



LOMA PRIETA CHAPTER

San Mateo, Santa Clara, San Benito Counties

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January 13, 2015

Re: Big Wave Project - January 14 Planning Commission Agenda

To: Chair Dworetzky and Members of the Commission


The Sierra Club has a long history of supporting the protective provisions of the California Coastal Act and Local Coastal Programs throughout the length of coastal California. The unincorporated San Mateo Coastside is no exception. On behalf of the Sierra Club - the Club having been one of the appellants to the California Coastal Commission of the previously processed application - the Loma Prieta Chapter Coastal Issues Committee submits the following comments to the modified proposal currently before you.

We appreciate that there has been an effort to adjust aspects of the project in order to be partially responsive to the concerns raised by Coastal Commission staff but we concur with the concerns and comments brought forward by the Committee for Green Foothills in their letter of January 12, 2015. There are modifications yet to be made. In particular:

- 1.) If the project were to be built in its entirety it is obvious that the roads - coastal access roads - could not accommodate the additional traffic and that Coastal Access would be severely impacted. The expenditure and permitting that would be required to mitigate that impact is not adequately considered. The widening of Cypress Avenue and its bridge in order to handle auto and bike/ped traffic as well as to interface with the signalization or roundabout at Highway 1 would pose considerable environmental problems and substantial cost issues - not to mention the eminent domain issues with the homes near the intersection. The layout of access through Princeton is also highly problematic and easily congested by commuter traffic. We do not concur with breezy assurances that all will be well.
- 2.) We appreciate that the application responds to the Coastal Commission input regarding wetland buffer zones. We do wish to point out that the buffer zone needs to be described as 150 feet in which the outer 50 feet is restricted to certain LCP permitted buffer zone uses, not only proscriptions of certain uses.
- 3.) Given the setting of the project and the density of proposed uses it does not seem possible that there is a mathematical method by which Coastal Views and Community Character provisions can be met. Moving the housing from the South Parcel has improved those visual aspects but has not overcome the overall problem of consistency with visual policy.
- 4.) The South Parcel no longer contains planned buildings but the area that has been designated for paving along the southern edge seems egregious in light of the fact that this parcel once displayed heavy vegetation prior to "farming" and soil importation practices in recent years. We attach photos from 1993 and 2002 for reference.

The Sierra Club does recognize that there are several areas in which there have been adaptations to some Coastal Commission concerns but there is much more to be done in order for an application on this property to be fully consistent with the Coastal Act and LCP, so we must close with the statement that we must remain in opposition to the project as configured.

Sincerely,


Ken King, Chair
Loma Prieta Chapter Coastal Issues Committee
Sierra Club