

Pacifica Councilmember
Pacifica, CA 94044

May 9, 2015

Dear Councilmember,

You may not be aware Valero Gas Station, 505 Linda Mar Blvd, Pacifica, CA 94044 on Linda Mar Beach is available for sale with permits applied for as a 32' tall 24 hour 7-Eleven gas station selling beer and liquor.

Assuming the necessity of Pacifica's \$20M "Wet Weather Equalization Basin", the Valero location (hereafter "V"), is an excellent site-- the closest property to the "Engineer's Best Case" scenario of the Linda Mar Pump Station, not under the California Coastal Commission's immediate purview, it is the plotted epicenter of the two low points in the Linda Mar neighborhood and the Linda Mar Pump Station inlet.



The Valero ("V") property is the only one that floods on three sides... Cabrillo Highway, Anza, and Linda Mar Blvd thus allowing much shorter (less expensive) gravity-fed inlet pipes and a true no-power gravity feed,

saving taxpayers between \$800k - \$1.6M during initial construction (based on publicly released estimates of properties "C" and "A") and perfectly positions an eventual (dry-side of Cabrillo Hwy) force main to Calera Creek Water Recycling Plant should it be necessary in the future (remember, RMC stated in the Collection System Master Plan 3.2.2 – Pump Stations: "overflows that have occurred in upstream trunk sewers in Linda Mar Boulevard may have been partly or primarily due to flow backing up from the Linda Mar Pump Station due to insufficient pumping capacity").

The Valero ("V") location is wider than the runner up Caltrans-trailer "A" spot, allowing a wider, shallower equalization basin of the same displacement that is less expensive... digging below a certain depth becomes almost exponentially more expensive and could save Pacifica residents an estimated \$1.2M.

Sixteen homes gain increased beach or ocean view footage if the existing Valero ("V") building height is reduced from 14' to the 3' curb height RMC described in the April 23 City Council meeting, with an increase in visibility, traffic flow, and safety for pedestrians while entering and exiting Linda Mar Blvd.

I take the Wastewater Department's Dave Gromm at his word when he states that they have eliminated odors at the Calera Creek Reclamation Center location and will do the same with the Equalization basin... that said in a worst-case scenario the Valero ("V") location's proximity to Cabrillo Highway allows free rising counterclockwise hot air currents caused by North South opposing-direction 55mph Cabrillo Highway traffic to help circulate air, and should Mr. Gromm be inaccurate there are far fewer affected homes and potential litigants in the expanded radius around the Valero ("V") location than the Caltrans-trailer ("A") location.

Choosing the Valero ("V") location over the Caltrans-trailer ("A") location eliminates the requirement of relocating the SamTrans station (estimated \$850k), and its higher elevation accommodates both a 4 foot sea level rise and the 25 mgd (million gallons per day) peaks actually experienced by Wastewater, not just the 19 mgd events planned for by RMC. (<https://www.youtube.com/watch?v=fnc-raQ8Lf4&t=24m26s>).

The Valero ("V") location is zoned appropriately and has core samples in the possession of the Pacifica Planning Department as we speak, it would also eliminate any potential negative effects of a 7-Eleven with a 24 hour liquor license 36 feet from Linda Mar Beach (Note: Pacifica has historically razed two homes on the same beach after abusive alcohol-related events).

The Valero "V" location preserves the culture, look and feel of the closest thing Pacifica has to a downtown, has widespread neighborhood support, and it keeps what is essentially a giant sewage tank (albeit used thrice a year) away from the food-based first (Safeway) and third (McDonald's) largest employers in Pacifica.



The Valero (“V”) location allows an estimated \$3.2M of construction savings versus the runner-up Caltrans “D” location, while allowing four other liquor licenses 1000 feet further away from the beach to continue to serve the public and the Shell Station in Rockaway continue its service of gasoline to Pacifica residents.

As Pacifica City Council members, I am formally requesting that you add the Valero “V” location to the runner-up Caltrans trailer “D” location and the federally-wetlands-restricted “C” locations for consideration.