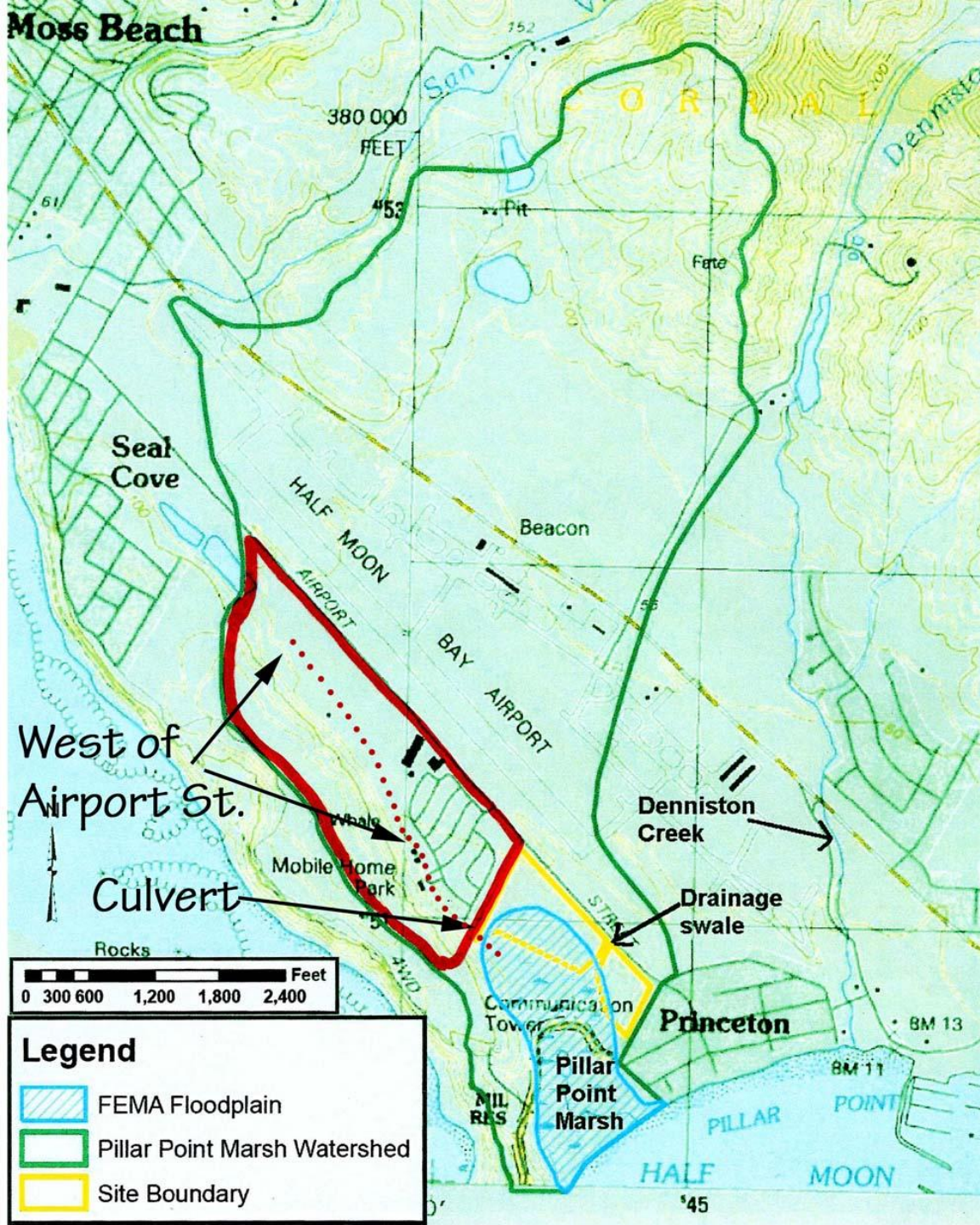


Presentation to the San Mateo County Planning Commission
Meeting of November 18, 2009
Big Wave Impact Hydro-4 Drainage/Flooding

- The Draft EIR states that “Placing fill or other structures in such a way as to block existing drainage paths could result in increased onsite or offsite flooding, particularly if there is significant offsite drainage that flows through the site. However, since no drainage report was provided by the applicant, it is unknown if there are substantial stormwater discharges that would travel onto the site from neighboring areas, particularly the residential development to the northwest.”



There is no mention in the Draft EIR of the significant portion of the watershed drainage west of Airport St. and north of Big Wave which includes the community of Pillar Ridge, the open fields to the north and the hillside to the west. The drainage follows a creekbed through the fields and then along the base of the bluff behind the Pillar Ridge community.



Corroded
culvert

All this drainage enters the marsh at one point, through a badly corroded 36" culvert under the access road at the northern perimeter of the Big Wave Office Park parcel.

In December 2005, a Big Wave contractor, clearing vegetation from this long-overgrown access road with bobcat or similar equipment packed mud and vegetation into the marsh, totally blocking the culvert outfall.



Culvert inlet
12/26/2005



Culvert outfall in marsh
packed with mud & debris 12/26/2005



Several blocks of the Pillar Ridge community were flooded.





Pillar Ridge Management was luckily able to locate the contractor on their own to resolve this emergency situation.

Big Wave L.L.C. never replied to letter and pictures concerning this event.

Mud and debris removed from marsh at culvert outfall. (photo 1/19/2006)



photos: 1/19/2006

The mud and debris were just moved to an adjacent area of the marsh (labeled Wetland A in the Draft EIR).



The Draft EIR includes Source Control “Best Management Practice” of regular maintenance of the storm drain system. Given our past experience with the applicant’s maintenance of their storm drain system, the flooding it caused in our community, the lack of any drainage report in the Draft EIR, and the complete oversight in the report that this drainage even exists, we do not agree that there are no significant impacts regarding drainage at this project.

Pillar Ridge Homeowners Association
Lisa Ketcham, President