including recycling or food compactor areas or similar areas) shall be covered (a built-in cover for each dumper is acceptable) and the grade modified so that spills, any stormwater and wash water flow to drains connected to the sanitary sewer system, subject to the local sanitary sewer agency's authority and standards and review and approval of the Department of Public Works. The owner shall obtain a building permit for drainage improvements and complete the work in compliance with Condition No. 3. All outdoor washing activities are prohibited, except in areas which drain directly to the sanitary sewer. Wash water is prohibited from entering parking or vegetation/landscaping areas.

Hope this addresses your concerns. Thank you!

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>>> <montarabeach@comcast.net> 10/30/2015 2:59 PM >>>

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Thanks,

Brenda Donald
146 2nd St Montara
----- Original Message -----

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CGF Letter re: Connect the Coastsides Workshop 3

Lennie Roberts <lennie@darwin.ptvy.ca.us>

Mon 11/2/2015 8:15 AM

Inbox

To: Jeannine@Coastal Manna <Jeannine.Manna@coastal.ca.gov>; Janneth Lujan <JLujan@smcgov.org>; Rob Bartoli <RBartoli@smcgov.org>; Steve Monowitz <SMonowitz@smcgov.org>;

2 attachments (152 KB)

CGF CTMP DevForecast 11-2-15.pdf; ATT00001.txt;

Hi Rob, Janneth, Steve, and Jeannine,

Happy Rainy Monday!

Attached are my comments on Workshop 3 and the Alternative Development Potential Forecast and Transportation Performance Standards on behalf of Committee for Green Foothills.

Janneth, could you be sure that the Planning Commission gets this, thanks!

If you have any questions, please feel free to call or email me.

Lennie Roberts

Planning-Commission - PC

From: Lisa Ketcham <lisa.ketcham@comcast.net>
To: Planning Commission <Planning-Commission@smcgov.org>, Camille Leung <cle...>
Date: 11/1/2015 12:36 PM
Subject: PC

Thank you for addressing the concerns of the Midcoast Community Council in the Conditions of Approval for PLN2015-00297, La Costanera patios.

Contrary to assurances in the applicant's October 14 letter, the high contrast white paint on roof utility fixtures (vent pipes, gutters, downspouts, and rooftop enclosure) has not been restored to earth-toned color that blends with the brown building, per condition of PLN2015-00179. Please include this requirement in Condition 3.

The intent of the original design and permit for this restaurant to minimize visual impacts should be maintained. The Scenic Corridor's coastal viewshed, from mountain ridge to ocean, from Devil's Slide to Montara Gateway, as been preserved as natural open-space public land. The restaurant site is highly visible from highway and beach and is the only commercial use in the entire viewshed.

The attached photos were taken October 28, 2015.

Sincerely,
Lisa Ketcham, Secretary
Midcoast Community Council



