



Steve Dworetzky, Chair and
Members of the Planning Commission
County of San Mateo
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Item #1 on the January 14, 2015 Agenda: Big Wave Project

Dear Chair Dworetzky and Members of the Commission,

The San Mateo Chapter of the Surfrider Foundation thanks you for your continued efforts to make this project compliant with the LCP and the California Coastal Act. We believe there is a viable project here however it needs a lot of work. The complete and accurate details of all its aspects need to be made available to the public for review and comment. The details that have been provided thus far fall short of what is required, irrespective of the applicant's claims to the contrary.

If approved in its current incarnation this will be the largest project in the unincorporated Mid-Coast, with long lasting negative impacts to the local environment, to the Mid-Coast residents and to the thousands of people who visit the coast every year to enjoy its rural nature.

The Surfrider Foundation objects strongly to the size, scope, and impacts of this project. As stated above, we object to the lack of transparency of the information provided to the public. The County Subdivision regulations absolutely require that the details of the project provide information sufficient for detailed analysis. This requirement has yet to be met.

The Vesting Tentative Map and Tentative Parcel Map do not provide sufficient information and clarity for evaluation of the projects impacts on the adjacent wetlands. Both the TPM and VTM do not show where stormwater runoff facilities are located. Note that the grounds are on top of an impermeable clay layer. During archeological and geologic trenching the applicants struck water at only seven feet below the surface. This, after several years of the most intense drought in decades! It is not clear if the stormwater runoff facilities will be capable of managing runoff from normal rainfall for the area. The 150 foot wetlands buffer, of which 50 feet are allowed for organic gardening, must be clearly indicated along with all of the other water containment and filtration systems. Surfrider is concerned about the impacts of this

project on the water quality of Pillar Point Marsh and the wetlands adjacent to the project. It is impossible to determine the projects impact on these critical environs with the details provided.

Surfrider insists that the entire south parcel become a conservation easement as partial mitigation for the projects inevitable environmental impact. This impact includes, but is not limited to, loss of critical wetlands and decline in the water quality of the local environment.

Surfrider is also concerned about the projects impact on view corridors and the public's access to the coast. There are many uncertainties in the current plan regarding parking spaces. We support the 420 parking space limitation required by the LCP if the project overall size remains at 84,000 square feet of office space and request that this requirement be maintained. The projects impact on traffic remains unclear. Pillar point harbor to the south is an area heavily used by the public and is already at its traffic limits. Cypress Avenue, north of the project is the only access road to highway one and it is only 20 feet wide. There is very little room for traffic mitigation here. Pedestrian and bicycle travel on Cypress is extremely hazardous under current conditions. It is unclear how the project will provide safe travel for pedestrians and cyclist given the significant increase in traffic resulting from the project. Regarding the view corridor, the applicant claims that there will be minimal impact. We assert that it is impossible to evaluate the projects impact on these views without placement of proper story poles which remain in place long enough for public review.

Surfrider request that you deny the plan because it is out of scale with the character of the community and because it will significantly impact the public's access to the Fitzgerald Marine Reserve, Pillar Point Harbor and other local recreation areas.

Given the proposed project lack of sufficient detail on many its most important aspects and its continued non-compliance with the LCP and Coastal Act Surfrider Strongly Opposes the project in its current form.

Sincerely,

Edmundo Larenas
Chair of the San Mateo Chapter of the Surfrider Foundation
Box 2006 El Granada, California 94018