

**Planning & Zoning
Committee of the
MidCoast
Community Council**
PO Box 64, Moss Beach
CA 94038
Serving 12,000 residents

June 9, 2003

To: Sara Bortolussi

San Mateo County Planning and Building Division
Mail Drop PLN122, 455 County Center
Redwood City, CA 94063
650.363.1839 - FAX: 650.363.4849

**re: PLN1999-00333: After-the-Fact Grading and Coastal
Development Permits for grading and clearing of vegetation to
improve Howells Street west of Sunshine Valley Road in
Montara. APN 036-282-330 & 340.**

Sara:

I received the copy of the May 5, 2003 letter from Jerry S. Gonzales of Lea & Sung Engineering regarding our comments on this project. The MidCoast Community Council Planning and Zoning Committee reviewed the letter at our regular meeting of 06/04/03. Mr. Gonzalez's letter addressed our points 1 through 7, to which we had the following comments (please reference our original letter of 4/9/03:

1. Our original comment was addressed specifically to the County process for development at this site, and not to the design of the street improvement except to the issue of it's completion and certification as functional before allowing any building permit to be issued. We appreciate Mr. Gonzalez's clarification of his role.
2. We understand the extent of the job as defined to the engineering firm, but our original comment regarding driveway access for the proposed house and for subsequent development still stands. There is no guarantee the other lots will not be developed in the immediate future, and considering the situation and the contiguous ownership. It would seem advantageous at this time to plan for the access and drainage handling capacity of subsequent development.
3. We found the response to this item to not answer the questions asked regarding capacity for heavy storm events and increased runoff from subsequent development, and what potential impact to downstream properties and future parkland might be.

Regarding runoff from Sunshine Valley Road, there is a shallow shale that directs most stormwater to continue on down Sunshine Valley, but during heavy and/or long duration events observed at the end of this past winter, the swale's capacity is exceeded and water flows onto Howells. Debris trails can still be seen at this time of year that would indicate that some water does turn the corner.

4. We appreciate the further details on construction, compaction and projected percolation of the structures. We did not have this information before. We are still concerned about where and how the spillway will drain, and to what extent still it would drain onto private property downhill as indicated by "not so much", as well as what impact the drainage might have downhill.

5. Again, we appreciate the clarification on possible maintenance requirements, and our earlier comment on a conditional requirement and enforcement mechanism still stands.
6. Explanation noted.
7. I'm not sure, but I think we agree with Mr. Gonzales here regarding sheet flow and absorption if that is being presented as an alternative to piping the drainage directly to the street, and we would further recommend that any permitted residential development have stormwater retention facilities as well. Our original comments on plan discrepancies were not addressed and still stand.

After further review of the project and the new information provided, we still can not support approval of the project as presented, and we would hope to see the issues of subsequent development and down hill impacts addressed. Thank you for your help, and please keep us informed of any further developments, redesigns, hearings, approvals or appeals concerning this application.



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