

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*

P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Lisa Ketcham **Dave Olson** **Claire Toutant** **Laura Stein** **Dan Haggerty** **Chris Johnson** **Brandon Kwan**
Chair Vice-Chair Secretary Treasurer

May 25, 2017

President Don Horsley and Members of the
San Mateo County Board of Supervisors
-- via email --

Subject: **Big Wave NPA Project Modification, PLN2013-00451**

Dear President Horsley and Members of the Board:

The Midcoast Community Council (MCC) has the following comments on the proposed amendments to the Big Wave Development Agreement.

Condition 73, Timing of Construction and Protection of Undeveloped Lands

MCC strongly opposes reversal of a key condition of project approval that requires start of construction of the first Wellness Center building before any Business Park buildings are issued a building permit. Let us be clear: This construction sequence was not a mistake. The intent and understanding is perfectly clear in the wording approved in 2015 by the Board of Supervisors and now proposed to be stricken from Condition 73 and from the Development Agreement:

#73 & 5.3.4.5. In no event will any construction for business uses take place prior to construction of the Wellness Center, Building 3.

5.3.8.3.1. The County will not issue any building permits for any stand-alone business buildings until a building permit for a Wellness Center building has been issued and construction has commenced.

[Note this language allows first phase of Wellness Center and first business building to proceed almost simultaneously.]

Attachment J (attached) from Board of Supervisors 5/19/15 staff report clearly depicts the approved order of building construction. Planning Commission 1/14/15 staff presentation to a large community gathering on the Coastside introduced this construction sequence which prioritizes the Wellness Center and clustering of development. This is important because of the wide support to fill an urgent affordable housing need coupled with strong community concerns about impacts and feasibility of full development of the Business Park.

Approved Project Condition 73, section “Within 5 years”, includes construction of the first project buildings, with key clarification of their relative order:

- (a) Wellness Center Building 3, and
- (e) Business uses on Lot 7 (first floor of Wellness Center) or adjacent Lot 2.
“In no event will any construction for business uses take place prior to construction of the Wellness Center, Building 3.”

MCC strongly opposes the revised construction sequence which would allow for three Business Park buildings, instead of two, to be built before completion of the Wellness Center.

Moving construction on southern-most Lot 4 from next-to-last up to first in the sequence would totally defeat the goal to cluster the development to preserve prime agricultural land, wildlife corridor, and open space views during the 15-year Development Agreement, and beyond in the event of incomplete project development. Rationale for the change is a large brewery, apparently the only business with interest in locating at the Big Wave site over the last 12 years. This brings into full focus the land use incompatibility created by the wide-open mix of uses allowed next to a sensitive affordable housing community.

Restoration of wetland habitat that was destroyed by pre-development farming should have been well underway by end of year one, and MCC is opposed to further delay. The tenant farmer has the equipment and labor to carry out the restoration work, which will consist mainly of years of selective weed control without further soil disturbance.

Mitigation Measure Trans-1 Intersection Level of Service and Capacity

MCC would support modification of Trans-1 that gives control of design and timing of the intersection improvement to the County and Caltrans and limits Big Wave’s involvement to paying their fair share, such as the Applicant’s Dec 2016 proposed wording:

“If a signal or one-lane roundabout is the approved mitigation, the full cost shall be paid for by the property owner(s), at no cost to the County. If a two-lane roundabout is the approved mitigation, the property owner(s) shall pay an amount equivalent to the cost of a signal or a one-lane roundabout (whichever is greater up to the full mitigation cost).”

Thank you for your consideration.

Sincerely,

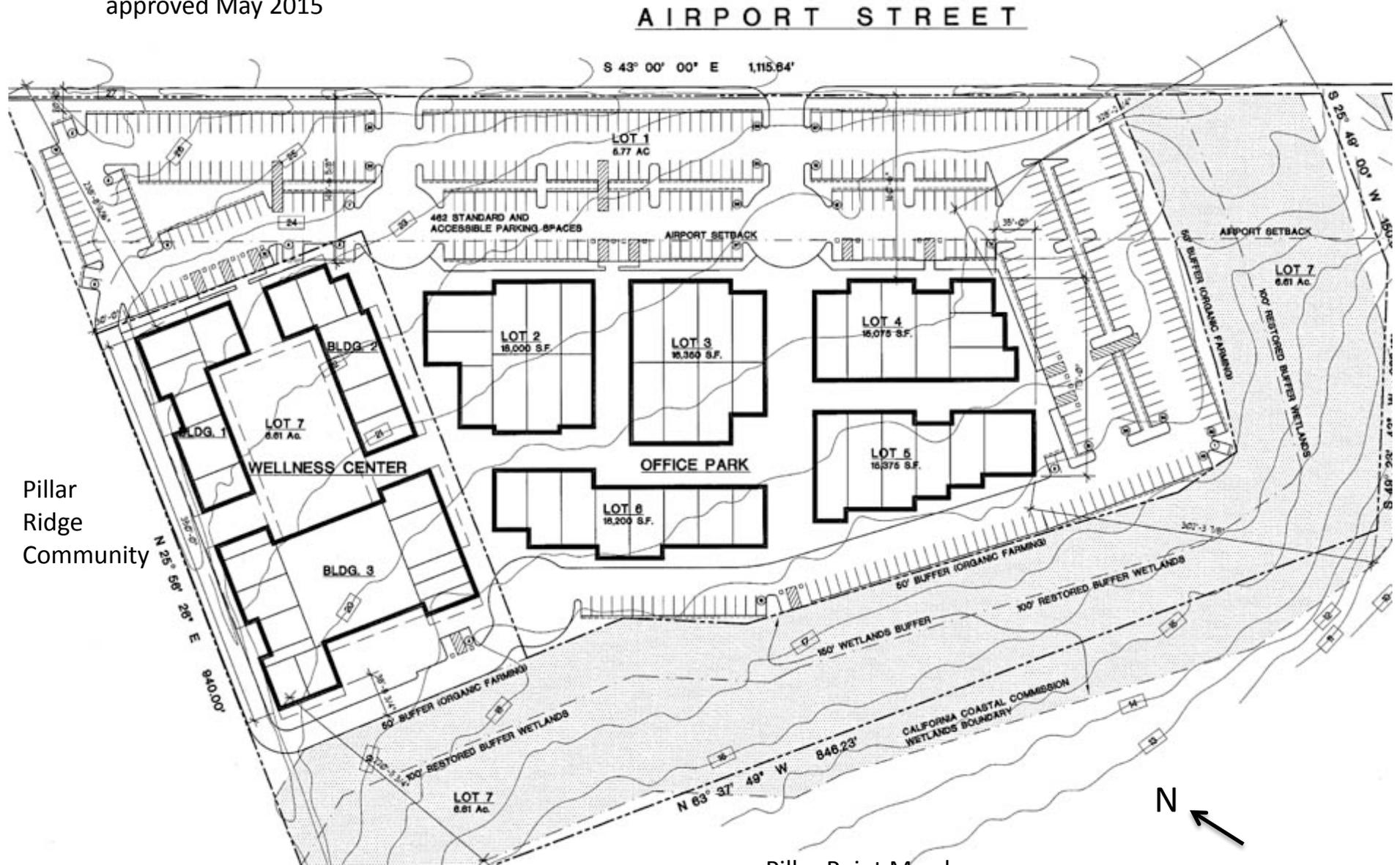
MIDCOAST COMMUNITY COUNCIL
s/ Lisa Ketcham, Chair

attachments (4 slides)

cc: SMC Planning: Camille Leung, Steve Monowitz
CCC staff Jeannine Manna

Big Wave Project, North Parcel Alternative (NPA)

approved May 2015



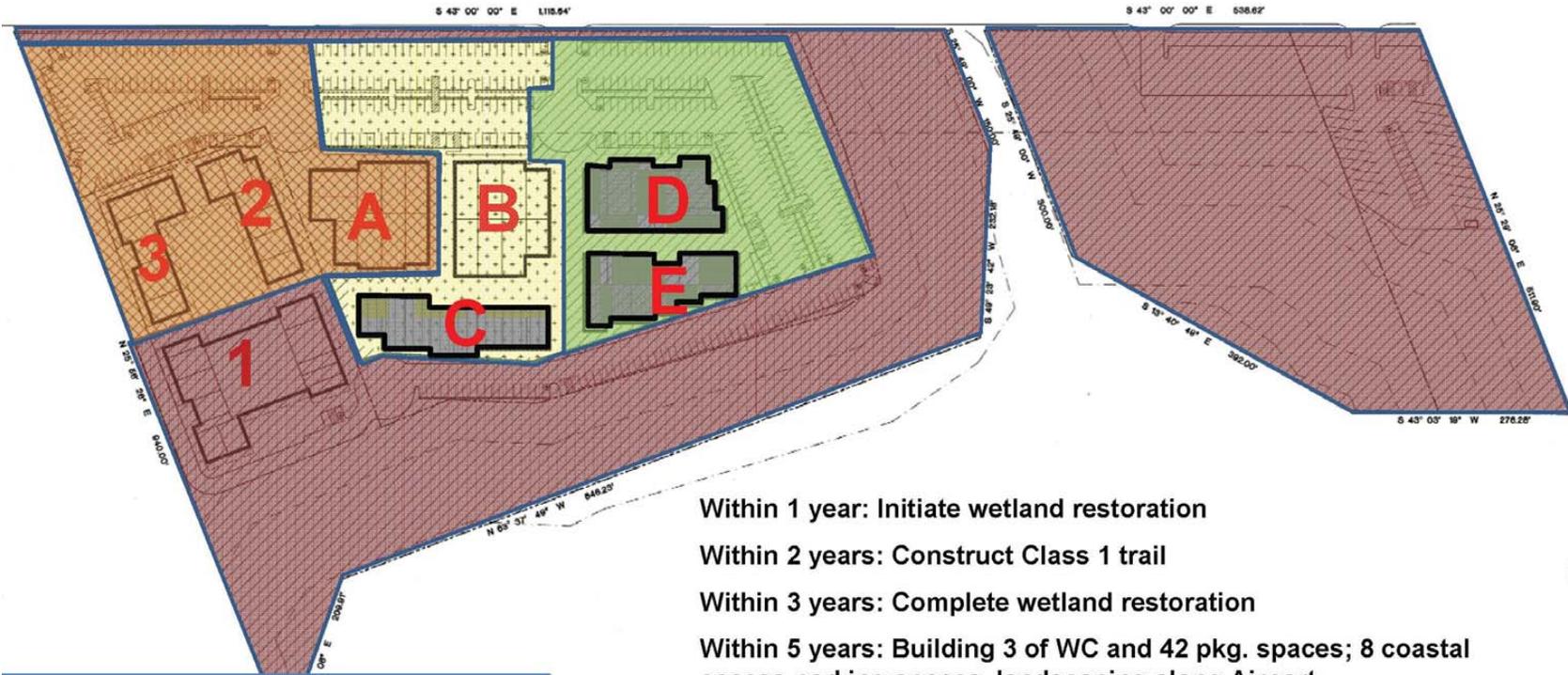
Pillar Ridge Community

Pillar Point Marsh

Approved Construction Phasing

PC Jan 2015 & BoS May 2015

Wellness Center order of construction = numbers
 Business Park order of construction = letters
 Prioritizes Wellness Center and clustering of development



Order of Building Construction
 Color areas (in rainbow order) show area to be developed along with corresponding building

- Within 1 year: Initiate wetland restoration
- Within 2 years: Construct Class 1 trail
- Within 3 years: Complete wetland restoration
- Within 5 years: Building 3 of WC and 42 pkg. spaces; 8 coastal access parking spaces, landscaping along Airport
- Within 12 years: Complete Wellness Center (must be prior to Office Park Bldgs. 4, 5, and 6)
- Within 15 years: Complete project

Project Phasing – Protection of Undeveloped Lands

Big Wave North Parcel is bordered on two sides by wetlands and riparian habitat.

Moving construction on southern-most Lot 4 from next-to-last up to first defeats the goal to cluster development to preserve prime agricultural land, wildlife corridor, and open space views during 15-yr Development Agreement and beyond in the event of incomplete project development.

Conditions of Approval limit parking lot to 462 spaces in order to limit traffic impacts. High-intensity Business Park use (office space) could use all parking before all buildings are built. Or there may simply not be enough demand for full development before the 15-year permit expires.





Project Phasing – Wetland Habitat Restoration

- Should be well underway -- No reason to delay.
- Wetland habitat was destroyed by pre-development farming.
- Tenant farmer has equipment/labor to do restoration.
- Needs years of selective weed control without further soil disturbance.