



May 18, 2015

President Carole Groom and
Members, Board of Supervisors
400 County Center
Redwood City, CA 94063

Re: Item #6 on the May 19, 2015 Agenda: Appeal of Big Wave Project, PLN2013-00451

Dear President Groom and Supervisors,

On behalf of Committee for Green Foothills (CGF), I would like to thank Supervisor Horsley and his staff for facilitating the meeting on February 26, 2015 between Appellants and County Planning, County Counsel, Coastal Commission staff, and the Applicants, to consider a list of 10 revisions or clarifications regarding the above-referenced project that were suggested by the Appellants. The Applicants have agreed to the requested revisions/clarifications as summarized on pages 15-18 of the Staff Report, for which we thank them.

CGF particularly appreciates the Applicant's willingness to: (1) move the Wellness Center buildings further from the property line to allow a 65-foot setback, which will reduce impacts on the Pillar Ridge community, (2) reduce the overall square footage of the office park buildings by 13,000 square feet, allowing a maximum total of 176,000 sq. ft. of business space, and (3) place a conservation easement on the southern parcel that (a) restricts any future development of the "outdoor boat storage" area to 12,000 square feet of buildings, and (b) limits building height to a maximum of 24 feet.

CGF remains concerned about the ongoing hazards to residents of the Pillar Ridge community and future residents of the Wellness Center from the adjacent propane tank farm, which was one of the listed concerns at the February 26, 2015 meeting. The County does not appear to have any records of permits for this facility. We understand that the County is pursuing this issue as a separate matter, but nonetheless we believe this is an urgent ongoing safety problem that needs to be addressed as expeditiously as possible.

This has been an extraordinarily challenging project from the standpoint of the community and environmental groups. There are other, more global issues that many people remain concerned about, including whether this difficult to access site next to the airport is an appropriate location for housing people with disabilities, and whether there will be a viable market for a business park; however, these issues involve decisions that are beyond the purview of CGF.

CGF would like to again thank Supervisor Horsley and County Planning staff for the time and attention to the list of concerns of the Appellants, and for the Applicants in working to resolve them.

Sincerely,



Lennie Roberts, Legislative Advocate

Cc: Camille Leung, Project Planner
Steve Monowitz, Acting Community Development Director
John Nibbelin, County Counsel
Tim Fox, County Counsel
Jeff Peck, Applicant
Scott Holmes, Applicant
Nancy Cave, California Coastal Commission
Jeannine Manna, California Coastal Commission
Mike Ferreira, Sierra Club
Ken King, Sierra Club
Ed Larenas, Surfrider Foundation
Lisa Ketcham, Pillar Ridge Homeowners Association