



*Sensible planning and protection
for the San Mateo County Midcoast*

To: President Don Horsley and Members of the San Mateo County Board of Supervisors
Cc: Steve Monowitz – Planning Department, MidCoast Community Council

Date: June 4, 2017

Subject: Oppose Big Wave Project Modification, Moss Beach

Dear President Horsley and Members of the Board,

Resist Density, a community organization advocating for sensible planning and protection of the San Mateo County Midcoast, supports the position of the Midcoast Community Council: We strongly object to the owner's proposal to amend the controversial agreement for Big Wave that was a long-fought battle and, even so, resulted in a decision that so many people on the coast oppose. When the Big Wave Office Park was approved by the Board of Supervisors in 2015, it was contingent on the developer building housing and a wellness center for developmentally-disabled adults FIRST and then building the office park. Big Wave developers are trying to change the agreement to leapfrog construction of commercial buildings before their core obligations are met.

In addition, it seems clear that a beer brewing facility and tasting room will most likely be developed, turning this spot into a popular tourist attraction in the Bay Area which has not been considered in the Hexagon traffic study from 2014 and will therefore most likely exceed the estimated 1500 daily car trips in and out of the Big Wave development. Resist Density is urging an update of the Hexagon Traffic Study to ensure that the impact is fully understood and remediation measures are adequate to address traffic and safety concerns, and are borne fully by the developer.

Large developments on the Coastside, both approved and proposed, will significantly worsen the already unacceptable traffic situation, lead to further creation and usage of parallel roads through neighborhoods to bypass the gridlock on Highway 1, and escalate safety concerns for Coastside residents, commuters and tourists.

We urge you to deny Big Wave developers their proposal to amend the agreement.

Thank you for your consideration,

Karen deMoor
Board Member