



 Project Site

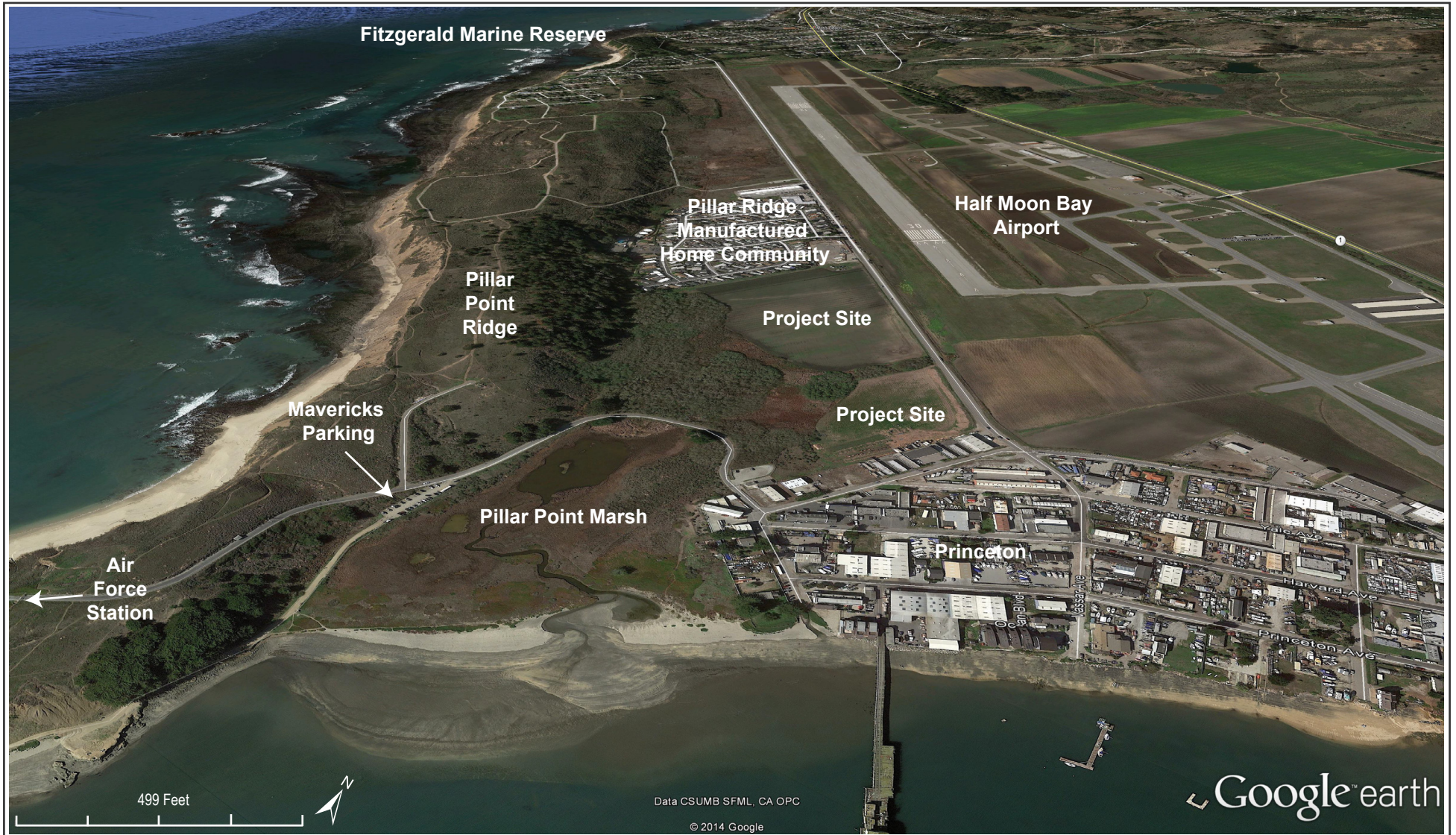
Figure 1 Regional Location
Big Wave North Parcel Alternative



Source: ESRI 2014

Project Site

Figure 2 Project Location
Big Wave North Parcel Alternative



Imagery Source: Google Earth, June 2014

Figure 3 Project Vicinity and Surrounding Land Uses

Big Wave North Parcel Alternative

Figure 4 Vesting Tentative Map

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

PRIVATE UTILITY EASEMENTS WILL BE RESERVED OVER EACH PARCEL FOR THE BENEFIT OF THE OTHER PARCELS, WHERE APPROPRIATE. THE DELINEATION OF THOSE EASEMENTS IS NOT SHOWN ON THESE PLANS, BUT WILL BE CONFIGURED AND DELINEATED DURING THE BUILDING PERMIT PROCESS.

RECORD OWNER AND SUBDIVIDER:

BIG WAVE LLC
P.O. BOX 700
BELMONT CA. 94002

LAND SURVEYOR AND CIVIL ENGINEER

MacLEOD & ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
(650) 593-8580

ASSESSOR'S PARCEL NUMBERS

047-311-060 AND 047-312-040

EXISTING & PROPOSED ZONING

M-1/DR - LIGHT INDUSTRIAL WITH DESIGN REVIEW
W/DR - WATERFRONT WITH DESIGN REVIEW

UTILITIES:

GAS AND ELECTRICITY: PACIFIC GAS AND ELECTRIC COMPANY
SANITARY SEWER: MONTARA SANITARY DISTRICT
WATER: COASTSIDE WATER DISTRICT
TELEPHONE: A T & T
FIRE PROTECTION: HALF MOON BAY

FLOOD ZONE:

" X " (PER LETTER OF MAP AMENDMENT CASE NO. 06-09-0050A)

LEGEND:

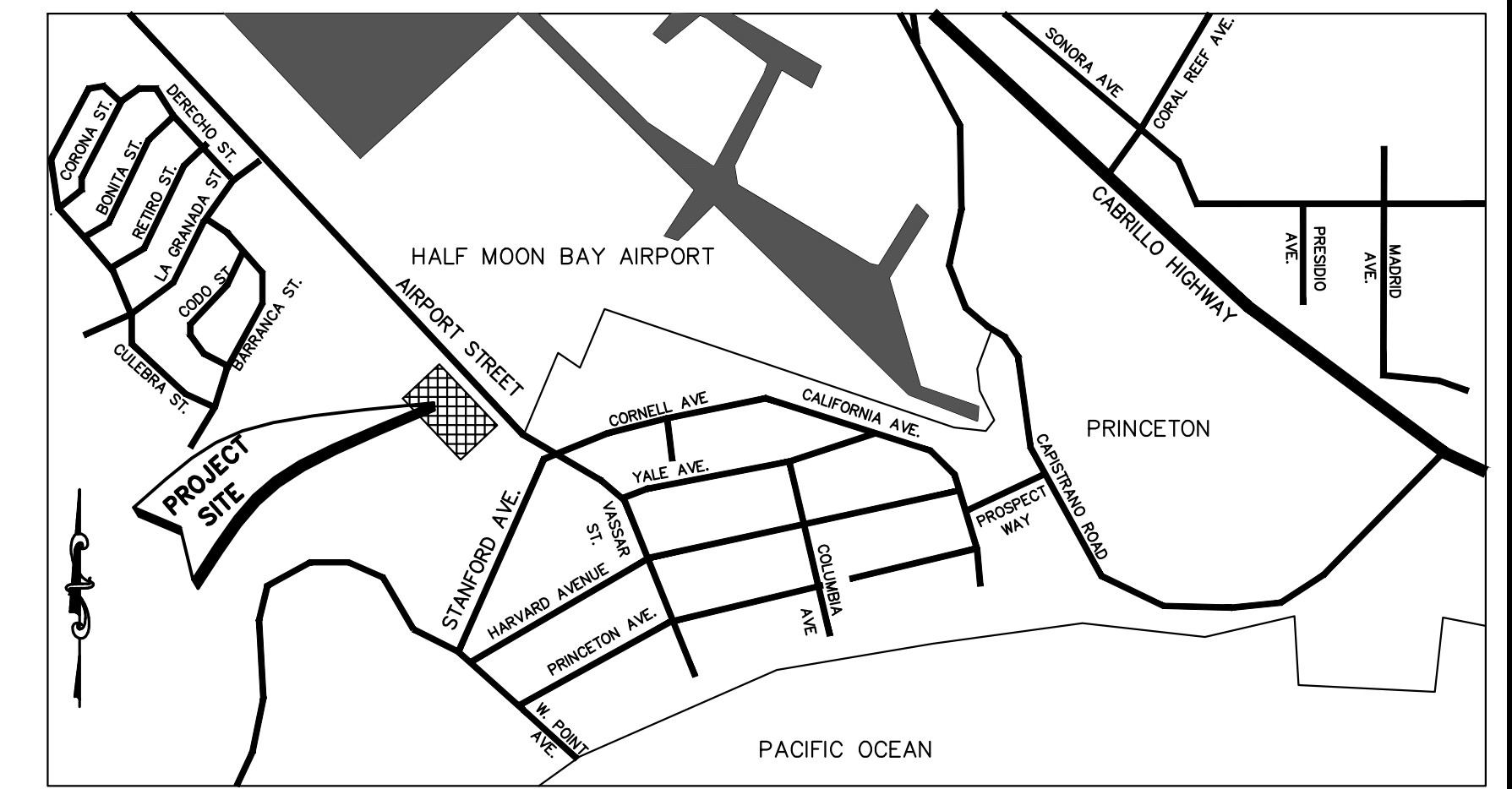
- C COMPACT PARKING
- EL ELEVATION
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- S STANDARD PARKING
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER
- G GAS LINE
- E ELECTRIC LINE
- FS FIRE SERVICE
- DW DOMESTIC WATER
- SS SANITARY SEWER

PARKING NOTE:

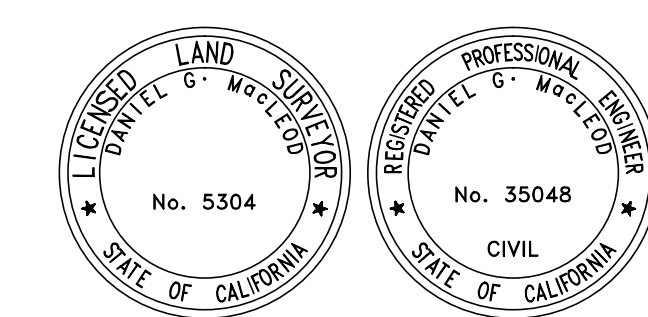
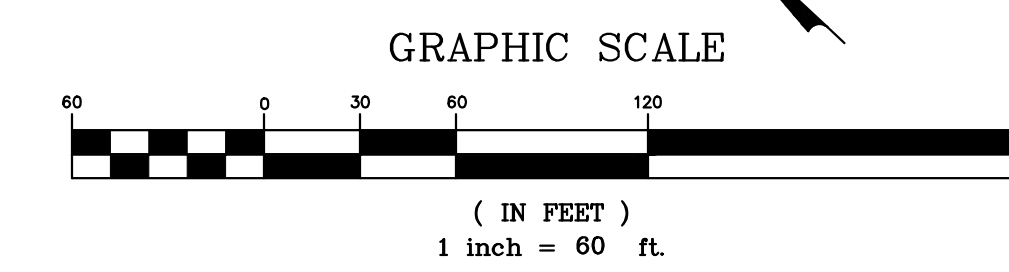
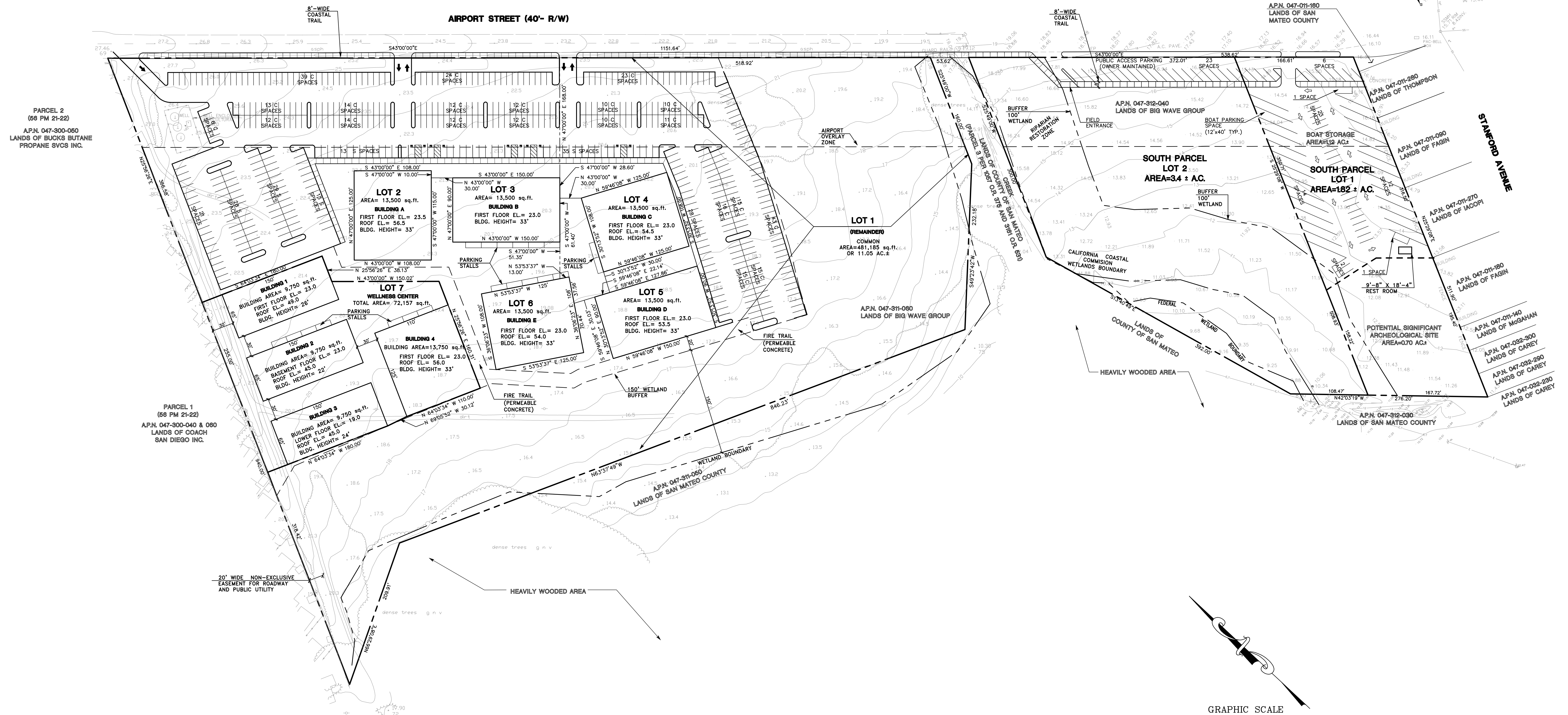
TYPICAL STANDARD PARKING STALL DIMENSIONS = 9' X 18'
TYPICAL COMPACT PARKING STALL DIMENSIONS = 8' X 18'
TYPICAL HANDICAP PARKING STALL DIMENSIONS = 9' X 18' WITH 8' WIDE UNLOADING AREA
TOTAL NUMBER OF PARKING STALLS = 554
85% DESIGN SPEED FOR DRIVEWAYS, ENTRANCES AND EXITS

TREE NOTE:

THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTIES



LOCATION MAP
NOT TO SCALE



MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
BIG WAVE LLC

PREPARED FOR:
BIG WAVE LLC

VESTING TENTATIVE SUBDIVISION MAP FOR COMMERCIAL AND RESIDENTIAL PURPOSES "BIG WAVE"
BEING A SUBDIVISION OF A.P.N. 047-311-060 AND 047-312-040
AIRPORT STREET
SAN MATEO COUNTY

DRAWN BY: AAP
DESIGNED BY: VPG
CHECKED BY: DGM
SCALE: 1" = 60'
DATE: 06/30/14
DRAWING NO. 1608-00
SHEET **C-1** OF 5

Figure 5. Landscaping Plan

NPA LANDSCAPING PLAN

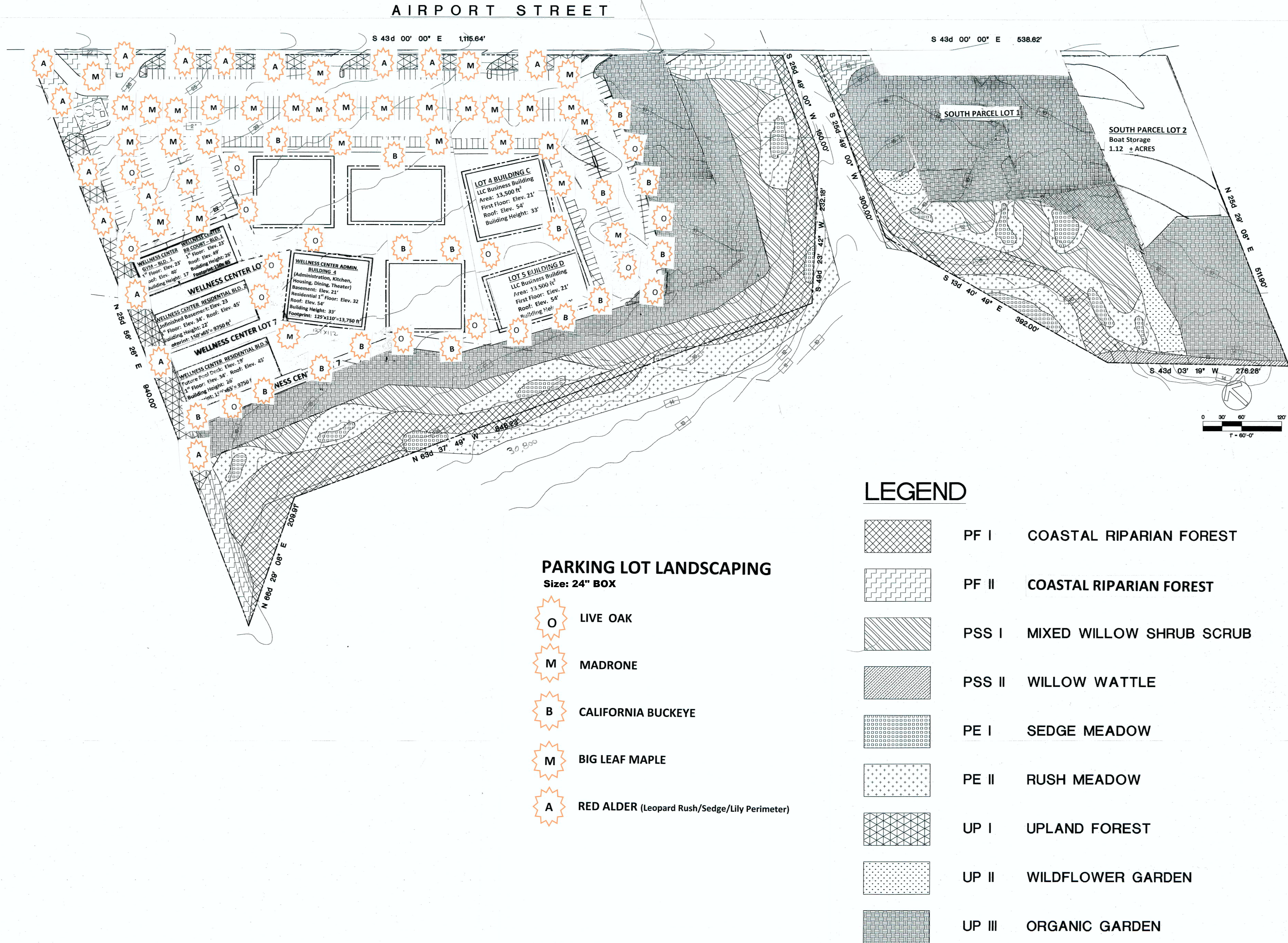


Figure 6. Grading and Drainage Plan with Permanent Storm Water Controls

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

GRADING QUANTITIES:

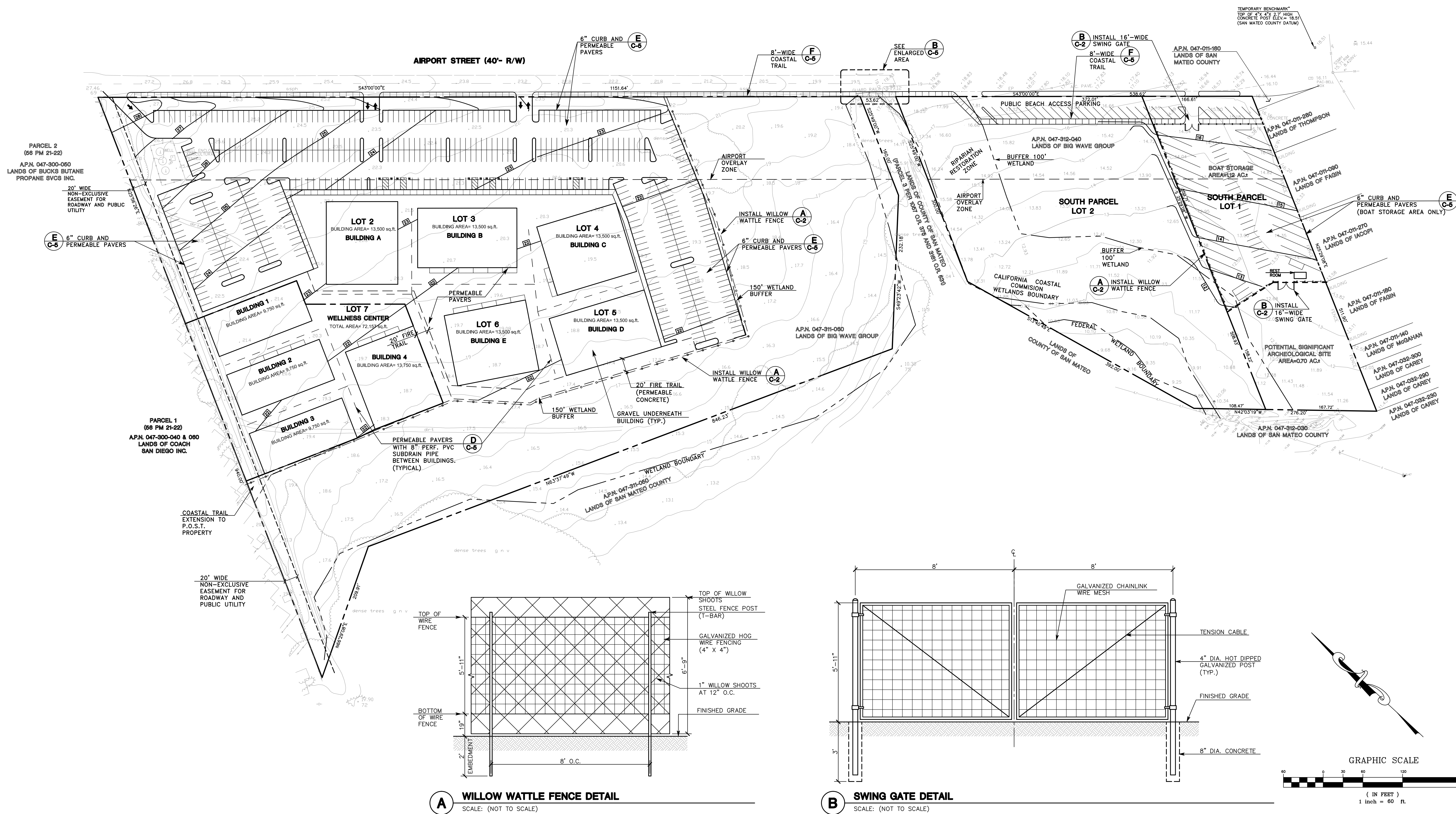
| NORTH PARCEL | | SOUTH PARCEL | | | |
|-------------------|------------|---------------|-------------------|-----------|--------------|
| | CUT (CY) | FILL (CY) | | | |
| UTILITY TRENCHING | 640 | 0 | UTILITY TRENCHING | 95 | 0 |
| GRAVEL MATERIAL | 0 | 20,000 | GRAVEL MATERIAL | 0 | 1,400 |
| TOTAL = | 640 | 20,000 | TOTAL = | 95 | 1,400 |

GENERAL NOTES:

- ELEVATIONS AND LOCATIONS OF ALL UTILITY CROSSINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY CONSTRUCTION AFFECTING SAID LINES. CONTACT USA AT (800) 227-2600 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.
- ALL APPLICABLE WORK SHALL BE DONE IN ACCORDANCE WITH THE COUNTY OF SAN MATEO STANDARD TECHNICAL SPECIFICATIONS AND DETAILS, PREPARED IN THE OFFICE OF THE ENGINEERING DIVISION, INCLUDING MODIFICATIONS CONTAINED HEREIN.
- THE CONTRACTOR SHALL RESTORE ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED WALLS, FENCES, SERVICES, UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, DUE TO CONTRACTORS WORK.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF FACILITIES BY PG&E, PACIFIC BELL, AND CABLE TV INSTALLATION. VALVE BOXES AND STRUCTURES TO BE SET TO GRADE IN CONCRETE AFTER PAVING.
- THE CONTRACTOR SHALL GIVE THE COUNTY ENGINEER AT LEAST TWO WORKING DAYS ADVANCE NOTICE FOR INSPECTION. (650) 363-4100.
- FOR LANE CLOSURES, THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AND SHALL OBTAIN APPROVAL OF THE COUNTY ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE FLAGMEN, CONES AND BARRICADES, AS NECESSARY TO CONTROL TRAFFIC AND PREVENT HAZARDOUS CONDITIONS.
- PEDESTRIAN, PUBLIC ACCESSSES, SHALL BE MAINTAINED DURING THE CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ENGINEER.
- NO TRENCHES OR HOLES SHALL BE LEFT OPEN OVERNIGHT; USE STEEL PLATING OR HOT MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES OVERNIGHT.
- THE CONTRACTOR SHALL CONTROL DUST AT ALL TIMES AND SWEEP STREETS AS OFTEN AS NECESSARY DURING CONSTRUCTION AS REQUIRED BY THE COUNTY ENGINEER.
- THE GEOTECHNICAL REPORT PREPARED BY BAY AREA GEOTECHNICAL GROUP, PROJECT NO. BIGWA-01-00, DATED MAY 7, 2002 SHALL BE MADE A PART OF THIS PLAN.
- TRAFFIC ISLAND TO BE PLANTED WITH TWO CALIFORNIA SYCAMORES (5 GALLON POTS)

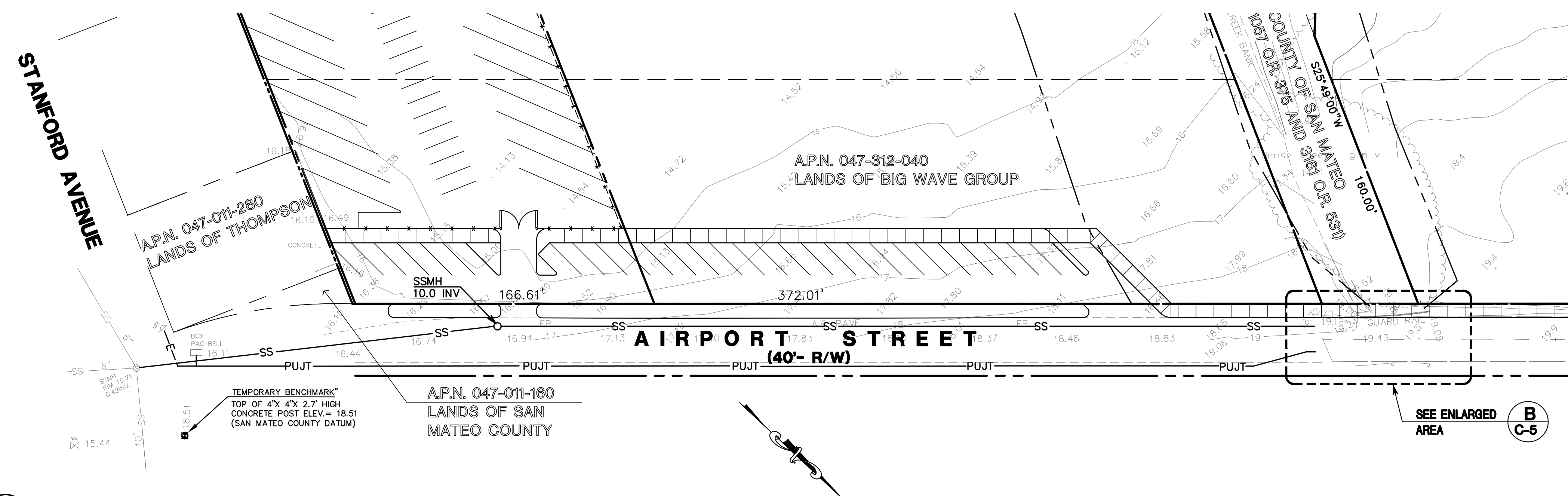
LEGEND:

- 2" W — 1" PEP PEX FOR ALL PRIVATE WATER LATERALS TO BUILDINGS (FOR SEISMIC SETTLEMENT)
- 8" FW — 8" PEP FIRE WATERLINE LOOP WITH HYDRANTS AS PER CODE (FOR SEISMIC SETTLEMENT)
- 8" SS — 8" PUBLIC GRAVITY SANITARY SEWER S=0.005 MIN.
- 2" PSS — 2" PRIVATE PRESSURE SEWER LATERALS FROM BUILDING (FLEX JOINTS AT BUILDING FOR SEISMIC SETTLEMENT)
- P/JUT — PUBLIC JOINT UTILITY TRENCH (POWER AND COMMUNICATIONS)
- JUT — PRIVATE JOINT UTILITY TRENCH (POWER AND COMMUNICATIONS)
- 2" G — 2" PUBLIC GAS
- SSMH — SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEANOUT
- M — WATER METER
- RPB — REDUCED PRESSURE BACKFLOW PREVENTER
- 4" IRW — EXISTING 4" WELL WATER IRRIGATION
- 15 — NEW CONTOUR
- X-X-X-X-X — WILLOW WATTLE FENCE

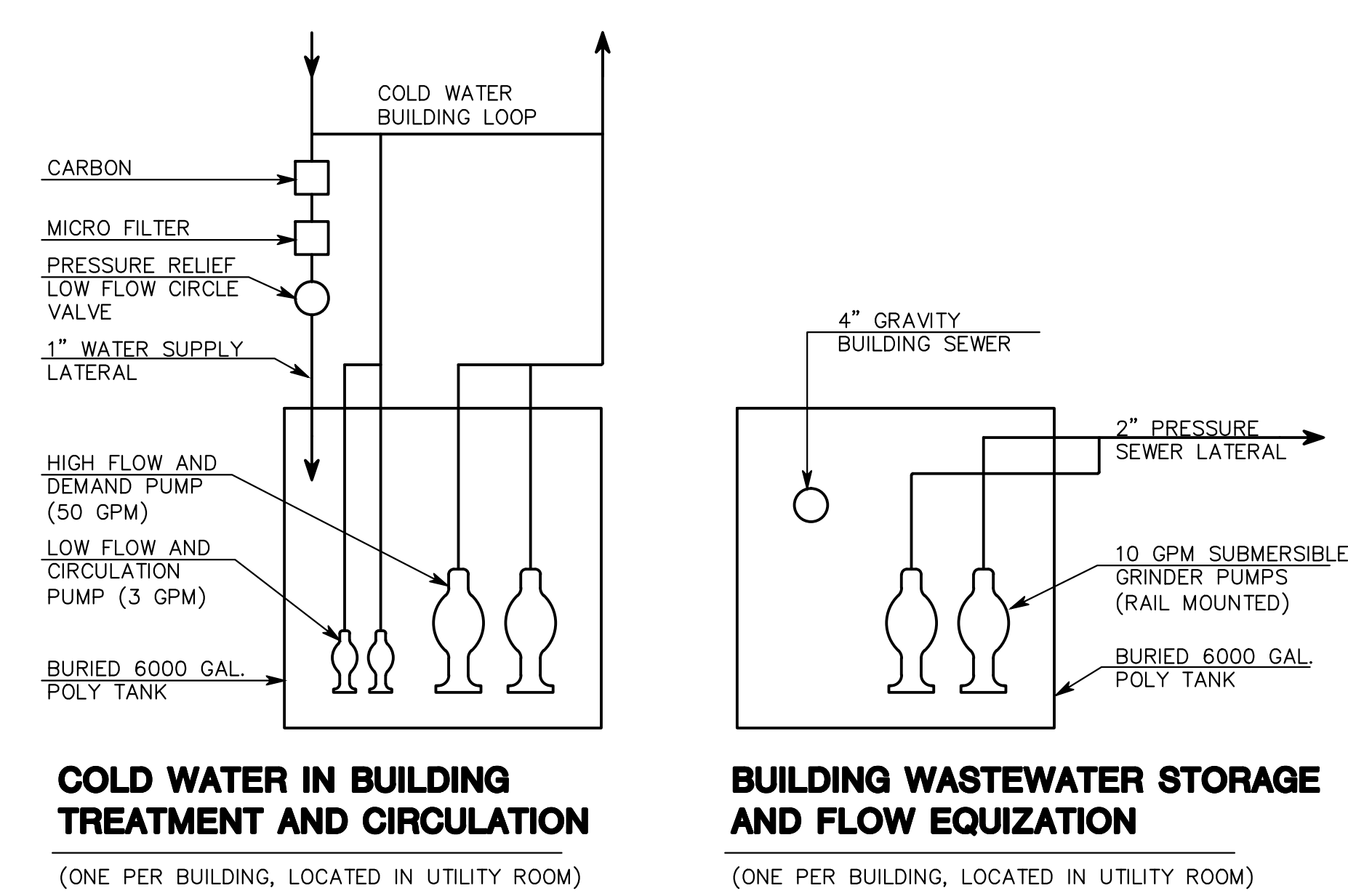


MALEOD AND ASSOCIATES
 CIVIL ENGINEERING • LAND SURVEYING
 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580
 PREPARED FOR: BIG WAVE LLC
 BEING A SUBDIVISION OF A.P.N. 047-311-060
 AIRPORT STREET
 SAN MATEO COUNTY
 CALIFORNIA
 DRAWN BY: AAP
 DESIGNED BY: VPG
 CHECKED BY: DGM
 SCALE: 1" = 60'
 DATE: 06/30/14
 DRAWING NO. 1608-00
 SHEET C-2 OF 5

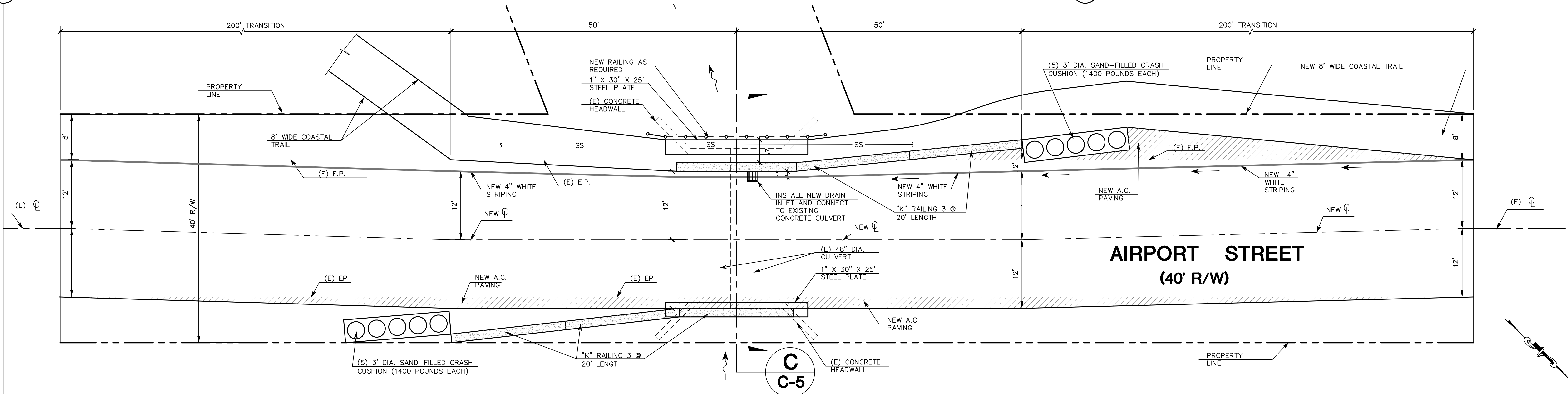
Figure 7. Detail Sheet



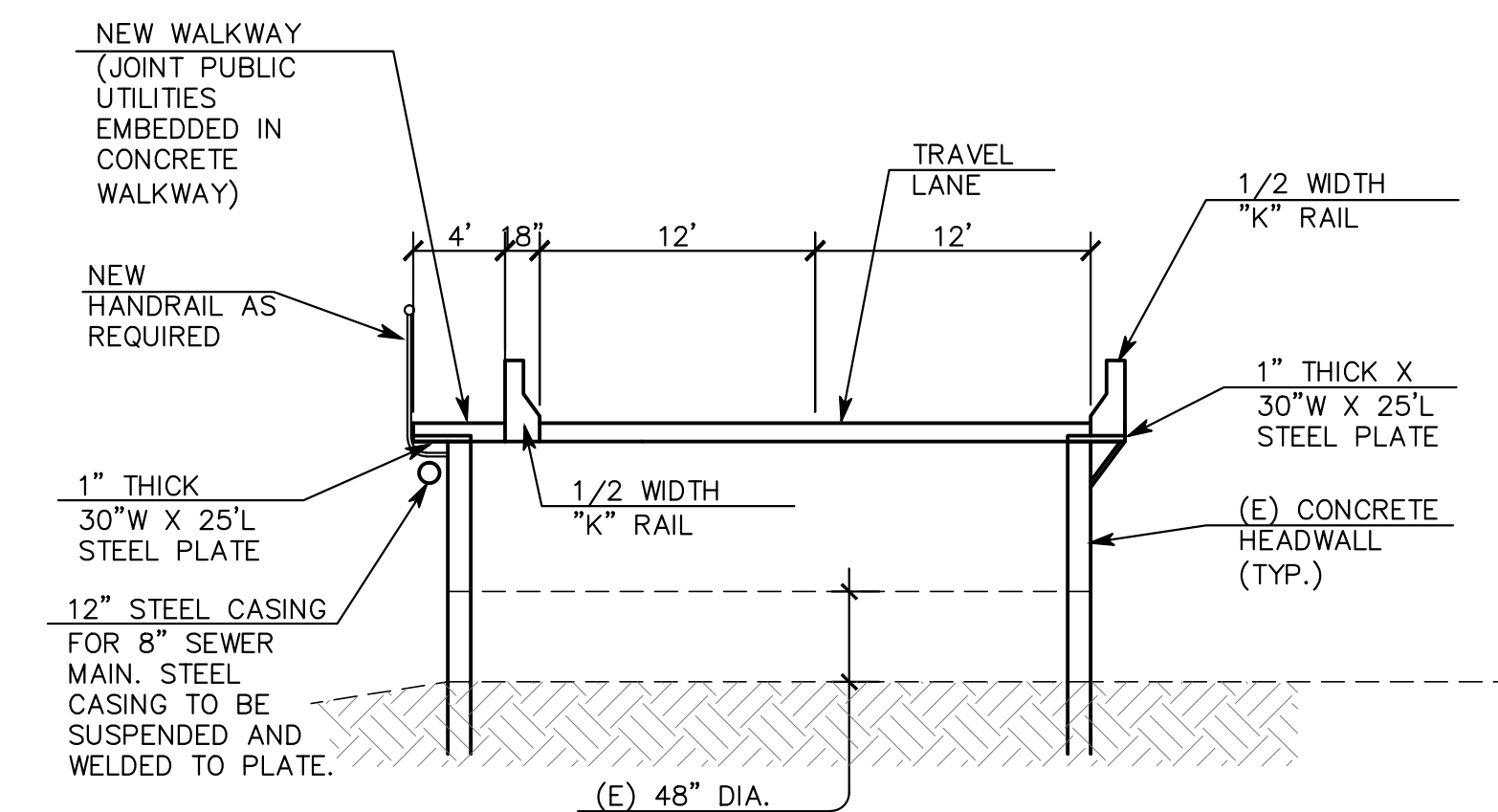
A UTILITY PLAN
NO SCALE



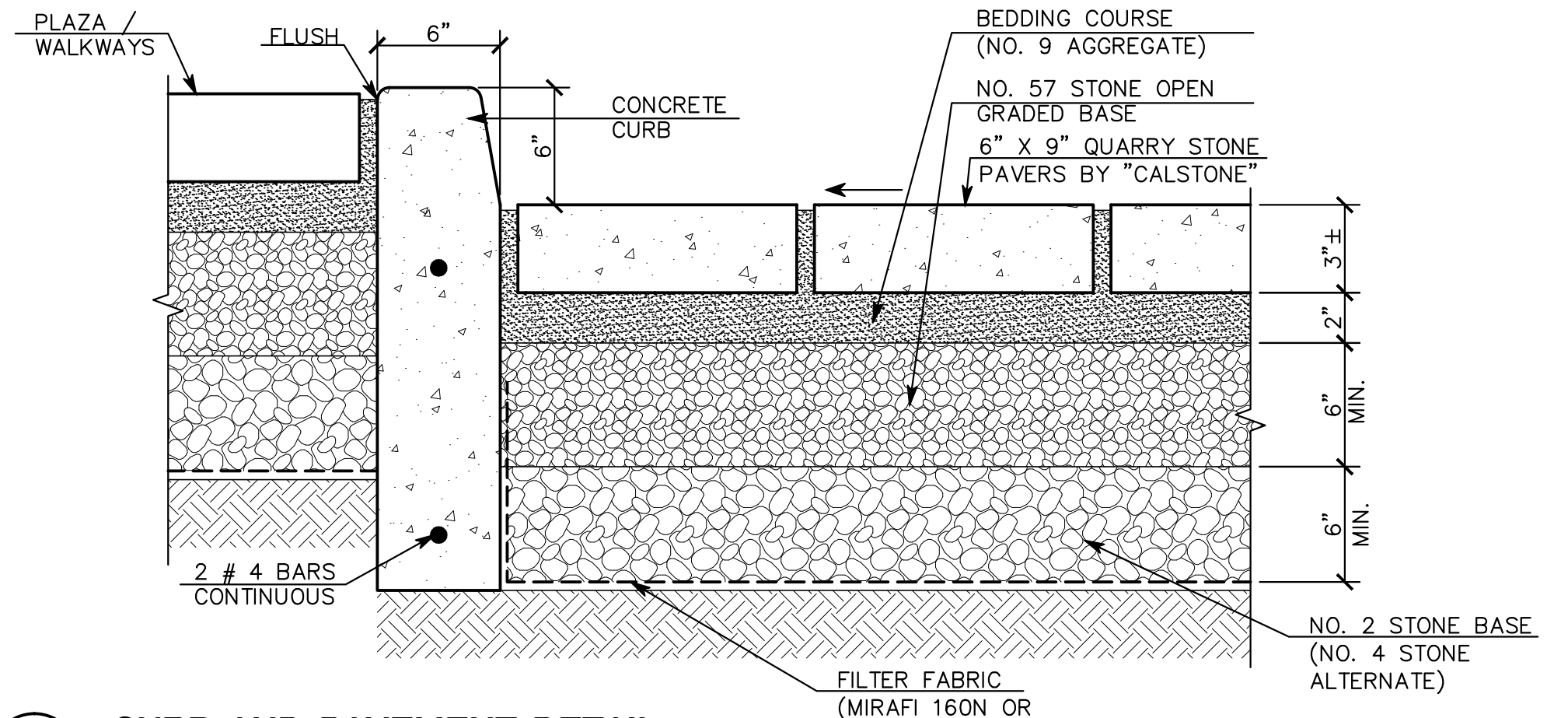
G WATER SUPPLY AND WASTEWATER SCHEMATIC DETAILS
SCALE: NOT TO SCALE



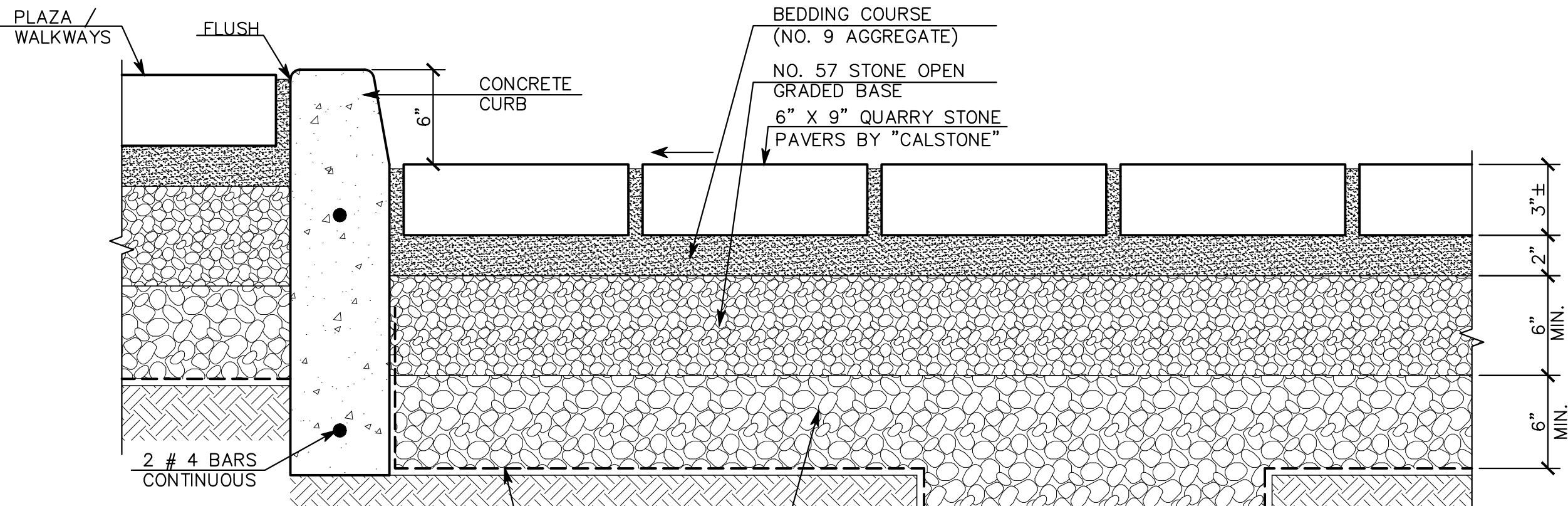
B ENLARGED AREA
NO SCALE



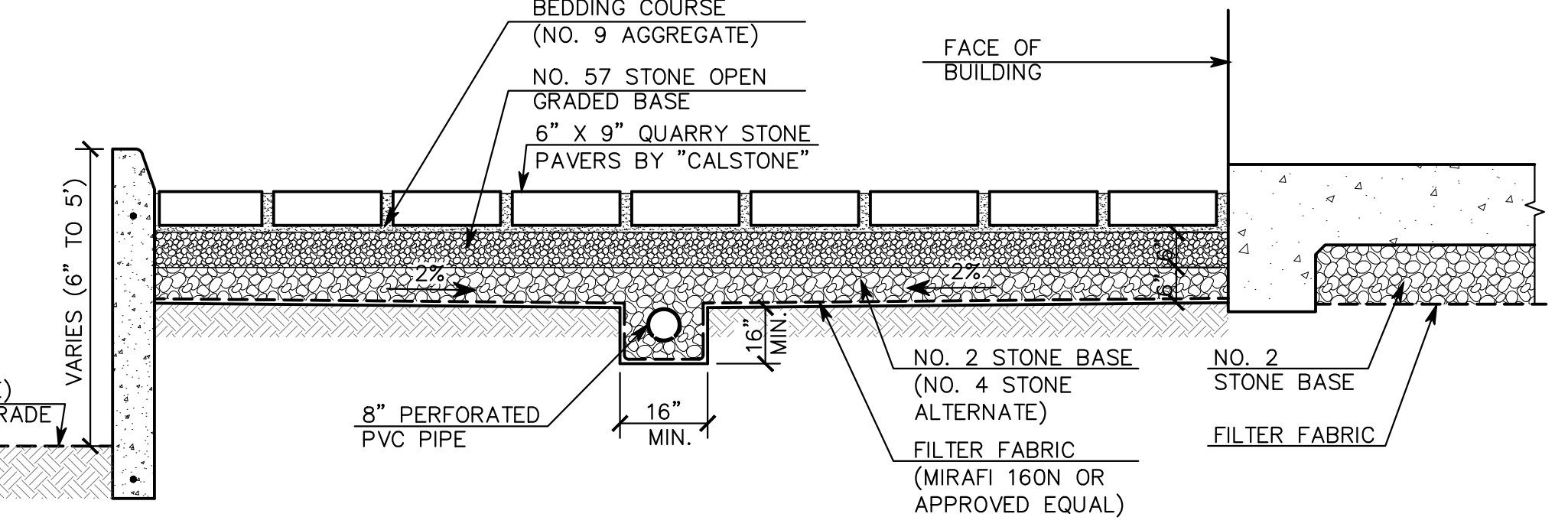
C SECTION
SCALE: NOT TO SCALE



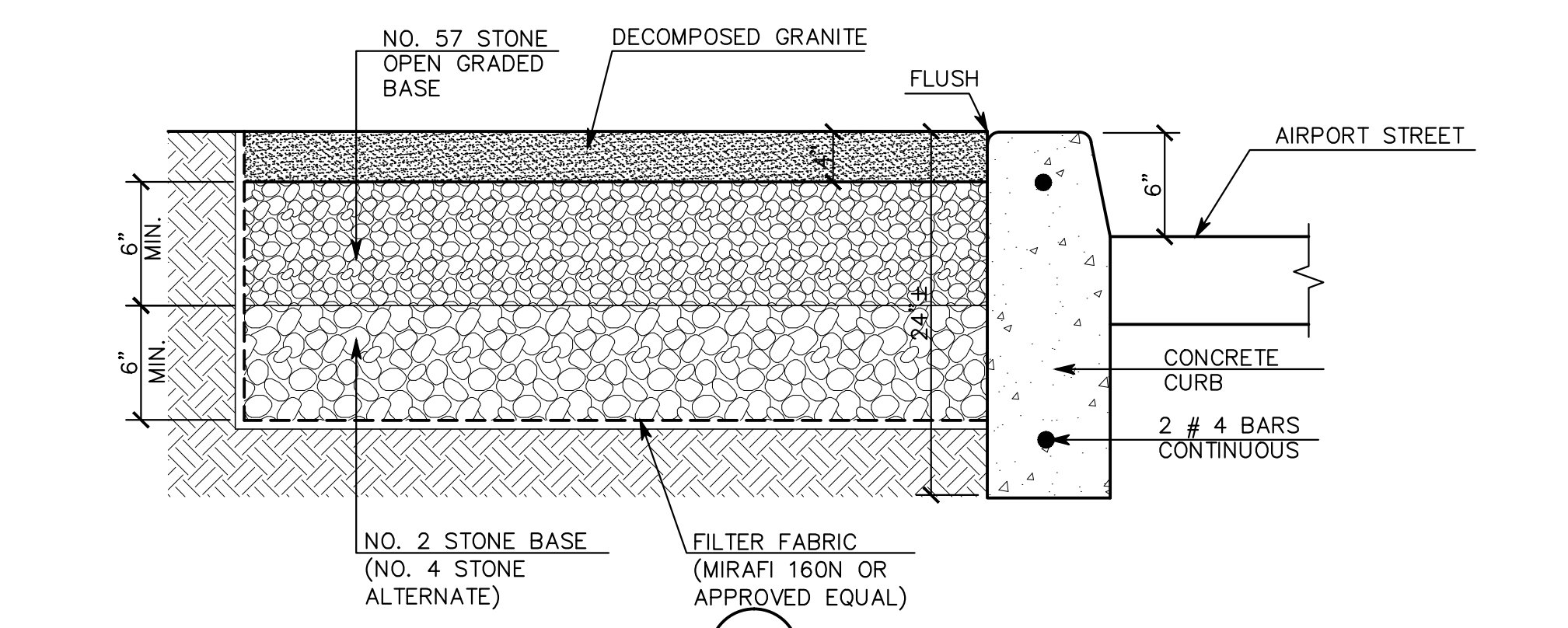
E CURB AND PAVEMENT DETAIL
SCALE: NOT TO SCALE



H UTILITY TRENCH DETAIL
SCALE: NOT TO SCALE



D TYPICAL SECTION
SCALE: NOT TO SCALE



F COASTAL TRAIL DETAIL
SCALE: NOT TO SCALE

| | |
|---|--------------|
| DATE: | |
| BY: | |
| DESCRIPTION: | |
| REV: | |
| | |
| MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580 | |
| PREPARED FOR: | BIG WAVE LLC |
| PREPARED FOR: | BIG WAVE LLC |
| CALIFORNIA | |
| BEING A SUBDIVISION OF A.P.N. 047-311-060 AND 047-312-040 AIRPORT STREET SAN MATEO COUNTY | |
| DRAWN BY: | AAP |
| DESIGNED BY: | VPG |
| CHECKED BY: | DGM |
| SCALE: | AS SHOWN |
| DATE: | 06/30/14 |
| DRAWING NO. | 1608-00 |
| SHEET | C-5 |
| | 5 OF 5 |

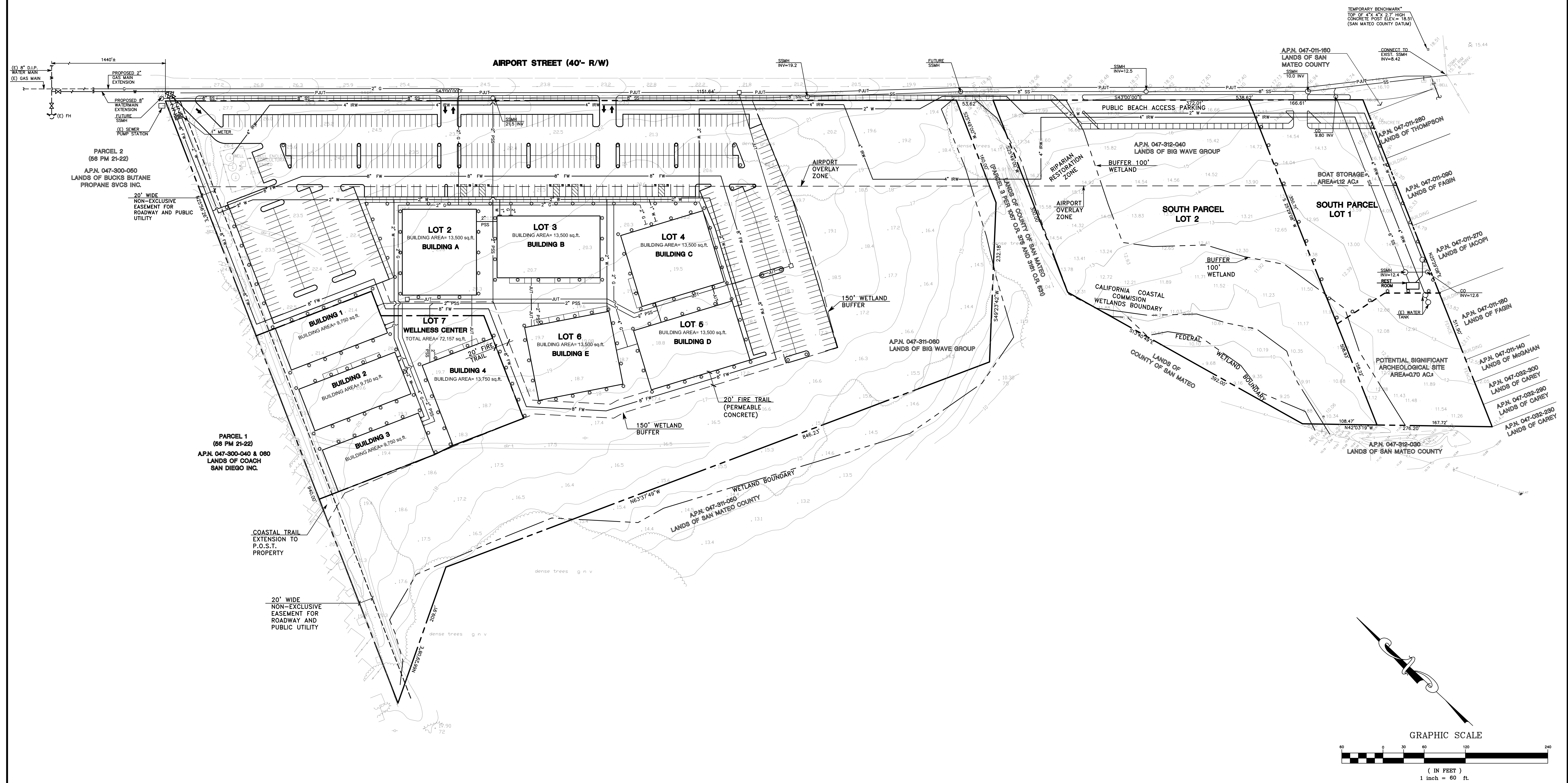
Figure 8. Utility Plan

UTILITY NOTE:

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LEGEND:

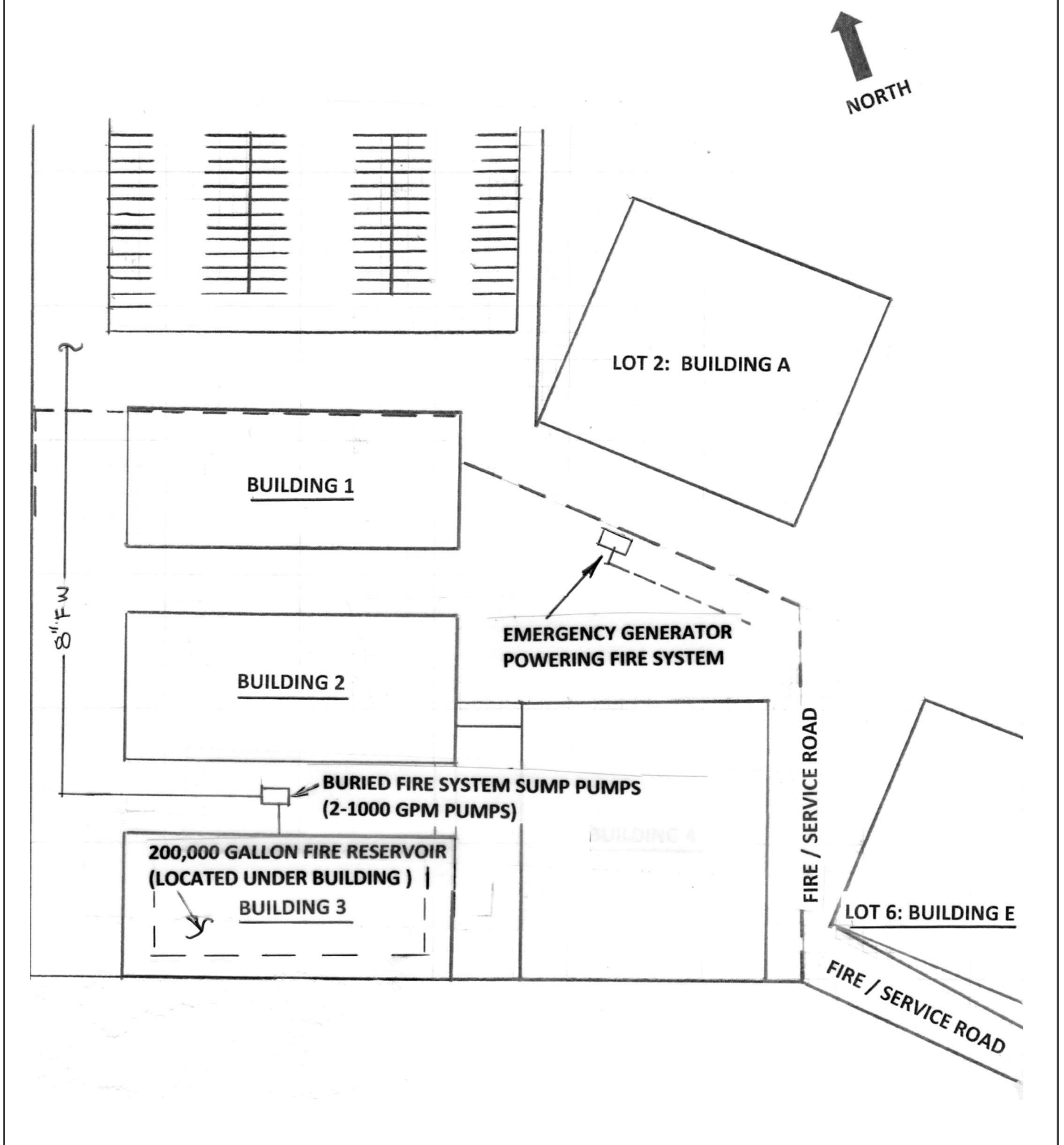
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- 8" FW — 8" PEP FIRE WATERLINE LOOP WITH HYDRANTS AS PER CODE (FOR SEISMIC SETTLEMENT)
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- PJUT — PUBLIC JOINT UTILITY TRENCH (POWER AND COMMUNICATIONS)
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- 2" G — 2" PUBLIC GAS
- SSMH — SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEANOUT
- M — WATER METER
- R — REDUCED PRESSURE BACKFLOW PREVENTER
- IRW — EXISTING 4" WELL WATER IRRIGATION
- ⊙ — 3' TALL LIGHTING BOLLARDS (30' MIN. SPACING)



Note: Fire System is shown in Fig. 9 of Addendum

| | |
|---|--|
| | DATE: _____ BY: _____ DESCRIPTION: _____ REV: _____ |
| MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580 | |
| PREPARED FOR: BIG WAVE LLC | PREPARED FOR: BIG WAVE LLC |
| CALIFORNIA | |
| UTILITY PLAN BEING A SUBDIVISION OF A.P.N. 047-311-060 AND 047-312-040 AIRPORT STREET SAN MATEO COUNTY | |
| DRAWN BY: AAP DESIGNED BY: VPG CHECKED BY: DGM SCALE: 1" = 60' DATE: 06/30/14 DRAWING NO. 1608-00 | SHEET C-3 3 OF 5 |

Detail of Project Fire System (Location on Lot 7)



Source: Scott Holmes, Big Wave Project, July 2014

Figure 9 Fire System

Big Wave North Parcel Alternative

Figure 10. Erosion and Sedimentation Plan

DESIGN AND CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:

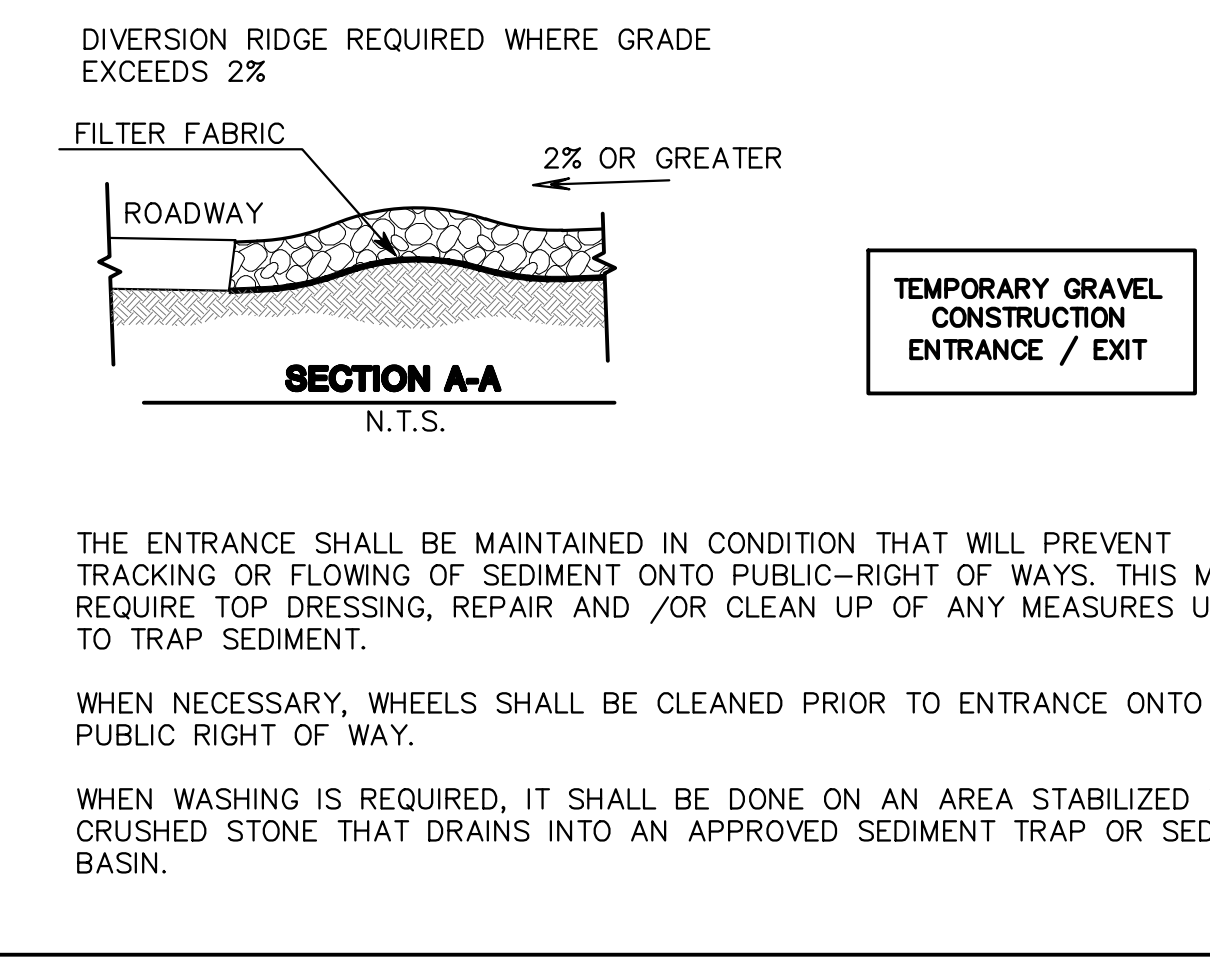
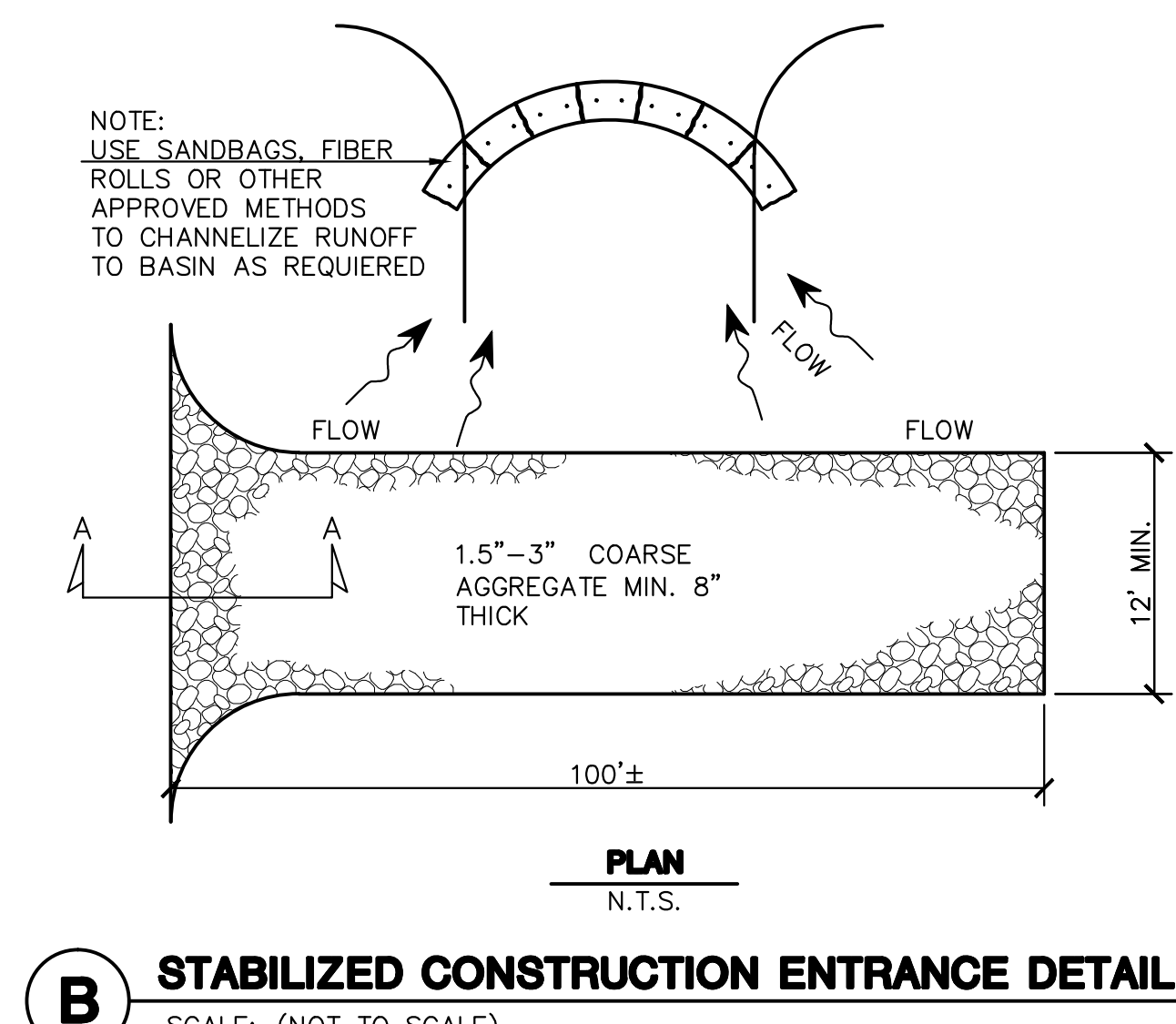
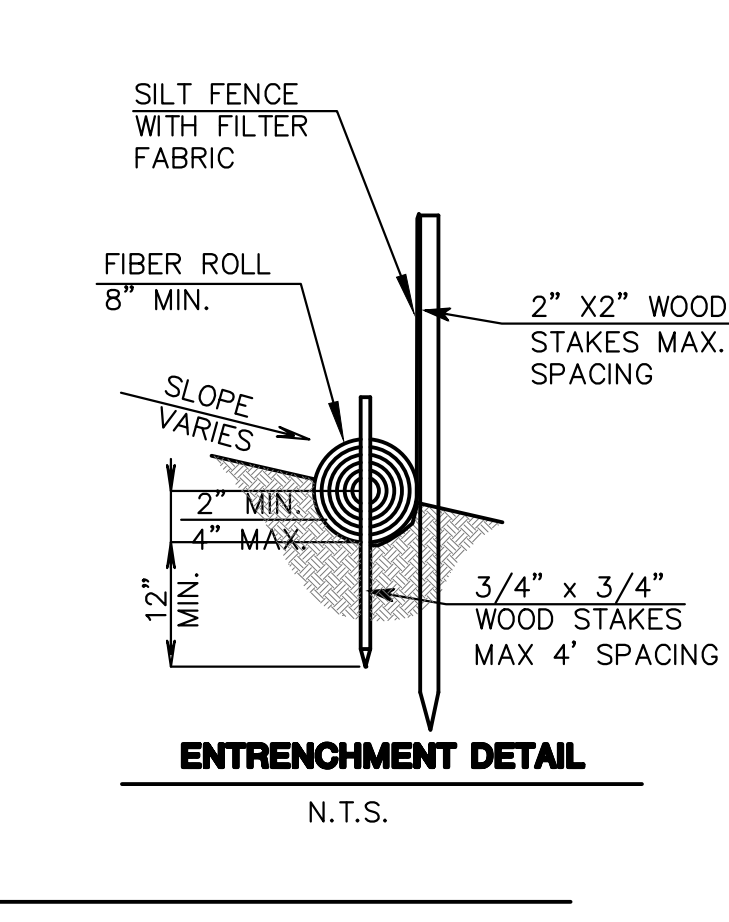
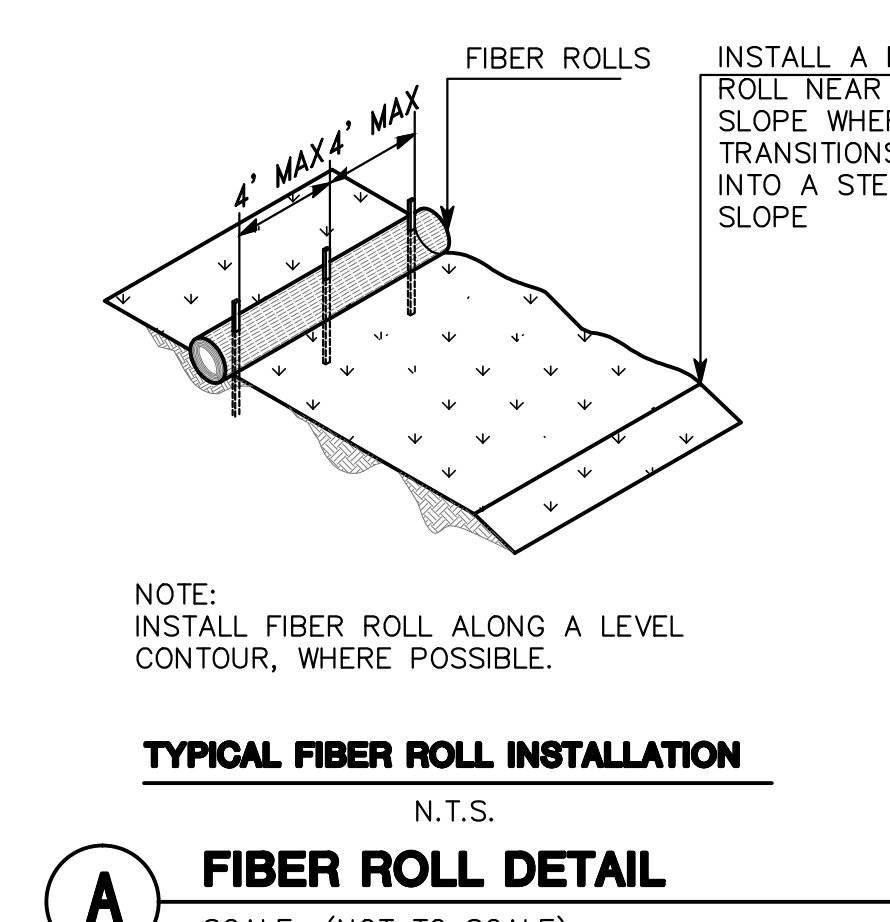
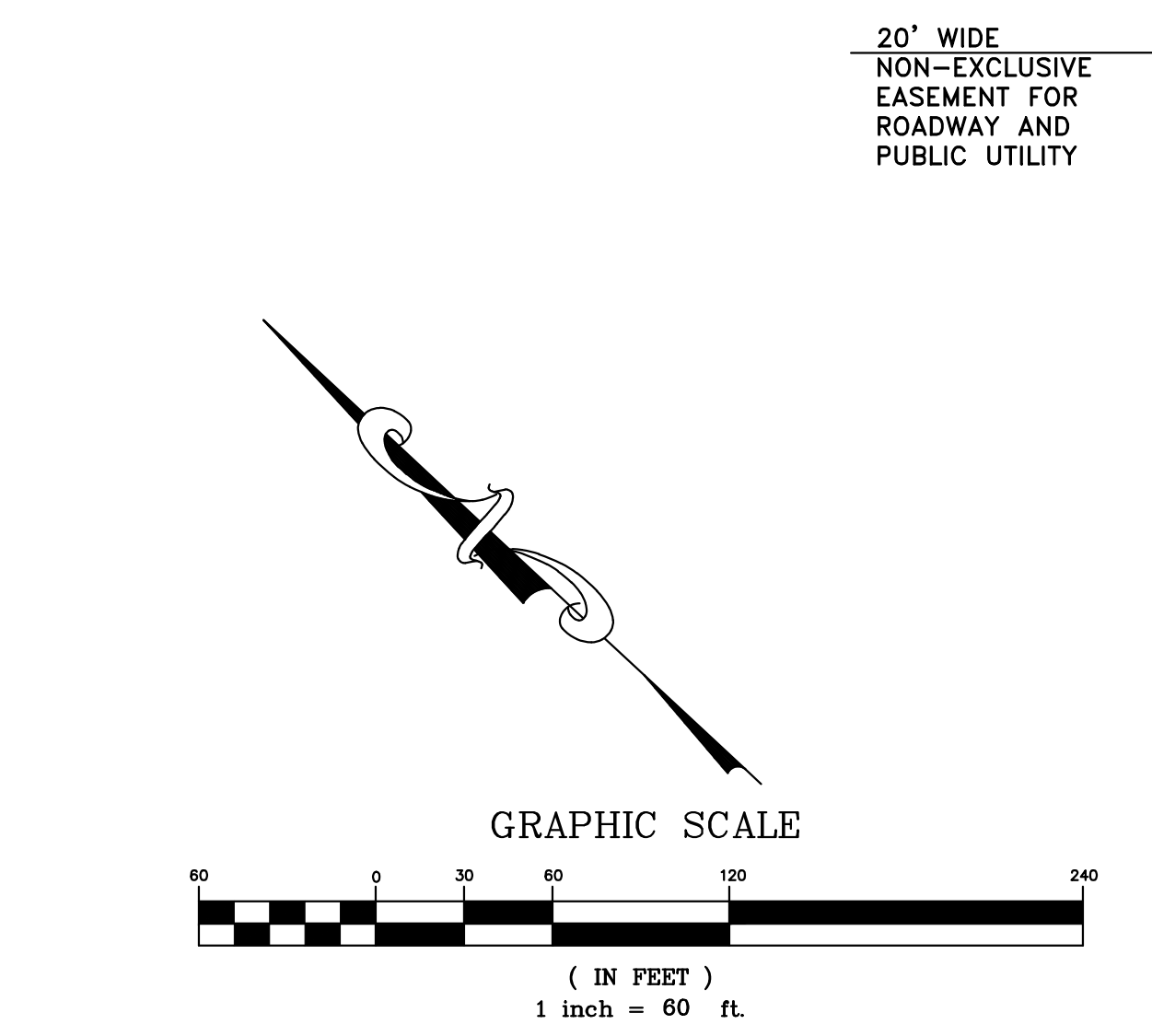
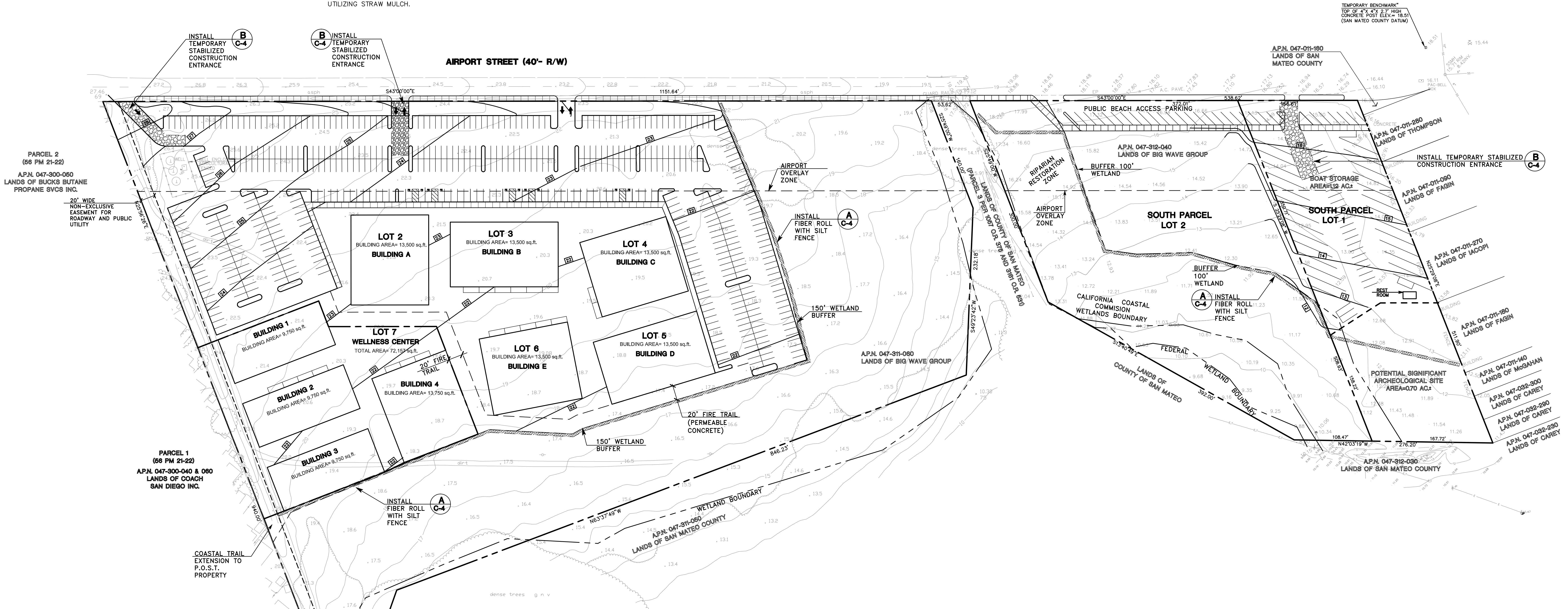
1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 1-1/2 TO 3 INCH STONE.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8 INCHES.
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
4. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8 INCHES.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
6. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

GENERAL EROSION CONTROL NOTES:

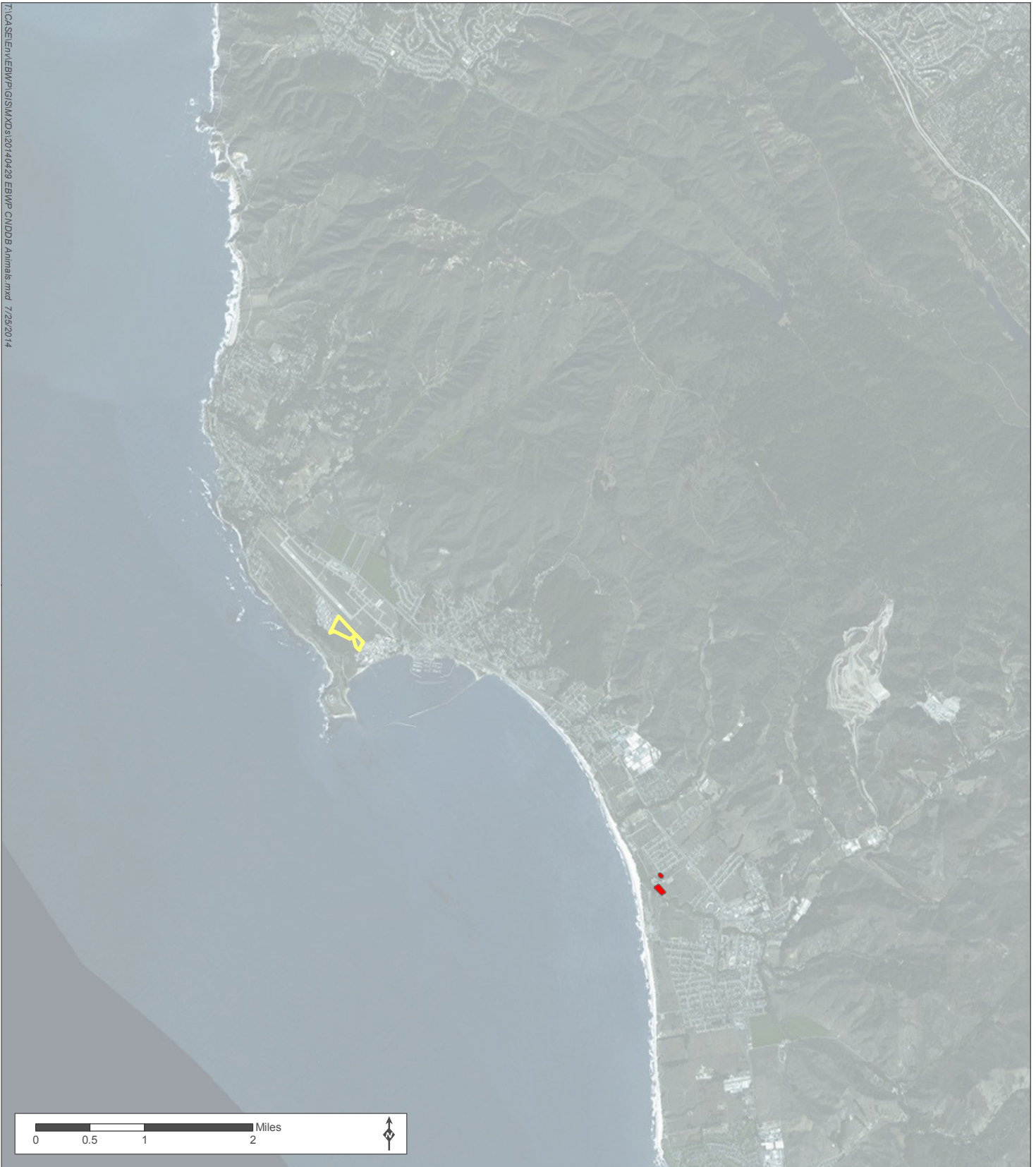
1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO SEDIMENTS.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE ALL YEAR LONG, UNTIL GRADING AND INSTALLATION OF STORM DRAINAGE AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE CITY REPRESENTATIVE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, 4TH EDITION, DATED AUGUST 2002.
7. INSTALL TEMPORARY EROSION CONTROL OVER DISTURBED AREAS UTILIZING STRAW MULCH.

LEGEND:

| | |
|------|--------------------------|
| CB | CATCH BASIN |
| FF | FINISHED FLOOR ELEVATION |
| FP | FINISHED PAVEMENT |
| FL | FLOWLINE |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| SDMH | STORM DRAIN MANHOLE |
| SSMH | SANITARY SEWER MANHOLE |
| INV. | INVERT |
| H.P. | HIGH POINT |
| G.B. | GRADE BREAK |
| JP | JOINT POINT |
| SS | NEW SANITARY SEWER LINE |
| SD | NEW STORM DRAIN LINE |
| G | GAS LINE |
| E | ELECTRIC LINE |
| W | WATER LINE |
| 25 | NEW CONTOUR LINE |



| <p>MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580</p> | <p>EROSION AND SEDIMENTATION CONTROL PLAN BEING A SUBDIVISION OF A.P.N. 047-311-060 AND 047-312-040 AIRPORT STREET SAN MATEO COUNTY CALIFORNIA</p> | | | | |
|--|---|-------------|--|--|---|
| <p>PREPARED FOR: BIG WAVE LLC</p> | <p>PREPARED FOR: BIG WAVE LLC</p> | | | | |
| <p>PROFESSIONAL SEAL CIVIL No. 35048 STATE OF CALIFORNIA</p> | <p>BY: [Signature] DATE: [Blank]</p> | | | | |
| <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table> | NO. | DESCRIPTION | | | <p>DRAWN BY: AAP DESIGNED BY: VPG CHECKED BY: DGM SCALE: 1" = 60' DATE: 06/30/14 DRAWING NO.: 1608-00 SHEET: C-4 4 OF 5</p> |
| NO. | DESCRIPTION | | | | |
| | | | | | |



T:\CASE\ENV\EBWP\GIS\MXD\120140429 EBWP CNDDDB Animals.mxd 7/25/2014

Source: ESRI & CNDDDB 2014

- Project Site
- California red-legged frog

Note: There have been several new occurrences of San Francisco garter snake within a five-mile radius of the project since 2009, but due to the sensitive nature of these occurrences, their exact locations are not disclosed for publication in accordance with USFWS policy.

Figure 12 CNDDDB Occurrences Since Jan 2009