

Midcoast Community Council

An elected Municipal Advisory Council to the San Mateo County Board of Supervisors

Serving 12,000 coastal residents

Post Office Box 248, Moss Beach, CA 94038-0064

<http://mcc.sanmateo.org>

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October 26, 2010

Jim Eggemeyer
Planning Director
San Mateo County Planning Department
400 County Center
Redwood City, CA 94063

Re: Big Wave FEIR

Due to the size of the document, and the significant changes to the project, the Midcoast council is asking for more time to review, digest and comment. We request a 60 day period from the release of the FEIR to complete this review.

The FEIR and the Staff Report are poorly organized, inaccurate and incomplete. There is information from the DEIR that is no longer relevant and there is missing information (both site plans are shown interchangeably, ex. The latest traffic proposal shows the old site plan). The lack of page numbers makes it difficult to reference the document.

There are still many vague and unresolved issues.

- Water source
- Waste water management
- Tsunami evacuation
- Airport noise/ danger
- Wetlands impacts/ changing delineation
- Traffic directions/ impacts on visitors (LCP)
- Parking (off site?)

Many of the unprecedented number of public comments stated that the scope and scale of the **project was too large and did not fit with the character of the community**. In the FEIR responses, this was largely dismissed as “opinion”, but many believe that an office park of unprecedented size is by definition significant, and must be addressed.

A Wellness Center on the coast is a good idea but it should be considered separately from the Office Park Project and its location is problematic. The Wellness Center proposal by itself could be reviewed faster, approved faster, and could be up and running. Using a good a good cause to push through an overly large commercial development project is bad policy.

This location is zoned M1 or light industrial, not commercial. While appropriate for some offices it not suitable for a large office park. The M-1 zoning makes sense due to the remote location. Light industrial uses do not generate as much traffic, and are suitable in locations with noise (airport).

The building height has been reduced, which is good, but the footprint increased to keep the square footage at 225,000 sq ft. There are more buildings, but they are closer together.

Many of the proposal in this project represent deviations from current County development policy, starting with:

The brand new policy, in which planning staff is directed to create the EIR, and then reviews the EIR. Available for future projects? This looks bad to everyone.

Revising parking requirements in favor of the applicant. If the cars don't fit, change the requirements. Page III.A-19 Based on what?

Recommending approval without an actual water source. This is new policy.

Recommending approval without an actual sewer hookup.

A 20-year development agreement. Groundbreaking.

All of these items represent new development policy. They need to be discussed at public outreach meetings and vetted at the Board of Supervisors.

Good planning is a balance between the rights of the developer and the needs of the community. Good planning policy strives to keep that balance. In general, the FEIR as released, seems to be out of balance.

Sincerely,

[SIGNED]

Neil Merrilees
Chair, Midcoast Community Council

Cc:
San Mateo County Planning Commission
San Mateo Board of Supervisors