

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: November 12, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of: (1) the Certification of an Addendum to the Certified 2010 EIR for the Revised Big Wave North Parcel Alternative Project; (2) a Use Permit for modern sanitarium component of the Wellness Center, outdoor parking uses in the Airport Overlay (AO) Zoning District, and an Outdoor Boat Storage Use; (3) a Major Subdivision of the north parcel into seven lots and the creation of up to 108 business condominium units; (4) a Minor Subdivision of the south parcel into two lots; (5) a Coastal Development Permit, appealable to the California Coastal Commission; (6) a Design Review Permit for proposed structures and associated grading; and (7) a Grading Permit to perform 735 cubic yards (cy) of cut for utility trenching and to place 16,400 cy of imported gravel, for the development of a 162,000 sq. ft. Office Park consisting of industrial/office/storage uses and a 70,500 sq. ft. Wellness Center consisting of affordable housing for 50 developmentally disabled adults and 20 staff and 27,000 sq. ft. of industrial/office/storage uses, proposed on two undeveloped parcels along Airport Street in the unincorporated Princeton-by-the-Sea area of San Mateo County.

County File Number: PLN 2013-00451 (Big Wave Group, LLC)

RECOMMENDATION

That the Planning Commission: (1) certify the Addendum to the Certified 2010 EIR, (2) approve a Use Permit for the modern sanitarium component of the Wellness Center, outdoor parking uses in the AO Zoning District, and an Outdoor Boat Storage Use, (3) approve a Major Subdivision to subdivide the northern parcel into 7 lots with up to 108 business condominium units and a Minor Subdivision to subdivide the southern parcel into 2 lots, (4) approve a Coastal Development Permit, appealable to the California Coastal Commission, (5) approve a Design Review Permit for proposed project structures and associated grading, and (6) approve a Grading Permit to perform 735 cubic yards (cy) of cut for utility trenching and placement of 16,400 cy of imported gravel, by making the required findings, and subject to the conditions of approval, listed in Attachment A of the staff report.

PROPOSAL

The proposed Big Wave Wellness Center and Office Park project is intended to be an economically sustainable development that provides housing and employment opportunities for low-income developmentally disabled (DD) adults residing at the Wellness Center. The project is proposed as a LEED certified project, would include approximately 6 acres of wetland restoration, and includes a 10-foot wide coastal trail to be developed along the Airport Street frontage. Existing agricultural use would continue over 5 acres of the property. As proposed, project implementation would be phased over a 15-year timeframe. The primary components of the proposed project include the following:

Wellness Center: The 70,500 sq. ft. Wellness Center consist of affordable housing, including 57 bedrooms, for 50 developmentally disabled adults and 20 staff and 27,000 sq. ft. of industrial/office/storage uses. The 2-story building would have a maximum building height of 31.5 feet. The building would contain a basketball court, gym, locker rooms, outdoor pool, industrial kitchen and a dining common area. The use of all recreational facilities would be restricted to Big Wave residents, staff, guests and Office Park employees. A 100,000-200,000-gallon fire tank would be located below the building to provide fire flow. No residential uses are proposed on the ground level floor. The applicant proposes 42 parking spaces for Wellness Center staff and guest uses. Building elevations, floor plans, and the architectural design concept are presented in Attachments D through G of the staff report.

Office Park: Three, two-story Office Park buildings would offer 162,000 sq. ft. of space. Building height elevations are summarized in Table 6 of the staff report and would not exceed 36.5' above grade. Floor plans and building elevations are presented in Attachments E through G of the staff report. Within the Office Park buildings, the applicant proposes General Office, Research and Development, Light Manufacturing, and Storage uses, with square footages of each use to be determined by prospective tenants. The parking required/available for each permitted use is to be determined as tenants occupy the buildings and site parking is allocated according to County parking requirements. The Office Park buildings would be occupied by private firms with their own workers. The applicant proposes 420 private parking spaces for Office Park tenants. As discussed below, all coastal access parking will be located on the south parcel.

DISCUSSION

California Coastal Commission Denial of the 2010 Big Wave Wellness Center and Office Park Project: On August 8, 2012, the California Coastal Commission (CCC) found that the appeals of the County's decision to approve the Coastal Development Permit (CDP) for the project raised a substantial issue of conformance of the approved project with the County's LCP and, based on substantial issues outlined in the CCC's staff report, the CCC denied a CDP for the project. The most pertinent issues related to adequate water and wastewater supply, tsunami hazard, project mass and scale,

geological hazard, and agricultural policies of the LCP. Subsequently and to this date, the applicant has continued to work with CCC staff and County staff to address CCC concerns. The applicant has also worked with Ms. Lennie Roberts of Committee for Green Foothills, MWSD staff, and GSD staff (appellants of the 2010 Project) to address concerns raised by those organizations.

Description of Project Changes from 2010 Project: The property owners, Big Wave, LLC and Big Wave Group, have revised the 2010 Big Wave Wellness Center and Office Park Project to reduce project scale, concentrate development on the north parcel, include a boat storage use on the south parcel, incorporate public water and sewer connections, increase wetland buffers, reduce project grading, and reduce the project construction phasing timeframe from 20 years to 15 years. The Big Wave NPA Project reflects a working collaboration with the CCC and other agencies to address the issues of concern. San Mateo County is processing the revised project under a new permit application.

Overview of Primary Project Changes from 2010 Project to Current Proposal		
	2010 Project*	Revised Big Wave NPA Project
Subdivision and Site Development	North Parcel: 10 lots for Office Park buildings, parking, and wetland buffer. South Parcel: 3 lots for Wellness Center buildings, wetland buffer, public commercial storage building, and parking.	North Parcel: 7 lots for Office Park and Wellness Center buildings, parking, and wetland buffer. South Parcel: 2 lots for public boat storage, public parking, archaeological reserve, wetland buffer, and agriculture/organic gardening.
Office Park/Industrial Use	8 buildings: 225,000 sq. ft. business space; 92,000 sq. ft. footprint	Office Park: 3 buildings on 5 lots: 162,000 sq. ft. business space; 81,000 sq. ft. footprint Wellness Center: 27,000 sq. ft. business space
Wellness Center	98,745 sq. ft. of affordable housing and associated uses 20,000 sq. ft. of utility and storage uses. 70 Units: 50 DD Adults 20 staff persons	70,500 sq. ft. residential and accessory uses 57 Bedrooms: 50 DD Adults 20 staff persons
On-site Parking Spaces	690	554
Maximum Building Height (feet from existing grade)	51 feet	36.5 feet

Overview of Primary Project Changes from 2010 Project to Current Proposal		
	2010 Project*	Revised Big Wave NPA Project
Water Service	Domestic water demand: 26,000 gpd: 10,000 gpd from existing on-site well and 16,000 gpd from wastewater recycling. Connection to Coastside County Water District for emergency backup and fire protection (subject to LAFCo action) as an option.	Domestic water demand: 15,500 gpd from Montara Water and Sanitary District (MWSD; subject to LAFCo action).
Wastewater Service	On-site wastewater treatment plant and disposal through a combination of municipal hookup to Granada Sanitary District (GSD) and on-site recycle water usage (drain fields eliminated in Final EIR) or municipal hookup only.	Sewer service connection to GSD for wastewater collection, transmission, treatment and disposal.
Project Construction Phasing Timeframe	20 years	15 years
Wetland Buffer	North and south parcel buildings setback 100 feet from wetland boundary.	North parcel buildings and south parcel boat storage, parking setback 150 feet from wetland boundary.

Environmental Review: The County has determined that an EIR Addendum should be prepared as the appropriate CEQA document to address project revisions in accordance with CEQA Guidelines Section 15164. The purpose of the Addendum, which includes the Addendum released by the County on July 31, 2014 and the Final Addendum released on November 5, 2014, is to address project changes proposed by the Revised Big Wave NPA Project.^{1,2} Project changes and new information do not result in new significant environmental impacts that have not been previously disclosed in the certified 2010 EIR. EIR mitigation measures as amended are included as Condition No. 4 of Attachment A of the staff report.

Compliance with Local Coastal Program (LCP) Policies: As proposed and conditioned, the project complies with applicable LCP policies, as discussed in detail in the staff report. The project would meet the objective of infill in that the project sites would be served by a public sewer district and water district. The project would provide affordable housing opportunities for disabled adults who reside in the San Mateo County Coastal Zone and housing would maintain a sense of community character by being of compatible scale, size and design. The project is not located in an area designated for agricultural use and the project includes on-site agricultural uses. The

¹ CEQA Guidelines Section 15164(c) provides that an addendum need not be circulated for public review.

² The Addendum is available at: <http://planning.smcgov.org/big-wave-north-parcel-alternative-project>.

The Final Addendum is available at: <https://www.hightail.com/download/UIRSeFVUVEh6NEpvZE1UQw>

project, as proposed and conditioned, incorporates a 150-foot wetland buffer zone on each project parcel, complies with permitted uses in wetlands and buffer zones, and will not result in significant impacts to the Pillar Point Marsh. Implementation of the mitigation measures of the Addendum are adequate to protect California Red-Legged Frog and San Francisco Garter Snake within the project vicinity from harm. The project would not result in any significant impacts to public views or scenic vistas, scenic resources, or the existing character or quality of the site and its surroundings, and would not obstruct views of Pillar Point Ridge and the skyline. First floor elevations of Wellness Center buildings will be 34 feet NGVD or higher, which is above the estimated tsunami inundation level. Required mitigation measures and compliance with applicable regulations reduce project impacts related to geology and soils leveling a manner consistent with LCP requirements.

Compliance with Required Findings for a Use Permit: Regarding the Use Permit for a sanitarium (Wellness Center), the project would provide affordable housing for 70 persons, including 50 developmentally disabled adults and 20 aides, thereby helping to bridge the gap between the need for affordable housing and the supply of affordable housing in the County unincorporated area. Regarding the Use Permit for parking uses in the AO Zoning District, the maximum occupancy of land within the AO District over both project sites is 126 persons at any one time. Due to the intermittent use of both private and public parking uses, it is reasonable to anticipate no more than 126 persons within the AO Zone at any one time. Regarding the Use Permit for the boat storage lot, the boat storage use supports the marine uses of the Waterfront (W) Zoning District, providing the Coastside community with a secure location to keep to their recreational boats nearby the Princeton Harbor and boat launch facilities. Based on the foregoing, staff believes that the proposed uses are necessary for the public health, safety, convenience or welfare.

Compliance with Design Review Standards: The Big Wave NPA Project was reviewed at the July 10, 2014, September 11, 2014, October 9, 2014, and November 3, 2014 meetings of the Coastside Design Review Committee (CDRC). On November 3, 2014, the CDRC voted 2-1 to recommend that the Planning Commission deny the project, as currently proposed.³ The CDRC have provided to the Planning Commission, for context, design recommendations that were developed during discussion, which, may or may not have led to final recommendations and/or CDRC recommendation of project approval. The applicant has agreed to the recommended changes, which have been incorporated into the project's current proposal and Condition No. 88 of Attachment A of the staff report.

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³ The dissenting member of the motion states that he believes the project should be approved with the above recommendations as conditions of approval.

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: November 12, 2014

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SUBJECT: Consideration of: (1) the Certification of an Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (EIR) and Final EIR (2010 EIR) for the Revised Big Wave North Parcel Alternative Project (Big Wave NPA Project), pursuant to the California Environmental Quality Act (CEQA); (2) a Use Permit, pursuant to Section 6500 of the Zoning Regulations, for modern sanitarium component of the Wellness Center, outdoor parking uses in the Airport Overlay (AO) Zoning District, and an Outdoor Boat Storage Use; (3) a Major Subdivision, pursuant to the County Subdivision Regulations, of the north parcel into seven lots and the creation of up to 108, approximately 1,500 sq. ft., business condominium units; (4) a Minor Subdivision, pursuant to the County Subdivision Regulations, of the south parcel into two lots; (5) a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, appealable to the California Coastal Commission, for the proposed subdivisions, uses, and improvements; (6) a Design Review Permit, pursuant to Section 6565.3 of the Zoning Regulations, for proposed structures and associated grading; and (7) a Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, to perform 735 cubic yards (cy) of cut for utility trenching and to place 16,400 cy of imported gravel. The project involves the development of the north parcel (APN 047-311-060) with an Office Park, including three buildings containing a total 162,000 sq. ft. of industrial/office/storage uses; a Wellness Center consisting of 70,500 sq. ft. of affordable housing and associated uses with a maximum of 57 bedrooms for a maximum of 50 developmentally disabled (DD) adults and 20 staff and 27,000 sq. ft. of industrial/office/storage uses; and a total of 554 private parking spaces, as well as the development of the south parcel (APN 047-312-040) with a boat storage lot and 92 coastal access public parking spaces, proposed on two undeveloped parcels along Airport Street in the unincorporated Princeton-by-the-Sea area of San Mateo County.

County File Number: PLN 2013-00451 (Big Wave Group, LLC)

RECOMMENDATION

1. Certify the Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (EIR) and Final EIR (2010 EIR) for the Revised Big Wave NPA Project by making the required findings listed in Attachment A of this report.
2. Approve a Use Permit for the modern sanitarium component of the Wellness Center and its accessory uses, and an Outdoor Boat Storage Use, by making the required findings, and subject to the conditions of approval, listed in Attachment A of this report.
3. Approve a Major Subdivision to subdivide the northern parcel (APN 047-311-060) into seven (7) lots with up to 108 business condominium units and a Minor Subdivision to subdivide the southern parcel (APN 047-312-040) into two (2) lots, by making the required findings, and subject to the conditions of approval, listed in Attachment A of this report.
4. Approve a Coastal Development Permit, appealable to the California Coastal Commission, for the proposed subdivision, uses, improvements, by making the required findings, and subject to the conditions of approval, listed in Attachment A of this report.
5. Approve a Design Review Permit for proposed project structures and associated grading, by making the required findings, and subject to the conditions of approval, listed in Attachment A of this report.
6. Approve a Grading Permit to perform 735 cubic yards (cy) of cut for utility trenching and placement of 16,400 cy of imported gravel, by making the required findings, and subject to the conditions of approval, listed in Attachment A of this report.

PROPOSAL:

Basic Project Components

The proposed Big Wave Wellness Center and Office Park project is intended to be an economically sustainable development that provides housing and employment opportunities for low-income developmentally disabled (DD) adults residing at the Wellness Center. All buildings and development would be designed to meet Leadership in Energy and Environmental Design (LEED) certification requirements. The primary components of the proposed project include the following:

Wellness Center

- a. Building Design: The Wellness Center building would be constructed on a 6.61-acre lot (designated Lot 7 by the applicant) and would contain a total of 97,500 sq. ft. of building floor area, including 27,000 sq. ft. of business space. Maximum building height would be 31.5-feet, (Table 1) and two stories. The building would contain a basketball court, gym, locker rooms, outdoor pool, industrial kitchen and a dining common area. The use of all recreational facilities would be restricted to Big Wave residents, staff, guests and Office Park employees. A 100,000-200,000-gallon fire tank would be located below the building to provide fire flow. No residential uses are proposed on the ground level floor. Building elevations, floor plans, and the architectural design concept are presented in Attachments D through G of this report. Solar panels would be mounted flat on rooftops, 6 inches above the roofs and are included in the proposed building height.
- b. Affordable Housing for DD Adults and their Aides: While the actual residential floor plan configuration of the Wellness Center would depend on demand, it would include no more than 57 bedrooms to provide affordable housing for a maximum of 50 developmentally disabled adults and 20 staff persons. A “Basic Residential Unit” contains two bedrooms, a shared living area, two bathrooms, and no kitchen. All food would be prepared in a common commercial kitchen. Actual residential layout may include some “studios” with a bedroom, living area and bathroom that are not shared with another bedroom. Bedrooms may accommodate one or two persons.

The Wellness Center would offer its residents a variety of services (e.g., personal finance, meal services, and care assistance) and job opportunities due to a number of business operations that would employ residents, and, in some cases, generate revenue to help to maintain the economic sustainability of the Wellness Center.

- c. Ancillary Uses to Affordable Housing: These uses include, among others, recreation facilities (gym, basketball court, lockers, pool, theater), commercial kitchen, and laundry facilities, and administrative offices.
- d. Project-Related Business Operations to Generate Income for Wellness Center Residents: The DD adults residing at the Wellness Center would be employed by the Wellness Center and would also provide services to the adjacent Office Park, with the Wellness Center funded through association fees and shared development costs. Business operations would be managed by Big Wave Group, Inc., a non-profit corporation, and would include:
 - (1) Big Wave (BW) Boat Storage: An outdoor boat storage area (located on the lot designated by the applicant as Lot 1), operated by the Wellness Center as a Big Wave business, would be located on the south parcel. The boat storage area would be 1.12 acres in size and provide 21 boat storage

spaces, 14 vehicle parking spaces associated with boat use and storage, and a 190 square-foot precast concrete restroom building. Driveways would allow for boats with trailers to be backed into the spaces. Locked security fencing would be constructed around the lot perimeter, with combination access for the boat owners.¹ There would be no specific hours of operation, as the site would be accessible as needed by owners. The site would not be staffed full-time.

- (2) Twelve (12) tenant spaces, consisting of a total of 27,000 sq. ft. of General Office, Research and Development, Light Manufacturing, and/or Storage uses, would be located within the Wellness Center building. Each tenant space would be accessible from the exterior of the building to provide separation and security from residential uses of the Wellness Center uses. Square footages of each use would be determined by prospective tenants and the parking required/available for each permitted use. As tenants occupy the buildings, site parking would be allocated according to County parking requirements.
- (3) Other business operations: Big Wave (BW) Catering/Food Services; BW Energy; BW Farming; BW Water; BW Transportation; BW Recycling; BW Communications (Internet and telephone communications); and BW Maintenance.²
 - BW Catering/Food Services would operate a commercial kitchen in the Wellness Center Building that could provide food for up to 70 Wellness Center residents. The same facilities would provide catered meals to the office workers at the Office Park upon order. A café would serve residents on-site and would cater café offerings to the Office Park. It would not serve the public.
 - BW Communications would provide Internet and telephone communications for the Wellness Center and Office Park through its employees and contractors.
 - BW Energy would include up to 600 kilowatts (kW) of solar voltaic, one to three million British thermal units (BTU) per hour of solar heating and one million BTU per hour of geothermal/evaporative cooling. Geothermal cooling would be accomplished by providing a water cooling loop that would be installed below the slab of commercial buildings prior to placing the slab. Evaporative cooling is a low energy method of air conditioning for server farms. BW Energy would own and operate a natural gas engine generator (up to a 600 kW) designed for backup purposes and 5 kW of natural gas fuel cells for backup

¹ Fencing would be willow wattle (Figure 6; Detail A of Addendum), less than six feet high with the lowest horizontal more than 1.5 feet above the ground.

² Staffing of each business is described in Section 2.3.1.2 of the Addendum.

communications. The proposed project would install solar panels on the roofs of the proposed buildings. The Wellness Center building would accommodate approximately 750 panels, occupy a roof area of approximately 9,000 square feet, and generate peak power of approximately 50 kW to 150 kW and an average of approximately 50 kW over an 8-hour period. The Office Park buildings would accommodate approximately 2,500 panels, occupy about 30,000 square feet of roof space, and generate 450 kW of peak power and an average of 150 kW over an 8-hour period.

- BW Farming would operate an on-site organic farming operation for the production of agricultural commodities, including produce, chicken, and eggs for use at the Wellness Center. All farm and processed products would be used on-site or sold to Office Park employees only. Organic farming areas would also include an outdoor temporary native plant nursery that would supply about 15,000 to 30,000 plants per year for on-site landscaping projects. Nursery work would consist of potted plants. The nursery would be located in the area of archaeological reserve behind the boat storage.
- BW Maintenance would provide maintenance services for the Office Park and Wellness Center facilities and business operations. It would also provide laundry services in Building 4 for the Office Park and Wellness Center.
- BW Recycling would promote the purchase of recyclable materials and supplies for the Wellness Center and Office Park. They would collect and sort all metal, plastic, glass, and paper recyclables, and compost food and landscape waste. Compost that meets organic standards would also be used in the proposed farming operations. Non-organic compost would be used in landscape operations. There would be an indoor recycling room in each office building and an indoor recycling facility located within storage areas of the Wellness Center. Worm composting of food scraps, shredded paper, and yard waste would occur outdoors on the south parcel. Bins for food scraps and landscape collection would be stored indoors at the Wellness Center.
- BW Transportation would provide the following: collecting fees for event parking (e.g., Maverick's Surf Contest and Dream Machines) using private parking spaces on the north parcel, parking services and management at the Office Park, and shuttle services (involving only one van or bus) for the residents. Shuttle service would provide transportation to DD residents to off-site events and places of employment, as well as transport of food and produce to market. The

shuttle bus would park in a designated parking space allocated to the Wellness Center.

- BW Water would provide maintenance of on-site water distribution lines from the MWSD main line and the separate hot water and cold water pumping and treatment systems for the Office Park.
- e. Parking: 42 private parking spaces for Wellness Center staff and businesses would be located on the north parcel.

Office Park

- a. Building Design: Three, two-story Office Park buildings would be constructed on what the applicant has designated Lots 2-6 (see Attachment D to this report). The Northeast Business Building would be 36.5 feet in height from existing grade and the Southeast and West Business Buildings would each be 35 feet in height from existing grade. In total, the buildings would offer 162,000 sq. ft. of space. Building height elevations are summarized in Table 6 in Section C.3. Floor plans and building elevations are presented in Attachments E through G of this report. Solar panels would be mounted flat on rooftops, 6 inches above the roofs and are included in the proposed building height.
- b. Proposed Uses: Within the Office Park buildings, the applicant proposes General Office, Research and Development, Light Manufacturing, and Storage uses, with square footages of each use to be determined by prospective tenants. The parking required/available for each permitted use is to be determined as tenants occupy the buildings and site parking is allocated according to County parking requirements. The Office Park buildings would be occupied by private firms with their own workers. No business space construction will be authorized unless required parking is available for it.
- c. Three (3) Types of Tenant Spaces: Office Park Buildings would utilize 3 building types, including 10'/10' ceilings (Type 1), 16'/10' ceilings (Type 2) and 20'/10' ceilings (Type 3). Types 2 and 3 would accommodate industrial uses, such as those requiring a roll-up door.
- d. Parking: 420 private parking spaces for Office Park tenants would be located on the north parcel. As discussed below, all coastal access parking will be located on the south parcel.

Proposed Subdivision

- a. North Parcel: The north parcel on which the Wellness Center and Office Park is proposed to be located (APN 047-311-060) would be subdivided into 7 lots (designated by the applicant as Lots 1-7). Lot 1 includes the common areas of courtyards, parking lot, and walkways. Lots 2 through 5 include Office Park

spaces located within 3 business buildings. Lot 7 includes the Wellness Center building, wetlands, and wetland buffer zones.

- b. South Parcel: The south parcel on which the boat storage uses and all coastal access public parking are proposed to be located (APN 047-311-060) would be subdivided into 2 lots (designated by the applicant as Lots 1-2). Lot 1 includes the Boat Storage Lot and associated private parking and coastal access public parking spaces. Lot 2 includes 92 coastal access public parking spaces, areas to be farmed as organic garden, wetland, and wetland buffers.

Table 1 Big Wave NPA, Overview of Site Development		
North Parcel		
Lot 1	5.77 acres	Common Area: Courtyard, Parking Lot, Walkways
Lot 2	0.416 acres	Northeast Business Building
Lot 3	0.3796 acres	Northeast Business Building
Lot 4	0.365 acres	Southeast Business Building
Lot 5	0.357 acres	Southeast Business Building
Lot 6	0.344 acres	West Business Building
Lot 7	6.61 acres	Wellness Center, Wetlands, Wetland Buffer
South Parcel		
Lot 1	1.82 acres	Coastal Access Parking, Outdoor Boat Storage and Parking, Archaeological Reserve, Wetland Buffer, Undeveloped
Lot 2	3.4 acres	Coastal Access Parking, Wetland Buffer, Undeveloped

Archaeological Reserve on South Parcel

An archaeological resource located on the south parcel would be preserved on a 0.70-acre site at the rear of Lot 1 (see Attachment D to this report). The resource area would be used for a temporary potting yard/nursery for plants for wetland restoration. No structures or permanent development is proposed.

Restored Wetland Habitat and Buffer Areas

On the north parcel, the wetland boundary is delineated approximately 40 feet outside of the parcel boundaries along 820 feet of the property line on land owned by San Mateo County (APN 047-311-050). As shown in Attachment D to this report, all site development on the north parcel would be set back a minimum of 150 feet from the wetland boundary, where a minimum setback of 100 feet is required by the Local Coastal Program. Wetland habitat fencing (6-foot high willow wattle fence with a swing gate for fire access) would be constructed in Phase 1 at the start of construction for the Wellness Center. Organic gardening, as described in Section 2.3.1.2 of the Addendum (BW Farming), is proposed in the wetland buffer zones.

On the south parcel, development is also located outside of a 150-foot wetland buffer zone. The proposed outdoor boat storage and public coastal access parking area would be located outside the buffer zone. A willow wattle fence would be installed along the southwestern property boundary to form a living fence that would provide security to the property (see Attachment D to this report). Native plant vegetation to improve wetland habitat values is proposed for the majority of the buffer zone. A portion of the buffer zone near the natural drainage would be used for organic gardening associated with the BW Farming business operations described in Section 2.3.1.2 of the Addendum.

The project application includes restoration of wetlands as proposed in the Riparian and Waters/Wetland Ecosystem Restoration Final Basis of Design Report (WSP 2012; Attachment B of the Addendum). The report outlines the activities proposed to restore wetland values within the buffer areas, installation of log structures, planting and irrigation, weed management, and maintenance and monitoring.

Coastal Access Parking and Coastal Trail

A total of 92 spaces of coastal access public parking would be provided on the south parcel. As proposed and conditioned, the project includes a 10-foot wide coastal trail to be developed along the Airport Street frontage. The coastal trail would be built within the Airport Street right-of-way fronting both parcels (see Attachment D to this report). The trail surface would be decomposed granite.

Construction Phasing and Development Agreement

Construction Phasing over a 15-year timeframe from the date of final project approval would be allowed under a Development Agreement proposed by the applicant between the County and the property owners, which is subject to the approval of the Board of Supervisors. As of this date, the applicant has not submitted a final draft of the development agreement to the County.

As shown in the phasing plan included as Attachment I, completion of perimeter landscaping and restoration of wetlands and wetland buffer zones on both parcels would occur in Phase 1 (3-8 years).³ Also, in Phase 1, the rear half of the Wellness Building (approximately 25 bedrooms), the 30,000 sq. ft. West Business Building and associated parking would be built. The front half of the Wellness Center (approximately 25 bedrooms), the Northeast Business Building and associated parking would be built in Phase 2 (3-12 Years) and the Southeast Business Building and associated parking would be built in Phase 3 (3-15 Years). Development of parking lot landscaping would be tied to associated building construction for each development phase.

³ Specified years of each phase are from the date of final project approval.

BACKGROUND

Report Prepared By: Camille Leung, Senior Planner, Telephone 650/363-1826

Applicant/Owner: Big Wave Group, LLC; Big Wave Group, Inc.

Location: The two subject parcels (the “north” parcel and the “south” parcel) are each relatively flat and gently sloped to the west and south. Site elevations range from 9.0 to 27.7 feet National Geodetic Vertical Datum (NGVD). The two parcels presently contain active agricultural fields irrigated by water from a well on the north parcel. A natural drainage running east to west separates the two parcels and drains into the Pillar Point Marsh, a salt marsh habitat. A total of 0.74 acres (32,180 sq. ft.) of the project site consists of wetlands, as defined by the California Coastal Act. A portion of the land constituting wetlands under the Coastal Act, 0.45 acres, is also considered Federal jurisdictional waters/wetlands, under the permit authority of the U.S. Army Corps of Engineers (USACOE).

APNs: 047-311-060 and 047-312-040

Size: The two parcel constituting the project sites are a total of 19.53 acres in size. APN 047-311-060 (northern parcel) is approximately 14.25 acres in size, and APN 047-312-040 (southern parcel) is approximately 5.28 acres in size.

Existing Zoning:

Northern Parcel

- Light Industrial/Design Review/Coastal Development District (M-1/DR/CD)
- Light Industrial/Airport Overlay/Design Review/Coastal Development District (M-1/AO/DR/CD)
- Resource Management-Coastal Zone/Design Review/Coastal Development District (RM-CZ/DR/CD)

Southern Parcel

- Waterfront/Design Review/Coastal Development District (W/DR/CD)
- Waterfront/Airport Overlay/Design Review/Coastal Development District (W/AO/DR/CD)
- Resource Management-Coastal Zone/Design Review/Coastal Development District (RM-CZ/DR/CD)

General Plan Designation: General Industrial and General Open Space

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Agriculture

Water Supply: Water supply for domestic use and fire suppression for the Office Park and Wellness Center would be provided by the Montara Water and Sanitary District (MWSD), subject to San Mateo County Local Agency Formation Commission (LAFCo) action (described in Section A.1.a of this report). An 8-inch water main terminates on Airport Street at the Pillar Ridge Manufactured Home Community, approximately 1,210 feet north of the project's north parcel. The project requires the installation of an 8-inch water main extension to the project property along the Airport Street right-of-way to provide water for domestic use and fire suppression. A fire hydrant installed on the property would provide access to fire flow. A dual meter for fire and domestic service would be established on the project site per MWSD standard detail requirements. An existing 4-inch well water irrigation line provides non-potable water to the south parcel from an agricultural well, constructed in 1987, located on the north parcel. The well is currently utilized for agricultural irrigation. This well water would continue to supply water for landscaping, gardening, and agricultural uses.

Fire suppression water supply: All project buildings would be designed as Class 1 fire resistant (constructed from steel and concrete). According to the San Mateo County Deputy Fire Marshal, this designation would allow the peak fire flow requirement to be less than 2,000 gallons per minute (gpm). To achieve this flow rate, the applicant proposes a 100,000 to 200,000 gallon storage tank located under the Wellness Center Building (see floor plan in Attachment N to this report) with automatic booster pumps. The tank would be filled by MWSD water supplies. The pumps would be powered by a 150 kw engine and deliver a minimum of 2,000 gpm at 60 pounds per square inch (psi). The fire sprinkler zones and hydrants would be sized to match the required fire flow.

Sewage Disposal: Sewer service to the Office Park and Wellness Center would be provided by the Granada Sanitary District (GSD) pursuant to a Sewer Connection Permit to be applied for and obtained from GSD by the property owner(s). Wastewater from the Office Park and Wellness Center buildings would be collected in 2-inch pressurized sewer lines. A gravity sanitary sewer main line complying with GSD standard specifications and details would run approximately 1,900 feet north along the Airport Street right-of-way from the existing manhole at Airport Street and Stanford Avenue to the northern limit of the northern parcel. GSD currently estimates the required size of this sewer main to be 8 inches in diameter, but the final system and sizing would be based on a detailed sewer system design and analyses meeting GSD requirements. On the south parcel, a 6-inch sewer line would be constructed from the boat storage restroom to the Airport Street sewer main.

Flood Zone: Zone X (Area of Minimal Flood Hazard). Significant portions of the project site, as shown on the 1984 Federal Emergency Management Agency (FEMA) flood mapping, are shown in a Zone A flood area (a 100-year flood hazard area). However, in a 2005 Letter of Map Amendment (LOMA), FEMA removed the project parcels from the floodplain.

Environmental Evaluation: In March 2011, the San Mateo County Board of Supervisors certified an Environmental Impact Report (EIR) for the Big Wave Wellness Center and Office Park Project (PLN 2005-00481 and PLN 2005-00482) (hereinafter referred to as the 2010 EIR and the 2010 Big Wave Wellness Center and Office Park Project). The original Big Wave Wellness Center and Office Park project was subject to extensive environmental review and public comment. The Final EIR comprises three volumes containing technical appendices, 245 comment letters, responses to comment, and project changes.

An Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (EIR) and Final EIR (2010 EIR) for the Big Wave North Parcel Alternative Project (Big Wave NPA Project) was issued with a 30-day courtesy public review period from July 31, 2014 to September 2, 2014. Under CEQA requirements, the EIR Addenda do not require public review. The Final Addendum, which includes a description of minor project changes and response to comments, was released on November 5, 2014.⁴

Setting: The project site is surrounded by the Half Moon Bay Airport to the east, the Pillar Ridge Manufactured Home Community to the north, the Pillar Point Headlands and Pillar Point Marsh to the west, and industrial/commercial/recreational development within the Princeton and Pillar Point Harbor to the south. Pillar Point Ridge, west of the project site, lies between the marsh and the coastline and offers recreational hiking trails. Beach access to Pillar Point is provided south of the project site from the Mavericks parking area at the west terminus of West Point Avenue and at the eastern terminus of West Point Avenue at Princeton Avenue.

Site Constraints: The 14.25-acre northern parcel contains a 125-foot wide Airport Overlay (AO) setback area along the eastern (front) property line, a minimum 100-foot wetland buffer zone along the south and west (rear and left) property lines, and an Alquist-Priolo Earthquake Fault Zone over a western portion of the property. A Fault Trench Study (Attachment I of the Addendum) investigated the potential for traces of the Seal Cove Fault to exist on the project property. The study found no evidence of fault traces. The 5.28-acre southern parcel contains a 125-foot wide Airport Overlay (AO) setback area along the eastern (front) property line and a minimum 100-foot wetland buffer zone along the north and west (right and rear) property lines.

Chronology:

<u>Date</u>	<u>Action</u>
February 25, 1987	- The existing agricultural well was approved by the San Mateo County Public Health Division for potable use for agricultural, single-family residential and commercial/industrial uses.

⁴ Addendum and Final Addendum are posted on the project website at: <http://planning.smcgov.org/big-wave-north-parcel-alternative-project>

- July 6, 2000 - Recordation of three (3) Certificates of Compliance confirming the legality of 3 parcels including the project parcels (PLN 1999-00442).
- October 18, 2005 - Application for 2010 Project is submitted and is deemed incomplete.
- December 5, 2006 - County retains Christopher A. Joseph and Associates (CAJA) to perform environmental consulting services, including preparation of a Draft Environmental Impact Report (EIR) for the project.
- November 18, 2008 - EIR Scoping Meeting conducted at the El Granada Elementary School. CAJA continues preparation of the 2010 Draft EIR.
- October 22, 2009 - Public release date of 2010 Draft EIR.
- October 15, 2010 - Public release date of the 2010 Final EIR.
- November 23, 2010 - At the Planning Commission public hearing, the Commission certified the EIR, approved the proposed project, and recommended that the Board of Supervisors approve the Development Agreement, subject to the revised findings and conditions of approval.
- December 2010 - Separate appeals to the Board of Supervisors filed by GSD, MWSD, and Committee for Green Foothills and co-appellants.
- March 29, 2011 - The Board of Supervisors certified the Draft EIR, Final EIR, and approved the 2010 project.
- April 2011 - Committee for Green Foothills, GSD, and MWSD filed separate lawsuits regarding the County's certification of the 2010 EIR.
- August 8, 2012 - After the Board's approval of the Coastal Development Permit, it was appealed to the California Coastal Commission (CCC), and the CCC found substantial issues with the project and sustained the appeal, resulting in the denial of the project.
- October 2, 2013 - Committee for Green Foothills files dismissal of its lawsuit against the County. The County is in negotiations with GSD and MWSD, as these lawsuits have not yet been dismissed.

Big Wave Wellness North Parcel Alternative Project (Big Wave NPA Project)

- October 9, 2013 - Application for Big Wave North Parcel Alternative (Big Wave NPA Project) (PLN 2013-00451) submitted and deemed incomplete.
- April 2014 - County contracts with TRA Environmental Services, Inc. (TRA), for project analysis and determination of the appropriate CEQA document to address project revisions in accordance with CEQA Guidelines Section 15164. County also contracts with Hexagon Transportation Consultants, Inc., to prepare a traffic report and Environmental Vision to prepare visual simulations.
- May 29, 2014 - Application for Big Wave NPA Project deemed complete.
- June 2014 - The County determines that an addendum to the 2010 EIR (Addendum) should be prepared, pursuant to Section 15164 of the CEQA Guidelines. County works with TRA to initiate preparation of the Addendum.
- July 10, 2014;
September 11, 2014;
October 9, 2014 - Coastside Design Review Committee (CDRC) reviews the Big Wave NPA Project for compliance with design review standards. CDRC continues the item based on recommendations for changes to building design and siting, parking lot design, grading, and landscaping.
- July 31, 2014 - Public release of EIR Addendum. Start of 30-day courtesy public review period set by the Community Development Director. Copies of EIR Addendum are made available at the Planning Department's website, the County Planning Department, and (3) the Half Moon Bay Library. A courtesy Notice of Availability is emailed and mailed to property owners within 300 feet, public agencies, and interested members of the public.
- July 31, 2014 - Planning staff provides a courtesy update to the Airport Land Use Commission (ALUC) regarding the Big Wave NPA Project.
- August 13, 2014 - Planning Commission hearing (Information Only Session).
- August 13, 2014 - Presentation of the project to the Midcoast Community Council at its regular meeting.
- September 2, 2014 - Close of 30-day public review period for the Addendum.

- November 5, 2014 - Release of Final Addendum, which includes proposed minor modifications to the project, all comments on the Addendum received during the public review period and response to comments. Modified project is referred to as the “Revised Big Wave NPA Project.”
- November 3, 2014 - In a 2:1 vote, the CDRC recommends denial of the Revised Big Wave NPA Project, based on design recommendations described in Section C.6 of this report.
- November 12, 2014 - Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. California Coastal Commission Denial of the 2010 Big Wave Wellness Center and Office Park Project

At the August 8, 2012 hearing of the project, the California Coastal Commission (CCC) found that the appeals of the County’s decision to approve the Coastal Development Permit (CDP) for the project raised a substantial issue of conformance of the approved project with the County’s LCP and, based on substantial issues outlined in the CCC’s staff report, the CCC denied a CDP for the project. The following is a summary of the most pertinent issues outlined in the CCC’s staff report and an explanation of how the Big Wave NPA Project addresses those issues:

- a. Water and Wastewater Supply: The 2010 project is located within the County’s urban/rural boundary and therefore, must be served by adequate public utilities. While the 2010 Project relied on water supply from the existing agricultural well and an on-site wastewater treatment system, the Revised Big Wave NPA Project proposes connection to public utilities. Municipal wastewater service will be provided by the Granada Sanitary District (GSD). Municipal water service would be provided by Montara Water and Sanitary District (MWSD); subject to Local Agency Formation Commission (LAFCo) approval of a sphere of influence amendment removing the project property from the Coastside County Water District (CCWD) sphere and placing it in the MWSD sphere to allow extension of water service outside MWSD current boundaries pursuant to Government Code Section 56133. In addition, the Coastal Commission has approved an amendment to MWSD’s Public Works Plan (PWP) (2-06-006) removing a moratorium on the extension of water connections to new customers. Both MWSD and GSD have confirmed adequate capacity

to serve the project.⁵ As permitted by the LCP, the applicant proposes to retain the existing agricultural well on the north parcel to provide well water for agricultural and landscaping irrigation use only.

- b. Hazards: Section 6326.2(b) of the Zoning Regulations requires a highest projected wave height above ground level at the location of the structure of less than six (6) feet and residential floor level of no less than two (2) feet above wave height. The California Emergency Management Agency (CalEMA) Tsunami Inundation Maps show for the proposed project site, a maximum water level of about 24 to 28 feet NGVD (7.5 to 8.5 meters NGVD). Proposed residential floor level of the 2010 Project of 20 NGVD will be 8 feet lower than the wave height. As the site elevation of the 2010 Project is given at 14 NGVD, the highest projected water level above ground level at the location of the structure is approximately 14 feet. As proposed, the Revised Big Wave NPA Project establishes a minimum finished ground level of at the location of the residential structures of 22 feet NGVD and residential floor elevation of 35 feet NGVD in compliance with Section 6326.2(b) of the County Zoning Regulations. Condition No. 43 requires a minimum finished ground level of 22.1 feet NGVD at the location of the residential structures such that the projected wave height of 28 feet NGVD is less than six (6) feet above the ground level of the Wellness Center.
- c. The approved project is significantly larger in mass and scale than surrounding development and would obstruct views of ridgelines and significant open space areas, including Pillar Point Marsh, and cause significant visual impacts, inconsistent with the visual resources policies of the LCP. The Revised Big Wave NPA Project consolidates Wellness Center and Office Park buildings on the north parcel, reduces maximum building height from 51 feet to 36.5 feet from existing grade, and incorporates architecture compatible with the Princeton community and view corridors through the project buildings.
- d. The Commission finds that it needs additional studies because, in the opinion of the Staff Geologist, the complex nature (multiple splays) and the poorly constrained location of the Seal Cove fault (part of the San Gregorio Fault Zone) warrant additional investigation to assure that structures for human habitation will not be constructed across an active fault. A Fault Trench Study (Attachment I of the Addendum) investigated whether traces of the Seal Cove Fault exist on the project property. The study found no evidence of such fault traces. County staff believes that the applicant has undertaken adequate analysis of this issue.

⁵ Reference MWSD Letters dated January 28, 2014 and April 11, 2014; GSD letter dated January 28, 2014; and analysis contained in Addendum.

- e. In this case, the applicant has not demonstrated that there is an adequate buffer between the proposed development and the sensitive resources on site, because of the proximity of the development to the important habitat at Pillar Point Marsh, and the documented uncertainty of the delineated wetland boundary. The Revised Big Wave NPA Project consolidates Wellness Center and Office Park buildings on the north parcel and increases minimum wetland buffers from 100-feet to 150-feet.

- f. LCP Policy 1.3(b) recognizes that in order to make a logical urban/rural boundary, some land has been included within the urban boundary which should be restricted to open space uses and not developed at relatively high densities, such as the subject property which is comprised entirely of prime agricultural soils and sensitive habitats, and adjacent to Pillar Point Marsh. The Revised Big Wave NPA Project consolidates Wellness Center and Office Park buildings on the north parcel. The majority of the south parcel would remain undeveloped, with development consisting of public parking spaces as required by LCP Policy 10.22 and a boat storage use, both very low density uses. Wetland and wetland buffers areas would be restored as wetland habitat and remaining undeveloped areas of both properties (approximately 5 acres) would continue the current agricultural use. In order to assure the implementation and continuation of the proposed uses and densities which are critical in forming the basis for the recommendation of approval of this project, Planning staff has included the requirement for an agricultural easement over all areas of proposed agriculture, with the exception of areas of agriculture proposed within a wetland buffer to avoid conflict with the conservation easement, as Condition No. 58.

In the staff report, CCC staff state that “In order to address LCP requirements and the various resource constraints on the site, a revised project would need to demonstrate an adequate and reliable water supply, reliable waste water/sewage disposal capacity, adequate protection of natural resources, such as the Pillar Point Marsh area and surrounding wetlands, minimization of significant impacts to important public views, sufficient traffic capacity, the minimization of significant shoreline hazards at the project site; and the protection of agricultural resources consistent with the requirements of the certified LCP. It is possible that some of the identified deficiencies could be addressed through the imposition of conditions if further analysis was completed to identify both project impacts and specific mitigations. Commission staff remains available to work with the Applicant and the County on such a project in the future.”

Subsequently and to this date, the applicant has continued to work with CCC staff and County staff to address CCC concerns. The applicant has

also worked with Ms. Lennie Roberts of Committee for Green Foothills, MWSD staff, and GSD staff (appellants of the 2010 Project) to address concerns raised by those organizations.

2. Description of Project Changes from 2010 Project

The property owners, Big Wave, LLC and Big Wave Group, have revised the 2010 Big Wave Wellness Center and Office Park Project to reduce project scale, concentrate development on the north parcel, include a boat storage use on the south parcel, incorporate public water and sewer connections, increase wetland buffers, reduce project grading, and reduce the project construction phasing timeframe from 20 years to 15 years. The Big Wave NPA Project reflects a working collaboration with the CCC and other agencies to address the issues of concern. San Mateo County is processing the revised project under a new permit application.

An overview of the primary differences between the 2010 Big Wave Wellness Center and Office Park Project, and the Big Wave NPA Project under current consideration is presented in Table 2, below. The 2010 Project proposed extensive development on both the north and south project parcels and included 225,000 sq. ft. of industrial and office space in eight buildings, a 70-bed Wellness Center that would be a residential living facility for developmentally disabled (DD) adults and their aides, a 20,000 sq. ft. storage/utility building, and 690 parking spaces. Water to the project would have been provided by an on-site well and sanitary sewer service was proposed to be provided by on-site wastewater treatment and disposal as recycled water, with connection to Granada Sanitary District as a backup. A site plan of the 2010 Project is included as Attachment C.

The Revised Big Wave NPA Project, in contrast, places all Wellness Center and Office Park buildings on the northern parcel. The north parcel would be subdivided into seven lots (Lots 1-7). Lot 1 (11.05 acres) would include the common areas of parking, wetland and wetland buffer areas, and fire trail. Lots 2-6 would contain the 3 office/manufacturing buildings of the Office Park. Lot 7 (1.66 acres) would include the Wellness Center.

Project use of the southern parcel would be limited to farming/gardening, wetland restoration, boat storage with restroom facility, archaeological reserve area, and coastal access parking. The south parcel would be subdivided into two lots (Lots 1-2). Lot 1 (1.82 acres) would contain coastal access public parking, outdoor boat storage and a designated archaeological site reserve area. Lot 2 (3.4 acres) would contain coastal access public parking, continue to be farmed, and remain undeveloped.

**Table 2
Overview of Primary Project Changes from 2010 Project to Current Proposal**

	2010 Project*	Revised Big Wave NPA Project
Subdivision and Site Development	North Parcel: 10 lots for Office Park buildings, parking, and wetland buffer. South Parcel: 3 lots for Wellness Center buildings, wetland buffer, public commercial storage building, and parking.	North Parcel: 7 lots for Office Park and Wellness Center buildings, parking, and wetland buffer. South Parcel: 2 lots for public boat storage, public parking, archaeological reserve, wetland buffer, and agriculture/organic gardening.
Office Park/Industrial Use	8 buildings: 225,000 sq. ft. business space; 92,000 sq. ft. footprint	Office Park: 3 buildings on 5 lots: 162,000 sq. ft. business space; 81,000 sq. ft. footprint Wellness Center: 27,000 sq. ft. business space
Wellness Center	98,745 sq. ft. of affordable housing and associated uses 20,000 sq. ft. of utility and storage uses. 70 Units: 50 DD Adults 20 staff persons	70,500 sq. ft. residential and accessory uses 57 Bedrooms: 50 DD Adults 20 staff persons
On-site Parking Spaces	690	554
Maximum Building Height (feet from existing grade)	51 feet	36.5 feet
Site Coverage	Impervious cover: 3.4 acres Pervious cover: 7.5 acres	Impervious cover: 3.22 acres Pervious cover: 4.47 acres
Grading (cubic yards; yds)	22,445 yds of cut 26,050 yds of fill (3,605 yds gravel import)	735 yds ³ of cut and backfill 16,400 yds ³ of fill (gravel import)
Water Service	Domestic water demand: 26,000 gpd: 10,000 gpd from existing on-site well and 16,000 gpd from wastewater recycling. Connection to Coastside County Water District for emergency backup and fire protection (subject to LAFCo action) as an option. Fire water demand: Wellness	Domestic water demand: 15,500 gpd from Montara Water and Sanitary District (MWSD; subject to LAFCo action). Fire water demand: Connection to MWSD. Water storage tank (up to 200,000 gallons) below the Wellness Center Building. Irrigation demand: 10,500 gpd

Table 2 Overview of Primary Project Changes from 2010 Project to Current Proposal		
	2010 Project*	Revised Big Wave NPA Project
	Center swimming pool or 180,000 gallon below-ground storage tank or a combination of municipal hookup and on-site storage. Irrigation demand: 10,000 gpd from on-site well.	from on-site well.
Wastewater Service	On-site wastewater treatment plant and disposal through a combination of municipal hookup to Granada Sanitary District (GSD) and on-site recycle water usage (drain fields eliminated in Final EIR) or municipal hookup only.	Sewer service connection to GSD for wastewater collection, transmission, treatment and disposal.
Project Construction Phasing Timeframe	20 years	15 years
Wetland Buffer	North and south parcel buildings setback 100 feet from wetland boundary.	North parcel buildings and south parcel boat storage, parking setback 150 feet from wetland boundary.
* Project as described in San Mateo County Planning and Building Department staff report to Board of Supervisors for Meeting Date March 15, 2011. Description incorporates Project Description changes identified in the Final EIR.		

The Big Wave NPA Project proposes three, rather than eight, Office Park buildings and reduces the Office Park square footage from 225,000 sq. ft. to 162,000 sq. ft. Parking is reduced from 690 to 554 spaces. Maximum building heights are reduced from 51 to 36.5 feet from grade. Total grading is reduced from 22,748 cubic yards (cy) of cut and 26,850 cy of fill to 735 cy of cut and 16,400 cy of gravel fill. Minimum wetland buffers are increased from 100-feet to 150-feet. First floor elevations of the Wellness Center buildings are raised for protection against tsunami run-up. Municipal water service would be provided by MWSD, subject to LAFCo action, rather than reliance on the on-site well. Wastewater service would be provided by GSD and there would be no on-site wastewater treatment. The on-site well would be used for irrigation purposes. Similar to the 2010 Big Wave Wellness Center and Office Park Project, project construction for the Big Wave NPA Project would be phased over several years, specifically up to 15 years.

3. California Coastal Commission Review of the Revised Big Wave NPA Project

The Revised Big Wave NPA Project reflects a working collaboration with the CCC and other agencies to address the issues of concern. San Mateo County is now processing the revised project under a new permit application.

CCC staff have reviewed the Addendum and submitted a comment letter dated September 2, 2014. The letter discusses concerns and questions regarding project phasing, the proposed sanitarium use as an allowable use, adequacy of project water and waste water demand estimates and supply, the traffic report prepared by Hexagon Transportation Consultants, Inc., project parking estimate, project impact on public views, analysis of tsunami and geological hazards, project impacts to sensitive habitats, and project compliance with agricultural policies of the LCP. CCC staff also request an alternatives analysis. Planning staff and the applicant met with CCC staff on September 18, 2014 to discuss comments and questions from their letter. Additionally, responses to CCC comments are contained in the Final Addendum. County staff believes that, as proposed, mitigated, and conditioned, the Revised Big Wave NPA Project adequately addresses issues raised by the CCC in their denial of the 2010 project and in their letter of September 2, 2014.

B. ENVIRONMENTAL REVIEW

1. Certification of 2010 Environmental Impact Report

In March 2011, the San Mateo County Board of Supervisors certified an Environmental Impact Report (EIR) for the Big Wave Wellness Center and Office Park Project (PLN 2005-00481 and PLN 2005-00482) (hereinafter referred to as the 2010 EIR and the 2010 Big Wave Wellness Center and Office Park Project). While the CCC subsequently denied the Coastal Development Permit for the project, the 2010 EIR remains certified by the County.

2. County Decision to Prepare an Addendum

Pursuant to CEQA Guidelines Section 15162(a), the County has reviewed the Revised Big Wave NPA Project application, reviewed comments from public agencies and committees received from project referral, subsequent technical studies, and the certified EIR for the Big Wave Wellness Center and Office Park to determine:

- a. The extent to which project impacts have been addressed by the previously certified EIR for the Big Wave Wellness Center and Office Park Project,
- b. Whether project changes create new significant or more severe project impacts,
- c. Whether new circumstances or new information creates new significant or more severe impacts or requires new analysis, and
- d. Whether any identified new significant or more severe impacts are adequately addressed by previously approved project mitigation.

There are no new significant environmental impacts or previously identified significant impacts made more severe by project changes, new circumstances, or new information. Project changes are discussed in Section A of this report, above. Although the project description has substantially changed, the changes have been designed with the expressed purpose and effect of reducing environmental impacts. The County has determined that the Revised Big Wave NPA Project has similar or reduced environmental impacts from those described in the 2010 EIR, as described in Section B.4 below.

No substantial changes to baseline conditions used in the 2010 EIR have been identified.

New information has been made available since certification of the 2010 EIR, such as the adoption of the San Mateo County Local Coastal Program (LCP) Amendment for the Midcoast; adoption of the Final Revised Airport Land Use Compatibility Plan (ALUCP); the start of the Princeton Plan Update process; the adoption of the San Mateo County Energy Efficiency Climate Action Plan (EECAP); the adoption of a revised San Mateo County Initial Study Environmental Evaluation Checklist; and the publication of Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines. However, the new information does not result in new significant impacts or increase the severity of known significant impacts, nor does it alter the feasibility of project mitigation or alternatives. Based on a review of the foregoing, as contained in the Addendum, the County has determined that new information does not result in new significant impacts or increase the severity of known significant impacts, nor does it alter the feasibility of project mitigation or alternatives.

Based on the foregoing, the County has determined that an EIR Addendum should be prepared as the appropriate CEQA document to address project revisions in accordance with CEQA Guidelines Section 15164. CEQA

Guidelines Section 15164(c) provides that an addendum need not be circulated for public review.

3. Purpose of the Addendum

The purpose of the Addendum, which includes the Addendum released by the County on July 31, 2014 and the Final Addendum released on November 5, 2014, is to address project changes proposed by the Revised Big Wave NPA Project. The Addendum modifies and supplements the project description and environmental impact analysis contained in the 2010 Big Wave Wellness Center and Office Park EIR. The scope of the Addendum is limited to (1) identifying project changes, (2) presenting environmental analysis of new project features or new information not previously addressed, and (3) modifying mitigation measures to reflect project changes and new information.⁶ EIR mitigation measures as amended are included in Condition No. 4 in Attachment A.

4. Summary of Project Impacts

The Big Wave NPA Project is a reduced-scale version of the original proposal. Several project characteristics originally proposed and evaluated in the 2010 EIR have been removed from the Big Wave NPA Project. As a result, many environmental impacts identified in the EIR have been reduced or no longer apply to the Big Wave NPA Project. An overview of the reduced or eliminated impacts is presented below:

Aesthetics. Maximum building heights are reduced from 51 to 36.5 feet and the number of office buildings is reduced from eight to four including the Wellness Center. No Office Park or Wellness Center buildings are proposed on the south parcel, where most of the land would remain undeveloped. The visual character of the site is more fully retained by a significant reduction in the proposed density of development. Visual simulations of development proposed under the Big Wave NPA Project were prepared by Environmental Vision show that skyline views of Pillar Ridge from community vantage points are not interrupted by project buildings. Simulations were prepared for viewpoints of the project parcels from Airport Street, Highway 1, Capistrano Road, the Radio Tower, and Pillar Point Bluff, at time of the completion of project construction and 15-years after project construction when landscaping has matured (see Attachment F of the Addendum).

After the preparation of the visual simulations, project building design and landscaping were modified to address the recommendations of the CDRC.

⁶ CEQA Guidelines Section 15164 does not prescribe the exact content of an addendum to address project changes. As such, an addendum is not required to include a revised version of the previously approved EIR.

The landscape plan has been revised as shown in Attachment H. Fewer trees are proposed in the parking lot and species would be ornamental to provide aesthetic interest. The proposed tree species are smaller and offer lower visual screening values. Buildings have been massed more tightly together and building height has been reduced which reduces the need for visual screening. The analysis of project impacts in the area of aesthetics, including visual simulations, remain adequate for a general characterization of project scale and view impacts from viewing locations of the Revised Big Wave NPA Project.

Agriculture. No Office Park or Wellness Center buildings are proposed on the south parcel. Approximately 5 acres of land on the south parcel would remain undeveloped, allowing for continued agricultural use by the Wellness Center as organic gardening. Loss of land available to agriculture is thereby reduced.

Air Quality. Reduced office space translates into fewer buildings and parking spaces. Exhaust emissions from construction equipment and Office Park employee vehicles are reduced. Reduction in project grading from 22,445 cubic yards of cut and 26,050 cubic yards of fill to 735 cubic yards of cut and fill consisting of 16,400 cubic yards of gravel import would reduce air pollutants, including dust, associated with earth movement. Elimination of the on-site wastewater treatment plant further removes an emission source from the project.

Biology. The development footprint is reduced, resulting in increased minimum setback distances from the Pillar Point Marsh wetland from a minimum of 100 feet under the 2010 Project to a minimum of 150 feet for the Revised Big Wave NPA Project. Fewer buildings, smaller parking areas, and increased wetland setbacks reduce the potential for polluted runoff to enter wetlands. Eliminating use of recycled wastewater on-site eliminates potential for saturated soils to indirectly affect biological resources of Pillar Point Marsh by altering the quantity or quality of drainage entering the marsh.

Cultural Resources. Archaeological resources on the south parcel continue to be protected, as undeveloped land that would be owned and managed by the Wellness Center. The proposed nursery potting yard use would not require land disturbance and would not result in impacts to the cultural resource site.

Geology and Soils. Rough grading and disturbance of project soils have been reduced from 22,445 cubic yards of cut and 26,050 cubic yards of fill to 735 cubic yards of cut and 16,400 cubic yards of fill consisting of gravel import. Potential for soil erosion and loss of topsoil is reduced. A Fault Trench Study prepared after the EIR certification found no evidence of fault

traces on the project site. Site conditions of expansive soil and seismic risks are addressed by geological mitigation measures of Condition No. 4 and building permit requirements.

Climate Change. Reduced emission sources identified in Air Quality reduce greenhouse gas emissions. The project continues to be proposed as one that will qualify as a LEED certified project.

Hazards. The maximum tsunami wave height is estimated at 28 feet National Geodetic Vertical Datum (NGVD) based on the elevations of the inundation zone depicted on the California Emergency Management Agency (CalEMA) Tsunami Inundation Map. Proposed project changes raise the floor elevation of bedrooms within the Wellness Center to 34 feet NGVD or higher. See Table 3 of the Addendum for Wellness Center, Building Elevations. At 34 feet NGVD, the Big Wave NPA Project residential uses would be 6 feet above inundation water levels. This ensures that all residential uses would be at least 2 feet above inundation water levels as required by LCP Policy 9.3 and County Zoning Regulations Section 6326.2(b). These project modifications incorporate the requirements of Measure HYDRO-9 and reduce project impacts to a level below those analyzed in the 2010 EIR.

Hydrology/Water Quality. Elimination of wastewater recycling from the project removes the potential need to load project soils with recycled water and the potential effect on the high groundwater table. The amount of impervious and pervious surfaces is reduced by fewer buildings and reduced parking spaces resulting in reduced volume of stormwater runoff. Potential water quality issues associated with use of treated wastewater on-site are eliminated.

Land Use. Project changes reduce conflicts with LCP policies concerning public services, traffic and public access, protection of wetland and sensitive habitats, visual resources, and hazards. Project changes eliminate a public commercial storage building from the portion of the project property within the Airport Overlay Zone.

Noise. Noise from project construction activity, mechanical equipment on building rooftops, and project vehicle traffic are all reduced commensurate with the reduced scale in development.

Population/Housing. Reduced project scale reduces the number of Office Park employees on the project site resulting in a slightly reduced potential demand for project-related housing.

Public Services and Recreation. Demand for services is reduced commensurate with the reduction in project scale.

Traffic. An updated traffic report prepared by Hexagon Transportation Consultants indicates the change in project scale, specifically the reduction in total office space from 225,000 sq. ft. to 189,000 sq. ft., results in fewer project vehicle trips: from 2,123 daily trips to 1,479 daily trips. Adopted Mitigation Measure TRANS-1 addressing improvement of the Capistrano Road and Highway 1 intersection is still necessary and has been strengthened to require the applicant to obtain approvals for installation of a signal/roundabout prior to issuance of a building permit for any Office Park building and installation of the signal/roundabout when signal warrants have been met.

Utilities and Service Systems. Proposed changes reduce domestic water demand from 26,000 gpd to 15,500 gpd. Use of the on-site well for domestic water use has been eliminated. The Big Wave NPA Project proposes domestic use and fire suppression water to be provided by MWSD. Per correspondence with MWSD has sufficient capacity for the project as proposed. Proposed changes eliminate on-site wastewater treatment and wastewater recycling. Wastewater would be treated by Sewer Authority Mid-Coastside (SAM) wastewater treatment plant with conveyance of untreated sewage to the treatment plant via GSD infrastructure. Proposed project changes reduce wastewater generation from 26,000 gpd to 15,500 gpd. Based on capacity, flow, and assessment data provided by GSD, Planning staff has determined that GSD has adequate capacity to serve the updated wastewater generation estimate of 15,500 gpd.⁷

Adequacy of EIR Mitigation. As previously discussed, project changes and new information do not result in new significant environmental impacts that have not been previously disclosed in the certified 2010 EIR. Several mitigation measures in the certified 2010 EIR no longer apply to the project, as they address project features which have been eliminated from the project design. Additionally, several measures have been amended to reflect changes in project features, project phasing, and Best Management Practices. The changes to these measures are minor. The certified EIR mitigation measures remain adequate to fully address project changes proposed by the Big Wave NPA Project; no new mitigation is required. All applicable mitigation measures are included in Condition No. 4 in Attachment A.

⁷ Pursuant to the joint powers agreement creating the Sewer Authority Mid-Coastside (SAM) and subsequent amendments thereto, the current plant capacity for GSD is 1.20 million gpd, or 32.5% of total SAM capacity. Monthly flow data for September 2014 shows an average total flow volume of 0.333 million gpd, where remaining capacity for the month is approximately 0.867 million gpd. Based on this average, the updated wastewater generation estimate of 15,500 gpd is less than 2% of total remaining plant capacity allocated to GSD. Therefore, wastewater service to the project would not result in significant impacts to GSD system capacity.

C. COMPLIANCE WITH COUNTY REGULATIONS

1. Compliance with the County's General Plan

Discussion of General Plan policies is limited to policies fundamental to project review. It should be noted that policies that relate to topics discussed substantively relative to another County policy (e.g., Local Coastal Plan policy, grading regulation) elsewhere in this report, have not been discussed in this Section, to minimize redundancy.

a. Soil Resources Policies

Policies 2.20 (*Regulate Location and Design of Development in Areas With Productive Soil Resources*) and 2.21 (*Protect Productive Soil Resources Against Soil Conversion*) call for land use and subdivision of productive soil resources to utilize appropriate management practices to protect against soil conversion, including, but not limited to, measures which require clustering of structures. Project sites contain prime soils and are currently farmed. However, the parcels are designated for urban land uses. As described in the Addendum to the 2010 EIR, conversion of lands already designated for non-agricultural uses is not considered a significant impact. Also, the applicant proposes to continue to farm approximately 5 acres of the project sites. The Revised Big Wave NPA Project improves project compliance with this policy by consolidating Office Park and Wellness Center buildings on the north parcel and reducing the total number of separate project buildings.

b. Visual Quality Policies

Policy 4.20 (*Utility Structures*) calls for minimization of the adverse visual quality of utility structures, including roads, roadway and building signs, overhead wires, utility poles, TV antennae, windmills and satellite dishes. Communication equipment for the project is located underground or as an accessory use within the proposed buildings. Condition No. 44 requires that the project utilize existing utility poles and prohibits new utility poles.

c. General Land Policies

The General Plan land use designations for the project sites are General Industrial and General Open Space (limited to portions in delineated wetland areas and wetland buffer zones). The General Industrial land use designation is described as "Manufacturing and processing uses including but not limited to fabricating, assembling, and storing products." The Office Park includes 162,000 sq. ft. of

General Office, Research and Development, Light Manufacturing, and/or Storage uses. The Wellness Center includes 27,000 sq. ft. of the same types of uses, with the exception of those involving hazardous materials and a high-level of noise-generation, which are prohibited per Condition No. 53. Square footages of each use would be determined by prospective tenants and the parking required/available for each permitted use. As discussed in Section C.4 of this report, Section 6271.A.162 of Chapter 17 (Uses Permitted in the M-1 Light Industrial Districts) of the County Zoning Regulations allows “Administrative, research and professional offices, excluding doctors and dentists,” as a permitted use. In its implementation of the General Plan, the Zoning Regulations define the specific type of light industrial land uses that are consistent and compatible with the General Plan. Therefore, in complying with the permitted uses of the M-1 Light Industrial Zoning District, the proposed general office use complies with the General Industrial land use designation for the site. The proposed uses of the Office Park comply with this designation.

As discussed in Section C.4 of this report, the Wellness Center is a modern “sanitarium use,” a use allowed with a use permit by Section 6500.d.3 of the Zoning Regulations in any district, within the Urban Areas of the Coastal Zone, when found to be necessary for the public health, safety, convenience or welfare. The general purpose of a use permit is to allow a land use authority to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, through a public hearing process, thereby providing flexibility within a zoning ordinance.⁸ In this instance, Section 6500.d.3 allows for an additional layer of flexibility in land use than is explicitly permitted by both the underlying zoning district and the General Plan land use designation for the site. The Zoning Regulations, as the instrument of the General Plan, permit flexibility in the application of site-specific zoning and general land use regulations by allowing for case-by-case review of uses outlined in Section 6500, based on the necessity of the proposed use to public health, safety, convenience or welfare. In this instance, the relevant question is not whether the proposed use is compatible with the site-specific land use or zoning designation, but whether the project complies with zoning regulations (e.g., required findings, development standards) and General Plan policies applicable to the specific project. As discussed in Section C.4 of this report, the Wellness Center proposal is consistent with a sanitarium use and the project, as proposed and conditioned, complies with applicable General Plan policies, including policies of the County’s Housing Element, as discussed in Section C.2 of this report.

⁸ Source: http://ceres.ca.gov/planning/cup/condition.htm#limitations_anchor, Governor’s Office of Planning and Research, State of California.

The General Open Space land use designation is described as “resource management and production uses including, but not limited to, agriculture, oil and gas exploration; recreation uses including, but not limited to, stables and riding academies; residential uses including, but not limited to, non-transient housing; and service uses including, but not limited to, hotels and motels.” The applicant proposes only wetland landscaping uses in order to provide habitat within wetland and wetland buffer zones. The proposal is consistent with the land use designation.

d. Urban Land Use Policies

Policy 8.1 (*Urban Land Use Planning*) calls for the County to plan for a compatible and harmonious arrangement of land uses in urban areas by providing a type and mix of functionally well-integrated land uses which meets general social and economic needs. Proposed Office Park uses are consistent with the zoning and land use designation for the area. The Wellness Center would provide housing and job opportunities for 50 disabled adults in an area that contains existing commercial, industrial, and residential uses. Due to the close proximity of proposed uses, the residents of the Wellness Center would provide support services to businesses at the Office Park without generating traffic and parking impacts. Therefore, the project, which provides additional housing and industrial/office building area, is consistent with the existing mix of uses in the area.

Policies 8.2 (*Land Use Objectives for Urban Communities*) and 8.5 (*Definition of Urban Community*) define Urban Communities as large, populated areas which contain a wide range of residential land use densities and a mix of land uses which provide services to surrounding areas and meet, in part, the internal shopping, employment and recreational needs of the community residents. Policy 8.8 (*Designation of Existing Urban Communities*) designates Montara-Moss Beach-El Granada as an existing Urban Community. The “Overview Background and Issues, Part 1” of the General Plan includes Princeton in the “Montara-Moss Beach-El Granada” community designation, specifically naming Pillar Point Harbor as a “cluster” of commercial use and the Half Moon Bay Airport as an area dominated by industrial uses on the Midcoast. The proposed Wellness Center and Office Park uses are consistent with Princeton’s Urban Community designation, as the Wellness Center would add higher density, affordable, special needs housing and accessory recreational uses. The project would add employment opportunities both for Wellness Center residents and future employees of the Office Park, to the area.

Policy 8.24 (*Buffers*) seeks to buffer industrial development when needed to protect adjacent land uses. Under the Revised Big Wave NPA Project, the Wellness Center building is located 30-feet from the shared property line with the Pillar Ridge Manufactured Home Park to the north. The Wellness Center building, with this residential and limited light industrial and office uses, would buffer neighboring residential uses from the office, research and development, light manufacturing, and/or storage uses of the Office Park. Project buildings are buffered from the Fitzgerald Marine Reserve to the west by a 150-foot wetland buffer zone. The project site is buffered from the Half Moon Bay Airport across the street to the east by a 160-foot front setback that, per Condition No. 47, contains only parking uses, trail uses and landscaping. The proposed boat storage use on the south parcel provides a transition from the proposed residential, office, and industrial uses of the north parcel to existing marine-related uses of the Princeton area.

Policy 8.42 (*Buildings*) encourages the construction of energy efficient buildings that use renewable resources, to the maximum extent possible. As proposed and conditioned, all buildings will achieve a certification from Leadership in Energy and Environmental Design (LEED). Condition No. 5 requires that the project is implemented as proposed and discussed in the Final Addendum and approved by the Board of Supervisors, including the project's LEED rating.

e. Water Supply Policies

Policy 10.3 (*Water Conservation*) calls for the conservation and efficient use of water supplies. The applicant proposes to connect to MWSD for domestic water supply and proposes to use an existing well on the northern parcel for irrigation of landscaping and agriculture at the project sites. Domestic water demand for the project development is estimated at 15,500 gallons per day (gpd), as shown in Table 3, below. Wellness Center recreation facilities would have no showers. The applicant proposes to use low-flow toilets and no flush urinals in Wellness Center and Office Park bathrooms. Condition No. 28 requires the applicant to conserve well water use through the selection of native and drought-tolerant landscaping, such that the project retains or reduces historical levels of well water usage.

Table 3 Project Water and Wastewater Demand, Daily and Peak Flows						
Facility	# of Persons	Flow per Person (gpd)	Total Flow (gpd)	Equalized Flow (gpm)	Equalized Flow (mgd)	Peak Flow Factor = 6
Domestic Water Demand (MWSD) and Wastewater Demand (GSD)						
Wellness Center Residential	50	<u>4460</u>	<u>2,200</u> <u>3000</u>	<u>4.52</u> <u>0</u>	<u>0.00300</u> <u>022</u>	<u>912</u> gpm = <u>0.0204</u> mgd
Wellness Center Employees	20	44	880	0.6	0.0009	3.6 gpm = 0.005 mgd
Wellness Center Recreation Facilities	200	1.5	<u>300</u> <u>1500</u>	<u>0.21</u> <u>0</u>	<u>0.001500</u> <u>003</u>	<u>1.26</u> gpm = <u>0.00180</u> mgd
<u>Wellness Center Pool Evaporation</u>	<u>N/A</u>	<u>N/A</u>	<u>200</u>	<u>0.14</u>	<u>0.0002</u>	<u>0.84</u> gpm = <u>0.0012</u>
<u>Wellness Center Catering, Cleaning and Laundry</u>	<u>50</u>	<u>9</u>	<u>435</u>	<u>0.3</u>	<u>0.00043</u>	<u>1.8</u> gpm = <u>0.0003</u> mgd
<u>Fire Tank Re-fill</u>	<u>N/A</u>	<u>N/A</u>	<u>100</u>	<u>0.07</u>	<u>0.0001</u>	<u>0.42</u> gpm = <u>0.0006</u> mgd
Office Park Business (<u>Toilet Flushing and Hand Washing</u>)	420	15	6,300	4.4	0.0063	26 gpm = 0.04 mgd
Office Park Business <u>Average Operational Water Use</u>	<u>420</u>	<u>2.4</u>	<u>1000</u>	<u>0.7</u>	<u>0.001</u>	<u>4.2</u> gpm = <u>0.006</u> mgd
Office Park Business <u>Common Kitchens</u>	<u>420</u>	<u>2.4</u>	<u>1000</u>	<u>0.7</u>	<u>0.001</u>	<u>4.2</u> gpm = <u>0.006</u> mgd
Boat Storage Restroom	1.3	65	85	0.06	0.00009	0.4 gpm = 0.0005 mgd
<u>Showers for Bicycle Transportation</u>	100	10	<u>1000</u>	<u>2.0</u>	<u>.003</u>	<u>12</u> gpm = <u>0.02</u> mgd
Total	491		<u>9,765</u> <u>15,500</u>	6.8	<u>0.010</u> <u>16</u>	<u>4063.6</u> gpm = <u>0.060</u> <u>.095</u> mgd
Non-Potable Water Demand (On-site Well)						
Organic Garden and Landscaping			10,500			

Policy 10.10 (*Water Suppliers in Urban Areas*) calls for water systems to be considered the preferred method of water supply in urban areas and specifically discourages the use of wells to serve urban uses.

However, the policy allows for well use when all of the following criteria are demonstrated:

- (1) Water quality meets County and State standards: As proposed and mitigated, the project will comply with the requirements of the County Environmental Health Division and the State Regional Water Quality Control Board.
- (2) The water flow meets County and State standards and is sufficient to meet the needs of the requested use: Historically, the on-site well has supported agricultural operations requiring 12 acre-feet per year (10,700 gpd; DEIR p. IV.N-24). Estimated project irrigation demand of 10,500 gpd is consistent with historical irrigation demand for on-site agricultural use. No increase in well use is needed for the project.
- (3) The well is a safe distance from potential sources of pollution and other existing wells: The existing well is located on the north side of the north parcel and would remain at that location. The well, which will only be used for irrigation purposes, would be surrounded by proposed parking and landscaping uses and would be protected per the requirements of the County Environmental Health Division.

f. Wastewater Policies

Policy 11.5 (*Wastewater Management in Urban Areas*) calls for sewerage systems to be considered as the appropriate method of wastewater management in urban areas. The Revised Big Wave NPA Project proposes to connect to GSD for wastewater conveyance and treatment services. Project wastewater demand is 15,500 gpd, as shown in Table 3, above. Based on capacity, flow, and assessment data provided by GSD, Planning staff has determined that GSD has adequate capacity to serve the updated wastewater generation estimate of 15,500 gpd. See Section B.4, above.

g. Transportation Policies

Policy 12.15 (*Local Circulation Policies*) calls for the County to plan for providing the following:

- (1) Maximum freedom of movement and adequate access to various land uses: Hexagon Transportation Consultants, Inc., prepared a Traffic Impact Assessment of the Big Wave NPA Project (Attachment J of the Final Addendum) to assess the impacts of the revised project against current background

conditions. The report shows that most of the study intersections would operate at level of service (LOS) C or better under all conditions. At the intersection of Highway 1 and Capistrano Road (North), the eastbound left turn movement would operate at LOS E under existing and existing plus project conditions. The project would not add any trips to this movement. At the intersection of Highway 1 and Cypress Avenue, the eastbound to northbound left turn movement would operate at LOS F under project conditions. However, project impacts would be mitigated to a less-than-significant level with the implementation of Mitigation Measure TRANS-1 (Condition No. 4.ae). Mitigation Measure TRANS-1 requires installation of a signal or a roundabout per Caltrans requirements, specifically requiring the applicant to obtain approval from Caltrans and obtain any other necessary permits (e.g., encroachment permit) prior issuance of a building permit for any Office Park building, and to fund and install the mitigation measure per County requirements when the signal warrant for the Cypress Avenue/Highway 1 intersection has been met.

To further reduce project impacts to traffic conditions, the site plan incorporates pedestrian walkways and drop-offs for both the Wellness Center and Office Park. The applicant also proposes a Wellness Center shuttle, a multi-modal trail (see (2) below), on-site bicycle showers/racks/lockers, as well as other measures required by City/County Association of Governments of San Mateo County (C/CAG) in a Transportation Demand Management (TDM) Plan, per Condition No. 31. The approved TDM Plan offsetting 199 peak hour project trips must be implemented to the satisfaction of C/CAG prior to the occupancy of any project structures that would generate a net 100 or more peak hour trips on the Congestion Management Program roadway network.

- (2) Improved streets, sidewalks, and bikeways in developed areas: As proposed and conditioned, the project would provide a Class 1, 10-foot wide multi-purpose paved trail fronting the project sites along Airport Street, to accommodate pedestrians, persons in wheelchairs, and bicyclists.
- (3) Minimal through traffic in residential areas: Condition No. 36 prohibits construction traffic along Cypress Avenue, a largely residential street, thereby limiting traffic to non-residential streets in Princeton.

- (4) Routes for truck traffic which avoid residential areas and are structurally designed to accommodate trucks: See (3) above. In addition, Condition 4.af requires project construction vehicles carrying extra wide and/or long loads (including scrapers, excavators, cat crawlers and extended lift trucks) to access the site using the following route to and from the project sites: Capistrano Road-Prospect Way-Broadway-California Avenue-Cornell Avenue-Airport Street.⁹
- (5) Access for emergency vehicles: As stated in Impact HAZ-4 of the 2010 EIR, emergency vehicle access to the project site is provided from major roadways near and adjacent to the site. Major roadways near the project site include State Route (SR) 1 (Cabrillo Highway) and Airport Street. The project site can be directly accessed from the surrounding streets, including: Cypress Avenue, Marine Boulevard; Capistrano Road, Prospect Way; and California and Cornell Avenues, located to the west, east and south of the site, respectively. The traffic report shows that project impacts would be mitigated to a less-than-significant level with the implementation of Mitigation Measure TRANS-1 (Condition. No. 4.ae).
- (6) Bicycle and pedestrian travel: See (1) and (2) above.
- (7) Access by physically handicapped persons to public buildings, shopping areas, hospitals, offices, and schools: See (2) above.
- (8) Routes and turnouts for public transit: The 2010 EIR addressed impacts to transit services and pedestrian and bicycle facilities on DEIR p. IV.M-40, Impact TRANS-6 and Impact TRANS-7. The transit service in the project vicinity is minimal and is only served by one bus route.¹⁰ The project does not generate a need for additional transit service and impacts to transit services are considered less than significant.
- (9) Parking areas for ridesharing: As described in Section (1) above, Condition No. 31 requires the applicant to implement a TDM program from a list of possible TDM measures established by C/CAG to offset 199 peak hour project trips. Potential TDM program measures include implementation of alternative work hours/days, encouraging telecommuting, and ridesharing

⁹ Planning staff determined the appropriate route in discussion with Ed McKevitt of Big Ed's Crane Service (located at 155 Broadway).

¹⁰ The SamTrans 17 line currently serves the project area, with stops at La Granada Avenue and Prospect Way.

programs and incentives for participants including subsidies and preferential parking.

- (10) Coordination of transportation improvement with adjacent jurisdictions: The property owner(s) will be required to coordinate with the County of San Mateo and Caltrans regarding installation of a signal/roundabout per Mitigation Measure TRANS-1 and are required to implement a TDM program in coordination with C/CAG for the purpose of reducing project traffic on the regional Congestion Management Program roadway network.

Policy 12.39 (*Pedestrian Paths*) calls for the provision of safe and adequate pedestrian paths in new development connecting to activity centers, schools, transit stops, and shopping centers. The project does not include off-site improvements with the exception of a Class 1 multiple use trail along the frontage of both properties that will ease multi-modal access along Airport Street. In order to separate pedestrians and bicyclists from vehicle traffic along the narrow portion of Airport Street that crosses over the drainage channel, the applicant proposes to install k-rails within this section of the Airport Street right-of-way (northbound only). As shown in the site plan (Attachment D), the applicant proposes designated pedestrian pathways through the project site to ease on-site pedestrian access.

h. Natural Hazards Policies

Policy 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) establishes the following review criteria:

- (1) Avoid the siting of structures in areas where they are jeopardized by geotechnical hazards, where their location could potentially increase the geotechnical hazard, or where they could increase the geotechnical hazard to neighboring properties. A geotechnical investigation of the project property was prepared by Sigma Prime GeoSciences, Inc. in 2012 (Attachment I of the Addendum). Trenching across the north parcel in an area proposed for Office Park and Wellness Center buildings showed no evidence of the Seal Cove fault traces. The geotechnical investigation concludes that the project development would not be subject to fault rupture hazards associated with the Seal Cove fault.

The 2010 EIR concluded that there were potentially significant impacts from liquefaction-induced ground surface settlement, surface manifestations of liquefaction such as sand boils or lurch

cracking, and differential ground settlement resulting from cyclic densification of loose sandy soils on the project site. The 2010 EIR also described the project site as containing expansive soils. As proposed and mitigated by Mitigation Measures GEO-3a, 3b, 4, and 6, all project buildings would incorporate structural design measures to ensure safety and reduce potentially hazardous conditions to an acceptable level.

- (2) Wherever possible, avoid construction in steeply sloping areas (generally above 30%). As stated in Section V-5.2 (Impacts Found to be Less Than Significant) of the 2010 EIR, the probability of seismically-induced landslides and slope instabilities affecting the project site is considered to be remote, due to the relatively flat nature of the site (slope is approximately 1%) and surrounding area.
- (3) Avoid unnecessary construction of roads, trails, and other means of public access into or through geotechnical hazard areas. See Section (1) above.
- (4) In extraordinary circumstances when there are no alternative building sites available, allow development in geologically hazardous and/or steeply sloping areas when appropriate structural design measures to ensure safety and reduce hazardous conditions to an acceptable level are incorporated into the project. As described above and as proposed and mitigated, all Office Park and Wellness Center structures are required to comply with Conditions Nos. 4.l through 4.q (Mitigation Measures GEO-3a through GEO-8 of the EIR), which require project buildings to incorporate structural design measures to ensure safety and reduce potentially hazardous conditions to an acceptable level.

i. Noise Policies

Policy 16.2 (*Reduce Noise Impacts Through Noise/Land Use Compatibility and Noise Mitigation*) calls for the reduction of noise impacts through measures that promote noise/land use compatibility and noise mitigation. As discussed in the Noise Chapter of the 2010 EIR, project construction may result in potentially significant noise and ground-borne vibration impacts to off-site sensitive receptors. However, per Condition 4.ab, the applicant would be required to implement noise muffling of construction equipment and install temporary sound barriers between the Pillar Ridge Manufactured Home Community and the Office Park building construction area. Per this condition, the applicant shall use drilled piles instead of impact pile

drivers to minimize ground-borne vibration. The applicant would also be required to comply with the County's Noise Ordinance limiting construction hours to between 7:00 a.m. and 6:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on Saturdays, and prohibiting construction on Sundays, Thanksgiving and Christmas, included as Condition No. 37. Conditions of approval, as discussed above, would further reduce project noise and vibration impacts, which will occur at less than significant levels.

Policies 16.5 (*Noise Reduction Along the Path and at the Receiver*) and 16.15 (*Architectural Design Noise Control*) promote noise reduction along the path and at the receiver through techniques which can be incorporated into the design and construction of new development, including, but not limited to, site planning, noise barriers, architectural design, and construction techniques, including (1) grouping noise sensitive rooms together separated from noise sources, (2) placing windows, vents and other openings away from noise sources, and (3) avoidance of structural features which direct noise toward interior spaces. As discussed in the 2010 EIR and the Addendum, the Wellness Center would be located in an area where noise levels are dominated by vehicular traffic on Airport Street and aircraft activity at Half Moon Bay Airport. The 2010 EIR states that new residential projects generally provide an exterior-to-interior noise reduction of more than 30 dBA, thereby reducing estimated future exterior noise levels (approximately 58.8 dBA CNEL) to estimated interior noise levels that are lower than the County Interior Noise Standard of 45 dBA CNEL. The Revised Big Wave NPA Project locates the Wellness Center and associated residential uses to the north parcel and increases the Wellness Center setback from the airport. Condition No. 38 requires the property owner(s) to comply with the techniques outlined by this policy. Implementation of such techniques are not likely to significantly change the design of the project. As a result, the Big Wave NPA Project impacts are below the levels analyzed in the 2010 EIR and consistent with Policies 16.2 and 16.5.

j. Airport Safety Policies

Half Moon Bay Airport is a general aviation, single runway airport, owned and operated by the County of San Mateo. The airport is administered by the County Department of Public Works. Airport Runway 12 - 30 is oriented northwest-southeast and is 5,000 sq. ft. long (physical length) and 150 feet wide. Runway 12 is the northern approach and Runway 30 is the southern approach. It should be noted that, while Airport Land Use Committee (ALUC) review of the project is not required, as the project does not involve a General Plan

Amendment or Rezoning, the project has been presented at two ALUC meetings, most recently on July 31, 2014 where Planning Staff provided an overview of the Big Wave NPA Project and the Addendum.¹¹

Policy 16.42 (*Limit Land Uses at Ends of Runways*) limits land uses in approach zones, clear zones and other areas of high accident potential at ends of airport runways to low intensity, non-structural uses, including, but not limited to, agriculture, open space, and storage.

The intent of the Airport Overlay (AO) Zoning District is to provide a margin of safety at the ends of airport runways by limiting the concentration of people where hazards from aircraft are considered to be greatest. No structures are proposed in areas of the AO Zoning District over both properties, only outdoor parking uses, trail uses and landscaping. Further discussion of project compliance with the regulations of the AO Zoning District is provided in Section C.4 of this report.

State law requires an airport land use commission to prepare and adopt a comprehensive airport/land use compatibility plan (CLUP) for each public-use airport in the County. The Revised Half Moon Bay Airport Land Use Compatibility Plan (ALUCP) was adopted by C/CAG on October 9, 2014. The updated ALUCP includes a provision recognizing that projects with applications deemed complete prior to the adoption of the revised ALUCP remain subject to the ALUCP adopted in 1996. The original project was found consistent with the 1996 ALUCP and the Revised Big Wave NPA Project, the application for which was complete as of May 29, 2014, maintains consistency with this plan.

The 2010 EIR addressed hazards associated with operations at the Half Moon Bay Airport in Impact HAZ-3.¹² The project falls within 100 feet of the Approach Protection Zone (APZ) of the southern approach (Runway 30). A Communications Building in the Office Park on the north parcel and a Storage Building associated with the Wellness Center on the south parcel were located within the APZ. The Big Wave NPA Project removes all structures from the APZ and reduces building heights. Residential structures have been moved to the north parcel and further setback from the APZ. As a result, the Big Wave

¹¹ While no comment letter regarding the Addendum was received from the ALUC, a comment letter was received from Richard Newman, Chair of the ALUC. The letter is included in the Final Addendum along with the County's response.

¹² DEIR p. IV.G-24-25; FEIR Vol I pp. II-74-80, III.B-7-8, III.C-10-11.

NPA Project impacts are less significant than those analyzed in the 2010 EIR.

The 2010 EIR concluded the Big Wave project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The proposed project does not include any aviation-related uses and would not have the potential to result in a change to air traffic patterns at nearby Half Moon Bay Airport. Mitigation Measure HAZ-3 remains applicable and its implementation would reduce project impacts to a less than significant level. Per Condition No. 48, an anti-glare, anti-reflective surface would be used on all solar panels in order to minimize glare and reflection from the panels to ensure the project does not interfere with air traffic patterns.

k. Hazardous Materials Policies

Policy 16.48 (*Strive to Ensure Responsible Hazardous Waste Management*) directs the County to strive to ensure that hazardous waste generated within San Mateo County is stored, treated, transported and disposed of in a legal and environmentally safe manner so as to prevent human health hazard and/or ecological disruption. The applicant proposes to provide up to 162,000 sq. ft. General Office, Research and Development, Light Manufacturing, and/or Storage uses at the Office Park and 27,000 sq. ft. of such uses at the Wellness Center. Future businesses locating at the Office Park would be required by the County Environmental Health Division (Division) to complete and submit a Business Plan¹³ within 30 days of handling or storing a hazardous material equal to or greater than the minimum reportable quantities. If a Business Plan is required, inspection of the business, which includes a review of emergency response procedures and employee training records, would be performed at least once every two years. Monitoring by Division staff will ensure that project-generated hazardous waste is stored, treated, transported and disposed of in a legal and environmentally safe manner so as to prevent human health hazard and/or ecological disruption. Condition No. 71 requires all Office Park businesses and the Wellness Center to comply with Division requirements for the handling and/or storing of hazardous materials. Condition No. 53 prohibits hazardous materials within the tenant spaces of the Wellness Center

Policy 16.53 (*Regulate Location of Hazardous Material Uses*) directs the County to regulate the location of uses involving the manufacture,

¹³ The Hazardous Materials Business Plan Program is also known as the Community Right to Know Program and any citizen has the right to review these plans upon request.

storage, transportation, use, treatment, and disposal of hazardous materials to ensure community compatibility, as well as provide adequate siting, design, and operating standards. Office Park buildings would be located within an M-1 Zoning District which allows for the storage of hazardous materials. Office Park buildings would be located a minimum of 30-feet from the Wellness Center and 250-feet from the shared property line with the Pillar Ridge Manufactured Home Community to the north. No structures are proposed within the Airport Overlay (AO) Zoning District.

2. Compliance with the County’s Housing Element of the General Plan

The Housing Element of the General Plan sets the following goals, as stated in Housing Goals, Policies and Programs 2007-2014: (1) Protect existing affordable housing stock, (2) Support new housing for Low- and Moderate-Income households, (3) Promote sustainable communities through regional coordination efforts and locating housing near employment, transportation, and services, (4) Promote equal housing opportunities, and (5) Require or encourage energy efficiency and resource conservation in new and existing housing.

For 2014 to 2022, ABAG allocates a need for 913 affordable housing units in the unincorporated area of the County. Further, based on the 2000 U.S. Census, approximately 15.8% of the County population between the ages of 21 and 64 (or 68,045 persons) have some form of disability.¹⁴

The following table lists and provides discussion of policies applicable to the project:

Table 4 Policies and Programs 2007-2014 Housing Element (Revised May 2012)			
Policy Number and Title		Policy	Discussion of Project Compliance
Ensure Availability of Land and Infrastructure for a Range of Housing Types			
HE 12	Monitor Progress in Achieving Sufficient New Housing Units to Match the Need Identified in the County’s Fair Share Housing	This policy encourages the County to monitor its progress in supporting the creation of new housing units identified in the ABAG Sub-Regional Housing Needs Allocation (RHNA), both for total housing needs and for low- and moderate-income needs.	As proposed and conditioned, the property owner(s) shall maintain the rates for all bedrooms of the Wellness Center as affordable, such that residents shall be limited to those of Extremely Low Income, Very Low Income, and Low Income (as defined by the County’s Housing Element), per

¹⁴ Source: U.S. Census Bureau, Census 2000 Summary File 3.

Table 4 Policies and Programs 2007-2014 Housing Element (Revised May 2012)			
Policy Number and Title		Policy	Discussion of Project Compliance
	Allocation		Condition No. 5.1.* Income limits are shown in Table 5 of Section C.3 below.
HE 14	Require Development Densities Consistent with General Plan	This policy encourages the Current Planning Section to, as part of staff reports to the Planning Commission and the Board on residential developments, continue to outline mitigation measures to reduce community concerns and environmental impacts other than lowering densities, and recommend reductions in density only after other mitigation measures have been determined to be infeasible.	The project maintains the housing density, 50 DD residents and 20 aides, of the 2010 project within a consolidated Wellness Center building.
Encourage the Development of Affordable Housing Including Housing for Special Needs Populations			
HE 20	Support Development of Affordable and Special Needs Housing on Available Sites	This policy encourages the Current Planning Section to continue to expedite permit review and waive planning, building and license fees for projects providing housing that is primarily affordable to extremely low-, very low-, and low-income households, including seniors and persons with disabilities. This policy also encourages the County to continue to support annexations to sewer and water providers to support new residential development.	The County expeditiously processed the application for the 2010 project, approving the project in 2011. Subsequently, the project was denied by the CCC. The applicant submitted a new application for a revised project in 2013, whereby the County expeditiously processed the subject application. Application fees have been charged on a time-and-materials basis. The County supports the proposed sphere of influence amendment removing the project property from the Coastside County Water District (CCWD) sphere and placing it in the MWSD sphere to allow extension of water service outside MWSD's current boundaries pursuant to Government Code Section 56133
Reduce Constraints to New Housing Development			
HE 35	Promote Community Awareness and Involvement in Meeting Housing Needs	This policy encourages the County to engage in and support public awareness and education, civic engagement activities, and other community education and involvement efforts. Also, it promotes coordination and cooperation between developers, residents, property owners,	A pre-application for the 2010 Project was conducted in 2008. For the current proposal, the County has received public comment through the CEQA and the Coastside Design Review Committee process. Both process allowed for coordination and

Table 4 Policies and Programs 2007-2014 Housing Element (Revised May 2012)			
Policy Number and Title		Policy	Discussion of Project Compliance
		and other stakeholders through the use of the Planning Department's Pre-Application Workshop process.	cooperation between residents, property owners, and other stakeholders, resulting in increased project compatibility with the community.
Promote Equal Housing Opportunities			
HE 45	Ensure New Multifamily Development Meets Accessibility Requirements	This policy encourages the Planning and Building Department to require that all new, multifamily construction meets the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.	Condition No. 54 requires the Wellness Center to meet the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.
Encourage Energy Efficiency and Resource Conservation in New and Existing Housing			
HE 47	Encourage Energy Efficiency and Resource Conservation in New and Existing Housing	Promote the use of solar roof systems and other passive solar devices to reduce the use of electricity and natural gas.	The proposal includes the use of solar panels (mounted flat six inches above the roof of the Wellness Center).
HE 48	Promote Higher Density and Compact Developments	Promote higher density, compact development, including mixed-use development, to reduce vehicle miles traveled and reduce use of water, land and other resources.	The proposal includes on-site employment and recreational opportunities, as well as support services, for DD residents.**
* For rental housing, the County does not consider housing priced for moderate income households to meet the definition of affordable housing.			
** Maximum building heights in Table 6 in Section C.3 includes solar panels and holding rack.			

3. Compliance with the County's Local Coastal Program (LCP)

New and amended LCP policies were certified by the California Coastal Commission in August 2012. Project conformance with LCP policies is summarized in the Environmental Impact Assessment Chapter (Section 4.10 of the Addendum) with a full discussion below:

a. Locating and Planning New Development Component

Policy 1.1 (*Coastal Development Permits*) - After certification of the LCP, require a Coastal Development Permit for all development in the Coastal Zone subject to certain exemptions. The proposal includes a request for a Coastal Development Permit from the County.

b. Development Permit from the County.

Policy 1.3 (a) defines urban areas as those lands suitable for urban development because the area is either: (1) developed, (2) subdivided and zoned for development at densities greater than one dwelling unit/5 acres, (3) served by sewer and water utilities, and/or (4) designated as an affordable housing site in the Housing Component. Policy 1.3 (b) recognizes that in order to make a logical urban/rural boundary, some land has been included within the urban boundary which should be restricted to open space uses and not developed at relatively high densities, such as the subject property which is comprised entirely of prime agricultural soils and sensitive habitats, and adjacent to Pillar Point Marsh. The project sites are located within the urban rural boundary as shown in LCP Map 1.4 and, as proposed, would be served by sewer and water utilities. The Revised Big Wave NPA Project consolidates Wellness Center and Office Park buildings on the north parcel. The majority of the south parcel would remain undeveloped, with development consisting of public parking spaces as required by LCP Policy 10.22 and a boat storage use, both very low density uses. Wetland and wetland buffers areas would be restored as wetland habitat and remaining undeveloped areas of both properties (approximately 5 acres) would continue the current agricultural use.

The proposed consolidation of project buildings, agricultural use, and wetland and wetland buffer restoration proposed by the applicant help the project to achieve the open space and density requirements of Policy 1.3(b). Wetlands and buffer zones would be protected in perpetuity by a conservation easement as required by Condition No. 20. In order to assure the implementation and continuation of the proposed uses and densities which are critical in forming the basis for the recommendation of approval of this project, Planning staff has included the requirement for an agricultural easement over all areas of proposed agriculture, with the exception of areas of agriculture proposed within a wetland buffer to avoid conflict with the conservation easement, as Condition No. 58.

Policy 1.4 (*Designation of Urban Areas*) calls for the designation as "urban" those lands shown inside the urban/rural boundary on the

Land Use Plan Maps. Such areas include Montara, Moss Beach, El Granada, Princeton and Miramar. The project sites are designated for urban use.

Policy 1.18 (*Location of New Development*) directs the County to (a) direct new development to existing urban areas and rural service centers in order to: (1) discourage urban sprawl, (2) maximize the efficiency of public facilities, services, and utilities, (3) minimize energy consumption, (4) encourage the orderly formation and development of local governmental agencies, (5) protect and enhance the natural environment, and (6) revitalize existing developed areas; (b) concentrate new development in urban areas and rural service centers by requiring the “infilling” of existing residential subdivisions and commercial areas; (c) allow some future growth to develop at relatively high densities for affordable housing in areas where public facilities and services are or will be adequate and where coastal resources will not be endangered; and (d) require the development of urban areas on lands designated as agriculture and sensitive habitats in conformance with Agriculture and Sensitive Habitats Component policies. The project is proposed on two vacant parcels between existing development to the north, south, and east. Both parcels are designated for urban land use. The project includes the development of affordable housing and would be served by adequate public water and wastewater supplies. The development footprint is reduced, resulting in increased minimum setback distances from the Pillar Point Marsh wetland from 100 feet under the 2010 Project to 150 feet for the Revised Big Wave NPA Project and increased protection of biological resources.

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) – This policy prohibits the issuance of permits for development in the urban area unless it can be demonstrated that such development can be served by adequate water supplies and wastewater treatment facilities. Specifically, development that relies upon municipal water and wastewater treatment systems shall not be approved if there is: (a) insufficient water and wastewater public works capacity within the system to serve the development or (b) evidence that the entity providing the service cannot provide such service for the development. In addition, new public water connections in the MWSD water service area will be allowed only if consistent with the MWSD Public Works Plan (Coastal Commission PWP No. 2-06-006). As discussed in Section 17.d (Utilities and Service Systems) of the Addendum, the project proposes to connect to MWSD for water supply, MWSD has adequate water supplies to serve the project, and MWSD would apply to the San Mateo County LAFCo for a sphere of influence amendment and

application to extend water service pursuant to Government Code Section 56133. The CCC has amended the MWSD Public Works Plan to allow new connections to MWSD. Regarding wastewater service, proposed changes to the project eliminate on-site wastewater treatment and wastewater recycling. The project would connect to GSD which has adequate capacity to convey project wastewater. Wastewater would be treated by the Sewer Authority Mid-Coastside (SAM) wastewater treatment plant, which has adequate capacity to treat project wastewater.

Policy 1.23 (Timing of New Housing Development in the Midcoast) In order to ensure that roads, utilities, schools and other public works facilities and community infrastructure are not overburdened by rapid residential growth, the policy limits the maximum number of new dwelling units built in the urban Midcoast to 40 units each calendar year until various thresholds are met. The Wellness Center would not contain dwelling units within the meaning of Policy 1.23, which, by definition, contain a kitchen, but, rather, 57 bedrooms and one common commercial kitchen for communal dining. Based on the above, CCC staff, in an email dated April 22, 2014, concurred with the Planning and Building Department's interpretation that the policy does not apply to the Wellness Center.

Policy 1.24 (Protection of Archaeological/Paleontological Resources) calls on the County to determine whether sites proposed for new development are located within areas containing potential archaeological/paleontological resources. Prior to approval of development proposed in sensitive areas, the policy requires that a mitigation plan, adequate to protect the resource and prepared by a qualified archaeologist/paleontologist be submitted for review and approval and implemented as part of the project. An archaeological site (CA-SMA-151) was identified on the site. Project development plans avoid this resource in accordance with Mitigation Measure CULT-2a, which reduces impacts to less than significant.

Policy 1.35 (*All New Land Use Development and Activities Shall Protect Coastal Water Quality Among Other Ways By Requiring Implementation of Storm Water Best Management Practices*). With the implementation of the proposed erosion sediment control plan, drainage and stormwater control plan, and Mitigation Measures HYDRO-3 through HYDRO-5, the project will comply with this policy.

c. Public Works Component

Policy 2.28 (*Management of Pillar Point Marsh*) requires, as a condition of development permit for any facilities to increase water

supply, that any water system that presently draws or proposes to draw water from wells in the aquifer serving Pillar Point Marsh agree to participate in and assist in the funding of the hydrologic study of Pillar Point Marsh required by Policy 7.20 and to accept the restrictions resulting from that study. The project would result in equivalent or reduced use of water from the existing agricultural well, due to the project's proposed connection to MWSD for domestic water service and the use of the well for irrigation use only as is presently the case.

Policy 2.42 (*Capacity Limits*) limits expansion of roadways to a capacity which does not exceed that needed to accommodate commuter peak period traffic when buildout of the Land Use Plan occurs and requires use of the requirements of commuter peak period traffic as the basis for determining appropriate increases in capacity. Policy 2.43 (*Desired Level of Service*) requires the consideration of Service Level D acceptable during commuter peak periods and Service Level E acceptable during recreation peak periods in assessing the need for road expansion. As discussed in Section 4.16 (*Transportation/Traffic*) of the Addendum, Hexagon Transportation Consultants prepared a Transportation Impact Assessment of the Big Wave Project (Attachment H of the Final Addendum). Commuter peak period traffic was used as the basis of the Transportation Impact Analysis. The report shows that most of the study intersections would operate at level of service (LOS) C or better under all conditions. At the intersection of Highway 1 and Capistrano Road (North), the eastbound left turn movement would operate at LOS E under existing and existing plus project conditions. The project would not add any trips to this movement. At the intersection of Highway 1 and Cypress Avenue, the eastbound to northbound left turn movement would operate at LOS F under project conditions. With implementation of Mitigation Measure TRANS-1, all study intersections would operate at an acceptable level of service and impacts would be less than significant.

Policy 2.52 (*Traffic Mitigation for all Development in the Urban Midcoast*) requires, in the urban Midcoast, applicants for new development, as defined in Section 30106 of the Coastal Act, that generates any net increase in vehicle trips on Highways 1 and/or 92, except for a single-family dwelling, a second dwelling unit, or a two-family dwelling, to develop and implement a traffic impact analysis and mitigation plan (TIMP). The Revised Big Wave NPA Project site plan incorporates pedestrian walkways and drop-offs for both the Wellness Center and Office Park. In addition to the Wellness Center shuttle, access trail, and public access parking spaces (not time restricted) described in the Addendum, the applicant will provide on-site bicycle

racks/lockers as well as other measures required by City/County Association of Governments of San Mateo County (C/CAG) in a Transportation Demand Management (TDM) Plan. Based on the above and traffic mitigation measures included in Condition No. 4, the applicant's TIMP complies with this policy.

Policy 2.56 (*Increased Service for Coastside Residents*) encourages SamTrans to expand bus service to and along the Coastside to improve transit service to Coastside residents. The SamTrans 17 line currently serves the project area, with stops at La Granada Avenue and Prospect Way.

d. Housing Component

Policy 3.1 (*Sufficient Housing Opportunities*) protects, encourages and, where feasible, calls for the provision of housing opportunities for persons of low and moderate income who reside, work or can be expected to work in the Coastal Zone, through both public and private efforts. This private project proposes the development of housing for 50 developmentally disabled adults of low and moderate income who reside, work or can be expected to work in the Coastal Zone. The Wellness Center would provide new work opportunities for disabled adults on-site. The project would also provide affordable housing for 20 staff who would also be employed on-site as aides to disabled residents.

Policy 3.2 (*Non-Discrimination*) calls for the County to strive to ensure that decent housing is available for low and moderate income persons regardless of age, race, sex, marital status or other arbitrary factors. The project proposes housing specifically for developmentally disabled adults and support staff.

Policy 3.3 (*Balanced Developments*) requires the County to strive to provide such housing in balanced residential environments that combine access to employment, community facilities and adequate services. The project proposes the development of housing for 50 developmentally disabled adults, as well as associated agricultural, maintenance and other uses that would provide employment opportunities for residents in addition to recreational facilities.

Policy 3.4 (*Diverse Housing Opportunities*) requires the County to strive to improve the range of housing choices, by location, type, price and tenure, available to persons of low and moderate income. The project proposes the development of housing for 50 developmentally disabled adults of low and moderate income.

Policy 3.5 (*Regional Fair Share*) defines the regional fair share assisted housing allocation for the San Mateo County Coastal Zone as that allocation which provides housing opportunities for low and moderate income households with members who reside, work or can be expected to work in the Coastal Zone. Policy 3.6 (*Allocation of Affordable Units*), allocates 50% of “fair share” affordable units to the unincorporated area, with no more affordable units to be built in the rural unincorporated area than allowed by Policy 3.24, and 50% to Half Moon Bay, in order to reduce home-to-work travel distance within the Coastal Zone, and to encourage shared responsibility for housing by subarea roughly proportional to employment opportunities available in the Midcoast. The project would create affordable housing for 50 developmentally disabled adults and 20 aides in an urban area of the Midcoast.

Table 5 ABAG’s Housing Needs Allocation, 2014-2022 ¹ For Unincorporated San Mateo				
	Extremely Low	Very Low Income	Low Income	Total
Income Limit (2014)*	\$23,250	\$38,750	\$62,050	N/A
Units	0	153	103	256
<u>Total Affordable Housing Units Allocated</u>				256
<u>Total Residents Housed at the Wellness Center</u>				<u>70</u>
* Income limit is based on a single person family size. Source: San Mateo County Department of Housing 2014 San Mateo County Income Limits as defined by U.S. Housing and Urban Development and State of California Housing and Community Development.				

The Wellness Center would provide affordable housing for 70 people, helping the County of San Mateo to fulfill its affordable housing allocation. As stated previously, Condition No. 52 requires the property owner to keep the rental rates for all 57 bedrooms of the Wellness Center as “affordable” (i.e., accessible to very low income, low income, and moderate income households), such that residents and aides shall meet income qualifications for affordable housing. Per Condition No. 52, the Wellness Center would be required to prioritize disabled adults residing in the San Mateo County Coastal Zone over those who do not reside in the County Coastal Zone in the consideration of residential applications.

Policy 3.13 (*Maintenance of Community Character*) requires that new development providing significant housing opportunities for low and moderate income persons contribute to maintaining a sense of community character by being of compatible scale, size and design. The policy also calls on the County to limit the height of affordable housing to two stories to mitigate the impact of this development on the surrounding neighborhoods. Assess negative traffic impacts and mitigate as much as possible. Under the Revised Big Wave NPA Project, the Wellness Center is limited to 2-stories in height. As discussed in Section 4.1 (Aesthetics) of the Addendum, aesthetic impacts to the residential uses to the north would be less than significant. With implementation of Mitigation Measure TRANS-1, all study intersections would operate at an acceptable level of service and impacts would be less than significant.

Policy 3.14 (*Location of Affordable Housing*) requires, in the Midcoast, affordable housing to be located in the designated affordable housing sites in the urban area and elsewhere in the urban area, where affordable housing units specified in LCP Policies 3.19, 3.20, 3.21 and 3.22 are permitted, including mobile homes, second units, and affordable units derived from density bonus provisions. While the project site is not a designated affordable housing site, it is located in an urban area. It does not include mobile homes, second units, or affordable units derived from density bonus provisions, but does provide affordable housing for 50 DD adults and 20 aides of low income.

e. Energy Component

Policy 4.42 (*Alternative Energy Sources*) encourages the development of non-polluting alternative energy resources including, but not limited to, co-generation, biomass, wind and solar. The project proposes the implementation of solar facilities for the generation of electricity.

f. Agriculture Component

Policies 5.1 (*Definition of Prime Agricultural Lands*) and 5.2 (*Designation of Prime Agricultural Lands*) requires the County to designate any parcel which contains prime agricultural lands as Agriculture on the Local Coastal Program Land Use Plan Map, subject to the following exceptions: State Park lands existing as of the date of Local Coastal Program certification, rural service centers, and solid waste disposal sites necessary for the health, safety, and welfare of the County. Specifically, the policy provides that the County will undertake a future assessment of parcels containing prime agricultural lands that are the subject of an LCP amendment. While the property

contains prime agricultural lands, the County has not yet undertaken such an assessment and the LCP Land Use Map has not been amended to designate the project parcels as Agriculture. The current designation of areas proposed for development is General Industrial. Agriculture will continue to be a permitted use on the property, and the project proposes to use approximately 5 acres of land for this purpose.

Policy 5.4 (*Designation of Lands Suitable for Agriculture*) requires the County to designate any parcel, which contains other lands suitable for agriculture, as Agriculture on the Local Coastal Program Land Use Plan Map, subject to the following exceptions: rural service centers, State Park lands existing as of the date of Land Use Plan certification, and solid waste disposal sites necessary for the health, safety and welfare of the County. The project site does not contain other lands suitable for agriculture. The current designation of areas proposed for development is General Industrial.

Policy 5.22 (*Protection of Agricultural Water Supplies*) require that, before approving any division or conversion of prime agricultural land or other land suitable for agriculture:

- (1) The existing availability of an adequate and potable well water source be demonstrated for all non-agricultural uses according to specific criteria. All non-agricultural uses would connect to MWSD for domestic water supply.
- (2) Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished. Historically, the on-site well has supported agricultural operations requiring 12 acre-feet per year (10,700 gpd; DEIR p. IV.N-24). Estimated project irrigation demand of 10,500 gpd is similar to historical irrigation demand for on-site agricultural use. No increase in well use is needed for the project. Condition No. 28 requires the applicant to review the landscaping plan to use more drought tolerant/native landscaping to further reduce well water demand.
- (3) All new non-agricultural parcels are severed from land bordering a stream and their deeds prohibit the transfer of riparian rights. The property owner does not have riparian rights.

g. Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable, including wetland areas supporting rare,

endangered, and unique species. As discussed in the Biological Resources Chapter of the EIR, the majority of the project site has been disturbed by agricultural activities and, therefore, the extent of natural vegetation communities and wildlife habitats on the site are limited to those that are contiguous to habitats in and around Pillar Point Marsh. Based on the foregoing, on-site sensitive habitat is limited to the areas of the riparian corridor (along the drainage swale) and delineated wetlands.

No direct impact or take of special-status species is expected as a result of the proposed project due to the lack of habitat suitable on-site to support those species with a potential to occur or known to occur in the project vicinity. However, development on the project site has the potential to indirectly impact special-status wildlife species (such as western pond turtle, San Francisco garter snake, and California red-legged frog) and bird species, due to the availability of suitable habitat in the immediate vicinity of the project, as well as documented occurrences of the species in the project vicinity. Therefore, project-related impacts would be potentially significant. Conditions 4.c through 4.g require the applicant to schedule disturbance activities so as to minimize habitat disturbance and to work with a qualified biologist to monitor the site prior to and during construction to minimize impact to these species.

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would have significant adverse impact on sensitive habitat areas; requires development in areas adjacent to sensitive habitats to be sited and designed to prevent impacts that could significantly degrade the sensitive habitats; and requires all uses to be compatible with the maintenance of biologic productivity of the habitats. The project increases the minimum wetland buffer zone on the project parcels from 100 feet to 150 feet. The project includes the restoration and maintenance of wetland and buffer areas. These setbacks and restoration measures prevent significant impacts and preserve and enhance the habitat values of the site.

Policy 7.4 (*Permitted Uses in Sensitive Habitats*) calls for the County to:

- (1) Permit only “resource dependent uses” in sensitive habitats. Resource dependent uses for riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs and habitats supporting rare, endangered, and unique species shall be the uses permitted in Policies 7.9, 7.16, 7.23, 7.26, 7.30, 7.2, 7.33, and 7.44, respectively, of the County Local Coastal Program on March 25, 1986. In compliance with these policies, within areas

of the riparian corridor and delineated wetlands and their associated buffer zones, proposed uses would be limited to wetlands and upland landscaping that extend both foraging and breeding habitat currently available in Pillar Point Marsh for project area special status species, as well as provide a wider, protected movement corridor through the site.

- (2) In sensitive habitats, require that all permitted uses comply with U.S. Fish and Wildlife and State Department of Fish and Game regulations. Implementation of Mitigation Measures BIO 1.a – 4.a require survey, monitoring, and protection of special status species and thereby ensure project compliance with U.S. Fish and Wildlife and State Department of Fish and Game regulations.

Policy 7.5 (*Permit Conditions*) calls for the County to:

- (1) As part of the development review process, require the applicant to demonstrate that there will be no significant impact on sensitive habitats. When it is determined that significant impacts may occur, require the applicant to provide a report prepared by a qualified professional which provides: (1) mitigation measures which protect resources and comply with the policies of the Shoreline Access, Recreation/Visitor-Serving Facilities and Sensitive Habitats Components, and (2) a program for monitoring and evaluating the effectiveness of mitigation measures. As discussed in this report, the project, as proposed and mitigated, would comply with the applicable LCP policies. The Riparian & Waters/Wetland Ecosystem Restoration Final Basis of Design Report (Attachment B of the Addendum) prepared for the project includes a 10-year monitoring plan. The project includes the restoration and maintenance of wetland and buffer areas.
- (2) When applicable, require as a condition of permit approval the restoration of damaged habitat(s) when in the judgment of the Community Development Director restoration is partially or wholly feasible. Although the project, as mitigated, would not result in damage to or a significant impact to biological resources or habitats, the project proposes to provide for functioning wetlands and uplands habitat within delineated wetland areas, buffer zones, and upland areas of the site.

Policy 7.9 (*Permitted Uses in Riparian Corridors*) (a) Within riparian corridors, the policy permits only the following uses: (1) education and research, (2) consumptive uses as provided for in the Fish and Game

Code and Title 14 of the California Administrative Code, (3) fish and wildlife management activities, (4) trails and scenic overlooks on public land(s), and (5) necessary water supply projects.

Further, when no feasible or practicable alternative exists, the policy permits the following uses in riparian corridors: (1) stream dependent aquaculture, provided that non-stream dependent facilities are located outside of corridor, (2) flood control projects, including selective removal of riparian vegetation, where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, (3) bridges when supports are not in significant conflict with corridor resources, (4) pipelines, (5) repair or maintenance of roadways or road crossings, (6) logging operations which are limited to temporary skid trails, stream crossings, roads and landings in accordance with State and County timber harvesting regulations, and (7) agricultural uses, provided no existing riparian vegetation is removed, and no soil is allowed to enter stream channels. Proposed uses within the restored riparian corridor would be limited to the allowable uses set forth in Policy 7.9. Also, see discussion under Policies 7.16 and 7.18, for wetlands.

Policy 7.11 (*Establishment of Buffer Zones*) – (a) On both sides of riparian corridors, from the “limit of riparian vegetation” the policy requires development to extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams; (b) where no riparian vegetation exists along both sides of riparian corridors, the policy requires development to extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams; and (c) along lakes, ponds, and other wet areas, the policy requires development to extend buffer zones 100 feet from the high water point except for manmade ponds and reservoirs used for agricultural purposes for which no buffer zone is designated. The project increases the minimum wetland buffer zone on both project parcels from 100 feet to 150 feet, which exceeds the requirements of Policy 7.11. The project also includes the restoration and maintenance of wetland and buffer areas. Buffer areas are planted as a riparian corridor and uplands coastal scrub/shrub between the proposed development and the proposed riverine wetland ecosystem restoration area. Also see discussion under Policies 7.16 and 7.18, for wetlands.

Policy 7.14 (*Definition of Wetland*) defines wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground.

Furthermore, Policy 7.15 (Designation of Wetlands) designates the Pillar Point Marsh as wetlands requiring protection. A total of 0.74 acres (32,180 sq. ft.) of wetlands on the project site consists of wetlands as defined by the California Coastal Act and Policy 7.14. A portion of this total on the project site, 0.45 acres, is Federal wetlands and under the permit authority of the U.S. Army Corps of Engineers (USACOE). Wetland boundaries relative to the project site are shown on Attachment B to this staff report.

Policy 7.16 (*Permitted Uses in Wetlands*) limits uses in wetland areas to nature education and research, fish and wildlife management, among other related uses. In addition to protecting the existing wetlands on the project site (0.74 acres), the applicant proposes to perform wetlands habitat restoration or creation on approximately 6 acres over the project sites. The only uses proposed within wetland areas are associated with wetland habitat enhancement and monitoring. Condition No. 20 requires the property owner(s) to record a conservation easement over all wetlands and wetland buffer areas which limits uses to those consistent with this policy.

Policy 7.17 (*Performance Standards in Wetlands*) requires that development permitted in wetlands minimize adverse impacts during and after construction. Specifically, this policy requires that: (1) all paths be elevated (catwalks) so as not to impede movement of water, (2) all construction takes place during day-light hours, (3) all outdoor lighting be kept at a distance away from the wetland sufficient not to affect the wildlife, (4) motorized machinery be kept to less than 45-dBA at the wetland boundary, except for farm machinery, (5) all construction which alters wetland vegetation be required to replace the vegetation to the satisfaction of the Community Development Director including "no action" in order to allow for natural reestablishment, (6) no herbicides be used in wetlands unless specifically approved by the County Agricultural Commissioner and State Department of Fish and Game, and (7) all projects be reviewed by the State Department of Fish and Game and State Water Quality Board to determine appropriate mitigation measures. Proposed wetland habitat creation is described in the Riparian & Waters/Wetland Ecosystem Restoration Final Basis of Design Report (Attachment B of the Addendum). Condition No. 25 requires habitat creation and monitoring activities to comply with this policy. Condition No. 20 requires the property owner(s) to record a conservation easement over all wetlands and wetland buffer areas which limits uses to those consistent with this policy.

Policy 7.18 (*Establishment of Buffer Zones*) states that buffer zones shall extend a minimum of 100 feet landward from the outermost line

of wetland vegetation. This setback may be reduced to no less than 50 feet only where (1) no alternative development site or design is possible; and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County and the State Department of Fish and Game. A larger setback shall be required as necessary to maintain the functional capacity of the wetland ecosystem. The project increases the minimum wetland buffer zone on both project parcels from 100 feet to 150 feet. Buffers would be planted with riparian and uplands coastal scrub/shrub vegetation between the proposed development and the proposed riverine wetland ecosystem restoration area. These buffers will maintain and enhance the functional capacity and biological productivity of the wetland ecosystem. Wetland restoration of areas within these zones would achieve restoration goals as outlined in the Riparian & Waters/Wetland Ecosystem Restoration Final Basis of Design Report (Addendum Attachment B).

Policy 7.19 (*Permitted Uses in Buffer Zones*) limits uses within buffer zones to uses allowed within wetlands, as well as public trails, scenic overlooks, and agricultural uses that produce no impact on the adjacent wetlands. The project includes agricultural uses, limited to organic farming, within the wetland buffer zones. Condition No. 20 requires the property owner(s) to record a conservation easement over all wetlands and wetland buffer areas which limits uses to those consistent with this policy. Condition No. 59 minimizes impacts of agricultural uses on the adjacent wetlands by restricting farming within buffer zones to organic farming and prohibits plowing within the zones. The condition also restricts the keeping of chickens to 75 chickens per acre and chicken housing to areas outside of wetlands and buffer zones.

Policy 7.36 (*San Francisco Garter Snake*) calls on the County to prevent any development where there is known to be a riparian or wetland location for the San Francisco garter snake (SFGS) and requires developers to make sufficiently detailed analyses of any construction which could impair the potential or existing migration routes of the San Francisco garter snake. Such analyses will determine appropriate mitigation measures to be taken to provide for appropriate migration corridors. The San Francisco Garter Snake has been documented in the vicinity of the project site and has moderate potential to occur on the site. Condition No. 4.c (Mitigation Measure BIO-1a) requires a qualified biologist capable of monitoring projects with potential habitat for SFGS to perform pre-disturbance surveys and monitoring during the installation of all construction fencing and during habitat creation and planting activities outside of the

construction zone, perform weekly site visits during construction, and prepare a training document for construction workers. As stated in the Addendum, the project could result in a potentially significant indirect impact to SFGS, who might use the drainage separating the two parcels and might use the site for overland movements. The proposed Big Wave NPA would result in impacts to SFGS being reduced to a level below those analyzed in the 2010 EIR due to increased wetland buffer areas. The Measure BIO-1a continues to mitigate impacts to migration routes to a less-than-significant level.

h. Visual Resources Component

Policy 8.1 (*Definition of Landforms*) defines landforms as natural topographic and landscape features which include, but are not restricted to, ridgelines, hillsides, canyons, coastal terraces, headlands, mountains, rock outcroppings, hills, cliffs and bluffs, sand dunes, beaches, wetlands, estuaries, streams, and arroyos. As discussed in the Aesthetics Section of the 2010 EIR and Addendum, the project would not result in any significant impacts to public views or scenic vistas, scenic resources, or the existing character or quality of the site and its surroundings. However, new lighting sources, such as outdoor street lighting, security lighting, indoor lighting, and light generated by vehicle headlights, may create new sources of substantial light or glare which may adversely affect day or nighttime views in the area. Implementation of Condition No. 4.a (Mitigation Measure AES-4), which requires Planning Department review and approval of a detailed lighting plan, as well as glass and other potentially reflective exterior building materials, would reduce this impact to a less than significant level and bring the project into conformance with this policy.

Policy 8.5 (*Location of Development*), on rural lands and urban parcels larger than 20,000 sq. ft., the policy requires that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; (2) is least likely to significantly impact views from public viewpoints; and (3) consistent with all other LCP requirements, best preserves the visual and open space qualities of the parcel overall. The project includes several features that help to minimize the visibility of the buildings and associated development. These features include the minimum 150-foot wetlands buffer around the perimeter of development on the north parcel. Part of this area would be used for organic gardening and the part of the buffer area closest to Pillar Point Marsh would be revegetated with riparian plant communities. Buildings are clustered and set back into the interior of the north parcel adjacent to the existing Pillar Ridge Manufactured Home Community. Perimeter

vegetative screening would be planted. The building heights have been lowered from the 2010 Big Wave project. The project would not block views of the ocean or ridgelines.

Policy 8.6 (*Streams, Wetlands, and Estuaries*) (a) requires development to set back from the edge of streams and other natural waterways a sufficient distance to preserve the visual character of the waterway; (b) prohibits structural development which will adversely affect the visual quality of perennial streams and associated riparian habitat, except for those permitted by Sensitive Habitats Component Policies; (c) requires development to retain the open natural visual appearance of estuaries and their surrounding beaches; and (d) requires development to retain wetlands intact except for public accessways designed to respect the visual and ecological fragility of the area and adjacent land. The project includes minimum 150-foot wetland buffers planted with riparian and uplands coastal scrub/shrub vegetation between the proposed development and the proposed riverine wetland ecosystem restoration area, which will preserve the natural visual quality of the area.

Policy 8.7 (*Development on Skylines and Ridgelines*) prohibits the location of development, in whole or in part, on a skyline or ridgeline, or where it will project above a skyline or ridgeline, unless there is no other developable building site on the parcel. General Plan Policy 4.7 defines "skyline" as a line where sky and land masses meet, and ridgelines are the tops of hills or hillocks normally viewed against a background of other hills. The project is not located on a skyline or ridgeline, nor will it impact ridgeline or skyline views from viewing locations along Highway 1 (see visual simulations included as Attachment O of this report).

Policy 8.10 (*Vegetative Cover*) requires the replacement of vegetation removed during construction with plant materials (trees, shrubs, ground cover) which are compatible with surrounding vegetation and are suitable to the climate, soil, and ecological characteristics of the area. The Riparian & Waters/Wetland Ecosystem Restoration Final Basis of Design Report (Attachment B of the Addendum), prepared by an ecologist specializing in wetlands, includes a description of existing plant species within the delineated wetlands and buffer areas as well as a planting plan designed to maintain the fidelity of native plant community structure, function, and composition of the project sites. Therefore, assuming compliance with this report, the proposed wetland planting plan complies with this policy as it was prepared by a qualified professional with knowledge and experience in wetlands restoration. As stated in Condition No. 21, the property owner(s) shall implement the Riparian & Waters/Wetland Ecosystem Restoration

Final Basis of Design Report and associated 10-year monitoring plan. As proposed and conditioned, the planting plan is compatible with surrounding vegetation and is suitable to the climate, soil, and ecological characteristics of the area.

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) applies special design guidelines to supplement the design criteria in the Community Design Manual (CDM). For the Princeton-by-the-Sea area, the policy calls for commercial development to reflect the nautical character of the harbor setting, utilize wood or shingle siding, employ natural or sea colors, and use pitched roofs. For industrial development, the policy calls for buildings to utilize architectural detailing, subdued colors, textured building materials, and landscaping to add visual interest and soften the harsh lines of standard or stock building forms normally used in industrial districts. Both the Wellness Center and Office Park buildings of the project utilize architectural detailing, subdued colors, textured building materials, and landscaping to soften and screen the proposed building forms. Specifically, the project proposes hardi-plank siding and shingles, as well as earth-toned exterior colors and marine-color accents to reflect the nautical character of the harbor setting. The project has been reviewed by the Coastside Design Review Committee (CDRC), who recommended denial of the project and provided design recommendations for achieving project compliance with CDM design criteria. As discussed in Section C.6 of this report, design recommendations have been added as Condition No. 88. As proposed and conditioned, the project would comply with this policy.

Policy 8.15 (*Coastal Views*) calls for the County to prevent development (including buildings, structures, fences, unnatural obstructions, signs, and landscaping) from substantially blocking views to or along the shoreline from coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches. As discussed in Section 4.1 (Aesthetics) of the Addendum, the project would not obstruct coastal views and impacts would be less than significant.

Policy 8.16 (*Landscaping*) requires development to (a) use plant materials to integrate the man-made and natural environments and to soften the visual impact of new development; and (b) protect existing desirable vegetation. The policy also seeks to encourage, where feasible, that new planting be common to the area. The project proposes extensive native landscaping throughout the site as well as the restoration of wetland and buffer areas. No existing desirable vegetation will be removed, as all construction will take place on land currently used for agriculture.

Policy 8.19 (*Colors and Materials*) (a) requires development to employ colors and materials in new development which blend, rather than contrast, with the surrounding physical conditions of the site; and (b) prohibits highly reflective surfaces and colors except those of solar energy devices. The project building finishes are proposed to be siding/stucco in pale neutrals with earth-toned accent colors, including green, browns, blues, and dark red tones. The CDRC recommended a reduction in the number of tones for each color, which has been incorporated into Condition No. 88. T As proposed and conditioned, the proposed colors and materials would blend with the surrounding physical conditions of the site and, with the exception of solar panels, would not be reflective.

Policy 8.20 (*Scale*) requires development to relate proposed structures in size and scale to adjacent buildings and landforms. The project reduces maximum building height from 51 to 36.5 feet from grade and clusters buildings against existing development, as compared to the original project. All buildings are 2 stories in height. Façade articulation and the varying heights of the buildings help to further minimize visual impacts from viewing locations along Airport Street, the North Trail, and Highway 1. The CDRC recommended further articulation of Office Park buildings and breaking up the Wellness Center into a minimum of 2 buildings. These recommendations have been incorporated into Condition No. 88. As proposed and conditioned, the project buildings would relate in size and scale to adjacent buildings and landforms.

Policy 8.21 (*Commercial Signs*) (a) prohibits off-premise commercial signs except for seasonal temporary agricultural signs; (b) requires on-premises commercial signs to be designed as an integral part of the structure they identify and that they do not extend above the roof line; (c) prohibits brightly illuminated colored, rotating, reflective, blinking, flashing or moving signs, pennants, or streamers; and (d) requires information and direction signs to be simple, easy-to-read, and harmonize with surrounding elements. The proposal does not include signage. Per Condition No. 45, any new signage would be implemented in accordance with the M-1 Zoning District regulations and LCP policies regulating signage.

i. Hazards Component

Policy 9.1 (Definition of Hazard Areas) defines hazardous areas as fault zones and land subject to dangers from liquefaction and other severe seismic impacts, unstable slopes, landslides, coastal cliff instability, flooding, tsunamis, fire, and steep slopes (over 30%). A Fault Trench Study (Attachment I of the Addendum) investigated the

potential for traces of the Seal Cove Fault to exist on the project property. The study found no evidence of fault traces. The 2010 EIR concluded that there were potentially significant impacts from liquefaction-induced ground surface settlement, surface manifestations of liquefaction such as sand boils or lurch cracking, and differential ground settlement resulting from cyclic densification of loose sandy soils on the project site. The 2010 EIR also described the project site as containing expansive soils. As proposed and mitigated by Mitigation Measures GEO-3a, 3b, 4, and 6, all project buildings would incorporate structural design measures to ensure safety and reduce potentially hazardous conditions to an acceptable level.

Policy 9.3 (*Regulation of Geologic Hazard Areas*) applies the following regulations of the Resource Management (RM) Zoning Ordinance to designated geologic hazard areas:

- (1) Section 6326.2 - Tsunami Inundation Area Criteria.
- (2) Section 6326.3 - Seismic Fault/Fracture Area Criteria. Require geologic reports prepared by a certified engineering geologist consistent with "Guidelines for Geologic/Seismic Reports" (CDMG Notes #37) for all proposed development.
- (3) Section 6326.4 - Slope Instability Area Criteria.

Regarding potential geological hazards, a Fault Trench Study, prepared after EIR certification and included in the Addendum, found no evidence of fault traces on the project site. All mitigations and final design recommendations associated with geology and soils would be reviewed and approved by the County prior to issuance of applicable permits per Mitigation Measure GEO-8. Regarding potential tsunami hazard, minimization of the risk of exposure to hazards associated with tsunamis is further achieved by locating residential uses well above the maximum probable inundation level at the sites and designing the proposed structures to withstand predicted tsunami forces. Exposure of Wellness Center residents to potential tsunami wave runup is reduced from the original project by raising the floor elevation of bedrooms within the Wellness Center to 34 feet NGVD or higher.

Section 6326.2 (Tsunami Inundation Area Criteria) sets the following criteria for all areas defined as Tsunami Inundation Hazard Areas:

- (1) The following uses, structures, and development shall not be permitted: publicly owned buildings intended for human occupancy other than park and recreational facilities; schools,

hospitals, nursing homes, or other buildings or development used primarily by children or physically or mentally infirm persons.

The Office of the County Counsel has determined that there are significant legal questions that could limit the enforceability of the restrictions described in Section 6326.2(a) as applied to facilities for the disabled. In particular, federal anti-discrimination law requires that local regulation of land use include accommodations for the disabled.

- (2) Residential structures and resort developments designed for transient or other residential use may be permitted under the following circumstances:
 - (a) The applicant submits a report prepared by a competent and recognized authority estimating the probable maximum wave height, wave force, run-up angle, and level of inundation in connection with the parcel or lot upon which the proposed development is to be located.

For the 2010 Project, the applicant submitted the “Big Wave Tsunami Force and Run-Up Report in Accordance with Zoning Ordinance 6326.2,” dated August 23, 2010, on August 31, 2010. The report was peer reviewed by David Skelly, MS, PE, a California licensed professional engineer specializing in coastal engineering, in a letter dated October 14, 2010. After review of these reports, the CCC staff determined that the maximum tsunami wave height is estimated at 28 feet NGVD based on the elevations of the inundation zone depicted on the California Emergency Management Agency (CalEMA) Tsunami Inundation Map.

Table 6 Office Park and Wellness Center Building Elevations								
Building	Max Stories	Average Existing Grade Elevation	Average Finish Grade Elevation	Slab Elevation	First Floor Elevation	Building Height from Slab	Roof Elevation	Max Building Height from Existing Grade
Wellness Center								
Wellness Center: Gym, Pool and Basketball Court on lower floor and Residential Use on Upper Floor	2	20.5'	22.5'	24'	23' (non-residential) 35' (residential)	28'	52'	31.5'
Office Park								
NE Business Buildings	2	21'	22'	23.5'	23.5'	33'	56.5'	36.5'
SE Business Building	2	20'	21'	22'	22'	33'	55'	35'
West Business Building	2	20'	21'	22.5'	22'	33'	55'	35'

(b and c) No structure covered by this section shall be allowed within that portion of the lot or parcel where the projected wave height and force is fifty (50) percent or more of the projected maximum, unless: (a) the highest projected wave height above ground level at the location of the structure is less than six (6) feet, (b) no residential floor level is less than two (2) feet above that wave height, and (c) the structural support is sufficient to withstand the projected wave force. No structure covered by this section shall be allowed within that portion of the lot or parcel where the projected wave height and force is less than fifty (50) percent of the projected maximum unless the requirements of subsection b, (2), (a), and (c) are satisfied and the residential flood level is at least one (1) foot above the highest projected level of inundation.

The Big Wave NPA has modified the project design by moving all Wellness Center buildings from the south parcel to the north parcel. This increases the natural grade elevation by four feet (from 14 to 18 feet NGVD) and increases the distance from the shoreline to the closest portion of the Wellness Center site from about 1,300 feet to 2,000 feet. All residential structures have

been raised to a minimum height of 34 feet NGVD by placing them on the second floor. At 34 feet NGVD, the Wellness Center bedrooms would be six feet above inundation water levels. This ensures that all residential uses would be at least two feet above inundation water level of 28 feet NGVD, as required by LCP Policy 9.3 and County Zoning Regulations Section 6326.2(b).

As proposed, the Revised Big Wave NPA Project establishes a minimum finished ground level of at the location of the residential structures of 22 feet NGVD. Condition No. 43 requires a minimum finished ground level of 22.1 feet NGVD at the location of the residential structures such that the projected wave height of 28 feet NGVD is less than six (6) feet above the ground level of the Wellness Center.

These project modifications incorporate the requirements of Measure HYDRO-9 and reduce project impacts to a level below those analyzed in the 2010 EIR. This measure fully addresses potential impacts associated with the Big Wave NPA project and achieves compliance with applicable LCP Hazard Component policies and regulations. The Big Wave NPA project would not result in a new significant or more severe impact than that identified in the 2010 EIR, and there are no new circumstances or information that requires the evaluation of new mitigation measures or alternatives.

- (d) Permission under this subsection shall not be granted if the Board of Supervisors determines that sufficient data, upon which the report required by subsection 1 must be based, is unavailable and cannot feasibly be developed by the applicant.

The applicant has provided sufficient data to determine compliance with this section, as described above.

The County has added Condition No. 39 which requires all buildings to be designed and constructed to meet LCP standards for development in Tsunami Hazard zones, in particular, as required by Section 6825.3 "Coastal High Hazard Areas." The Plans must indicate details for design elements, including but not limited to breakaway walls and structurally-sound concrete walls that have been incorporated into the project design to reduce the risks of potential impacts from tsunami hazards, to facilitate unimpeded movement of flood waters, and drainage of the site. As designed and conditioned,

the proposed project is consistent with the LCP tsunami hazards policies and standards.

Section 6324.6 (*Hazards to Public Safety Criteria*) prohibits the manufacturing or storage of flammable or hazardous materials within mapped areas susceptible to flooding, tsunami inundation, seismic fault/fracture and landslide. Compliance with this requirement has been added as Condition No. 71.

Policy 9.9 (*Regulation of Development in Floodplains*) requires that development located within flood hazard areas shall employ the standards, limitations and controls contained in Chapter 35.5 of the San Mateo County Ordinance Code, Sections 8131, 8132 and 8133 of Chapter 2 and Section 8309 of Chapter 4, Division VII (Building Regulations), and applicable Subdivision Regulations. FEMA has authorized the removal of the project parcels from the floodplain in a 2005 Letter of Map Amendment (LOMA). As discussed previously, to comply with Mitigation Measure HYDRO-9, residential floor elevations of Wellness Center buildings have been raised to 35 feet NGVD, which is 6 feet above the peak tsunami inundation level. The project will be required to comply with all current building code requirements at the time of building permit application. As discussed in Section C.5 of this report, the project complies with the Subdivision Regulations.

j. Shoreline Access Component

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some provision for shoreline access as a condition of granting development permits for any public or private development permits (except as exempted by Policy 10.2) between the sea and the nearest through road. The Office Park and Wellness Center developments would be located between the sea and the nearest through road, Airport Street. The applicant proposes a Class 1, 10-foot wide multiple use trail (accommodates pedestrians and bicycles) within the front of the properties that will run along the right-of-way to the southern edge of the Pillar Ridge Mobile Home Park.

Policy 10.10 (*Fragile Resources-Sensitive Habitats*) requires the establishment of public access to sensitive habitats or their buffer zones, through grants or dedications of easements or other means, at the time a Coastal Development Permit is processed. Condition No. 29 requires the property owner(s) of the Office Park property to record an access easement allowing public access on privately –

owned portions of the trail along Airport Street that is included in the Final/Parcel Maps for the proposed subdivision.

Policy 10.19 (*Maintenance*) requires measures to eliminate debris, provide trash cans and keep trails safe for public use in new or improved public areas, and Policy 10.20 (Posting) calls to clearly post new or improved public access areas. Condition No. 30 requires the property owner of the Office Park to maintain the public trail in a clean and safe manner and to clearly identify the trail with signage visible along Airport Street in perpetuity.

Policy 10.22 (*Parking*) requires new commercial or industrial parking facilities of 10 or more spaces within 1/4-mile radius of an established shoreline access area to designate and post 20% of the total spaces for beach user parking between 10:00 a.m. and 4:00 p.m. The Wellness Center development would be located within 1/4-mile radius of the shoreline. The applicant proposes to construct 92 coastal access public parking spaces on the south parcel that will be available to the public at any time. Condition No. 34 requires the property owner(s) of the Office Park to maintain the parking spaces and associated marking/signage for the life of the project and prohibits the property owner(s) from charging a fee for public use of event parking for these spaces. Project compliance with this and other parking requirements is discussed in detail in Section C.4 of this report.

Policy 10.25 (*Access Trails in Fragile Resource Areas*) requires the applicant to conduct studies by a qualified person agreed upon by the County and the applicant, during the planning and design phase for access projects, to determine the least disruptive method of constructing access trails and associated improvements and to consider in the study and implement appropriate levels of development and management practices to protect resources. The policy also requires the design of trails to encourage the public to stay on them or in designated rest areas and prohibits the use of off-road vehicles on access trails. A Class 1, 10-foot wide multiple use trail would run across the front of both properties. The trail would shift into the Airport Street public right-of-way in the area of the drainage and narrow to 5 feet in width. For the most part, the trail would not be adjoining any areas of sensitive habitat, except the drainage and the adjoining 150-foot wetland buffer zone. Condition No. 26 requires the property owner(s) to utilize methods to minimize off-trail access within the 150 foot wetland buffer zone and drainage, subject to the review and approval of the Director of the County Department of Parks. The applicant shall install trail signage, including signage listing prohibited uses, to the satisfaction of County Department of Parks. The property owner shall demonstrate compliance with shoreline access

requirements prior to the issuance of the Certificate of Occupancy for any Office Park building.

k. Chapter 3 (*Public Access and Recreation*) of the Coastal Act of 1976
(commencing with Section 30200 of the Public Resources Code)

Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, the project must conform to public access and public recreation policies. The project site is located between the nearest public road and the sea. The project will enhance public opportunities for coastal recreation and shoreline access. The purpose of Chapter 3 of the Coastal Act is to ensure that development does not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation. The following is a list of the applicable sections of Coastal Act access and recreation policies that apply to this project:

Section 30212 requires that: (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway. The applicant proposes a public, multi-purpose Class 1 trail along Airport Street fronting both of the project sites. The site does not have direct access to the shoreline or coast.

Section 30222 states that: The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. The portions of the properties designated for open space land uses will remain as open space under a conservation easement. Proposed development will provide public access opportunities, including construction of a public access trail and coastal access public parking on the south parcel.

As discussed above, the project, as proposed and conditioned, is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976.

4. Compliance with Zoning Regulations

a. Project Compliance with M-1 zoning District Regulations (North Parcel)

(1) Wellness Center

The primary use of the Wellness Center is housing for disabled adults, which is not listed as a permitted use in the M-1 Zoning District. However, Chapter 24 (Use Permits) of the Zoning Regulations allows for a “sanitarium” use as a permitted use with issuance of a Use Permit in any district, including in the M-1 Zoning District, within the urban areas of the Coastal Zone.

The term “sanitarium” (or sanitorium) is not defined in the Zoning Regulations, although it has a number of accepted definitions in other sources. Some existing definitions and their sources are the following:

- (a) An institution for the promotion of health (Dorland’s Medical Dictionary for Health Consumers, 2007).
- (b) A facility for the treatment of patients suffering from chronic mental or physical diseases, or the recuperation of convalescent patients (Mosby’s Medical Dictionary, 8th Edition, 2009).

While the Wellness Center would not provide medical treatment on-site for its intellectually or developmentally disabled (DD) adult residents, its purposes include the promotion of the long-term health of DD adults in a holistic manner. The Wellness Center will offer DD adults social and employment opportunities, an opportunity for semi-independent living apart from their parents, and connections to medical and other support services.

“Sanitarium” is not specifically defined in the Zoning Regulations, but it is defined in other sources in a manner that reasonably encompasses the Wellness Center concept, and the County may therefore conclude that the Wellness Center proposal falls within the meaning of “sanitarium,” a use permitted with the issuance of a use permit under Section 6500.d of the Zoning Regulations.

In order to approve the Use Permit for the sanitarium, the decision-making body must find that the use is “necessary for the public health, safety, convenience or welfare.” Staff

concludes that there is a basis for such a finding. For example, as discussed above with regard to LCP Policy 3.5 (Regional Fair Share), the project helps to meet the need within the unincorporated areas of the County for affordable housing, as allocated by the Association of Bay Area Governments (ABAG). For 2014 to 2022, ABAG allocates a need for 913 affordable housing units in the unincorporated area of the County. Further, based on the 2000 U.S. Census, approximately 10% of the County population between the ages of 21 and 64 (or 68,045 persons) have some form of disability. Approximately 2,215 persons within the County have a mental disability.

As proposed and conditioned, the project would provide affordable housing for 50 DD adults, thereby helping to bridge the gap between the need for affordable housing and the supply of affordable housing in the County unincorporated area.

Based on the foregoing, staff recommends the issuance of a Use Permit for the Wellness Center, subject to the conditions of approval in Attachment A. It should be noted that Condition No. 3 requires Administrative Reviews to ensure compliance with the conditions of approval every year for the first two years of operation. If the facility is determined to be in compliance for the first two years, then subsequent Administrative Reviews will be required every two years, with permit renewal required after 10 years.

Uses Associated with the Sanitarium Use

The fitness center (includes pool, fitness center and locker facilities) will be available only to residents, guests, and staff, as well as Office Park employees on a membership basis and is an accessory use to the sanitarium and mixed-office uses. On-site businesses, such as catering, would not open to the public at large and would only be available to Office Park employees. The uses would utilize office spaces and kitchen areas of the Wellness Center and would be considered accessory uses to the sanitarium.

(2) Office Park Business Buildings

Three, two-story Office Park buildings would be constructed on Lots 2-6 (Attachment D). The Northeast Business Building would be 36.5 feet from existing grade and the Southeast and West Business Buildings would be 35 feet from existing grade. In total, the buildings would offer 162,000 sq. ft. of space.

Proposed Uses within the Office Park buildings include General Office, Research and Development, Light Manufacturing, and Storage uses, with square footages of each use to be determined by prospective tenants. The parking required/available for each permitted use is to be determined as tenants occupy the buildings and site parking is allocated according to County parking requirements. The Office Park buildings would be occupied by private firms with their own workers.

Section 6271.A.162 of Chapter 17 (M-1 Light Industrial Districts) of the County Zoning Regulations allows “administrative, research and professional offices, excluding doctors and dentists” as a permitted use. The section also allows a wide range of manufacturing uses as well as storage uses. Therefore, the proposed Office Park uses are principally permitted uses in this zoning district.

Section 6276 (Midcoast Impervious Surface Area) limits the amount of parcel area covered by impervious structures less than eighteen inches (18”) in height (e.g., paved parking areas) to 10% of the parcel size in the Midcoast LCP Update Project Area. The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. All areas of parking will be surfaced using pervious pavers.

b. Project Compliance with the Waterfront (W) Zoning District (Public Storage Facility)

(1) Boat Storage Lot (South Parcel)

The applicant proposes an outdoor boat storage area (Lot 1), operated by the Wellness Center as a Big Wave business, which would be located on the south parcel. The boat storage area would be 1.12 acres in size and provide 26 boat storage spaces (each 40 foot long by 12 wide), 27 vehicle parking spaces associated with boat use and storage, and a 190 square-foot precast concrete restroom building. Driveways allow for boats with trailers to be backed into the spaces. There would be no specific hours of operation, as the site can be accessed as needed by owners. Lot signage consists of a 12-inch square metal sign on the gate with a contact phone number for the business manager. The site would not be staffed fulltime. Lighting includes the installation of 3-foot tall lighting bollards, with 30-foot minimum spacing, along the perimeter of Lot 1.

The W Zoning District generally allows for marine-related uses and allows for outdoor storage of goods with the issuance of a Use Permit. In order to approve the Use Permit for the outdoor boat storage use, the decision-making body must make a finding that the use is “found to be necessary for the public health, safety, convenience or welfare.” The boat storage use provides the Coastside community with a secure location to keep to their recreational boats nearby the Princeton Harbor and boat launch facilities.

Based on the foregoing, staff recommends the issuance of a Use Permit for the Wellness Center, subject to the conditions of approval in Attachment A.

Section 6288.4 (Midcoast Impervious Surface Area) limits the amount of parcel area covered by impervious structures less than eighteen inches (18”) in height (e.g., paved parking areas) to 10% of the parcel size in the Midcoast LCP Update Project Area. The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. All areas of parking will be surfaced using pervious pavers.

c. Project Compliance with Resource Management-Coastal Zone (RM-CZ) Regulations¹⁵

(1) Areas of Project Site Adjoining Drainage

As shown in Attachment B to this report, portions of both properties are located within the RM-CZ/DR/CD Zoning District. These portions include areas within the buffer zones along the drainage swale separating the properties and wetland and wetland buffer zones. Within these areas, only wetland habitat construction and monitoring are proposed.

Section 6906.1 (*Conservation Open Space Easement*) requires, after any land divisions, that the applicant grant to the County (and the County to accept) a conservation easement containing a covenant, running with the land in perpetuity, which limits the use of the land covered by the easement to uses consistent with open space (as defined in the California Open Space Lands Act of 1972 on January 1, 1980). Condition No. 20 has been added to require that applicant record a conservation easement over

¹⁵ This section includes a discussion of policies unique to the RM Regulations and development review criteria (or concepts not otherwise covered by policies of the General Plan and Local Coastal Program).

areas of the properties within delineated wetlands and buffer zones.

d. Project Compliance with the Airport Overlay (AO) Zoning District Wellness Center

A 125-foot wide portion along the front property line of the project site is within the Airport Overlay (AO) Zoning District. The intent of the AO District is to provide a margin of safety at the ends of airport runways by limiting the concentration of people where hazards from aircraft are considered to be greatest. All uses permitted by the underlying zoning districts are permitted with a Use Permit in the AO District except residential or uses with more than three (3) persons occupying the “site” at any one time. While no structures are proposed, private and public outdoor parking uses are proposed in areas of the AO Zoning District on both parcels. The County defines a “site” as a 5,000 sq. ft. area of land.¹⁶ The total land area within this zone over both parcels is 211,200 sq. ft. (4.8 acres), including approximately 67,300 sq. ft. on the south parcel and 143,900 sq. ft. on the north parcel. The number of 5,000 sq. ft. “sites” is 42. Therefore, the maximum occupancy of land within the AO District is 126 persons at any one time. Due to the intermittent use of both private and public parking uses, it is reasonable to anticipate no more than 126 persons within the AO Zone at any one time.

Based on the foregoing, staff recommends the issuance of a Use Permit for the outdoor private and public parking use, subject to the conditions of approval in Attachment A.

e. Project Compliance with Parking Regulations

The applicant proposes General Office, Research and Development, Light Manufacturing, and Storage uses, in addition to the residential uses of the project, with square footages of each use to be determined by prospective tenants and the parking required/available for each permitted use. As tenants occupy the buildings, site parking will be allocated according to County parking requirements and such allocation may impact the permissibility of future uses, based on the continuing availability of parking.

¹⁶ Policy titled “Clarification of Maximum Density in the Airport Overlay (AO) Zone, dated April 29, 1992.

Table 7 County Parking Requirements for Proposed Use	
Proposed Use	Proposed Use
General Office	1 sp/200 sq. ft.
Research and Development	1 sp/2,000 sq. ft.
Light Manufacturing	1 sp/2,000 sq. ft.
Storage Uses	1 sp/2,000 sq. ft.

As shown in the table below, while a total of 462 parking spaces are adequate for this development, LCP Policy 10.22 (Parking) requires the property owner to designate and post 20% of the total spaces for beach user parking between 10:00 a.m. and 4:00 p.m. As all 462 spaces of required parking will be utilized during the day, the applicant proposes 92 additional spaces to meet this requirement. The 92 coastal access public parking spaces would be located on the south parcel and reserved for beach user parking at all times. Condition No. 34 requires compliance with coastal access parking requirements for the life of the project. Condition No. 34 also requires maintenance of coastal access parking requirements for the life of the project. Condition No. 35 minimizes impervious surface by requiring the use of compact spaces (minimum dimensions: 8 feet by 16 feet).

Table 8 Total Project and Coastal Access Parking Spaces	
Total Project Parking	462
Wellness Center	42
Office Park	420
20% Beach Required by LCP Policy 10.22	92.4
Total Coastal Access Parking	92
Total Parking	554

5. Compliance with Subdivision Regulations

North Parcel

Project development would be concentrated on the north parcel with the south parcel reserved for recreational service (outdoor boat storage), coastal access parking, an organic garden area, and a wetland buffer area. The Vesting Tentative Map (Figure 4) would subdivide the north parcel into seven lots (Lots 1-7). An overview of the subdivision is presented in Table 2. Lot 1 would include the common areas of parking, wetland and wetland buffer areas, and fire trail. Lots 2 through 6 would contain the 3 proposed office/manufacturing buildings of the Office Park. Lot 7 includes the

Wellness Center building. Lot sizes are provided in Table 1 of the Proposal Section of this report, above.

South Parcel

The south parcel would be subdivided into two lots (Lots 1-2). Lot 1 (1.82 acres) would contain outdoor boat storage, a designated archaeological site reserve area, and a portion of the coastal access parking lot. Lot 2 (3.4 acres) would remain largely undeveloped with the exception of a portion of the coastal access parking lot.

The proposed subdivision has been reviewed by planning staff with respect to the County Subdivision Regulations. The Coastside Fire Protection District and the County's Building Inspection Section, Environmental Health Division, Geotechnical Engineer, and Department of Public Works have reviewed the project. As conditioned, the project is in compliance with their standards and the requirements of the County Subdivision Regulations. Conditions of project approval have been included in Attachment A of this report.

a. Project Compliance with Park Dedication Requirement

Section 7055.3 of the County Subdivision Regulations requires, as a condition of approval of the tentative map, the subdivider dedicate land for park use or pay an in-lieu fee. The in-lieu park fee is based on the number of new parcels being created by the subdivision that will generate park usage. While the applicant proposes to locate the entire Wellness Center in one parcel, the site is not in a residential district and, therefore, creates a residential use where one did not exist before. The Wellness Center proposal includes the construction of on-site recreation facilities, including a fitness center (gym, basketball court, and lockers), a pool, and a theater. The use of recreational facilities would be restricted to Big Wave residents, staff, guests, and Office Park employees. Recreational facilities would not be available to the general public. While on-site recreation facilities are provided, it is also anticipated that Wellness Center residents would utilize County Park facilities. Condition No. 74 of Attachment A requires that, prior to the recordation of the Final Map, the property owner shall pay an in-lieu fee of \$963.30. Said fee is for the purpose of acquiring, developing or rehabilitating County park and recreation facilities and/or assisting other providers of park and recreation facilities in acquiring, developing or rehabilitating facilities that would serve the proposed subdivision. A worksheet showing the prescribed calculation of the in-lieu fee has been included as Attachment L to this report. The parcels created for business uses of the Office Park are

exempt from park dedication requirements, as they would not contain residential uses.

b. Compliance with Findings Required for Subdivision Approval, Find:

- (1) **That, in accordance with Section 7013.3.b of the County Subdivision Regulations, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.**

Planning staff has reviewed the tentative map and found that, as proposed and conditioned, it would be consistent with the County General Plan as discussed in Section C.1 of this report, above.

- (2) **That the site is physically suitable for the type and proposed density of development.**

As discussed in the Addendum, the project, as proposed and mitigated, would not result in any significant impacts to the environment. As described in Sections C.1 and C.4 of this report, the project complies with both the General Plan land use density designation and applicable Zoning Regulations. As described in Section C.7 of this report, the project will minimize grading and comply with mitigation measures of the Final Addendum to minimize geotechnical, tsunami hazards and other hazards to the project site and immediate vicinity.

- (3) **That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.**

Implementation of mitigation measures of the Addendum, which have been included as conditions of approval in Attachment A, would reduce project impacts, including those related to hydrology, water quality, biological resources, air quality, and hazards and hazardous materials, as discussed in their respective sections of the Addendum, to less than significant levels.

- (4) **That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

Per Condition No. 69, an existing easement, a 20-foot wide access and utility easement along the north side of the northern parcel shall be shown on the Final Map. The project would not change the boundaries of or impede access to this existing easement.

- (5) **That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.**

The proposed subdivision layout allows for adequate spacing between buildings to provide future passive or natural heating or cooling opportunities.

- (6) **That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.**

The project includes a connection to GSD to treat 15,500 gpd of wastewater. As discussed in the Final Addendum, GSD has adequate capacity to treat project related wastewater and there is no indication that the project would result in any such violations.

- (7) **That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“the Williamson Act”) and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use.**

The property is not subject to a Williamson Act contract.

- (8) **That, per Section 7005 of the San Mateo County Subdivision Regulations, the proposed subdivision would not result in a significant negative effect on the housing needs of the region.**

The proposed project would assist the area in achieving a jobs/housing balance by providing approximately 420 new jobs at the Office Park, 50 new jobs at the Wellness Center, and affordable housing for 70 persons, approximately 9 jobs per dwelling unit. By providing a substantial number of new job opportunities along with a moderate supply of new housing, the

proposed project would not only provide jobs to employ future project residents, but provide additional jobs to employ existing and future residents in the surrounding community. The Addendum concludes that impacts related to population growth associated with project operations would therefore be less than significant and no mitigation measures are required. Therefore, the project would not result in a negative effect on regional housing needs.

Findings for Creation of Condominiums¹⁷

The major subdivision of the north parcel into seven lots includes proposal to create up to 108 business condominium units, each approximately 1,500 sq. ft. in size, within the 162,000 sq. ft. of Office Park space. The condominium proposal does not increase project density or intensity of use, as the units would share common kitchens and bathrooms; no unit would have its own bathroom or kitchen. The condominium proposal simply allows for portions of the buildings (approximately 1,500 sq. ft. portions) to be sold individually. The State Subdivision Map Act, Government Code Sections 66425-66431, states that a condominium project does not constitute further subdivision of the property. Also, a map of a condominium project need not show the buildings or the manner in which the buildings or the airspace above the property shown on the map are to be divided.

6. Compliance with Design Review Regulations

The Big Wave NPA Project was reviewed at the July 10, 2014, September 11, 2014, October 9, 2014, and November 3, 2014 meetings of the Coastside Design Review Committee (CDRC). The CDRC reviewed the project using the standards applicable to the project consisting of those contained in the Community Design Manual (CDM) and Section 6565.17 (Standards for Design in Other Areas). Over the course of the meetings, the CDRC made recommendations for changes to the building design and siting, parking lot design, grading, and landscaping to further conform the project to the applicable standards (see Attachment N). The most substantial project changes were to building configuration, parking lot design, and building design, as described below.

- a. From the design presented in the Addendum to the current design, the Office Park Buildings were consolidated from 5 to 3 buildings and Wellness Center buildings were consolidated from 4 buildings to one building. Building consolidation allowed for the creation of larger

¹⁷ <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=66001-67000&file=66425-66431>

courtyard areas providing usable outdoor spaces and view corridors to the west and southwest to the bluff and beach, additional landscape areas, and vehicle turnarounds.

- b. The parking lot was re-designed to incorporate pedestrian pathways to ease access through the parking lot to the access trail, vehicle turnarounds for drop-offs/pick-ups, and larger areas of landscaping to break up large parking areas.
- c. Building facades were re-designed to conform project architecture to existing building in the Princeton community, creating a streetscape compatible with area architecture.

On November 3, 2014, the CDRC, consisting of two architects and a Princeton representative, voted 2-1 (Sarab, Whittaler - Williams¹⁸) to recommend that the Planning Commission deny the project, as currently proposed. The voting members of the CDRC for this item: (1) provide to the Planning Commission, for context, design recommendations the CDRC developed during discussion, which, may or may not have led to final recommendations and/or CDRC recommendation of project approval, (2) expresses discomfort that the project did not involve a licensed design professional experienced in the design of comparable projects, and (3) acknowledges disagreement between voting members regarding interpretation of standards pertaining to the scale of buildings, relationship of building scale to the site, compatibility of development with the scale of the neighborhood, and the definition of neighborhood.

The CDRC's design recommendations:

- (1) Implement a minimum of 3 types (color and shape) of pervious pavers in parking areas, use contrasting types for pedestrian and vehicle areas. Provide a site plan showing application of paver types and material samples of each type (minimum 1'x1').
- (2) Office Park Facades: Reduce the number of tones for each color and simplify design, eliminating the "southwestern" design prototype.
- (3) Office Park: Break up flat wall planes (a 10-foot minimum inset/outset wall articulation is required for every 90 linear-feet of flat wall plane, no flat building side wall shall be longer 90-feet in linear length).
- (4) Improve courtyards between Lots 3/4/6 and Lots 2/7/6, by enlarging and celebrating the space, creating focal points for outdoor space in these locations.

¹⁸ The dissenting member of the motion (Williams) states that he believes the project should be approved with the above recommendations as conditions of approval.

- (5) Break up the Wellness Center into a minimum of 2 buildings. Create a different exterior design than the business buildings (well-articulated and simplified from the proposal), perhaps incorporating nautical elements.
- (6) Break up parking: a 4'x4' minimum landscape island shall be provided for every 10 spaces; islands should vary in size and can be combined and clustered; landscaping shall vary within each island.
- (7) All North Parcel Buildings: Building height variation - maximum heights shall be lower near Airport street and higher along the rear of the north parcel. However, within each building, heights should vary over the facade length, preventing an appearance of distinct tiers (e.g., front row, back row).
- (8) Maintain the through north-south view corridor (the Building on Lots 4 and 5 obstruct this view corridor).
- (9) Bathroom building should look like the Parks restroom at the bluff .
- (10) All rooftop equipment shall be screened.

The CDRC specifically notes that it has deliberated and decided based on the open space and density proposed for both parcels under the current proposal, that is, minimal development on the south parcel. The CDRC strongly recommends, in the event development on the north parcel is approved, that the Planning Commission take affirmative steps to tie any development on the north parcel with a conservation easement permanently protecting the open space on the south parcel.

7. Compliance with Grading Regulations

The project involves 735 cubic yards of cut and 21,400 cubic yards of fill, consisting of gravel import, necessary for installation of utilities and to raise the grade around the residential Wellness Center building from an average of 19.5 feet NGVD to a minimum of 22.1 feet NGVD for protection against tsunami run-up. Off-haul of excess earth would not be necessary. The project does not meet the criteria for an exemption under Section 8603 of the San Mateo County Ordinance Code and requires a grading permit.

In order to approve this grading permit, the decision making body must make the required findings contained in the Grading Regulations. The findings and supporting evidence are outlined below:

- a. **That the project will not have a significant adverse effect on the environment.**

The Geology and Soils Section of the Addendum identifies the following as the primary geotechnical concerns for this site: very strong to very violent shaking during an earthquake due to the close proximity of the site to the San Gregorio and the San Andreas Faults; seismic hazards, including the potential for liquefaction, sand boils, and cyclic densification; and the presence of expansive near-surface soil. Implementation of the proposed mitigation measures of the Addendum, incorporated as Condition Nos. 4.t through 4.v and compliance with applicable regulations would reduce project impacts related to geology and soils to a less than significant level.

- b. **That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code (Grading Regulations), including the standards referenced in Section 8605.**

The project has been reviewed by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer. Applicable requirements of these agencies have been incorporated as conditions of approval, including those regulating the timing of grading activity, erosion and sediment control, and dust control. Condition No. 11 prohibits grading within the wet season (October 1 through April 30), unless approved by the Community Development Director. Therefore, the project, as proposed and conditioned, conforms to the standards in the Grading Regulations.

- c. **That the project is consistent with the General Plan.**

As proposed and conditioned, the project complies with applicable policies of the General Plan, as discussed in Section C.1 of this report, above.

D. REVIEWING AGENCIES

California Coastal Commission
California Department of Parks and Recreation
California Department of Transportation
City of Half Moon Bay
City/County Association of Governments, Airport Land Use Committee
Coastside Fire Protection District
Committee for Green Foothills
Granada Sanitary District
Local Agency Formation Commission (LAFCo)
Midcoast Community Council
Montara Water and Sanitary District
Pillar Ridge Homeowners Association
Princeton Citizens Advisory

San Mateo County Department of Health – Environment Health Division
San Mateo County Department of Parks
San Mateo County Department of Public Works

ATTACHMENTS

Copies of the Addendum, Final Addendum¹⁹ and 2010 Big Wave Wellness Center and Office Park Draft and Final EIR are available at the Planning Department's website at <http://planning.smcgov.org/big-wave-north-parcel-alternative-project> and the County Planning Department, 455 County Center, Second Floor, Redwood City, California. Copies of the Addendum, and Final Addendum are also available at the Half Moon Bay Library, 620 Correas Street, Half Moon Bay, CA 94019.

- A. Findings and Conditions of Approval
- B. Vicinity Map for the Big Wave Project Sites, Zoning Map, and Wetlands Map
- C. 2010 Project Site Plan
- D. Revised Site Plan (Tentative Map)
- E. Revised Wellness Center Floor Plans
- F. Revised Office Park Floor Plans
- G. Revised Building Elevations
- H. Revised Landscaping Plan
- I. Revised Phasing Plan
- J. Boat Storage Bathroom Building
- K. Lighting Detail
- L. In-Lieu Fee Worksheet
- M. Letter from Coastside County Fire Protection District, dated April 16, 2014
- N. Coastside Design Review Committee (CDRC) recommendations for modification to the project, from meetings of July 10, 2014, September 11, 2014, and October 9, 2014
- O. Visual Simulations of the Addendum, released July 31, 2014

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¹⁹ The Final Addendum is also available at:
<https://www.hightail.com/download/UIRSeFVUVEh6NEpvZE1UQw>

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2013-00451 Hearing Date: November 12, 2014

Prepared By: Camille Leung
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding Environmental Review, Find:

1. That the Addendum and Final Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (EIR) and Final EIR (2010 EIR) for the Revised Big Wave North Parcel Alternative Project (Big Wave NPA Project) (Addendum), as reviewed by the Planning Commission at its meeting of November 12, 2014, is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. The County, as the Lead Agency, followed procedures required by CEQA, such that the public was provided meaningful opportunity to comment regarding potential environmental effects of the project.
2. That, on the basis of the Addendum, no substantial evidence exists that the project, as proposed, mitigated, and conditioned, will have a significant effect on the environment. The Addendum concludes that the project, as proposed and mitigated, will result in impacts that are less than significant, including but not limited to, the following:
 - a. Aesthetics: Maximum building heights are reduced from 51 to 36.5 feet and the number of office buildings is reduced from eight to three. No Office Park or Wellness Center buildings are proposed on south parcel where most of the land would remain undeveloped. The visual character of the site is retained by a significant reduction in the proposed density. Visual simulations of project development prepared by Environmental Vision show that skyline views of Pillar Ridge from community vantage points are not interrupted by project buildings. With the implementation of Mitigation Measure AES-4 of the Addendum, project impacts would be reduced to a less than significant level.

- b. Agricultural Resources: No Office Park or Wellness Center buildings are proposed on the south parcel. Roughly three acres of land on the south parcel would remain undeveloped, allowing for continued agricultural use by the Wellness Center as organic gardening. Loss of land available to agriculture is thereby reduced. The project would have a less than significant impact in this area. No mitigation measures are necessary.
- c. Air Quality: The revised project has reduced office space and fewer buildings, and parking spaces. Exhaust emissions from construction equipment and Office Park employee vehicles are reduced. A reduction in project grading from 22,445 cubic yards of cut and 26,050 cubic yards of fill to 735 cubic yards of cut and fill with 16,400 cubic yards of gravel import would reduce air pollutants, including dust, associated with earth movement. Elimination of the on-site wastewater treatment plant (Membrane Bioreactor) further removes an emission source from the project. With the implementation of Mitigation Measure AQ-2 of the Addendum, project impacts would be reduced to a less than significant level.
- d. Biological Resources: The development footprint is reduced, resulting in increased setback distances from the Pillar Point Marsh wetland from 100 to 150 feet to 250 feet on the north parcel. Fewer buildings, smaller parking areas, and increased wetland setbacks reduce the potential for polluted runoff to enter wetlands. Eliminating use of recycled wastewater on-site eliminates potential for saturated soils to indirectly affect biological resources of Pillar Point Marsh by altering the quantity or quality of drainage entering the marsh. With the implementation of biological mitigation measures contained in the Addendum, project impacts would be reduced to a less than significant level.
- e. Cultural Resources: Archaeological resources on the south parcel continue to be protected as undeveloped land that would be owned and managed by the Wellness Center. With the implementation of cultural mitigation measures of the Addendum, project impacts would be reduced to a less than significant level.
- f. Geology and Soils: Rough grading and disturbance of project soils have been reduced from 22,445 cubic yards of cut and 26,050 cubic yards of fill to 735 cubic yards of cut and fill with 21,400 cubic yards of gravel import. Potential for soil erosion and loss of topsoil is reduced. Same site conditions of expansive soil and seismic risks occur. With the implementation of geological mitigation measures of the Addendum, project impacts would be reduced to a less than significant level.
- g. Hazards: Residential housing in Wellness Center buildings are located at 34 feet NGVD or higher, approximately 6 feet above the tsunami inundation level of 28 feet NGVD. Exposure of Wellness Center residents to potential

tsunami wave run-up is reduced by raising bedrooms above the potential maximum wave height. With the implementation of hazard mitigation measures of the Addendum, project impacts would be reduced to a less than significant level.

- h. Hydrology and Water Quality: Elimination of on-site wastewater treatment and reuse from the project removes the potential for soils to become saturated with recycle water and the potential effect on the high ground water table. The amount of impervious and pervious surfaces is reduced by fewer buildings and reduced parking spaces resulting in reduced volume of stormwater runoff. Potential water quality issues associated with use of treated wastewater on-site are eliminated. With the implementation of hydrological mitigation measures of the Addendum, project impacts would be reduced to a less than significant level.
- i. Land Use: Project changes reduce conflicts with Local Coastal Program policies concerning public services, traffic and public access, protection of wetland and sensitive habitats, visual resources, and hazards. Project changes eliminate a public commercial storage building from the portion of the project property within the Half Moon Bay Airport Overlay Zone. With the implementation of land use mitigation measures of the Addendum, project impacts would be reduced to a less than significant level.
- j. Noise: Noise from project construction activity, mechanical equipment on building rooftops, and project vehicle traffic are all reduced commensurate with the reduced scale in development. With the implementation of Mitigation Measure NOISE-1 of the Addendum, project impacts would be reduced to a less than significant level.
- k. Population/Housing: Reduced project scale reduces the number of Office Park employees on the project site resulting in a slightly reduced potential demand for project-related housing. The project would have a less than significant impact in this area. No mitigation measures are necessary.
- l. Public Services and Recreation: Demand for services is reduced commensurate with the reduction in project scale. With the implementation of public service mitigation measures of the Addendum, project impacts would be reduced to a less than significant level.
- m. Transportation and Traffic: An updated traffic report prepared by Hexagon Transportation Consultants indicates the change in project scale, specifically the reduction in office space from 225,000 sq. ft. to 189,000 sq. ft. results in fewer project vehicle trips: from 2,123 daily trips to 1,479 daily trips. The adopted mitigation measure addressing improvement of the Capistrano Road and Highway 1 intersection is still necessary. With the implementation

of transportation mitigation measures of the Addendum, project impacts would be reduced to a less than significant level.

3. That the Mitigation Monitoring and Reporting Program incorporated within the Addendum, which monitors compliance with mitigation measures intended to avoid or substantially lessen environmental effects that would be significant absent such mitigation, has been adopted. Compliance with the conditions of approval listed below, which incorporate all mitigation measures of the Addendum, shall be monitored and confirmed according to implementation deadlines as specified within each condition and the Mitigation Monitoring and Reporting Program.
4. That the Addendum reflects the independent judgment of San Mateo County.

Regarding the Major and Minor Subdivision, Find:

5. That, in accordance with Section 7013.3.b of the County Subdivision Regulations, the tentative maps, together with the provisions for their design and improvement, are consistent with the San Mateo County General Plan. The project has been reviewed by the Environmental Health Division, the Planning and Building Department, Department of Public Works, and the Office of the County Counsel and has been found to comply with the design and improvement requirements of the Subdivision Regulations.
6. That the site is physically suitable for the type and proposed density of development. As discussed in the EIR Addendum, the project, as proposed and mitigated, would not result in any significant impacts to the environment. As described in Sections C.1 and C.4 of the staff report, the project complies with both the General Plan land use density designation and applicable Zoning Regulations. As described in Section C.7 of the staff report, the project has been conditioned to minimize grading and comply with mitigation measures of the EIR that minimize geotechnical, tsunami hazards and other hazards to the project site and immediate vicinity.
7. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially injure fish or wildlife or their habitat. Condition No. 73 requires the property owner(s) to comply with the annual well monitoring and reporting requirements. Additional mitigation measures included as conditions of approval reduce project impacts to hydrology, water quality, and biological resources, to less than significant levels.
8. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. Per Condition No. 69, an existing 20-foot wide access and utility easement along the north side of the northern

parcel, shall be shown on the Final Map. The project would not change the boundaries of or impede access to this existing easement.

9. That the design of the subdivisions provides, to the extent feasible, for future passive or natural heating or cooling opportunities. As described in the Addendum, project buildings would be heated by solar power.
10. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The project includes a connection to GSD to treat 15,500 gpd of wastewater. As discussed in the Final Addendum, there is adequate capacity to treat project related wastewater.
11. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“the Williamson Act”).
12. That, per Section 7005 of the San Mateo County Subdivision Regulations, the proposed subdivisions would not result in a significant negative effect on the housing needs of the region. By providing a substantial number of new job opportunities along with a moderate supply of new housing, the proposed project would not only provide jobs to employ future project residents, but provide additional jobs to employ existing and future residents in the surrounding community. The Addendum concludes that impacts related to population growth associated with project operations would therefore be less than significant and no mitigation measures are required. Therefore, the project would not result in a negative effect on regional housing needs.

Regarding the Coastal Development Permit, Find:

13. That the project, as described in the application and accompanying materials, and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). Project compliance with applicable policies of the LCP is summarized below, and addressed in detail by the staff report that accompanies these findings:
 - a. The project, as proposed and conditioned, complies with applicable policies of the Locating and Planning New Development Component. The proposed development will be located in an urban area and the project meets the general objective of infill among other was by being served by a public sewer district and water district.
 - b. The project, as proposed and conditioned, complies with applicable policies of the Housing Component in that it would provide affordable housing opportunities for disabled adults who reside in the San Mateo County Coastal

Zone and housing would maintain a sense of community character by being of compatible scale, size and design.

- c. The project, as proposed and conditioned, complies with applicable policies of the Energy Component in that the project incorporates the on-site use of non-polluting alternative energy resources, including energy produced from solar voltaics.
- d. The project, as proposed and conditioned, complies with applicable policies of the Agriculture Component in that the project is not located in an area designated for agricultural use and the project includes on-site agricultural uses.
- e. The project, as proposed and conditioned, complies with applicable policies of the Sensitive Habitats Component in that, it will not result in significant impacts to special status species, sensitive natural communities, protected wetlands, wildlife movement and habitat connectivity, or result in cumulative adverse impacts to biological resources. The project, as proposed and conditioned, incorporates a 150-foot wetland buffer zone on each project parcel, complies with permitted uses in wetlands and buffer zones, will not result in significant impacts to the Pillar Point Marsh. Implementation of the mitigation measures of the Addendum are adequate to protect California Red-Legged Frog and San Francisco Garter Snake within the project vicinity from harm.
- f. The project, as proposed and conditioned, complies with applicable policies of the Visual Resources Component in that the project would not result in any significant impacts to public views or scenic vistas, scenic resources, or the existing character or quality of the site and its surroundings, would not obstruct views of Pillar Point Ridge and the skyline, and complies with applicable design criteria of the County's Community Design Manual.
- g. The project, as proposed and conditioned, complies with applicable policies of the Hazards Component in that first floor elevations of Wellness Center buildings will be 34 feet NGVD or higher, which is above the estimated tsunami inundation level. Required mitigation measures and compliance with applicable regulations reduce project impacts related to geology and soils leveling a manner consistent with LCP requirements.
- h. The project, as proposed and conditioned, complies with applicable policies of the Shoreline Access Component of the LCP, and the Public Access and Recreation policies contained in Chapter 3 of the Coastal Act of 1976 in that it will enhance public opportunities for coastal recreation and shoreline access in the construction of a Class 1 trail along Airport Street, complies with coastal access public parking requirements, and discourages off-trail

access within the 150-foot wetland buffer zone and drainage, and does not displace any visitor-serving commercial recreational facilities.

Regarding the Use Permit, Find:

14. That the modern sanitarium component of the Wellness Center and its accessory uses are “found to be necessary for the public health, safety, convenience or welfare.” As discussed in the staff report with regard to LCP Policy 3.5 (*Regional Fair Share*), the project helps to meet the need within the unincorporated areas of the County for affordable housing, as allocated by the Association of Bay Area Governments (ABAG). For 2014 to 2022, ABAG allocates a need for 913 affordable housing units in the unincorporated area of the County. Further, based on the 2000 U.S. Census, approximately 15.8% of the County population between the ages of 21 and 64 (or 68,045 persons) have some form of disability. Approximately 2,215 persons within the County have a mental disability. As proposed and conditioned, the project would provide affordable housing for 70 persons, including 50 developmentally disabled adults, thereby helping to bridge the gap between the need for affordable housing and the supply of affordable housing in the County unincorporated area.
15. That the establishment, maintenance and/or conducting of the proposed uses within the Airport Overlay (AO) Zoning District will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The maximum occupancy of land within the AO District over both project sites is 126 persons at any one time. Due to the intermittent use of both private and public parking uses, it is reasonable to anticipate no more than 126 persons within the AO Zone at any one time. As proposed and conditioned, the project would incorporate disclosures and mitigations adequate to address the concerns expressed by the Federal Aviation Administration, including Conditions Nos. 4.s and 47 through 50 which minimize noise impacts to Wellness Center residents and Condition 4.s which protects airport operations from potential noise complaints from Wellness Center residents.
16. That the proposed use in the Coastal Zone is consistent with the policies and standards of the San Mateo County Local Coastal Program (LCP), as the project complies with applicable policies, including those of the Visual Resources, Housing, Hazards, Sensitive Habitats, and Shoreline Access Components of the LCP, as discussed in Section C.3 of the staff report.

Regarding the Design Review, Find:

17. That the project, as proposed and conditioned, is found to be in compliance with the standards for review listed in Section 6565.7 of the Design Review (DR) Zoning District Regulations, guidelines applicable to Princeton and the Coastal Zone, and the design criteria of the Community Design Manual. The project has

been reviewed by the Coastside Design Review Committee and all recommendations have been incorporated into the project's current proposal in Condition No. 88.

Regarding the Grading Permit, Find:

18. That the granting of the permit to perform 735 cubic yards (cy) of cut for utility trenching and 16,400 cy of imported gravel will not have a significant adverse effect on the environment. As discussed in the Addendum, the project, as conditioned, would not result in significant environmental impacts, including but not limited to, those related to erosion, surface water quality, and geology and soils.
19. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including timing of grading activity, erosion and sediment control, and dust control. The project has been reviewed and approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
20. That the project is consistent with the General Plan. The County General Plan land use designations for the property are General Industrial and General Open Space. As proposed and conditioned, the project complies with applicable policies of the General Plan, as discussed in Section C.1 of the staff report.

RECOMMENDED CONDITIONS OF APPROVAL

General Project Conditions

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission on November 12, 2014. Minor deviations are expected in order to meet tenant operational requirements (e.g., introduction of a roll-up door where plans show a window and door). Substantial changes to the approved plan (e.g., increase in the number of stories or substantial change in height or size), as determined by the Community Development Director, require a major amendment to the Design Review Permit and would be subject to separate permitting. The introduction of uses not permitted in the M-1 Zoning District or any intensification of use would be subject to separate permitting.
2. This subdivision approval is valid for two years unless a longer period of validity is provided pursuant to a Development Agreement or other means, during which time a Final Map for the Major Subdivision (Office Park) and a Parcel Map for the Minor Subdivision (Wellness Center) shall be filed and recorded. An extension to this time period in accordance with Section 7013.5.c of the Subdivision

Regulations may be issued by the Planning and Building Department upon written request and payment of any applicable extension fees.

If there is no development agreement and the property owner(s) satisfy the subdivision map recordation requirements within the 2 year time frame (plus any requested extensions) then the subdivision remains in perpetuity. If the subdivision is recorded but no construction or grading is initiated within the CDP permit expiration date of 2 years and the CDP is not extended, then the CDP expires and project grading and construction authorized by the permit cannot take place. If the project (e.g., grading/construction) is initiated but proven to not have been "diligently pursued", then permits expire at the time of this determination by the County.

3. Use Permits for the Office Park and Wellness Center developments are subject to separate monitoring and/or renewal procedures, as described below:

Wellness Center, Parking Uses in the AO Zoning District, and Boat Storage Use Permit: The term of the Use Permit for the sanitarium, parking uses in the AO Zoning District, and the outdoor boat storage use shall be ten (10) years from the date of the effective final decision. Thereafter, the property owner(s), if desiring to continue these uses at these sites, shall submit an application to the Planning and Building Department for the renewal of this use permit six (6) months prior to expiration of this permit. This use permit shall also be subject to regular administrative reviews for compliance. Administrative reviews, including payment of the applicable fee to the County, shall be required to ensure compliance with the conditions of approval every year for the first two (2) years of operation. If the facility is determined to be in compliance for the first two (2) years of operation, then subsequent administrative reviews will be required every two (2) years, with permit renewal required after ten (10) years. Administrative reviews shall monitor compliance with all conditions of approval, with emphasis on monitoring compliance with Condition No. 21 (full implementation of approved wetlands restoration and habitat creation on both project sites).

Current Planning Section Conditions

4. The property owner(s) shall comply with all mitigation measures listed below (which are derived from the Final Addendum made available to the public on November 5, 2014). When timing has not been specified below, then mitigation timing and monitoring shall be as specified in the MMRP, the terms and requirements of which are incorporated herein by reference.
 - a. **Mitigation Measure AES-4: Light Impacts to Day or Nighttime Views in the Area.**

Prior to the approval of final project plans, a detailed lighting plan shall be submitted to San Mateo County for review and approval, consistent with the

County's requirements. The lighting plan shall prohibit light spillover across property lines and limit lighting to the minimum necessary for security and exterior lighting purposes, as determined by the Community Development Director. All lighting shall be designed to be compatible with surrounding development. The project shall not propose light sources that are atypical of the surrounding environment.

Reflective glass or other glaring building materials shall be discouraged. The exterior of the proposed building shall be constructed of non-reflective materials such as, but not limited to: high-performance tinted non-reflective glass, metal panel, and pre-cast concrete or cast in-place or fabricated wall surfaces. The proposed materials shall be reviewed and approved by the Community Development Director prior to approval of the Final Map.

b. Mitigation Measure AQ-2: Construction Emissions.

The property owner(s) shall require the grading and construction contractor(s) to implement a dust control program. The program shall be applied to all construction activities involving grading, excavation, and use of unpaved areas for staging, extensive hauling of materials, or building demolition. The dust control program shall include the following measures:

- Water all active construction areas at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more).
- Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- Limit traffic speeds on unpaved roads to 15 miles per hour (mph).

- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.
- Install wheel washers for all existing, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Limit the area subject to excavation, grading, and other construction activity at any one time.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- Post a publicly visible sign with the name and telephone number of the construction contractor and San Mateo County staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the BAAQMD to ensure compliance with applicable regulations.

c. Mitigation Measure BIO-1a: Special-Status Species.

A qualified biologist (hereafter, biological monitor) capable of monitoring projects with potential habitat for western pond turtle (WPT), San Francisco garter snakes (SFGS), and California red-legged frogs (CRLF) shall be present at the site, prior to any disturbance activities, as follows:

- Prior to and within three (3) days of installation of exclusion fencing (type to be determined through consultation with CDFG and USFWS), the monitor shall survey the location for the installation for the presence of WPT, SFGS and CRLF. In addition, should any burrows be observed, the burrows shall be inspected by the biologist to determine if any are being used by any of the species. Should any of these species be observed, the area shall be vacated and re-inspected in one week. If no animal use is noted, the burrows shall be carefully excavated using a small trowel or shovel. Careful prodding using a blunt object will aid in determining the course of the tunnel such that the tunnel is excavated from the sides rather than the top, reducing the potential for any injury should an animal be present. Excavated burrows with no WPT, CRLF or SFGS shall be left open so they cannot be reoccupied. If any non-listed species are located, they shall be translocated outside of the construction zone. Should any

individual WPT, CRLF or SFGS be found during the field survey or excavation, the area where that individual has been found shall remain undisturbed. If any life stage of the WPT, SFGS or CRLF is found during these surveys or excavations, the Department of Fish and Wildlife and the U.S. Fish and Wildlife Service shall be contacted immediately, and activities that could result in take shall be postponed until appropriate actions are taken to allow project activities to continue.

- During installation of grading and construction zone exclusion fencing, the biological monitor shall be present and will oversee the installation of all grading and construction fencing. The exclusionary fencing shall be installed on one parcel site first so that if any animals are within the grading and construction zone, they will have the opportunity to move out of the area freely.

Immediately following installation of exclusion fencing, the biological monitor shall survey the enclosed grading and construction zone for the presence of WPT, SFGS and CRLF. If any life stage of the SFGS or CRLF is found during these surveys, the Department of Fish and Wildlife and the U.S. Fish and Wildlife Service shall be contacted immediately, and activities that could result in take shall be postponed until appropriate actions are taken to allow project activities to continue.

The biological monitor shall be present at all times during restoration area planting activities outside the grading and construction zone and within the buffer area, to monitor for the presence of WPT, SFGS and CRLF.

The biological monitor shall prepare a training document in both English and Spanish about the animals of concern, their identification, and the methods of avoidance and reporting requirements and procedures, should the species be observed. The document shall provide photographs of the species and notification numbers for the monitor, the Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service. The training document and contact information for the monitor shall be posted at the grading and construction zone and maintained in the monitoring log. All contractors, subcontractors and construction workers shall be provided a copy of the training document in advance of their respective grading and construction activities and shall be required to adhere to its contents.

A highly visible warning sign shall be installed along the project perimeter. The warning sign shall be in English and Spanish and shall state: "Stay Out - Habitat Area of Federally Protected Species." A

document drop shall be attached to several warning signs and stocked with a supply of training documents.

The biological monitor shall conduct weekly site visits when grading and construction are occurring to verify that all construction zone exclusionary fencing is in place and functioning as intended. Any repair or maintenance to the fencing deemed necessary by the biological monitor shall be completed under the monitor's supervision. Such maintenance activities include adequate removal of vegetation at the construction fence line to ensure that vegetation "ladders" for species access are not allowed to establish.

Once restoration activities are complete, the exclusion fencing shall be removed under the supervision of the biological monitor. Prior to the removal of the buffer area/restoration area fencing, permanent exclusionary measures shall be put in place to prevent special-status species movement beyond the buffer areas. Wildlife movement through the sites shall be facilitated via a buffer zone on either side of the drainage that bisects the parcels.

The general contractor shall assign a crew member that will be responsible for conducting site inspections, monitoring gate opening and closing, and assuring that other species protection measures are in place and being enforced when the biological monitor is not present. The crew member shall adhere to the procedures contained in the training document and shall be able to contact the biological monitor should any violations be noted or listed species observed on-site.

The biological monitor has the authority to halt all or some grading and construction activities and/or modify all or some grading and construction methods as necessary to protect habitat and individual sensitive species. The monitor shall be responsible for contacting USFWS should any endangered or threatened species be observed within the grading and construction zones.

The biological monitor shall complete daily monitoring reports for each day present, to be maintained in a monitoring logbook kept on-site. Reports must contain the date and time of work, weather conditions, biological monitor's name, construction or project activity and progress performed that day, any listed species observed, any measures taken to repair and/or maintain fencing, and any grading and construction modifications required to protect habitat. The monitoring logbook with compiled reports shall be submitted to the Community Development Director upon cessation of construction as part of a construction monitoring report.

d. Mitigation Measure BIO-1b: Special-Status Species.

Prior to any disturbance activities, Any active bird nests in the vicinity of proposed grading shall be avoided until young birds are able to leave the nest (i.e., fledged) and forage on their own. Avoidance may be accomplished either by scheduling grading and tree removal during the non-nesting period (September through February), or if this is not feasible, by conducting a pre-construction nesting bird survey. Provisions of the pre-construction survey and nest avoidance, if necessary, shall include the following:

- If grading is scheduled during the active nesting period (March through August), a qualified wildlife biologist shall conduct a pre-construction nesting survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity.
- If active nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with CDFW and implemented to prevent nest abandonment. At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A nest-setback zone shall be established via consultation with CDFW and USFWS, within which all construction-related disturbances shall be prohibited. The perimeter of the nest-setback zone shall be fenced or adequately demarcated, and construction personnel restricted from the area.
- If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either (a) not begun egg-laying and incubation, or (b) that the juveniles from the nest are foraging independently and capable of independent survival at an earlier date. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to CDFW and USFWS prior to initiation of grading in the nest-setback zone.

e. Mitigation Measure BIO-1c: Special-Status Species.

Project grading, construction, and staging activities shall not result in impacts to project area wetlands and/or habitat for special-status species known to occur in the vicinity of the site. The applicant's biologist has obtained a verified wetland delineation and has consulted with the regulatory agencies regarding special-status species. The property owner(s) shall continue to coordinate all project activities potentially regulated by State, Federal, and local agencies and shall obtain all necessary permits from CDFW, Corps, USFWS, and the RWQCB as

required by Federal and State law to avoid, minimize or offset impacts to any species listed under either the State or Federal Endangered Species Acts or protected under any other State or Federal law.

f. Mitigation Measure BIO-1d: Special-Status Species.

Sensitive and general habitat features outside the limits of approved grading and development shall be protected by identifying a construction and development boundary on all project plans and prohibiting construction equipment operation within this boundary. The boundary shall be staked and flagged in the field with a highly visible color coded system and all construction and equipment operators shall be instructed to remain outside this no-disturbance boundary for the duration of construction. This measure is in addition to the wildlife exclusion fencing described in Mitigation Measure Bio-1a and applies to the protection of all habitat features outside of the project limits.

g. Mitigation Measure BIO-4a: Wildlife Movement and Habitat Connectivity.

Measures recommended in Mitigation Measures BIO-1a through BIO-1d would serve to protect important natural habitat on the site for wildlife, avoid the potential loss of bird nests, and protect sensitive natural areas. Although wildlife movement and habitat connectivity impacts were found to be less than significant, the following additional provisions shall be implemented to further protect wildlife habitat resources:

- Fencing that obstructs wildlife movement shall be restricted to building envelopes and wildlife exclusionary fencing along special-status species protection corridors and shall not be allowed elsewhere on the site. Fencing that obstructs wildlife movement contains one or more of the following conditions: lowest horizontal is within 1.5 feet of the ground OR highest horizontal is over 6 feet OR top or bottom wire is barbed OR distance between top wires is less than 10 inches OR it combines with existing structures or fences, even on neighboring parcels, to create an obstacle to wildlife movement.
- Lighting shall be carefully designed and controlled to prevent unnecessary illumination of natural habitat on the site. Lighting shall be restricted to building envelopes, at the minimum level necessary to illuminate roadways and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas.

- Dogs and cats shall be confined to individual residences and the fenced portion of the building envelopes to minimize harassment and loss of wildlife.
- All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source.

h. Mitigation Measure CULT-2a: Archaeological Resources.

All final improvements for the proposed project shall be designed and approved by County staff, as well as a County-approved qualified archaeologist, to avoid impacts to prehistoric archaeological site CA-SMA-151 due to the proposed development. To avoid impacts to CA-SMA-151, the archaeological site shall be excluded from disruption during project grading and construction and during project operation (excluding agricultural activities limited to soil disturbance within 6 inches of the existing grade). Avoidance shall be assured by fencing the site perimeter (to be confirmed by a County-approved qualified archaeologist or licensed surveyor prior to any start of grading) to exclude construction equipment, particularly for grading activities. Fencing shall be removed when all construction activities are finished to avoid drawing attention to the site. Additionally, the area within the meets and bounds of identified site CA-SMA-151 shall be included in a deed restriction recorded with the County Recorder's Office that permanently protects this archaeological resource. The deed restriction shall limit uses within the site perimeter of CA-SMA-151 to farming within the existing plow zone (within 6 inches of the existing grade) and require any ground-disturbing activity or development within the cultural site perimeter to be subject to a Coastal Development Permit and meet California Environmental Quality Act (CEQA) requirements for disturbance of a mapped cultural resource.

The site may continue to be used for growing crops, provided that no ground-disturbing activity such as ripping, plowing, disking, etc., is allowed to extend deeper than the existing plow zone (approximately 6 inches from the existing grade). Any building on the flake scatter portion of the site must avoid ground-disturbing activity below the plow zone. Prior to placing fill materials on top of the area being covered, an archaeological investigation shall be conducted to gather baseline data about the nature of the site.

i. Mitigation Measure CULT-2b: Archaeological Resources.

A qualified archaeologist, as determined by the County, who can consult with representatives of Native American tribal groups shall monitor future ground-disturbing activities in the monitoring area north of site CA-SMA-151.

j. Mitigation Measure CULT-2c: Archaeological Resources.

In the event that additional subsurface archaeological resources are encountered during the course of grading and/or excavation, all development shall temporarily cease in these areas where such subsurface archaeological resources are encountered until the County Planning Department is contacted and agrees upon a qualified archaeologist to that will be brought onto the project site to properly assess the resources and make recommendations for their disposition. Construction activities may continue in other areas, subject to review by a qualified archaeologist and the approval of the Community Development Director. If any findings are determined to be significant by the archaeologist, they shall be subject to scientific analysis; duration/disposition of archaeological specimens as agreed to by the Native American community, landowner, and the County; and a report prepared according to current professional standards.

k. Mitigation Measure CULT-3: Paleontological Resources.

A qualified paleontologist, as determined by the County, shall monitor future ground-disturbing activities in native soil both on-site and off-site as related to the project. In the event that paleontological resources are discovered during grading and/or excavation, the monitor shall be empowered to temporarily halt or divert construction in the immediate vicinity of the discovery while it is evaluated for significance. Construction activities could continue in other areas. If any findings are determined to be significant by the paleontologist, they shall be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.

l. Mitigation Measure GEO-3a: Seismic-Related Ground Failure.

The final geotechnical investigation for the project shall evaluate the potential for cyclic densification and develop final mitigation measures, as needed to the satisfaction of the County Planning and Building Department's Geotechnical Engineer. Potential mitigation measures may include, but are not limited to: (1) over-excavating and replacing loose sandy soil with compacted engineered fill; (2) applying deep soil compaction techniques, such as DDC, RIC, or equivalent soil densification method; and (3) designing building foundations to accommodate total and differential ground settlement resulting from cyclic densification, as well as post-liquefaction settlement and consolidation ground settlement (if applicable). Approval of the report by the County Planning and Building Department's Geotechnical Engineer shall be obtained prior to issuance of building permits for construction.

m. Mitigation Measure GEO-3b: Seismic-Related Ground Failure.

Additional subsurface exploration using rotary-wash drilling methods and/or Cone Penetration Testing (CPTs) shall be performed to better characterize the subsurface conditions at the sites. Based on the results of subsurface investigation, the potential for soil liquefaction and liquefaction-induced ground failures, such as lateral spreading, post-liquefaction reconsolidation, lurch cracking, and sand boils shall be reevaluated at the site. The final geotechnical investigation report shall provide mitigation measures for liquefaction-induced hazards, to the satisfaction of the County Planning and Building Department's Geotechnical Engineer. Potential mitigation measures may include: (1) improving the soil with deep soil compaction techniques, such as DDC, RIC, or equivalent method, to reduce the liquefaction potential; (2) buildings supported on stiffened shallow foundations (i.e., footings with interlocking grade beams) bearing on a layer of well-compacted fill; (3) buildings supported on deep foundations such as drilled piers, driven piles or propriety piles (i.e., torque-down piles and auger cast piles); and (4) constructing a structural slab that spans supported between columns.

n. Mitigation Measure GEO-4: Total and Differential Settlement.

Additional subsurface exploration using rotary-wash drilling methods and/or CPTs and consolidation laboratory testing shall be performed to better characterize the subsurface conditions and soil properties at the site. Based on the results of subsurface investigation, total and differential ground settlement due to cyclic densification, post-liquefaction reconsolidation, and consolidation settlement due to building loads and fill placement shall be reevaluated. The final geotechnical investigation report shall provide mitigation measures for ground settlement, to the satisfaction of the County Planning and Building Department's Geotechnical Engineer. Potential mitigation measures may include: (1) improving the soil with deep soil compaction techniques, such as DDC, RIC, or equivalent method, to reduce the potential for total and differential ground settlement; (2) supporting the buildings on stiffened shallow foundations (i.e., footings with interlocking grade beams) bearing on a layer of well-compacted fill; (3) supporting the buildings on deep foundations such as drilled piers, driven piles or propriety piles (i.e., torque-down piles and auger cast piles); and (4) constructing a structural slab that spans supported between columns. If deep foundations are selected, they shall be designed to accommodate load conditions resulting from post-liquefaction reconsolidation and consolidation due to the placement of new fill (if applicable).

o. Mitigation Measure GEO-6: Expansive Soil.

The final geotechnical investigation shall provide an estimate of differential movement associated with the shrinking and swelling of the existing on-site expansive soil at the site, to the satisfaction of the County Planning and

Building Department's Geotechnical Engineer. Mitigation measures for expansive soils may include designing the buildings to be supported on: (1) shallow foundations that rest on a layer of non-expansive engineered fill; (2) a deepened spread footing system where the proposed footings gain support at or below the depth of significant seasonal moisture fluctuation and the slab-on-grade floor will be supported on a layer non-expansive fill, as described above; (3) a stiffened foundation system, such as a reinforced concrete or post-tensioned mat, that is capable of resisting the differential movement and soil pressures associated with the expansive soil; or (4) a deep foundation system that transfers the building and slab loads to competent soil beneath the near-surface moderately to highly expansive soil layer.

p. Mitigation Measure GEO-7: Pervious Pavements.

The near-surface soil may consist of moderately to highly expansive clay and special subgrade preparation, and foundation and pavement design recommendations shall be required to prevent near-surface clayey soil from ponding water, and becoming saturated and weak under the proposed site loading conditions, such as foundation and traffic loads. Final design recommendations for a pervious pavement system shall be submitted as a part of the building permit application prior to system construction and shall allow surface water to percolate through the pavement without causing adverse impacts to new pavements and building foundations due to moisture fluctuations in the near-surface expansive clay, to the satisfaction of the County Planning and Building Department's Geotechnical Engineer. Potential mitigation measures may include: (1) collecting and redirecting surface and subsurface water away from the proposed building foundations; (2) using permeable base material within pavement areas; and (3) installing subdrains to collect and redirect water from areas that could adversely impact building foundations and vehicular pavement to a suitable outlet.

q. Mitigation Measure GEO-8: Review and Approval of Final Grading, Drainage, and Foundation Plans and Specifications.

To ensure the property owner(s)'s geotechnical consultant is given the opportunity to participate in the final design and construction phases of the project, the property owner(s)'s consultant (Registered Geotechnical Engineer and Registered Engineering Geologist) shall review and approve the final grading, drainage, and foundation plans and specifications. Also, upon completion of construction activities, the property owner(s)'s consultant shall provide a final statement to the County Planning and Building Department's Geotechnical Engineer indicating whether the work was performed in accordance with project plans and specifications, and the consultant's recommendations. All mitigations and final design

recommendations shall be reviewed and approved by the County prior to issuance of applicable permits and approval of the Final Map.

r. **Mitigation Measure HAZ-2: Accidental Release of Hazardous Materials.**

Prior to issuance of the grading permit “hard card” by the County Planning and Building Department, a Phase II Environmental Site Assessment (Phase II ESA) shall be performed at the project site to evaluate whether the recognized environmental conditions identified in the Phase I ESA represent an actual release of hazardous substances to soil or groundwater at the project site. To determine whether hazardous substances have migrated onto the project site from the north or northeast, a groundwater sample shall be collected from the agricultural supply well. The Phase II ESA shall include parameters that may be applied to a health risk assessment and remediation (Site Management Plan) if soil is inappropriate for reuse and required to be transported off the project site. The recommendations of the Phase II ESA shall be incorporated into project plans to the satisfaction of the County and in conformance with applicable regulations. If soil is determined to be inappropriate for reuse and required to be transported off the project site, the change to the grading plans shall be considered a modification of the project, subject to the requirements of Condition 1.

s. **Mitigation Measure HAZ-3: Hazards Associated with Airport Operations.**

Prior to approval of the Parcel Map for the Wellness Center, an avigation easement shall be prepared for the project site, in a form satisfactory to the County Director of Public Works. The avigation easement shall be recorded and shown on the vesting tentative map. With approval of the Wellness Center, it is understood that the Wellness Center property owner(s) and tenants, and their successor’s in interest, in perpetuity, acknowledge the project’s location adjacent to the Half Moon Bay Airport and the noise level inherent in its present and future use. The following statement shall be included in the details of the avigation easement on the recorded Final Map, prior to the issuance of the Certificate of Occupancy for any residential unit at the subject property:

- “This parcel is adjacent to the Half Moon Bay Airport. Residents on this parcel may be subject to inconvenience or discomfort arising from airport operations, including but not limited to noise associated with aircraft landings, take-offs, in air maneuvers and fly-overs, and on-the-ground engine start-ups and taxiing. San Mateo County recognizes the value of the Half Moon Bay Airport to the residents of this County and seeks to protect airport operations from significant interference and disruption. With approval of the Wellness Center owners, it is understood on the part of both the Wellness Center property owner(s)

and the Half Moon Bay Airport that airport operations are intended to continue, notwithstanding potential noise complaints received from property owners, residents, staff, guests, and others at the Wellness Center. In the event that the Wellness Center resident(s) or property owner(s) express an inability or unwillingness to accept such noise conditions authorized under the terms of the aviation easement and/or remain unsatisfied with the noise reduction measures being implemented by the airport, the affected resident(s) shall be relocated, with assistance provided by the property owner, to the satisfaction of the Planning and Building Department and/or the Department of Housing. This condition shall be included in all contracts including rental agreements between residents of the Wellness Center and the owners and/or operators of the Wellness Center.

t. Mitigation Measure HYDRO-3: Drainage, Erosion, and Siltation.

Prior to issuance of a grading permit “hard card” by the County, the property owner shall demonstrate compliance with the requirements of the San Francisco Bay Regional Water Quality Control Board (RWQCB). The applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) for the proposed project. The applicant’s SWPPP shall identify the Best Management Practices (BMPs) to control erosion and sedimentation and provide for treatment of 80 to 85% of post-construction runoff from new impervious areas. Neighborhood- and/or lot-level treatment BMPs shall be emphasized, consistent with San Francisco Bay RWQCB and San Mateo County Water Pollution Prevention Program (SMCWPPP) guidance for National Pollution Discharge Elimination System (NPDES) Phase 2 compliance. These types of BMPs, which may also assist in reducing post-project peak flows, include infiltration basins and trenches, dry wells, rain gardens, on-contour grassy swales, media filters, biofiltration features and grassy swales. BMPs shall be designed in accordance with engineering criteria in the California Stormwater BMPs Handbook or other accepted guidance and designs shall be reviewed and approved by the County prior to issuance of grading or building permits. As discussed under Mitigation Measure HYDRO-5, if lot-level BMPs are accepted by SMCWPPP as a suitable control measure, the applicant shall establish a mechanism for enforcement to assure that BMPs functioning is being maintained as designed. The applicant shall implement the detailed maintenance schedule, which includes monthly inspection of system components, annual weeding, annual replanting, bi-annual cleaning of catch basins, bi-monthly parking lot vacuuming, and daily trash pickup in the parking lots.

Submittal of a project erosion control plan and SWPPP to San Mateo County for review shall be required as part of the building permit application. The erosion control plan shall include components for erosion control, such as phasing of grading, limiting areas of disturbance, designation of

restricted-entry zones, diversion of runoff away from disturbed areas, protective measures for sensitive areas, outlet protection, and provision for revegetation or mulching. The plan shall also prescribe treatment measures to trap sediment once it has been mobilized, at a scale and density appropriate to the size and slope of the catchment. These measures typically include inlet protection, straw bale barriers, straw mulching, straw wattles, silt fencing, check dams, terracing, and siltation or sediment ponds. Other aspects of the SWPPP, especially those related to water quality, are discussed below for other mitigation measures.

Landscape plans showing the grassy swales and indicating flow paths shall also be provided by the property owner(s) to the County Planning and Building Department.

u. Mitigation Measure HYDRO-4: Alteration of Drainage Patterns Resulting in Increased Flooding.

The applicant shall submit a drainage report and plans to the County that identify the drainage pathways and the extent of any off-site drainage that flows on-site. How such off-site drainage will be infiltrated on-site or conveyed through the site shall also be detailed. The drainage plan shall provide designs consistent with recognized engineering criteria. The drainage plan shall be reviewed and approved by the County Department of Public Works prior to issuance of grading or building permits.

v. Mitigation Measure HYDRO-5: Surface Water Runoff Quality.

The applicant shall prepare and submit a comprehensive erosion control plan and SWPPP. Potential construction-phase and post-construction pollutant impacts from development can be controlled through preparation and implementation of an erosion control plan and a SWPPP consistent with recommended design criteria, in accordance with the NPDES permitting requirements enforced by SMCWPPP and the San Francisco Bay RWQCB.

The erosion control plan forms a significant portion of the construction-phase controls required in a SWPPP, which also details the construction-phase housekeeping measures for control of contaminants other than sediment, as well as the treatment measures and BMPs to be implemented for control of pollutants once the project has been constructed. The SWPPP also sets forth the BMPs monitoring and maintenance schedule and identifies the responsible entities during the construction and post-construction phases.

The applicant's SWPPP shall identify the BMPs that will be used to reduce post-construction peak flows to existing levels in all on-site drainages where construction will occur. Neighborhood- and/or lot-level BMPs to promote

infiltration of storm runoff shall be emphasized, consistent with San Francisco Bay RWQCB and SMCWPPP guidance for NPDES Phase 2 permit compliance. These types of BMPs, which may also enhance water quality, include infiltration basins and trenches, dry wells, rain gardens, and biofiltration features. BMPs shall be designed in accordance with engineering criteria in the California Stormwater BMPs Handbook or other accepted guidance and designs shall be reviewed and approved by the County prior to issuance of grading or building permits. The applicant shall prepare a clearly defined operations and maintenance plan for water quality and quality control measures. The design and maintenance documents shall include measures to limit vector concerns, especially with respect to control of mosquitoes. The applicant shall identify the responsible parties and provide adequate funding to operate and maintain stormwater improvements (through a HOA, Geological Hazard Abatement District, CSD, CFD or similar organization). If lot-level BMPs are accepted by the County as a suitable control measure, the applicant shall establish a mechanism for enforcement to assure that BMPs functioning is being maintained as designed. The applicant shall also establish financial assurances, as deemed appropriate by the Community Development Director, enabling the County to maintain the stormwater improvements should the HOA or other entity disband/or cease to perform its maintenance responsibilities.

The SWPPP must also include post-construction water quality BMPs that control pollutant levels to pre-development levels, or to the maximum extent practicable (MEP). To confirm that structural BMPs will function as intended, design must be consistent with engineering criteria, as set forth in guidance such as the recently revised California Stormwater BMPs Handbook for New and Redevelopment. These types of structural BMPs are intended to supplement other stormwater management program measures, such as street sweeping and litter control, outreach regarding appropriate fertilizer and pesticide use practices, and managed disposal of hazardous wastes.

The main post-construction water quality enhancement measure indicated by the applicant is the use of bioretention areas and infiltration trenches to control pollutants. Locations and designs of the stormwater infiltration system shall be provided to the County Department of Public Works as part of the grading plans during Final Map review.

Many of the distributed BMPs that could prove useful to address control of post-project peak flows at the lot- and/or neighborhood-level could reasonably be linked with measures to enhance water quality, thereby providing compliance with the NPDES Phase 2 permit requirements as well. For example, downspouts could direct roof runoff to biofiltration features, with percolated stormwater conveyed through subdrains to small infiltration basins or dry wells.

Per Technical Memorandum #1 (TM #1), dated May 15, 2009, prepared by Schaaf and Wheeler (included in Appendix H of the DEIR), Stormwater Best Management Practices should serve several hydrologic and water quality functions, including maximizing groundwater recharge, minimizing quantities of stormwater runoff, and reducing pollutant loadings in stormwater runoff.

w. Mitigation Measure HYDRO-6: Groundwater Quality.

The property owner(s) shall abandon all unused wells on the project site consistent with San Mateo County Environmental Health Division standards and the standards described in the State of California Department of Water Resources Well Standards (Bulletins 74-81 and 74-90).

Any on-site wells left in service for landscaping, gardening, and agricultural uses should meet CDPH criteria for well protection.

x. Mitigation Measure HYDRO-9: Exposure to Tsunami and Seiche.

In areas subject to tsunami and seiche effects, implementing agencies, including the County Planning and Building Department, shall, where appropriate, ensure that the project incorporates features designed to minimize damage from a tsunami or seiche. Structures should either be placed at elevations above those likely to be adversely affected during a tsunami or seiche event or be designed to allow swift water to flow around, through, or underneath without causing collapse. Other features to be considered in designing projects within areas subject to tsunami or seiche may include using structures as buffer zones, providing front-line defenses, and securing foundations of expendable structures so as not to add to debris in the flowing waters.

y. Mitigation Measure LU-2

The property owner(s) shall work with the California Coastal Commission (CCC) to identify and delineate the CCC's jurisdiction over the project site, subject to CCC review and approval. The property owner(s) shall obtain all necessary approvals from the Coastal Commission prior to the initiation of any development within areas of CCC's jurisdiction.

z. Mitigation Measure LU-3

The property owner(s) shall comply with the following recommendations of the State Department of Transportation, Division of Aeronautics: (1) Federal Aviation Administration (FAA) Advisory Circular 150/5370-2E "Operational Safety on Airports during Construction" shall be incorporated into the project design specifications; (2) in accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace," a Notice of Proposed

Construction or Alteration (Form 7460-1) shall be provided if required by the FAA; and (3) the location and type of landscape trees shall be selected carefully so they do not become a hazard to aircraft around the airport. Evidence of compliance with these requirements shall be submitted for the review and approval of the County Department of Public Works prior to the issuance of any building permit for project structures.

a.a. Mitigation Measure LU-4

The property owner(s) shall comply with the recommendations of the County's Coastside Design Review Officer to implement changes as necessary to the Office Park building to improve consistency with applicable policies of the LCP and the Community Design Manual, to the satisfaction of the County's Coastside Design Review Officer, prior to the issuance of a building permit for each building.

a.b. Mitigation Measure NOISE-1: Construction Noise.

The construction contractor shall implement measures to reduce the noise levels generated by construction equipment operating at the project site during project grading and construction phases. The construction contractor shall include in construction contracts the following requirements or measures shown in the sole discretion of the Community Development Director to be equally effective:

- All construction equipment shall be equipped with improved noise muffling, and maintain the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine isolators in good working condition.
- Stationary construction equipment that generates noise levels in excess of 65-dBA Leq shall be located as far away from existing residential areas as possible. The equipment shall be shielded from noise sensitive receptors by using temporary walls, sound curtains, or other similar devices.
- Heavy-duty vehicle storage and start-up areas shall be located a minimum of 150 feet from occupied residences where feasible.
- All equipment shall be turned off if not in use for more than five minutes.
- Drilled piles or the use of sonic or vibratory pile drivers shall be used instead of impact pile drivers. The driving heads of sonic or vibratory pile drivers shall be screened on all sides by acoustic blankets capable of reducing noise levels by at least 15 dBA.

- Temporary barriers, such as flexible sound control curtains, shall be erected between the proposed project and the Pillar Ridge Manufactured Home Community to minimize the amount of noise during construction. The temporary noise barriers shall reduce construction-related noise levels at Pillar Ridge Manufactured Home Community to less than 80 dBA Leq.
- Two weeks prior to the commencement of grading or construction at the project site, notification must be provided to all occupants of the Pillar Ridge Manufactured Home Community that discloses the construction schedule, including the various types of activities and equipment that would be occurring throughout the duration of the grading and construction periods.
- Two weeks prior to the commencement of grading or construction at the project site, an information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours, per Condition 43, and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. The property owner(s) shall rectify all received complaints within 24 hours of their receipt. The County may be required to determine whether a complaint is reasonable and subject to being rectified. Should the property owner(s) consider a complaint to be unreasonable, the property owner(s) shall contact the County Planning Department within 24 hours of the receipt of the complaint to discuss how the complaint should be addressed.

a.c. Mitigation Measure PS-1: Police Services.

The property owner(s) shall provide on-site manned security with clear lines and reliable means of communication to fire and emergency medical response, for the life of each project.

a.d. Mitigation Measure PS-2a: Fire Protection Services.

When there are partial closures, roadblocks, or encroachments to streets surrounding the project site during the grading and construction periods, flagmen shall be utilized to facilitate the traffic flow.

a.e. Mitigation Measure TRANS-1: Intersection Level of Service and Capacity.

The project's potentially significant impact to AM and PM delays at the intersection of Highway 1 and Cypress Avenue would be mitigated to a less-than-significant level with the installation of a traffic signal or roundabout as described below:

Signal Warrant Analysis

With the project, the peak hour signal warrant would be met at the intersection of Highway 1 at Cypress Avenue. With signalization, this intersection would operate at LOS C under both the AM and the PM peak hours. Under signalized conditions, the existing roadway geometry would be adequate to handle the anticipated traffic demand. Hexagon states that it is not advisable to install a traffic signal prior to a warrant being met, and the warrant is not met under existing conditions.

Roundabout

The roundabout analysis at the intersection of Highway 1 and Cypress Avenue shows that a one-lane roundabout would operate with acceptable delay and LOS during the AM and PM peak hour under all project conditions on weekdays. During the midday peak hour on Saturday, there would be a need for a by-pass lane for the southbound right-turn traffic in order for the intersection to operate at an acceptable level of service C under existing plus project conditions.

Prior to the issuance of a building permit for any Office Park building, the property owner(s) shall obtain approval(s) for implementation of any one of the two mitigation measures described above from the Community Development Director and Caltrans, and obtain any other necessary permits (e.g., encroachment permit). Prior to applying to Caltrans, the property owner shall submit plans to the Planning and Building Department showing the design and construction details of the mitigation measure and details for the integration of a pedestrian crossing. The design of the pedestrian crossing shall be consistent with the design developed through the Midcoast Pedestrian Crossing and Turn Lane Improvement Project to the greatest degree feasible. The property owner(s) shall maintain or replace any intersection improvements made by the County at this intersection.

Construction of the approved mitigation measure is required at the time the signal warrant is met at the Cypress Avenue and Highway 1 intersection, as determined by a Professional Transportation Engineer. The property owner(s) shall submit a traffic report to the Department of Public Works after the full occupancy of the West Business Building (or equivalent square footage of other buildings) and after the occupancy of every additional 40,000 sq. ft. of space at the Office Park, until full build-out or until the mitigation measure has been constructed. The report shall be signed and stamped by a Professional Transportation Engineer licensed in the State of California. Any mitigation shall be paid for by the property owner(s), at no cost to the County.

In the instance that a signal or roundabout is not approved by Caltrans, occupancy of the Office Park and Wellness Center shall be limited to operations that generate no more than 104 vehicles in the AM and 50 vehicles in the PM, for the life of the project or until comparable mitigation is approved and installed.²⁰

a.f. Mitigation Measure TRANS-8: Construction.

Prior to issuance of grading permits, the property owner(s) shall submit a traffic control plan to the County Department of Public Works for review and approval. All staging during construction shall occur on-site.

All grading and construction traffic shall be scheduled during non-commute hours (weekdays 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 8:00 p.m.) and shall avoid using Cypress Avenue. Vehicles carrying extra wide and/or long loads (including scrapers, excavators, cat crawlers and extended lift trucks) shall access the site between 9:00 p.m. and midnight and between 11:00 a.m. and 2:00 p.m. only, using the following route to and from the project sites: Capistrano Road-Prospect Way-Broadway-California Avenue-Cornell Avenue-Airport Street.

a.g. Mitigation Measure UTIL-2: Wastewater Collection System Capacity.

The property owner(s) shall file a complete Application with and obtain a Sewer Connection Permit from GSD. The applicant shall construct an 8-inch gravity sanitary sewer main line complying with GSD standard specifications and details that would run approximately 1,900 ft. north along the Airport Street right-of-way from the existing manhole at Airport Street and Stanford Avenue to the northern limit of the northern parcel (Figure 8). GSD currently estimates the required size of this sewer main to be 8 inches in diameter, but the final system and sizing shall be based on a detailed sewer system design and analyses satisfying GSD.

a.h. Mitigation Measure UTIL-11: Solid Waste Disposal.

- To facilitate on-site separation and recycling of construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during construction. These bins shall be emptied and recycled as a part of the project's regular solid waste disposal program.

²⁰ From the August 2014 traffic report prepared by Hexagon Transportation Consultants, Inc., the traffic volume on Cypress Avenue is 84 vehicles during the AM peak hour and 69 vehicles during the PM peak hour. Based on Signal Warrant Part B, the volume on Cypress Avenue needs to reach 188 vehicles during the AM peak hour or 119 vehicles during the PM peak hour in order to meet the Signal Warrant Part B.

- The property owner(s) shall prepare and submit a facility recycling program for the collection and loading of recyclable materials prepared in response to the California Solid Waste Reuse and Recycling Access Act of 1991 as described by the CIWMB, Model Ordinance, Relating to Areas for Collecting and Loading Recyclable Materials in Development Projects, March 31, 1993. Adequate space or enclosures for recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
5. The property owner(s) of both the Wellness Center and the Office Park shall construct and maintain the project and project details, as described in the certified EIR, over the life of the project, including, but not limited to, the following features:
- a. Project structures shall not exceed the size and maximum height of project structures as approved by the Planning Commission.
 - b. Foundation systems shall utilize deep drilled piers and interlocking grade beams. No pile driving is permitted.
 - c. The project shall achieve a LEED rating.
 - d. For the life of the project, the property owner(s) of the Office Park and Wellness Center shall maintain the funding and employment arrangement in substantial conformance with the description in the Addendum, Final Addendum, 2010 DEIR and FEIR, including but not limited to the following details:

Employment Opportunities at the Wellness Center to Benefit Developmentally-Disabled Adults Living at the Wellness Center.

- (1) The Wellness Center will include several programs that are designed to provide employment opportunities for a minimum of 50 low-income developmentally-disabled (DD) adults living on-site.

Funding and Employment Arrangement at the Office Park to Benefit Developmentally-Disabled Adults Living at the Wellness Center.

- (2) DD adults will also provide services to the Office Park, with the Wellness Center funded through association fees and shared development costs (page III-18 of the DEIR). Association fees paid by the owner(s) of the Office Park based on a minimum square footage assessment of a minimum of \$0.05 per square foot per month, or comparable, shall be paid to the Big Wave Group, Inc., a non-profit corporation, to benefit the Wellness Center.

- (3) The Wellness Center will offer residents job opportunities due to a number of business operations that would employ residents, and generate revenue to maintain the economic sustainability of the Wellness Center. They will include: BW Boat Storage; BW Catering/Food Services; BW Energy; BW Farming; BW Water; BW Transportation; BW Recycling; BW Communications (Fiberlink); and BW Maintenance. The Wellness Center will also provide residential services (personal finance, meal services and aides) (page III-39 of the DEIR, as revised in the FEIR).

The agreement between the Wellness Center and the owner(s) of the Office Park shall require the hiring of Wellness residents and other community adults with developmental disabilities, wherever practical, as long as the services provided meet the required demands for the Office Park and are priced competitively with the going rates for such services for Bay Area industries.

The employment arrangements between the owner(s) of the Office Park and the Wellness Center shall include the following:

- (1) Landscape and Wetlands Maintenance Service Agreement: The property owner(s) of the Office Park shall be required to contract with the Wellness Center for the maintenance and monitoring of these facilities as necessary to meet the requirements of the project conditions of approval. Maintenance of the on-site landscape and wetlands areas includes irrigation system maintenance, weed control and replacement planting, and farming of undeveloped on-site property.
- (2) LEED Building Maintenance Agreements: The property owner(s) of the Office Park shall be required to enter into an agreement with the Wellness Center to manage and maintain the Office Park's climate control systems, signage, passive and active heating and power systems and continued compliance with the certification programs. This agreement is subject to the availability and quality of such services and competitive costs that are at market rates or better.
- (3) Communications Systems Management Agreement: The property owner(s) of the Office Park shall be required to enter into an agreement with the Wellness Center to purchase internet services from the Wellness Center. This agreement is subject to the availability and quality of such services and competitive costs that are at market rates or better.
- (4) Traffic and Parking Lot Management Agreement: The property owner(s) of the Office Park shall be required to enter into an

agreement with the Wellness Center that includes management of parking facilities to ensure consistency with the conditions of approval relating to traffic and parking, the C/CAG-approved TDM Plan, and ongoing traffic requirements based on future traffic studies. This agreement will also cover the provision of information and assistance to owners and tenants for compliance with the conditions of approval.

- (5) Building Maintenance Services: The property owner(s) of the Office Park shall be required to enter into an agreement with the Wellness Center to give the Wellness Center first priority for the provision of building maintenance services. This agreement is subject to the availability and quality of such services and competitive costs that are at market rates or better.
- (6) Community Cooperation: The property owner(s) of the Office Park shall be required to take reasonable measures to encourage tenants of the Office Park to utilize the products and services offered by the Wellness Center, including catered food, farm produce and baskets, laundry service, dog walking and grooming services (for the office workers who will drop off their pets on the way to work), gym membership and supplies for walk-up Office Park employees. The services may include delivery.
- (7) Implement the Riparian and Waters/Wetland Ecosystem Restoration Final Basis of Design Report for wetland restoration and habitat creation and associated 10-year monitoring plan, with the exception of grading activities described in the plan. No grading shall occur in the wetland and wetland buffer zones. While planting and maintenance may be done by the Wellness Center residents, monitoring shall be performed by a licensed biologist or ecologist.
- (8) Medical and dental office uses are prohibited in the M-1 Zoning District.
- (9) Ensure that project parking meets parking requirements, including beach user parking requirements, as set forth in the conditions of approval. Parking shall serve the approved, designated uses and remain in compliance with parking requirements for the life of the projects.
- (10) Wash and runoff from surfaces and solar panels shall not drain to wetlands or buffer areas.
- (11) The fitness center will not be available to the general public. Visitation and friend and family use of the Wellness Center will occur in off-peak

non-commute hours (not during weekdays 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 8:00 p.m.) and weekends.

- (12) The property owner(s) shall maintain the rental rates for all bedrooms of the Wellness Center as affordable, such that the units are affordable to those of Extremely Low Income, Very Low Income, and Low Income, with the exception that residents may use up to 100% of their Social Security income for housing costs, which allows for residents who have no other income other than Social Security payments to use up to the full amount of their payment toward rental costs at the Wellness Center. For rental housing, the County does not consider housing priced for moderate income households to meet the definition of affordable housing. The Owner shall enter into a Contract with the County for the maintenance of rates all housing at the Wellness Center as affordable housing for the life of the project, prior to the final certificate of occupancy for housing at the Wellness Center.
 - (13) All on-site farming shall be converted to organic following an allowed conversion period from the project approval date up to three (3) years. Use of synthetic fertilizers is prohibited for farming activities on the project sites.
 - (14) To the extent feasible, electric golf carts or the Wellness Center shuttle shall be used for travel between the Office Park and Wellness Center.
6. The property owner(s) shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of \$3,029.75 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a \$50 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.
 7. The property owner(s) shall comply with the requirements of all local review agencies, including any requirements not expressly listed below.

Department of Public Works - Contract and Bonding Requirements

8. The property owner(s) shall enter into a contract with the San Mateo County Planning and Building Department for all CEQA-related mitigation monitoring for this project prior to the issuance of any grading permit "hard card" for the project. The fee payable for such services shall be based on staff time and materials, plus 10% for contract administration. Planning staff may, at its discretion, contract these services to an independent contractor at cost, plus an additional 10% for contract administration.

9. Prior to the issuance of any building permit, the property owner(s) will be required to provide payment of “roadway mitigation fees,” or perform equivalent improvements, based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

Grading Permit Conditions

10. The property owner(s) is required to comply with the County’s Drainage Policy and the approved Erosion and Sediment Control Plan. A final Erosion and Sediment Control Plan is required at the building permit stage and should contain all measures of the approved Erosion and Sediment Control Plan and measures required by project mitigation measures.
11. No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless approved, in writing, by the Community Development Director. The property owner(s) shall submit a letter to the Current Planning Section, at least two weeks prior to commencement of grading, stating the date when grading will begin, and its anticipated duration.
12. The property owner(s) shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project’s NOI and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section, prior to the issuance of any grading permit “hard card.”
13. Prior to the issuance of the grading permit “hard card,” the property owner(s) shall schedule an erosion control inspection by Current Planning Section staff to demonstrate that the approved erosion control plan has been implemented. The property owner(s) are responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into local drainage systems and water bodies by adhering to the San Mateo Countywide Water Pollution Prevention Program’s (SMCWPPP) “General Construction and Site Supervision Guidelines,” including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of fiber rolls or coir netting, and passive measures, such as minimizing vegetation removal and revegetating disturbed areas with vegetation that is compatible with the surrounding environment.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals,

wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, setbacks, and drainage courses. Prior to issuance of a grading permit "hard card" for either property, the property owner(s) shall install accurate and visible markers (at a minimum height of 4 feet), to the satisfaction of the County Department of Parks, delineating all sides of the shared property line between the subject parcels and County property.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting construction access routes and stabilizing designated access points.
 - j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - k. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - l. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - m. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
14. While the property owner(s) must adhere to the final approved Erosion and Sediment Control Plan (per Condition No. 10) during grading and construction, it is the responsibility of the civil engineer and/or construction manager to implement the Best Management Practices (BMPs) that are best suited for each project site. If site conditions require additional measures in order to comply with the

SMCWPPP and prevent erosion and sediment discharges, said measures shall be installed immediately under the direction of the project engineer. If additional measures are necessary in the reasonable judgment of the San Mateo County Community Development Director and the Director of Public Works, the erosion and sediment control plan shall be updated to reflect those changes and shall be resubmitted to the Planning and Building Department for review. The County reserves the right to require additional (and/or different) erosion and sediment control measures during grading and/or construction if the approved plan proves to be inadequate for the unique characteristics of each job site.

15. Prior to the issuance of a grading permit “hard card,” the property owner(s) shall submit a schedule of grading operations, subject to review and approval by the Department of Public Works and the Current Planning Section. The submitted schedule shall include a schedule for, and details of, the off-site haul operations, including, but not limited to: gravel import site(s), size of trucks, haul route(s), time and frequency of haul trips, and dust and debris control measures. The submitted schedule shall represent the work in detail and project grading operations through to the completion of grading activities and stabilization of all disturbed areas of the site(s). As part of the review of the submitted schedule, the County may place such restrictions on the hauling operation, as it deems necessary. During periods of active grading, the property owner(s) shall submit monthly updates of the schedule to the Department of Public Works and the Current Planning Section.
16. The provision of the San Mateo County Grading Regulations shall govern all grading on and adjacent to the project sites. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and fire fighting tool requirements, as specified in the California Public Resources Code.
17. Upon the start of grading activities and through to the completion of the project, the property owner(s) shall be responsible for ensuring that the following dust control guidelines are implemented:
 - a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at anytime during the course of the project.
 - b. A dust palliative shall be applied to the site when required by the County. The type and rate of application shall be recommended by the soils engineer and approved by the Department of Public Works, the Planning and Building Department’s Geotechnical Section, and the Regional Water Quality Control Board.

18. Final approval of all grading permits is required. For final approval of the grading permits, the property owner(s) shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project sites:
 - a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Section.
 - b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.

Cultural Resources

19. The property owner(s) and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains which the property owner(s) shall comply with.

Wetlands and Landscaping

20. The property owner(s) of the Wellness Center and Office Park shall record a conservation easement, subject to the approval of the Community Development Director, over the areas within delineated wetlands and buffer zones on each project site, prior to issuance of any grading permit "hard card" for the respective site. The conservation easement shall prohibit any plowing, paving, grading, and/or construction within all delineated wetland and required wetland buffer areas and limit uses within wetland and wetland buffer areas to uses that are consistent with Chapter 3 of the Coastal Act of 1976 and applicable policies of the County's Local Coastal Program, including but not limited to, Policy 7.16 (Permitted Uses in Wetlands), Policy 7.17 (Performance Standards in Wetlands), Policy 7.19 (Permitted Uses in Buffer Zones), and Policy 10.25 (Access Trails in Fragile Resource Areas). Organic agriculture shall be allowed within the wetland buffer zone except within 50-feet of the wetland boundary.
21. Within 90 days of the date of final project approval, the property owner(s) shall provide a plan for the full implementation of the Riparian and Waters/Wetland

Ecosystem Restoration Final Basis of Design Report that is consistent with the approved site plan and provides for the installation of wildlife protection fencing on both sites, subject to the review and approval of the Community Development Director and the Director of County Parks. The property(s) shall coordinate with County Parks regarding how restoration work shall enhance Pillar Point Marsh. Once approved the plan shall be implemented within 60 days from the plan approval date. Wetland creation shall be fully implemented within 3 to 8 years (Phase 1) of the final project approval date.

22. Prior to issuance of the first building permit for the project, the property owner(s) shall provide landscape plans for all site perimeter landscaping for the north and south parcels, revising plans as necessary to suit the Coastal zone, project soils, and approved site plans, and protect improvements at the Pillar Ridge Manufactured Home Community (sun exposure to homes, damage to utilities), subject to the approval of the Community Development Director. For every building permit, the property owner(s) shall provide landscape plans for associated parking areas and building perimeter landscaping, revising plans as necessary to suit the Coastal zone, project soils, and approved site plans, and protect improvements at the Pillar Ridge Manufactured Home Community (sun exposure to homes, damage to utilities), subject to the approval of the Community Development Director. The property owner(s) shall retain the overall type and square footage of approved landscaping.
23. All approved perimeter landscaping over the north and south parcels shall be installed at the time of the construction of the first Wellness Center or Office Park building, such that screening exists for each building at the time of the final inspection for each building.

Upon confirmation of the installation of all perimeter landscaping for each building and associated parking areas, the property owner(s) shall submit a maintenance surety deposit of \$1,500 to be held for two years from the date of its submittal. The purpose of the surety is to ensure that landscaping is watered and maintained in a healthy condition. Such surety shall only be released upon confirmation by Planning staff, two years hence, that the trees are in good health. If the trees become diseased or otherwise die, they shall be replaced in like and kind and the surety deposit may be extended by the Community Development Director. A separate tree removal permit shall be required for the removal or trimming of any additional trees.

24. Trees and vegetation shall be selected and pruned to a maximum height of 33 feet to enhance scenic views. The property owner(s) shall maintain approved landscaping for the life of the project.
25. The property owner(s) shall comply with LCP Policy 7.17 (*Performance Standards in Wetlands*), which requires compliance with the following: (1) all paths shall be elevated (catwalks) so as not to impede movement of water, and subject to

separate CDP approvals, (2) all construction shall take place during daylight hours, (3) all outdoor lighting shall be kept at a distance away from the wetland sufficient not to affect the wildlife, (4) motorized machinery shall be kept to less than 45-dBA at the wetland boundary, except for farm machinery, (5) all construction which alters wetland vegetation shall be required to replace the vegetation to the satisfaction of the Community Development Director including "no action" in order to allow for natural reestablishment, (6) no herbicides shall be used in wetlands unless specifically approved by the County Agricultural Commissioner and the State Department of Fish and Game, and (7) all projects shall be reviewed by the State Department of Fish and Game and State Water Quality Board to determine appropriate mitigation measures.

26. The property owner(s) shall utilize methods to minimize off-trail access within the 150-foot wetland buffer zone and drainage, subject to the review and approval of the Director of the County Department of Parks (County Parks). The property owner(s) shall install trail signage, including signage listing access hours and prohibited uses and activities, as required by County Parks. The property owner(s) shall demonstrate compliance with this shoreline access requirements prior to the issuance of the Certificate of Occupancy for any Office Park building.
27. Landscaping plans shall demonstrate compliance with the California Water Efficient Landscape Ordinance (AB 1881), prior to the Current Planning Section's approval of any building permit application.
28. The property owner(s) shall be required to replace project landscaping with more drought resistant plant species as necessary to prevent water well extractions from exceeding 10,500 gpd per year. All proposed ornamental landscaping and species not well suited to the coastal climate (e.g., Japanese Maple) shall be replaced with drought tolerant and native landscaping appropriate for the coastal climate.

Public Trail and Coastal Access Public Parking Spaces

29. Prior to the recordation of the Final Map for the north parcel and the Parcel Map for the south parcel, the property owner(s) shall record an access easement, to the satisfaction of the Planning and Building Department and the Department of Public Works, allowing public access over privately owned portions of the trail along Airport Street and portions of private property designated for coastal access public parking, which shall be shown on the Final Map and Parcel Map.
30. The property owner(s) of the Office Park shall, for the life of the project, maintain the public trail and coastal access public parking spaces in a clean and safe manner and to clearly identify the trail and public parking spaces with signage visible along Airport Street and approved by the CDD in perpetuity.

Traffic and Parking

31. Prior to the issuance of any building permit for any project structure that would generate a net 100 or more peak hour trips on the Congestion Management Program (CMP) roadway network, the property owner(s) of the Office Park shall submit a Transportation Demand Management (TDM) Plan, in compliance with the "Revised C/CAG Guidelines for the Implementation of the Land Use Component of the Congestion Management Program," applying to the Office Park. For full Office Park build out, the TDM Plan must offset a minimum of 199 peak hour trips on the CMP roadway network. The property owner(s) shall submit the TDM Plan to Current Planning Section, subject to review and approval by C/CAG and the Community Development Director for compliance with the approved Traffic Impact Analysis and Mitigation Plan (TIMP) required by LCP Policy 2.52 and C/CAG. The TIMP shall include approved measures including, but not limited to the following:
- a. Pedestrian walkways and drop-offs for both the Wellness Center and Office Park
 - b. Wellness Center shuttle
 - c. 10-foot wide multi-modal trail
 - d. On-site bicycle racks/lockers to accommodate secure storage for a minimum of 20 bicycles
 - e. On-site shower facilities for bicycle commuters.

The approved TDM Plan must be implemented to the satisfaction of C/CAG prior to the occupancy of any project structures that would generate a net 100 or more peak hour trips on the CMP roadway network. Facilities and programs of the approved TDM Plan, or comparable measures approved by C/CAG and the Community Development Director, shall be maintained and implemented for the life of the project.

32. Loading bays of the Office Park buildings closest to the Mobile Home Park shall be located at the rear or south side of the buildings. Loading bays shall not be blocked and remain free and clear.
33. The property owner(s) shall install adequate golf cart parking spaces on both properties such that no golf carts would occupy required parking spaces, disturb sensitive habitat, or block fire lanes. Golf cart parking spaces shall be shown in the parking plan to be submitted for review and approval of the Planning and Building Department during the building permit process for both the Wellness Center and the Office Park.

34. The property owner(s) shall comply with coastal access public parking requirements (minimum of 20% of all parking spaces available for beach parking). If a lesser amount of parking is built, the required coastal access public parking may be proportionally reduced. Required coastal access public parking spaces shall be reserved and clearly marked for such uses. Marking and spaces shall be maintained by the Property Owner(s) for the life of the project. Parking fees shall not be collected for coastal access public parking spaces.
35. A minimum of 25% of all parking spaces at the project sites shall be compact (minimum dimensions: 8 feet by 16 feet) and clearly marked as such. The property owner(s) shall provide accessible parking spaces as required by the Planning and Building Department (e.g., minimum of 2% of all parking spaces for 500 or more parking spaces).
36. All construction traffic is prohibited along Cypress Avenue.

Noise

37. The property owner(s) shall comply with the County's Noise Ordinance limiting construction and grading activities during the hours to between 7:00 a.m. and 6:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on Saturdays, and prohibiting construction on Sundays, Thanksgiving and Christmas.
38. Prior to issuance of any building permit for Wellness Center residence(s), the property owner shall demonstrate compliance with General Plan Policies 16.5 (*Noise Reduction Along the Path and at the Receiver*) and 16.15 (*Architectural Design Noise Control*). Specifically, the property owner(s) shall implement techniques incorporated into the design and construction of new development, intended to achieve noise reduction along the path and at the receiver, including, but not limited to, site planning, noise barriers, architectural design, and construction techniques, including (1) grouping rooms for noise sensitive residents together separated from noise sources, (2) placing openable windows, vents and other openings away from noise sources, and (3) avoidance of structural features which direct noise toward interior spaces. Implementation of such techniques shall not significantly change the design of the project.

Tsunami Hazard

39. **Structural Stability.** All buildings shall be designed and constructed to meet FEMA and LCP standards for development in Tsunami Hazard zones, in particular, as required by LCP Section 6825.3 "Coastal High Hazard Areas". The Plans must indicate details for design elements, including but not limited to breakaway walls and structurally-sound concrete walls that have been incorporated into the project design to reduce the risks of potential impacts from tsunami hazards, to facilitate unimpeded movement of flood waters, and drainage of the site.

40. The property owner(s) shall conduct two (2) tsunami evacuation trainings each a year for the Wellness Center and its occupants, using training materials such as the USGS Tsunami Preparedness Guidebook. The property owner(s) shall make attendance at the trainings a condition of occupancy at the Wellness Center. Tsunami evacuation trainings shall also be conducted on a regular basis at the Office Park.
41. The property owner(s) shall submit an emergency preparedness and evacuation manual (including tsunami and earthquake events) for both project sites, subject to the review and approval of the County Sheriff's Office, prior to the issuance of the first building permit for each property.
42. Prior to the issuance of building permits for all project buildings, the property owner(s) shall submit designs for a pile supported building that, with sufficient pile depth, would be able to withstand the projected horizontal wave force, subject to the review of the County Planning and Building's Geotechnical Section.
43. The minimum finished ground level at the location of all residential structures is 22.1 feet NGVD.

Aesthetics

44. The project shall utilize existing utility poles. No new utility poles shall be constructed.
45. All signage shall be identified by a signage plan, to be reviewed and approved by the CDD prior to sign installation, that complies with M-1 Regulations (provided below, with height amended for this project) and LCP policies regulating signage:

SECTION 6275. Exterior signs pertaining to the business uses conducted on the premises and subject to the following limitations:

- a. Signs shall not exceed two hundred (200) square feet in area on one face and not more than five hundred (500) square feet in total area on the premises. Larger areas may be authorized by the use permit in exceptional cases.
- b. Signs shall not project more than one (1) foot beyond the street property line, but if a building is set back from a street property line, then such sign shall not project more than eight (8) feet from the face of the building.
- c. Attached signs shall not project above the roofline or cornice except when in the opinion of the Planning Commission the sign is an architectural part or feature of the building.

- d. Free standing signs shall not extend to a height more than 4-feet (where twenty (20) feet is allowed in other areas of the M-1 Zoning District) above the sidewalk or paved area except when in the opinion of the Planning Commission the sign is an architectural feature of the site.
 - e. Signs shall not face the side line of any adjoining lot in any "R" District when such sign is within twenty-five (25) feet of said side line.
46. The property owner(s) shall provide "finished floor elevation verification" to certify that the structure is actually constructed at the height shown on the approved plans. The property owner(s) shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site.
- a. The property owner(s) shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit. Should the surveyor require additional datum points to be identified to verify building height, additional datum points will be established as necessary.
 - b. This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - c. Prior to the Current Planning Section's approval of the building permit application, the property owner(s) shall also have the licensed land surveyor or engineer indicate on the construction plans: (1) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (2) the elevations of proposed finished grades.
 - d. In addition, (1) the natural grade elevations at the significant corners of the proposed structure, (2) the finished floor elevations, (3) the topmost elevation of the roof and (4) garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - e. Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the property owner(s) shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the property owner(s)

shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Inspection Manager and Community Development Director.

Airport

47. Only parking uses, trail uses and landscaping shall be located within the AO Zoning District.
48. Prior to the issuance of building permits for any building, the property(s) shall demonstrate compliance with the following:
 - a. Approved 7460-1 Form from the Federal Aviation Administration
 - b. Compliance with FAR Part 77
 - c. An anti-glare, anti-reflective surface shall be used on all solar panels in order to minimize glare and reflection from the panels to ensure the project does not interfere with air traffic patterns.
49. Landscaping shall be maintained at the height of the imaginary surface for the life of the project.
50. The property owner(s) shall comply with policies of the San Mateo County Comprehensive Airport Land Use Plan (CLUP) regarding avoidance of hazards to aircraft in flight, by prohibiting uses with the following associated effects:
 - a. Any use that would direct a steady or flashing light of white, red, green, or amber color toward an aircraft engaged in an initial straight climb following take-off or toward an aircraft engaged in straight final approach toward a landing, other than FAA-approved navigational lights.
 - b. Any use that would cause sunlight to be reflected toward an aircraft engaged in a straight climb following take-off or toward an aircraft engaged in straight final approach toward a landing.
 - c. Any use that would generate smoke or rising columns of air.
 - d. Any use that would attract large concentrations of birds within approach climb-out areas.
 - e. Any use that would generate electrical/electronic interference that may interfere with aircraft communication equipment and/or aircraft instrumentation.

Housing

51. A conservator shall review the signing of any waivers by DD residents, when a conservator has been granted rights to manage the person or estate of a developmentally disabled adult residing at the Wellness Center.
52.
 - a. The Wellness Center shall give preference to disabled adults residing in the San Mateo County Coastal Zone at the time of application for residence at the Wellness Center, over those who do not reside in the San Mateo County Coastal Zone in the consideration of residential applications.
 - b. All non-ambulatory residents (i.e., residents who are not able to walk) of the Wellness Center will be required to have a shared or full time live-in aide, as a condition of residency. A shared aide is permitted only if the aide utilized by the non-ambulatory resident is shared with only one other resident, who is an ambulatory resident.
53. No high level noise-generating uses or hazardous materials beyond those associated with general office uses are permitted within the tenant spaces of the Wellness Center. Noise levels shall be restricted to the maximum allowed in residential areas.
54. Prior to the issuance of a building permit for the Wellness Center, the property owner(s) shall demonstrate that the building is designed and constructed to meet the accessibility requirements of the federal and State fair housing acts.

Water Conservation

55. Well water usage should be limited to an average of 10,500 gpd over one year. Any additional water needed by the project must be supplied by MWSD. Well water shall be used for landscaping and irrigation purposes only.
56. The property owner(s) shall install only low-flow toilets and no flush urinals in Wellness Center and Office Park bathrooms.
57. The property owner(s) shall install one water meter per lot, with the exception of undeveloped lots. All private meters shall be monitored by BW Water in order to maintain the approved average water and wastewater demand of 15,500 gpd over one year. Annual water monitoring reports for both the water well and all water meters, shall be submitted for CDD review and approval, by January 30 of each year following occupancy of the first structure.

Agriculture

58. The property owner(s) shall record an agricultural easement over all areas of proposed agriculture over the project sites, with the exception of areas of

agricultural proposed within a wetland buffer to avoid conflict with the conservation easement. The easement shall preserve areas over both parcels shown as agriculture on the approved site plan for agricultural use only, subject to the restrictions outlined in Condition No. 59.

59. Restrictions on Areas Used for Agriculture:
- a. Farming is prohibited within 50-feet of the wetland boundary.
 - b. Farming within wetland buffer zone shall be limited to organic farming. No plowing is allowed in the buffer zone.
 - c. The keeping of chickens or other poultry shall be limited to 75 chickens per acre. Chicken housing and associated washing activities shall be located outside of wetland and wetland buffer areas. The keeping of other livestock or farm animals shall be prohibited.

Department of Public Works

60. The property owner(s) shall submit a Final Map for the subdivision of the north parcel to the Department of Public Works for review and recording.

The property owner(s) shall submit a Parcel Map for the subdivision of the south parcel to the Department of Public Works for review and recording.

61. The property owner(s) shall prepare a plan indicating the proposed sewer connection to Granada Sanitary District (GSD). This plan should be included with the improvement plans that show all of the subdivision improvements and submitted to the Department of Public Works for review. Nothing herein shall exempt the property owner(s) from securing all permits required for matters within GSD's permit jurisdiction.
62. At the time a water connection is granted, the property owner(s) shall submit, to both the Department of Public Works and the Planning Department, written certification from MWSD stating that its requirements to provide water service connections to the parcels of this subdivision have been met.
63. Prior to recording the Final Map and Parcel Map, the property owner(s) will be required to submit to the Department of Public Works a complete set of improvement plans including all provisions for roadways, driveways, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and NPDES Permit, plus applicable plan review fee.
64. Upon the Department of Public Works' approval of the improvement plans, the property owner(s) may be required to execute a Subdivision Improvement

Agreement and post securities with the Department of Public Works, if determined by the Department to be applicable, as follows:

- a. Faithful Performance - 100% on the estimated cost of constructing the improvements.
- b. Labor and Materials - 50% of the estimated cost of constructing the improvements.
- c. Warranty - 50% of the estimated cost of guaranteeing the improvements.

The property owner(s) shall convey sureties to the County for on-site and off-site improvements, including but not limited to those related to traffic control-related improvements, prior to the recordation of any subdivision map.

65. The property owner(s) shall comply with the following requirements for emergency access, prior to the issuance of any building permits for the Office Park:
 - a. Use of the northernmost driveway of the north parcel shall prohibit access by regular project traffic, using measures (e.g., electronic monitoring, financial disincentives, Knox box, chain link or gate) and signage approved by the Sheriff's Office of Emergency Services, Coastside County Fire Protection District and the Department of Public Works. The driveway shall be utilized for mass transportation (e.g. Wellness Center shuttle) and emergency evacuation purposes only. Free and clear access to the driveway shall be maintained at all times. The property owner(s) shall construct and install signage and measures to limit access, prior to the occupancy of any building.
 - b. All on-site and off-site access improvements at the Wellness Center and Office Park shall be subject to the approval of the Sheriff's Office of Emergency Services, Coastside County Fire Protection District and the Department of Public Works, to ensure that on- and off-site traffic improvements do not negatively impact site access or public road access during an emergency and are adequate for the purpose of emergency evacuation. The property owner(s) shall provide design specifications, including plans and elevations of improvements, to the reviewing agencies, prior to the issuance of any building permit for building construction.
 - c. Emergency service agencies shall possess all key(s) and code(s) necessary to open any devices that prohibit adequate access during an emergency. Also, key(s) and code(s) shall be maintained with a manager on-site at all times. Two different phone numbers for site management personnel shall be posted at the northernmost driveway of the Office Park at all times.

66. Prior to occupancy of any building, the property owner(s) shall install a 10-foot wide Class 1 trail along Airport Street, subject to review and approval by the Department of Public Works (DPW) and the issuance of an encroachment permit by DPW. The trail must be completed in a finished manner, to the satisfaction of the Department of Public Works, County Parks, and the Community Development Director. The property owner(s) shall coordinate with County Parks regarding the location of the trail along Airport Street.
67. Prior to occupancy of any Wellness Center building, the property owner(s) shall construct the approved road adjustment and install k-rails or other Department of Public Works approved safety barrier within the Airport Street right-of-way (northbound only) over the drainage channel. The area protected by the barrier shall accommodate pedestrian and bicycle access. The design of roadway improvements shall be subject to review and approval by the Department of Public Works and the Department of Parks prior to installation. An encroachment permit is required for all work within the County public right-of-way.

The barrier shall not be installed prior to occupancy if, by the end of the fifth year following final project approval, the bridge over the drainage is widened to include a Class 1 trail, a separate project under CEQA and LCP. If, by the end of the fifth year following final project approval, the bridge over the drainage has not been widened, the road adjustment and safety barrier shall be installed within one year, unless otherwise authorized by the Department of Parks and the Department of Public Works.

68. The property owner(s) shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy (including stormwater detention requirements) and all applicable NPDES requirements, including but not limited to Provision C.3, for review and approval by the Department of Public Works, prior to the Current Planning Section's approval of any building permit. An individual Operation and Maintenance Agreement (O&M Agreement) is required for each lot for which compliance is required, unless community association(s) are formed for the funding and maintenance of facilities. The O&M Agreement shall include all permanent stormwater treatment measures, including all permeable pavement, as approved by the Community Development Director and the Department of Public Works, and shall be executed prior to the Current Planning Section's final approval of any building permit on each site for which compliance is required. It is prohibited for drainage facilities to direct surface runoff from constructed areas to graded or undeveloped areas of the properties.
69. Prior to the recordation of the Final Map for the north parcel, the access and utility easements on the property shall meet the access requirements of the Department of Public Works and the requirements of all applicable utility providers. These easements shall be duly noted on the map, including the existing 20-foot wide access and utility easement along the north side of the northern parcel.

70. Work within the County right-of-way shall not be commenced until County requirements for the issuance of an encroachment permit have been met and an encroachment permit has been issued. Plans for such work shall be reviewed by the Department of Public Works prior to the issuance of the permit.

Environmental Health Division Conditions

71. The Wellness Center, all Office Park businesses, and business located within Wellness Center shall comply with Environmental Health Division requirements for the handling and/or storing of hazardous materials. Per Section 6324.6 (*Hazards to Public Safety Criteria*), manufacturing or storage of flammable or hazardous materials within mapped areas susceptible to tsunami inundation is prohibited.
72. The 12-inch clay cap sealing the well from the parking lot shall extend a minimum of 100 feet from any pervious surfaces.
73. The property owner(s) shall comply with the annual monitoring and reporting requirement of Section 4.68.250 of Chapter 4.68 (Wells) of the San Mateo Ordinance Code, which requires any well used or operated as a domestic water supply to have a meter installed on the well to record the volume of water used. A record of such water usage shall be submitted by the permittee to the County Health Officer annually, unless otherwise requested by the County Health Officer.

Department of Parks

74. Prior to the recordation of the Final Map for the north parcel, the property owner(s) shall either produce a deed showing the donation of the land to a park service provider or pay an in-lieu fee, meeting the requirements of Section 7055.3 of the County Subdivision Regulations. As of the date of this report, the in-lieu fee for the subdivision is \$963.30. The fee shall be recalculated at the time of Final Map and/or the Parcel Map recording as indicated in the County Subdivision Regulations.
75. The property owner(s) shall maintain the visible, accurate markers delineating all sides of the shared property line between the subject parcels and County property, as approved by the County Department of Parks under Condition No. 13.f, for the life of the project. The project property owner(s) and tenants shall not trespass onto County property without the County's authorization.

Building Inspection Section

76. Building permits may be required for all areas of construction. Contact the Building Inspection Section for permit requirements prior to any construction.

Coastside County Fire Protection District

77. The property owner(s) shall demonstrate compliance with all the requirements of the Coastside County Fire Protection District, including but not limited to, those stated in the District's letter dated April 16, 2014 (Attachment M of the staff report). The property owner shall comply with the proposal for fire protection and flow, as described in the Addendum, including construction of the following features:
- a. All Big Wave NPA buildings would be designed as Class 1 fire resistant (constructed from steel and concrete).
 - b. Property owner(s) shall provide a 100,000 to 200,000 gallon storage tank. The tank shall be filled by MWSD water supplies. The tank shall be constructed from a minimum of 8-inch concrete walls and water sealed slab located approximately on the existing grade within the footprint of the Wellness Center Building (no additional excavation is required). The tank would be pier supported and range in depth between 3.5 feet and 5 feet deep.
 - c. Property owner(s) shall provide booster pumps and an engine located within the building footprint. The pumps shall be powered by a 150 kw engine and deliver a minimum of 2,000 gallons per minute (gpm) at 60 pounds per square inch (psi). The engine exhaust would be completely silenced and scrubbed by discharging it below the parking lot gravel through an infiltration chamber.
78. The Planning and Building Department requires that fire access routes shall not be located within wetland areas, wetland buffer areas, or cultural resource areas.

LAFCo

79. The property owner(s) are responsible for submitting applications for the annexation of the project sites to County governed special districts that will provide utility or other service. The project property owner(s) are responsible for application and fees to the San Mateo Local Agency Formation Commission. All LAFCo approvals required to obtain utility servicing shall be acquired and submitted to the Department of Planning and Building prior to the submittal of any building permit application.

Pacific Gas and Electric (PG&E) Company

80. The property owner(s) will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the project.

CalTrans

81. Any work within the CalTrans' right-of-way shall not be commenced until CalTrans' requirements for the issuance of an encroachment permit have been met and such permit has been issued. Plans for such work shall be reviewed by CalTrans prior to the issuance of the permit.

Granada Sanitary District (GSD)

82. Service by GSD will be conditioned (among other requirements) upon compliance with all pertinent requirements of GSD's District Code including, without limitation, submittal of an application for service accompanied by an application fee deposit, detailed plans and drawings for the construction of the project improvements, preparation of plans, specifications and drawings for the utility service conforming to GSD's requirements, entering into all required agreements with GSD providing for construction of the wastewater service facilities and that also cover any unique requirements regarding service to the NPA development, and payment of all fees, assessments and charges for connection to the public sewer. Service is also subject to compliance with all necessary federal, State, and local requirements and/or approvals.
83. The property owner(s) shall obtain a sewer connection permit for the project from the GSD and comply with all conditions of approval for said permit. The property owner(s) will be responsible for all fees (including sewer service, capacity, and Assessment District fees), engineering studies, and additional infrastructure required to serve the project.
84. The property owner(s) shall subscribe to and pay for the garbage collection and disposal system provided by the GSD and otherwise comply in all respects with the GSD Ordinance Code provisions related to garbage, including in particular Chapter 3 thereof.
85. The following requirements regarding sanitary sewer service pertain to the CDP issued by the County:
 - a. An amendment to the CDP shall be required if any use or structure is significantly increased or intensified, with level of significance to be determined by the County and GSD.
 - b. Notice of such amendments shall be provided at least 30 days prior to said Amendment to all Responsible Agencies.
 - c. Approval by Responsible Agencies GSD and MWSD must be obtained and submitted to the Department of Planning and Building if water usage as metered for the Project CDP as amended significantly exceeds an average of 15,500 gpd over one year and confirmation of authority for such

Responsible Agencies to require additional mitigation measures, charges or fees reasonably related to water service by MWSD and sewer and/or garbage and recycling service by GSD.

MWSD

86. In sum service for the NPA by MWSD is conditioned upon compliance with all pertinent requirements of MWSD's Water Code, including the following:
 - a. Submittal of an application for service accompanied by detailed plans and drawings for the construction of the NPA improvements;
 - b. Submittal of plans, specifications and drawings for the water utility service conforming to MWSD's requirements;
 - c. Enter into a mainline/service agreement with MWSD providing for construction of the water service facilities and dedication thereof to MWSD;
 - d. Payments of all fees and charges required by the District's Water Code; and
 - e. Receipt by the District of a copy of the Big Wave NPA Building Permit issued by San Mateo County.
87. The property owner(s) shall maintain water set-asides for adequate project water supply until full project build-out. Should the property owner(s) determine to build only a portion of the project, the property owner(s) are required to maintain water set-asides for that portion, subject to applicable MSD requirements.
88.
 - a. Implement a minimum of 3 types (color and shape) of pervious pavers in parking areas, use contrasting types for pedestrian and vehicle areas. Provide a site plan showing application of paver types and material samples of each type (minimum 1'x1').
 - b. Office Park Facades: Reduce the number of tones for each color and simplify design, eliminating the "southwestern" design prototype.
 - c. Office Park: Break up flat wall planes (a 10-foot minimum inset/outset wall articulation is required for every 90 linear-feet of flat wall plane, no flat building side wall shall be longer 90-feet in linear length).
 - d. Improve courtyards between Lots 3/4/6 and Lots 2/7/6, by enlarging and celebrating the space, creating focal points for outdoor space in these locations.

- e. Break up the Wellness Center into a minimum of 2 buildings. Create a different exterior design than the business buildings (well-articulated and simplified from the proposal), perhaps incorporating nautical elements.
- f. Break Up Parking: A 4'x4' minimum landscape island shall be provided for every 10 spaces; islands should vary in size and can be combined and clustered; landscaping shall vary within each island.
- g. All North Parcel Buildings: Building height variation - maximum heights shall be lower near Airport street and higher along the rear of the north parcel. However, within each building, heights should vary over the facade length, preventing an appearance of distinct tiers (e.g., front row, back row).
- h. Maintain the through north-south view corridor (the Building on Lots 4 and 5 obstruct this view corridor).
- i. Bathroom building should look like the Parks restroom at the bluff.
- j. All rooftop equipment shall be screened.

CML:pac/jlh – CMLY1030_WPU



Legend

 Project Site

Source: Google Earth Pro, 2009.

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Image U.S. Geological Survey



0 175 350 525 700
Scale (Feet)



Zoning Map

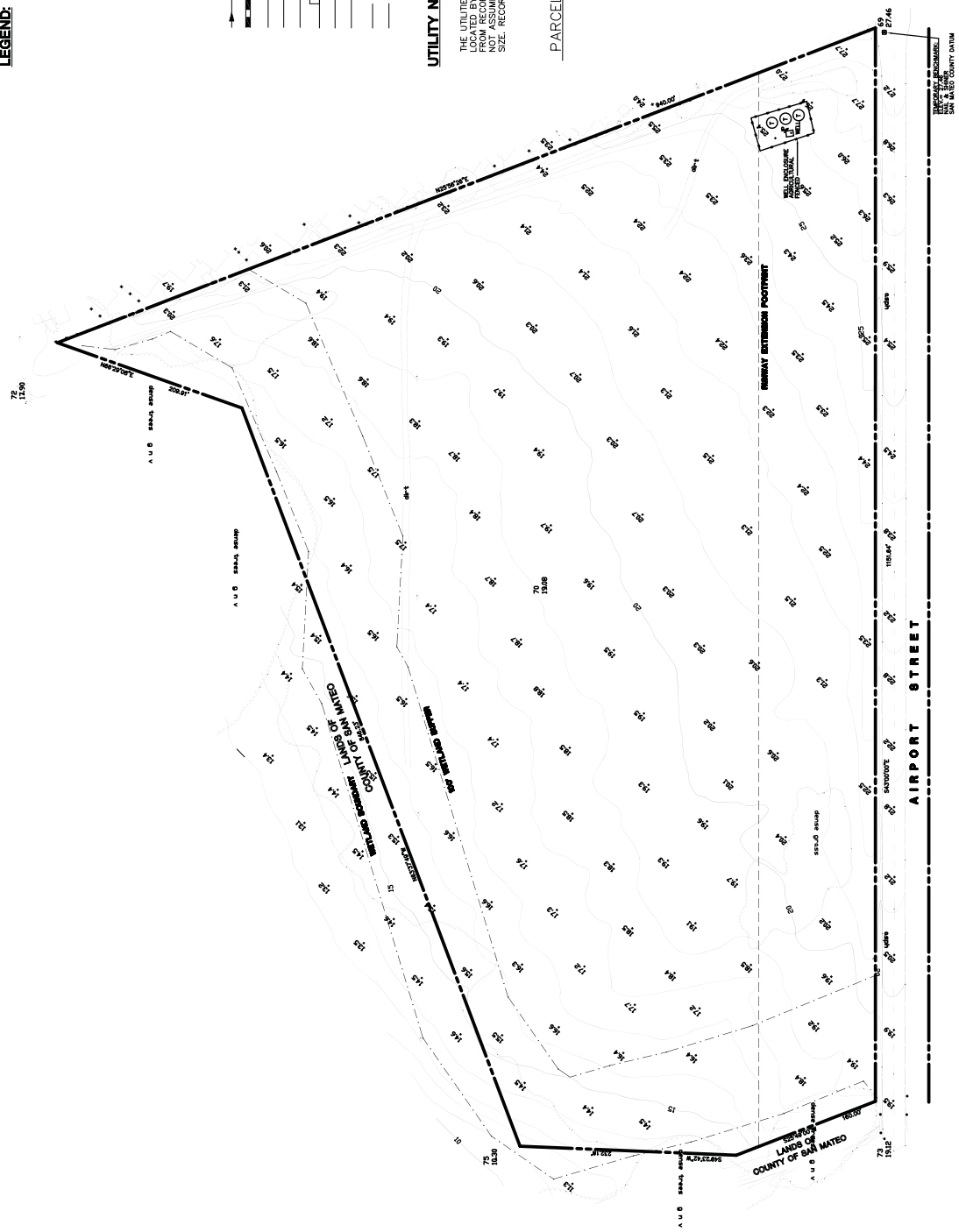
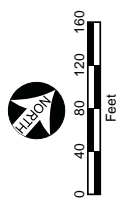
LEGEND:

- 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
- INVT INVERT
- HP HIGH POINT
- GB GRADE BREAK
- JP JOINT POINT
- SS NEW SANITARY SEWER LINE
- SD NEW STORM DRAIN LINE
- G GAS LINE
- E ELECTRIC LINE
- W WATER LINE
- WV NEW CONTOUR LINE
- WW WELL WATER
- RW RECYCLED WATER
- PVJT PRIVATE JOINT TRENCH
- PJT PUBLIC JOINT TRENCH

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY THE SURVEYOR AND ENGINEER. THE SURVEYOR AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN. THE SIZE, RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

PARCEL AREA = 14.253 ± ACRES



Source: MacLeod and Associates, 07/28/08.

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

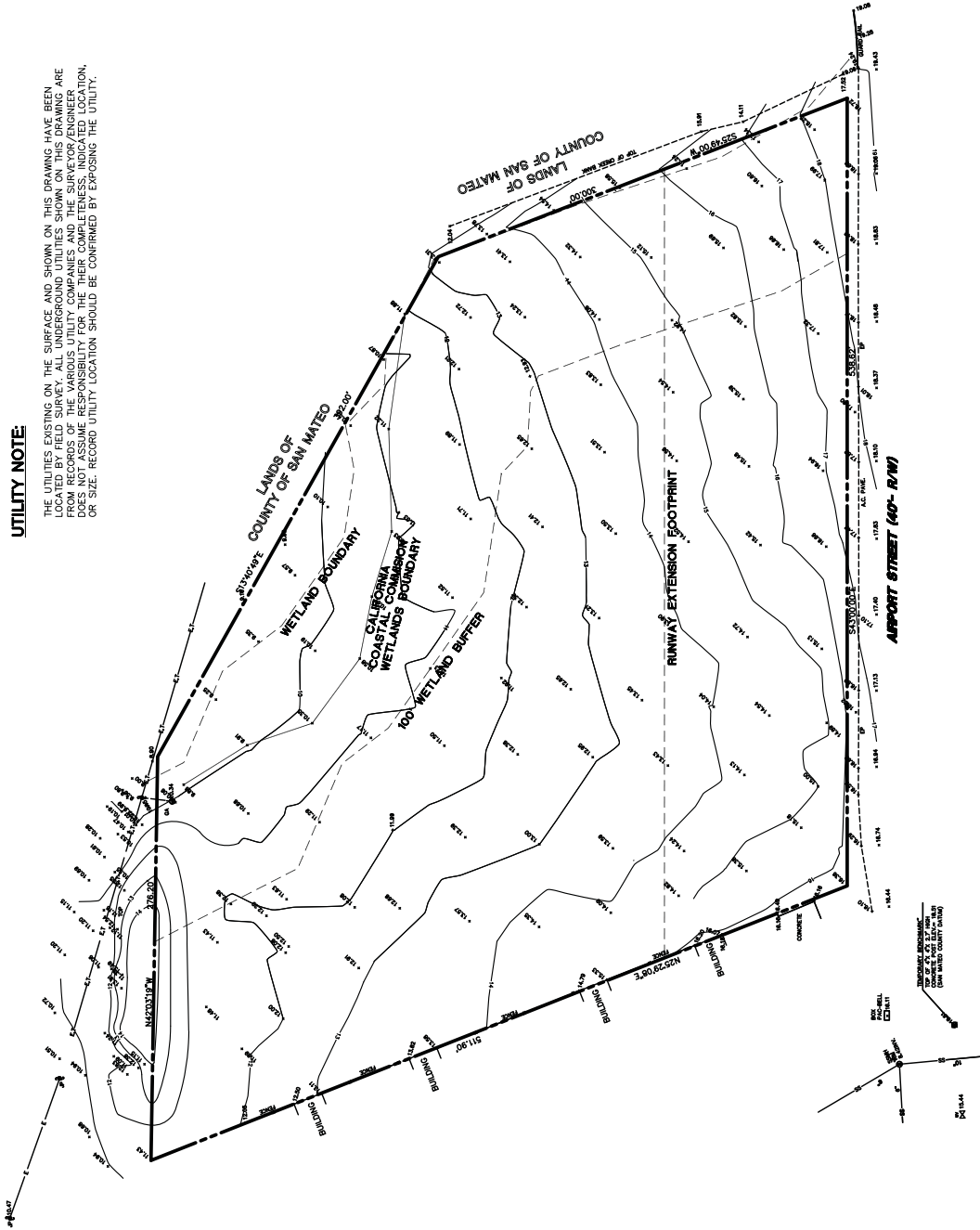
Figure III-2A
Topography of Northern Parcel

UTILITY NOTE

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN IDENTIFIED 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.

LEGEND:

- CB CATCH BASIN
- FF FINISHED FLOOR ELEVATION
- FP FINISHED PAVEMENT
- FL FLOW LINE
- 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
- WM WATER METER
- DCV DETECTOR CHECK VALVE
- BACKFLOW
- SS NEW SANITARY SEWER LINE
- SD NEW STORM DRAIN LINE
- G GAS LINE
- E ELECTRIC LINE
- W WATER LINE
- 15 NEW CONTOUR LINE
- FS FIRE SERVICE LINE
- DM DOMESTIC WATER LINE
- WW WELL WATER
- RW RECYCLED WATER
- PVJT PRIVATE JOINT TRENCH
- PJT PUBLIC JOINT TRENCH
- RWD RAINWATER DRAIN



Source: MacLeod and Associates, 07/28/08.

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure III-2B
Topography of Southern Parcel

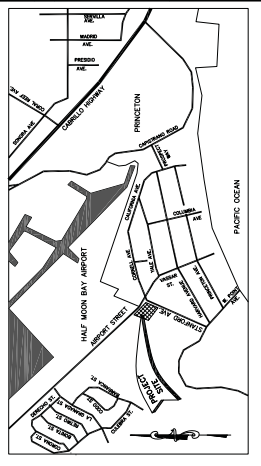
REV	DESCRIPTION	DATE

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

PREPARED FOR:
 BIG WAVE LLC

VESTING TENTATIVE PARCEL MAP
 BEING A SUBDIVISION OF A.P.N. 047-312-040
 BIG WAVE WELLNESS CENTER
 AIRPORT STREET
 SAN MATEO COUNTY
 CALIFORNIA

DRAWN BY: JAP
 CHECKED BY: WJS
 DATE: 09/17/20
 SHEET: 1584-00
 SCALE: 1" = 30'



LOCATION MAP
 SCALE: NOT TO SCALE

RECORD OWNER AND SUBDIVIDER
 BIG WAVE LLC
 965 CENTER STREET
 SAN CARLOS, CA 94070

LAND SURVEYOR AND CIVIL ENGINEER
 Mailed & Associates
 965 CENTER STREET
 SAN CARLOS, CA 94070
 (650) 593-8580

ASSESSOR'S PARCEL NUMBER
 047-312-040

EXISTING ZONING
 M/OF - LIGHT INDUSTRIAL WITH DESIGN REVIEW

UTILITIES
 W/OF - LIGHT INDUSTRIAL WITH DESIGN REVIEW

UTILITIES
 SANITARY SEWER: SANITARY SEWER COMPANY
 WATER: CALIFORNIA STATE WATER PROJECT
 GAS: CALIFORNIA STATE GAS COMPANY
 FLOOD ZONE: FLOOD ZONE 1
 FIRE PROTECTION: HALF MOON BAY

UTILITY NOTE
 THE UTILITIES SHOWN ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN OBTAINED FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE COMPLETENESS INDICATED LOCATION, DEPTH, SIZE, RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

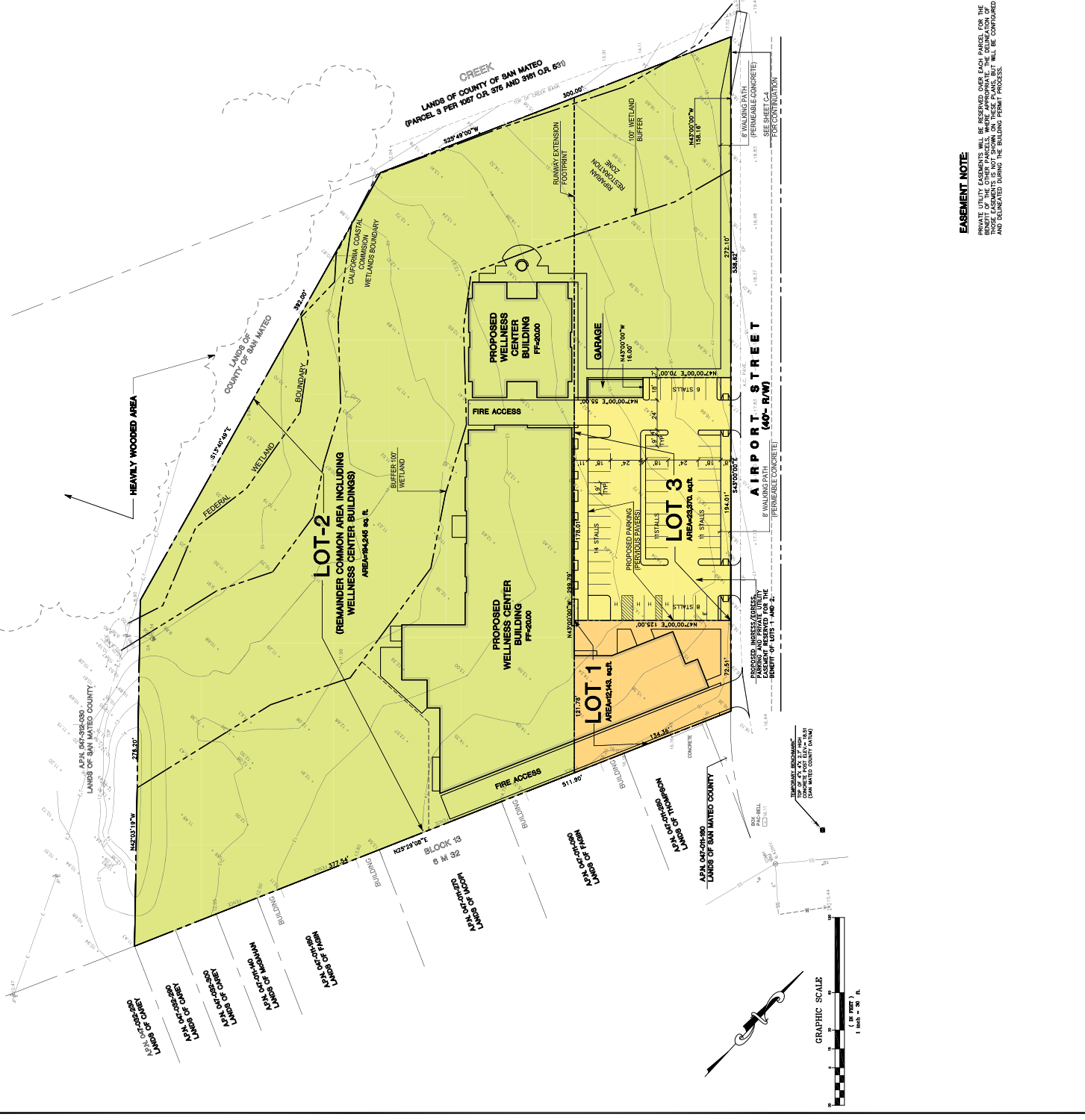
- LEGEND:**
- CB CATCH BASIN
 - FF FINISHED FLOOR ELEVATION
 - FL FLOWLINE
 - FM FINISHED PAVEMENT
 - TC TOP OF CURB
 - TO TOP OF GRADE
 - SMH STORM DRAIN MANHOLE
 - SSH SANITARY SEWER MANHOLE
 - INV. INVERT
 - CD. CENTERLINE
 - CB. CENTERLINE
 - EP. EDGE OF PAVEMENT
 - SS NEW SANITARY SEWER LINE
 - SD NEW STORM DRAIN LINE
 - GL GAS LINE
 - E ELECTRIC LINE
 - W WATER LINE
 - WC NEW WATER LINE
 - WW RECYCLED WATER
 - PV PRIVATE JOINT TRENCH
 - PJT PUBLIC JOINT TRENCH
 - RWD RAINWATER DRAIN FOR ROOF RUNOFF

PARKING NOTE
 TYPICAL PARKING STALL DIMENSIONS = 9' X 18'

TREE NOTE
 THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTY.

EASEMENT NOTE
 PRIVATE UTILITY EASEMENTS WILL BE RESERVED OVER EACH PARCEL FOR THE EXISTING UTILITY EASEMENTS SHOWN ON THESE PLANS. ANY OTHER EASEMENTS NOT SHOWN ON THESE PLANS WILL BE CONTINGENT AND DEDICATED DURING THE BUILDING PERMIT PROCESS.

ATTACHMENT C



REV.	DATE	DESCRIPTION

MALEOD AND ASSOCIATES
 CIVIL ENGINEERING - LAND SURVEYING
 965 CENTER STREET - SAN CARLOS - CA 94070 - (650) 593-8590

BIG WAVE LLC
 PREPARED FOR

VESTING TENTATIVE SUBDIVISION MAP FOR COMMERCIAL
 CONDOMINIUM PURPOSES "BIG WAVE OFFICE PARK"
 BEING A SUBDIVISION OF A.P.N. 047-311-060
 SAN MATEO COUNTY
 CALIFORNIA

DATE: 11-14-07
 DRAWN BY: JWS
 CHECKED BY: DSM
 SCALE: 1" = 40'
 SHEET NO. 03
 TOTAL SHEETS: 03



LOCATION MAP
 NOT TO SCALE

RECORD OWNER AND SUBDIVIDER:
 BIG WAVE LLC
 P.O. BOX 700
 BELMONT, CA 94002

LAND SURVEYOR AND CIVIL ENGINEER:
 MALEOD & ASSOCIATES
 965 CENTER STREET
 SAN CARLOS, CA 94070
 (650) 593-8590

ASSESSOR'S PARCEL NUMBER:
 047-311-060

EXHIBITING A PROPOSED ZONING:
 M-1/0R - LIGHT INDUSTRIAL WITH DESIGN REVIEW

UTILITIES:
 SAN MATEO COUNTY WATER SUPPLY
 SAN MATEO COUNTY GAS SERVICE COMPANY
 GRAVITY SANITARY DRAINING
 COASTSIDE WATER DISTRICT
 TELEPHONE
 FIRE PROTECTION
 HALF MOON BAY

FLOOD ZONE:
 -C-

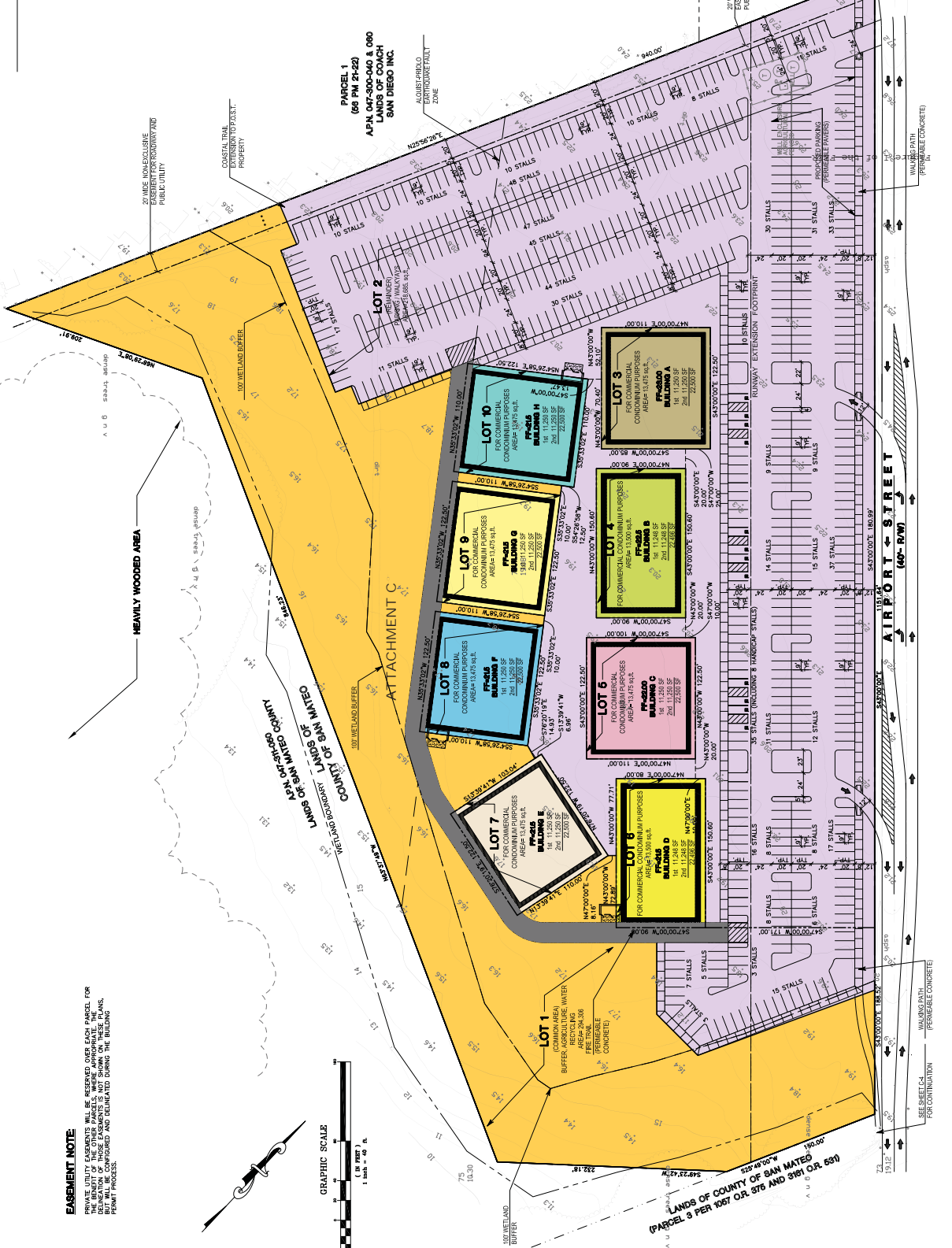
UTILITY NOTE:
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THE DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS. THE SURVEYOR ENGINEER DOES NOT ASSUME LIABILITY FOR THE LOCATION OR DEPTH OF UTILITIES. THE SIZE AND DEPTH OF UTILITIES SHOULD BE DETERMINED BY EXPOSING THE UTILITY.

- LEGEND:**
- CP CATCH BASIN
 - FF FINISHED FLOOR ELEVATION
 - PP FINISHED PAVEMENT
 - TOURNEUR
 - FL FLOOR FINISH
 - TC TOP OF CURB
 - TOC TOP OF GRADE
 - SMWH STORM DRAIN MANHOLE
 - SMWH SANITARY SEWER MANHOLE
 - INV. INVERT
 - H.P. HIGH POINT
 - GB GRADE BREAK
 - JP JOINT POINT
 - EP EDGE OF PAVEMENT
 - NSW NEW SANITARY SEWER LINE
 - NSD NEW STORM DRAIN LINE
 - G GAS LINE
 - E ELECTRIC LINE
 - W WATER LINE
 - NC NEW CANTOUR LINE

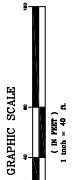
PARCEL 2
 (69 PM 21-22)
 APN 047-300-060
 LANDS OF BUCKS BUTANE
 PROPANE BVCS INC.

PARKING NOTE:
 TYPICAL PARKING STALL DIMENSIONS = 9' X 20'
 TYPICAL HANDICAP PARKING STALL DIMENSIONS = 9' X 20' WITH 8' WIDE DIMENSION

TREE NOTE:
 THESE ARE NO EXISTING TREES ON THE SUBJECT PROPERTY.



EASEMENT NOTE:
 PRIVATE UTILITY EASEMENTS WILL BE RESERVED OVER EACH PARCEL FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE LOCATION AND WIDTH OF THESE EASEMENTS WILL BE SHOWN ON THESE PLANS, BUT WILL BE CONFIGURED AND DELINEATED DURING THE BUILDING PERMITS PROCESS.



LANDS OF COUNTY OF SAN MATEO
 (PARCEL 9 PER 1067 O.R. 876 AND 891 O.R. 639)

UTILITY NOTE

THE UTILITIES SHOWN ON THE SURFACE AND SHOWN ON THIS PLAN ARE THE ONLY UTILITIES SHOWN ON THE DRAWING. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS TAKEN REASONABLE CARE TO LOCATE AND IDENTIFY UTILITIES. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF ANY UTILITIES. THE LOCATION OF ANY UTILITIES SHOULD BE CONFIRMED BY A REGISTERED UTILITY ENGINEER.

EASEMENT NOTE

PRIVATE UTILITY EASEMENTS WILL BE RESERVED OVER EACH PARCEL FOR THE BENEFIT OF THE OTHER PARCELS. THESE EASEMENTS WILL BE SHOWN ON THE DRAWING AND WILL BE CONVEYED AND DELETED DURING THE BUILDING PROCESS.

GRADING QUANTITIES

NORTH PARCEL	CUT (CY):
UTILITY TRENCHING:	640
GRAVEL MATERIAL:	0
SOUTH PARCEL	
UTILITY TRENCHING:	96
GRAVEL MATERIAL:	0
TOTAL	736

RECORD OWNER AND SUBDIVIDER

10000 10000
RECORD OWNER AND SUBDIVIDER
LAND SURVEYOR AND CIVIL ENGINEER
15000 15000
10000 10000

ASSESSORS PARCEL NUMBERS

017-311-000 AND 017-312-000
EXISTING & PROPOSED ZONING
M-17.01 - LIGHT INDUSTRIAL, WITH DESIGN REVIEW
M-17.01 - INTERMEDIATE WITH DESIGN REVIEW

UTILITIES

GAS AND ELECTRICITY: PACIFIC GAS AND ELECTRIC COMPANY
SANITARY SEWER: MONTARA SANITARY DISTRICT
WATER: MONTARA WATER DISTRICT
TELEPHONE: ATT 5
FIRE PROTECTION: HALF MOON BAY

FLOOD ZONE

"X" - FIRST LETTER OF MAP AERODROME CODE (N. 06-01-0000)

PARKING NOTE:

TYPICAL STANDARD PARKING STALL DIMENSIONS = 9' X 18'
TYPICAL COMPACT PARKING STALL DIMENSIONS = 8' X 18'
TYPICAL HANDICAP PARKING STALL DIMENSIONS = 8' X 18' WITH 8' WIDE UNLOADING AREA
TOTAL NUMBER OF PARKING STALLS = 254
SEE DESIGN SHEET FOR DIMENSIONS, DISTANCES AND EXITS

TREE NOTE

THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTIES

AREAS TO BE PLANTED WITH TREES

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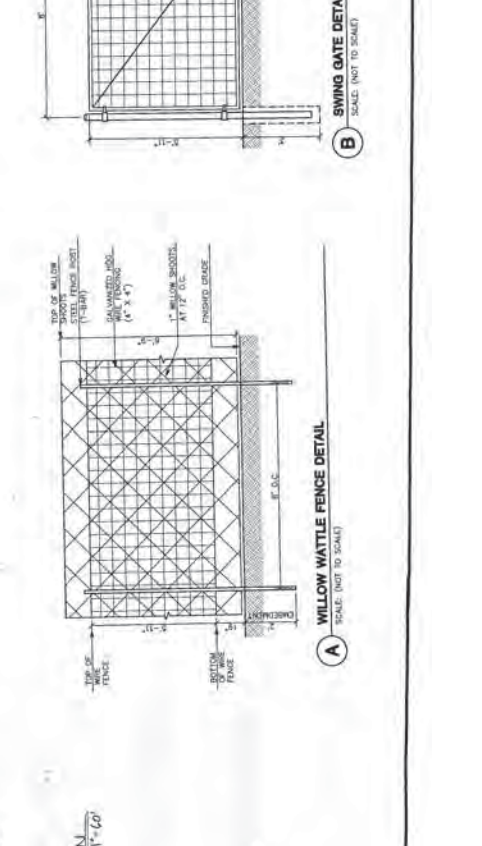
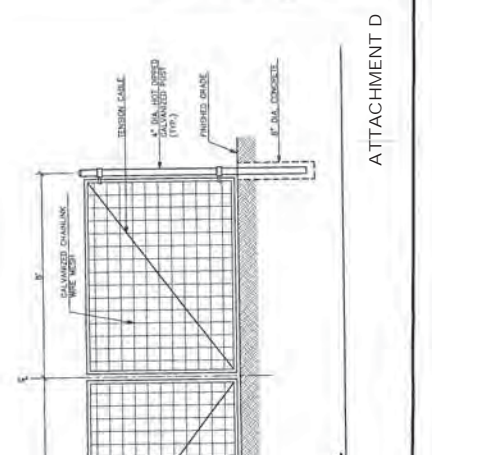
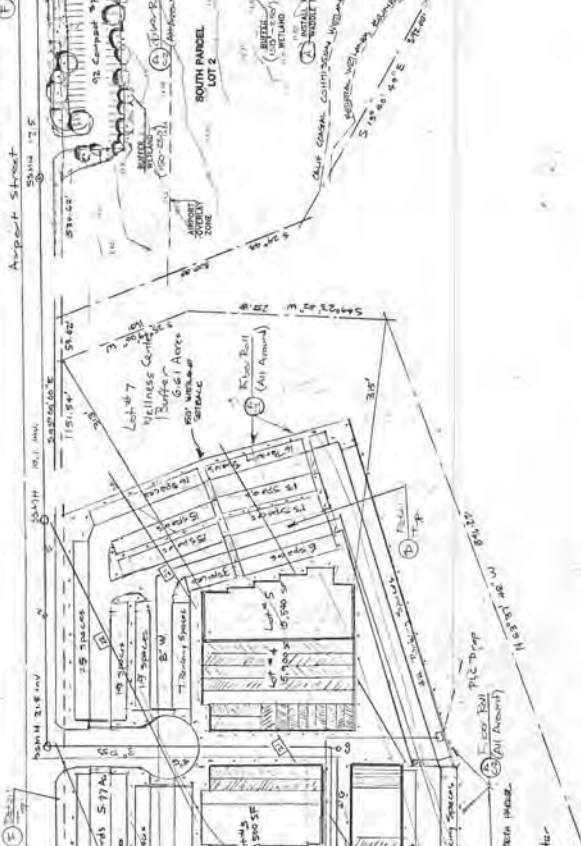
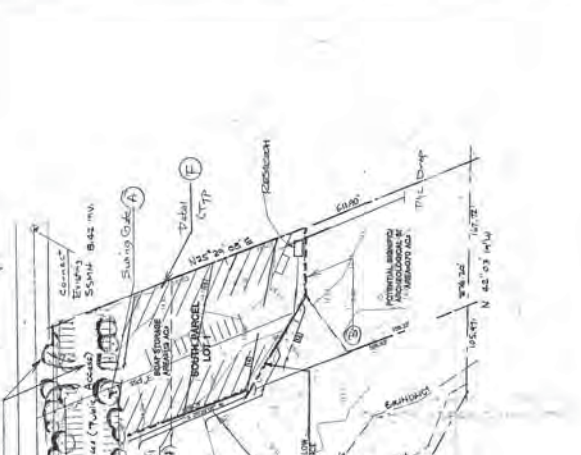
AREAS TO BE PLANTED WITH TREES

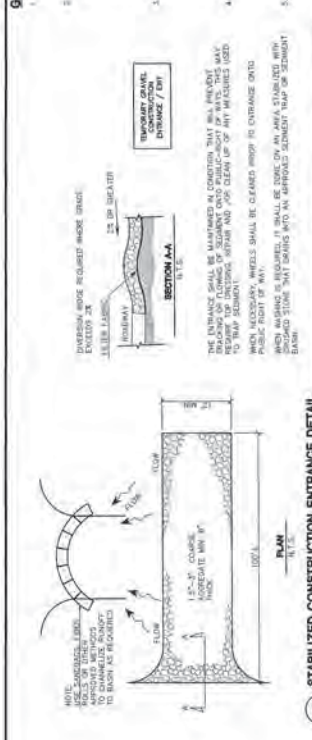
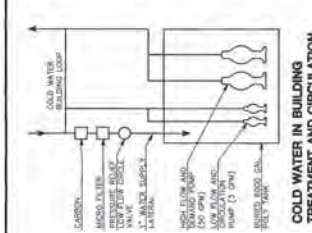
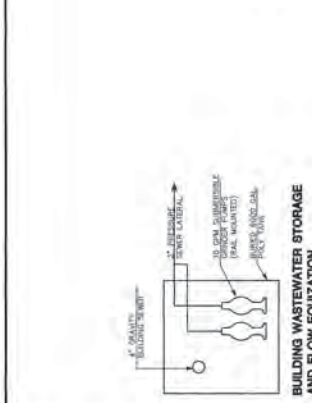
AREAS TO BE PLANTED WITH TREES

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AREAS TO BE PLANTED WITH TREES





GENERAL EROSION CONTROL NOTES:

- THE POINT OF THE EROSION CONTROL PLAN IS TO MINIMIZE POLLUTION TO MAIN DRAINAGE TRANSPORTATION.
- A CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES TO PREVENT EROSION AND TO FACILITATE MAINTENANCE OPERATIONS. THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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BUILDING WASTEWATER STORAGE AND FLOW EQUALIZATION
 (ONE PER BUILDING, LOCATED IN UTILITY ROOM)

COLD WATER IN BUILDING AND CIRCULATION
 (ONE PER BUILDING, LOCATED IN UTILITY ROOM)

WATER SUPPLY AND WASTEWATER SCHEMATIC DETAILS
 SCALE: NOT TO SCALE

UTILITY PLAN
 NO SCALE

ENLARGED AREA
 NO SCALE

SECTION
 SCALE: NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL
 NO SCALE

UTILITY TRENCH DETAIL
 SCALE: NOT TO SCALE

CURB AND PAVEMENT DETAIL
 SCALE: NOT TO SCALE

COASTAL TRAIL DETAIL
 SCALE: NOT TO SCALE

TYPICAL SECTION
 SCALE: NOT TO SCALE

DETAIL SHEET

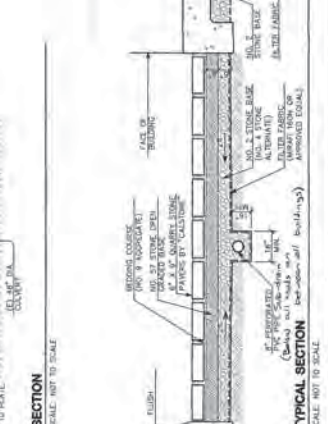
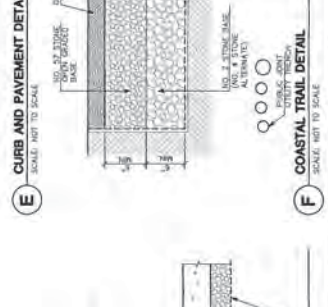
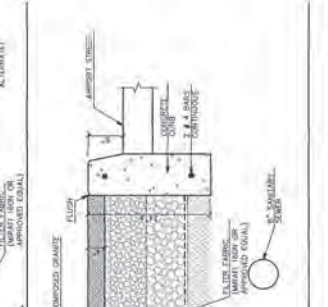
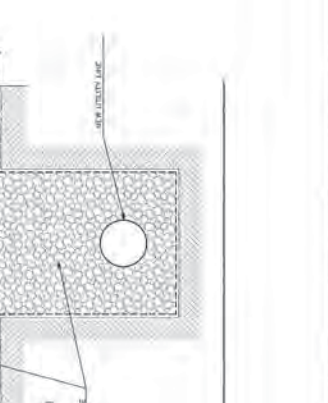
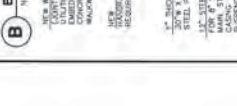
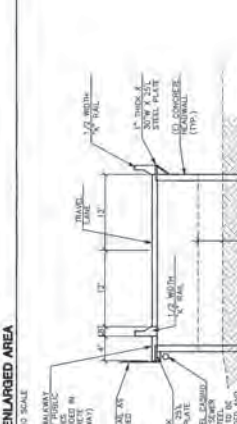
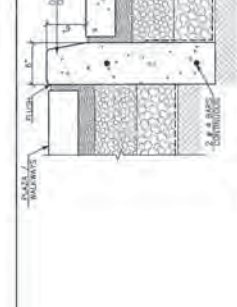
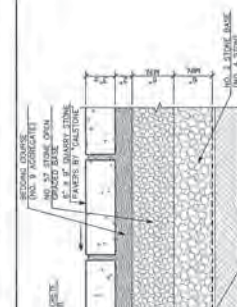
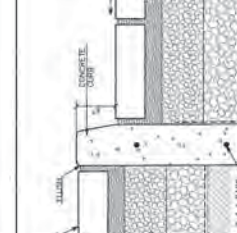
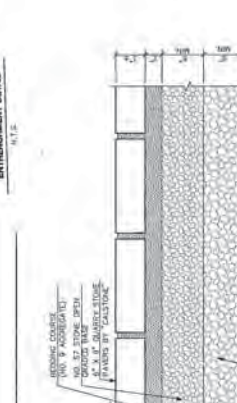
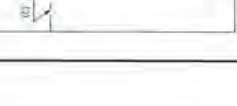
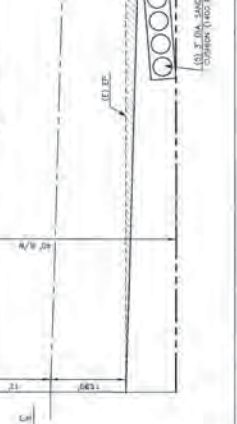
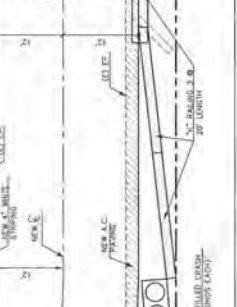
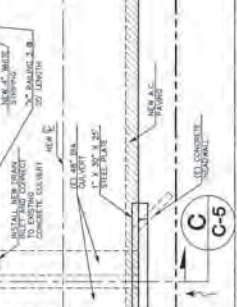
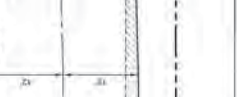
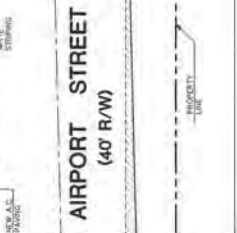
AIRPORT STREET (40' R/W)

UTILITY TRENCH DETAIL
 SCALE: NOT TO SCALE

CURB AND PAVEMENT DETAIL
 SCALE: NOT TO SCALE

COASTAL TRAIL DETAIL
 SCALE: NOT TO SCALE

TYPICAL SECTION
 SCALE: NOT TO SCALE



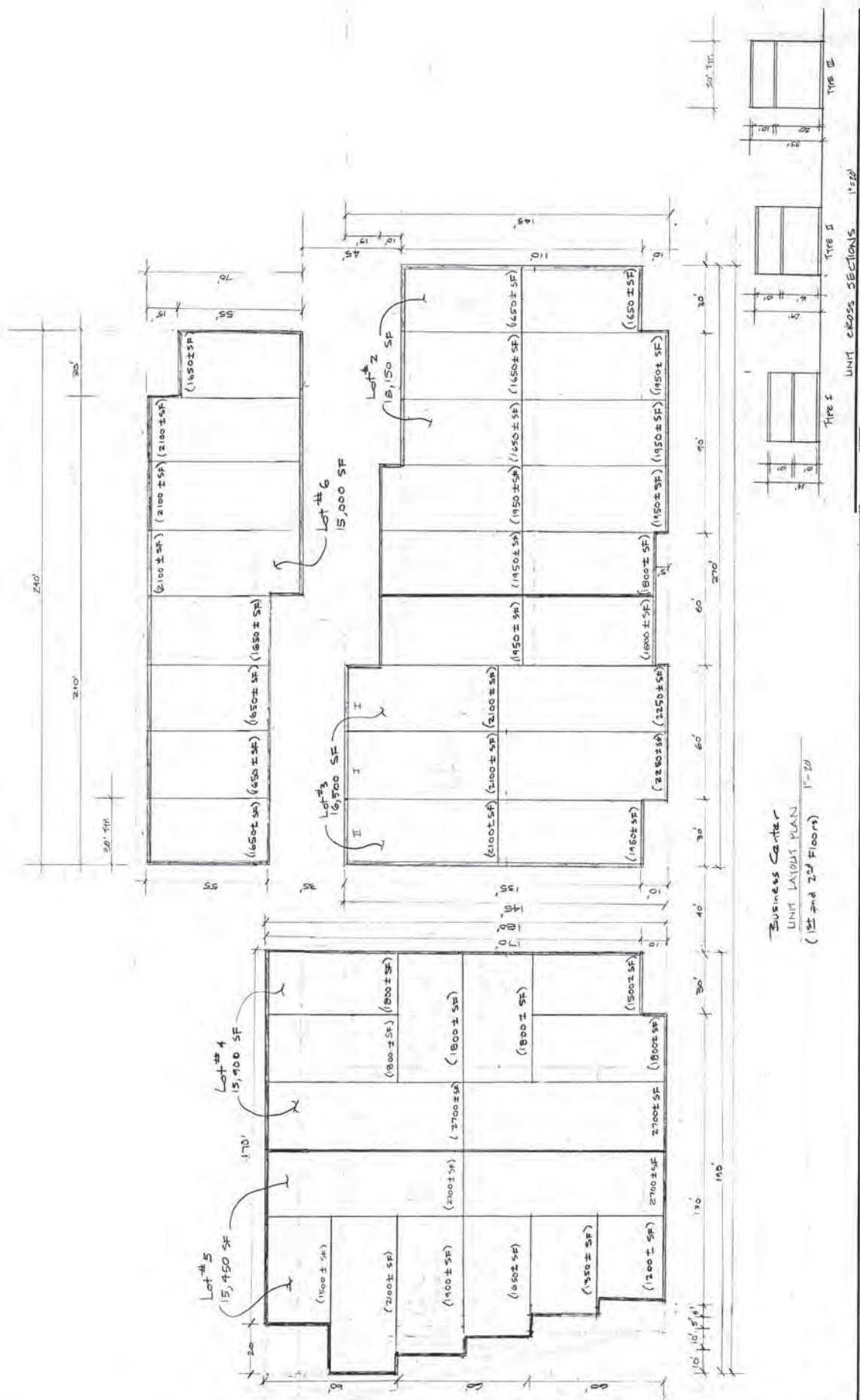
REVISIONS	BY

VESTING TENTATIVE MAP FOR RESIDENTIAL WELLNESS CENTER AND COMMERCIAL CONDOMINIUM PURPOSES BIG WAVE BUSINESS PARK (REVISION SHEET TO THE 6-30-2014 VESTING TENTATIVE MAP)

Sheet No. T-14
 Scale: 1" = 20'
 Date:
 Drawn:
 Job:



ATTACHMENT F



Business Center
 UNIT LAYOUT PLAN
 (1st and 2nd Floors) 1" = 20'

UNIT CROSS SECTIONS 1" = 20'

REVISIONS	BY











DAVID HIZEL BUILDING DESIGN
P.O. BOX 308
PACIFICA, CA 94044
(415) 757-6644
dhl@hizeldesign.com

OWNER: BIG VARIOUS LLC
SITE: 047-211-000 NEW 047 812 040
PROFESSIONAL ARCHITECTURE
PROFESSIONAL ARCHITECT
PROFESSIONAL ARCHITECT

Date	10.11.14
Scale	1"=20'
Drawn	
Checked	
Job No.	047-211-000
Job Name	047 812 040
Sheet No.	
Sheet Total	

ATTACHMENT G

SEMI-PAINTED WOOD COLORS

-  Slat Wood
-  Slat Wood
-  Slat Wood
-  Slat Wood
-  Slat Wood
-  Slat Wood
-  Slat Wood
-  Slat Wood
-  Slat Wood
-  Slat Wood



WELLNESS CENTER NORTH (EAST) ELEVATION
1"=20'



WELLNESS CENTER SOUTH (FRONT) ELEVATION
1"=20'



WELLNESS CENTER WEST (LEFT) ELEVATION
1"=20'



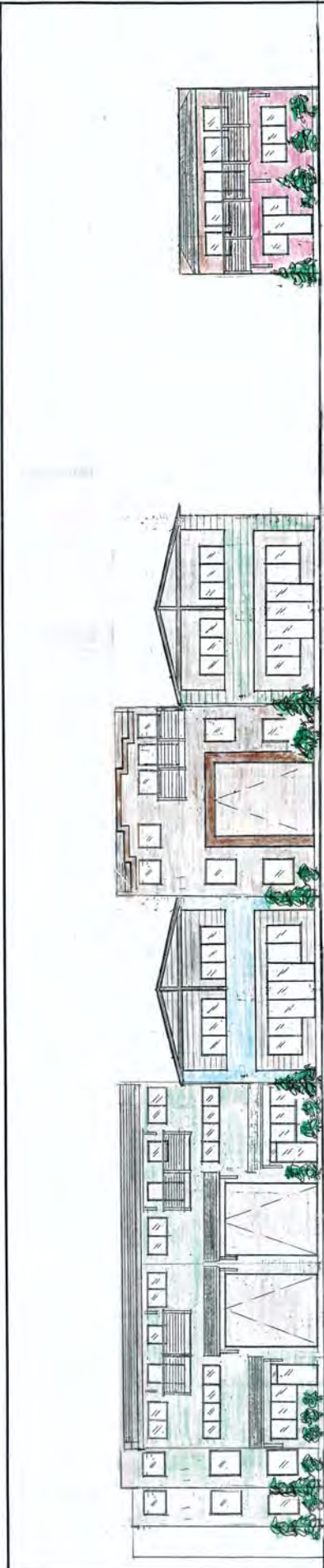
WELLNESS CENTER EAST (RIGHT) ELEVATION
1"=20'

REVISIONS	BY

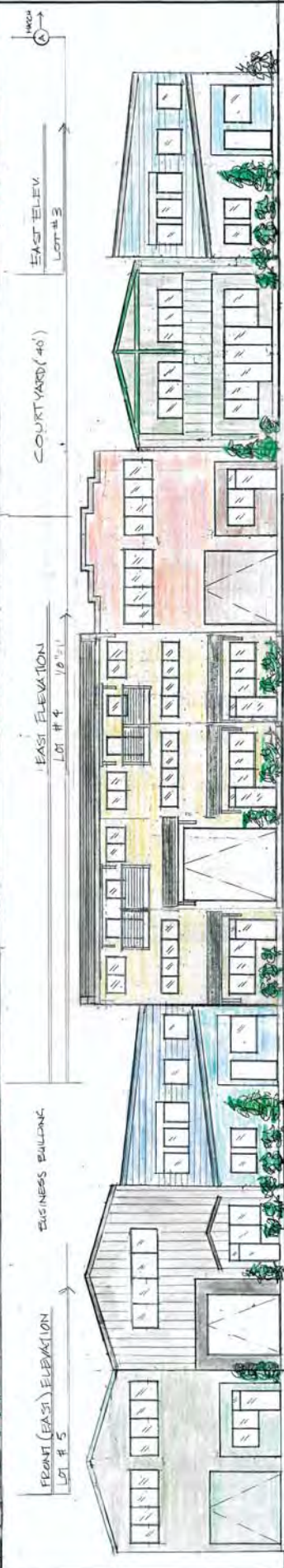
DAVID HIRZEL BUILDING DESIGN
 70 BOX 1008
 PACIFIC CA 90404
 (659) 757-6604
 david@hirzel.com

PROJECT: ENR WALK
 SITE: SUBDIVISION OF
 LOT 31-026 AND LOT 32-026
 FRANCISCO CA

DATE: 10.6.11
 SCALE: 1/8" = 1'-0"
 DRAWN: JIM SUEBY
 CHECKED: JIM SUEBY
 BY: **AS.2**
 OF: []



FRONT (EAST) ELEVATION
LOT # 5



EAST ELEVATION
LOT # 4



EAST ELEVATION
LOT # 3



EAST ELEVATION
LOT # 2

EAST ELEVATION
LOT # 3
HATCH

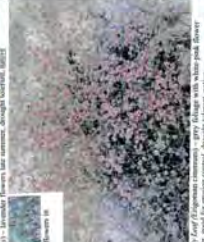
- BENTHAM MOORE COLORS
- TRUSS AND OVERHEAD DOORS
- RAY BRIDG
- STAIRS AND OVERHEAD DOORS
- SCANTREN MOSS
- STAIRS AND OVERHEAD DOORS
- "LAMPSON"
- HARDYMAN
- "FOOTBAY BLUE"
- STAIRS
- "TIMBER BARK"
- STAIRS
- "COURTIN LANE RED"
- ACCENT
- "BRACKLE PLUMB"



BUSINESS BUILDING NORTH (RIGHT) ELEVATION
LOT # 5

LANDSCAPE PLAN

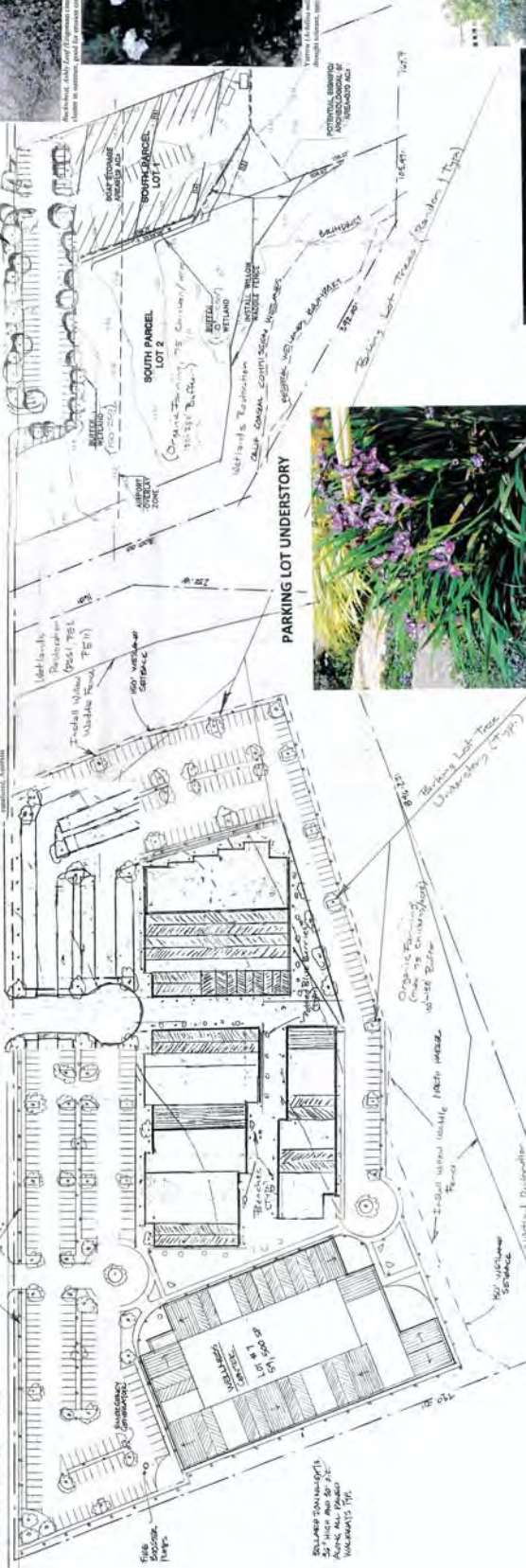
NATIVE ANNUALS



GRASSES

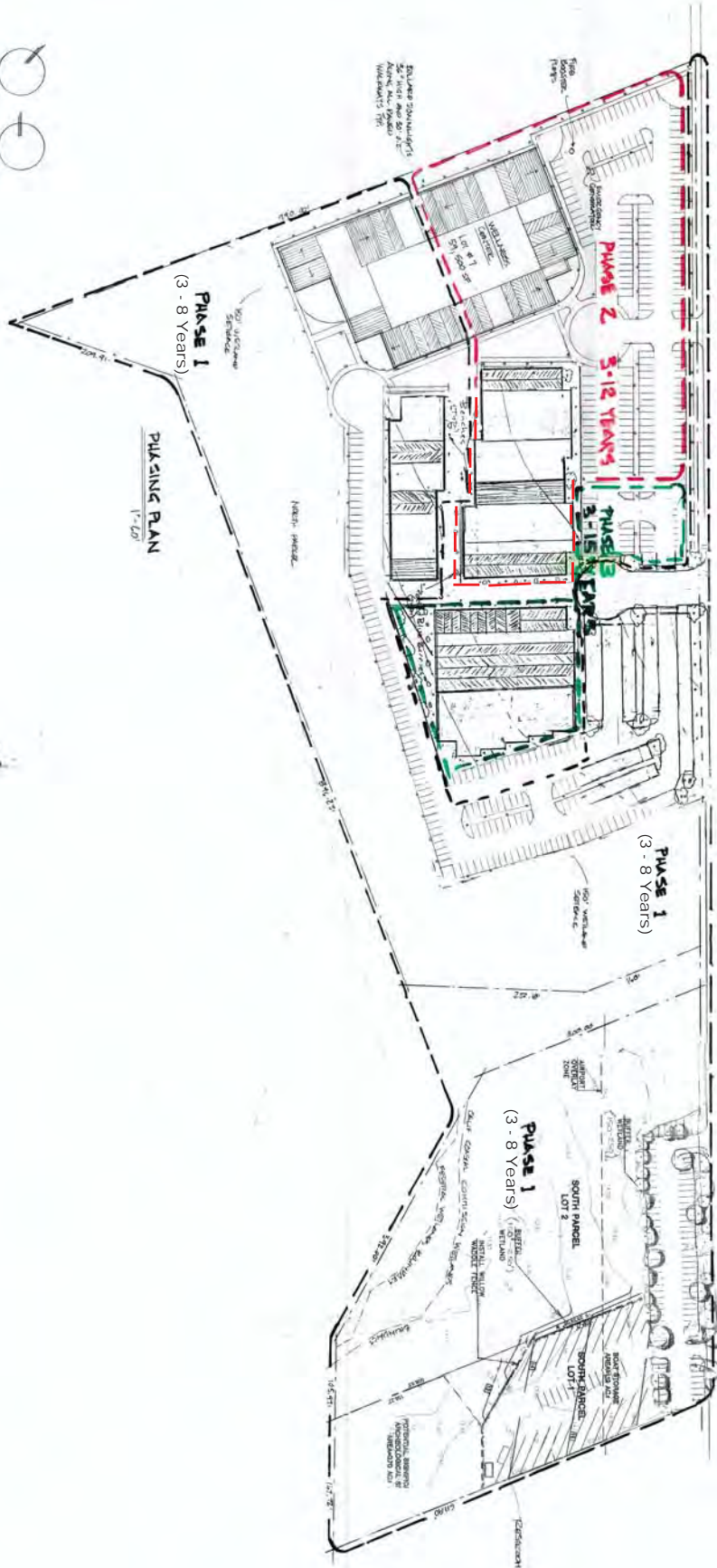


PARKING LOT TREES



- Notes:
1. Trees in center of forecourts: Flowering Cherry, Flowering Plum or Japanese Maple
 2. Against Buildings: Varieties of low chill pear, apple and Santa Rosa Plum, Alpine and Spaside Strawberries. Can be espaliered
 3. Berries on North Perimeter Fence: Raspberries, Blackberries, Currants, Gooseberries, Boysenberries, Marionberries, Chokeberries, Tayberries, Loganberries and Oregon (Drakes)
 4. Grape varieties in large pots throughout the plaza.
 5. All irrigation for landscaping will be drip.





P1

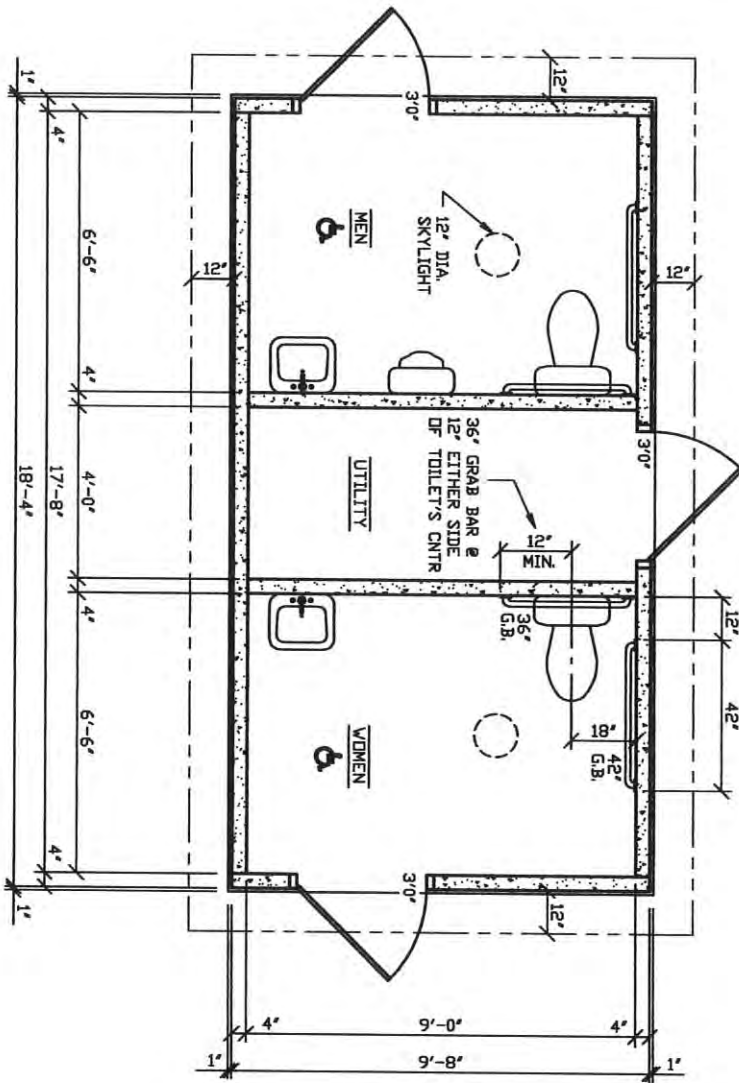
DATE: 11-11-10
 DRAWN BY: J. HIRZEL
 CHECKED BY: J. HIRZEL
 PROJECT: 100 SOUTH
 PENCEN CA

DAVID HIRZEL BUILDING DESIGN
 P. O. BOX 1886
 PACIFICA, CA 94044
 (650) 737-6604
 david@hirzel.com

ATTACHMENT J



Precast/Preassembled Reinforced Concrete Bathroom



FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT:
RR200
BUILDING

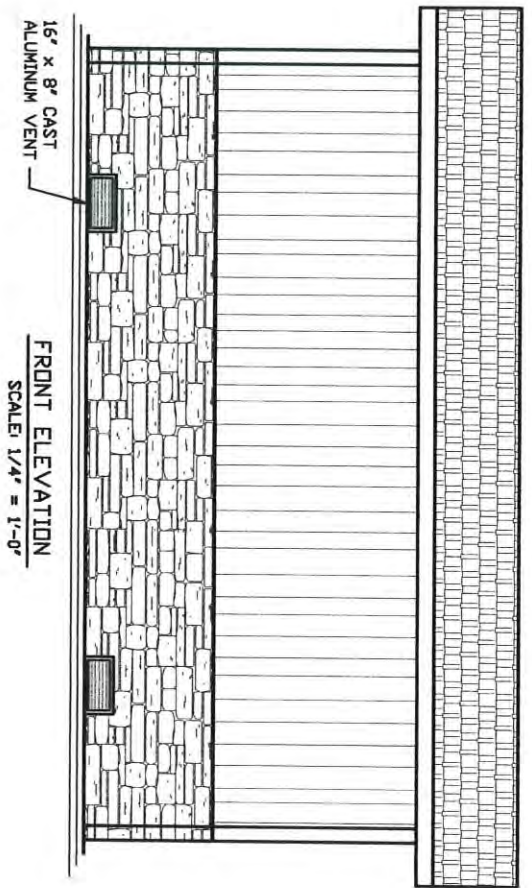


HUFFCUTT
CONCRETE, INC

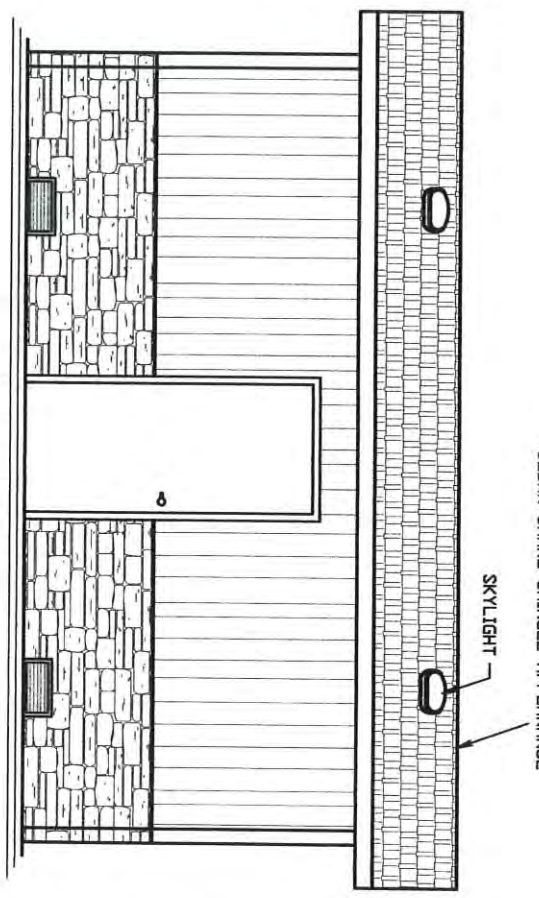
4154 123rd STREET
CHIPPEWA FALLS, WI 54729
(715) 723-7446 * (800) 924-1516
FAX (715) 723-7111 * www.huffcutt.com

THIS DRAWING SHALL NOT
BE COPIED OR REPRODUCED
WITHOUT THE WRITTEN
CONSENT OF THE COMPANY.

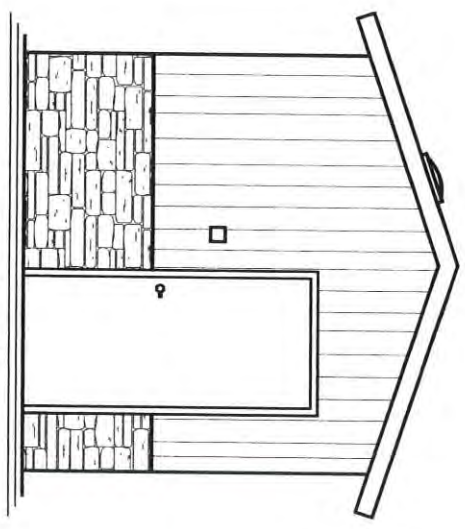
N.P.C.A. CERTIFIED PLANT
&
MEMBER OF:
NATIONAL & WISCONSIN PRECAST CONCRETE ASSOCIATIONS



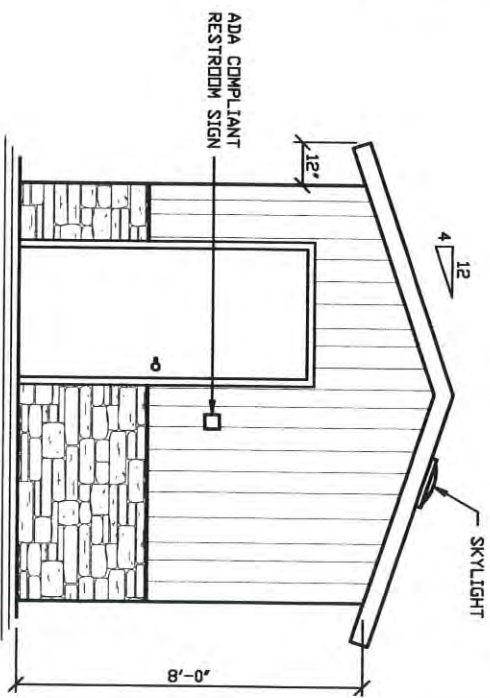
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

2
2

PROJECT:
RR200
BUILDING



4154 123rd STREET
CHIPPEWA FALLS, WI 54729
(715) 723-7446 ■ (800) 924-1516
FAX (715) 723-7111 ■ www.huffcutt.com

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N.P.C.A. CERTIFIED PLANT
&
MEMBER OF:
NATIONAL & WISCONSIN PRECAST CONCRETE ASSOCIATIONS

DESCRIPTION

Bollards are designed for walkways, entranceways, drives and other small-area lighting applications where low mounting heights are desirable.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

TOP: Rugged, minimum 5/32" thick cast aluminum top cap secured via a concealed stainless steel allen screw with twist removal mechanism for lamp access. Flow through ventilation assure cool to the touch top. **LOUVERS:** Cast aluminum louver blades provide sharp cutoff delivering no direct light above 90°. Louvers are secured to the shaft via tamper stainless steel rods and fasteners. **LOWER HOUSING:** Nominal 1/8" thick aluminum extruded housing. Bollard housing is secured to the base with flathead, counter-sunk screws for smooth, uncluttered appearance. **BASE:** Rugged cast aluminum. Completely concealed.

Electrical

BALLAST: HID high power factor ballast for -20°F starting. Product is factory mounted to the base. Quick disconnects provided between lamp and electrical assembly. **LAMP:** Metal Halide and High Pressure Sodium lamp sources up to 100W.

Optical

One-piece tempered glass with internal flutes for even disbursement of illumination. Decorative colored glass optional. Globe is fully gasketed via EPDM material.

Mounting

Base mounts onto foundation with three (3) 1/2" x 12-1/2" anchor bolts on a 5" Dia. bolt circle (a centrally located 2-7/8" x 3 1/2" wire entrance opening provided).

Finish

Finished in weather- and abrasion-resistant polyester powder coat. Standard bronze finish. Other finishes available. Consult your Streetworks Representative.



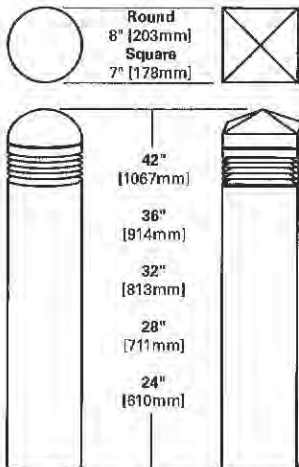
LBS/LBR LOUVERED BOLLARD

35 - 100 W
High Pressure Sodium
Metal Halide

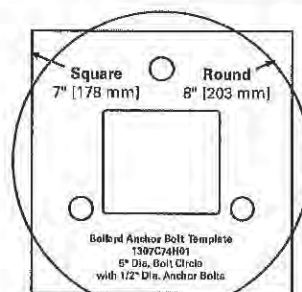
PATHWAY LUMINAIRE



DIMENSIONS



ANCHOR BOLT TEMPLATE (NOT TO SCALE)



NOTE:
Conduit must be inside of opening with a maximum height of 2 1/4" above concrete.
Anchor bolt projection to be 1 1/2" minimum and 2 1/4" maximum above concrete.

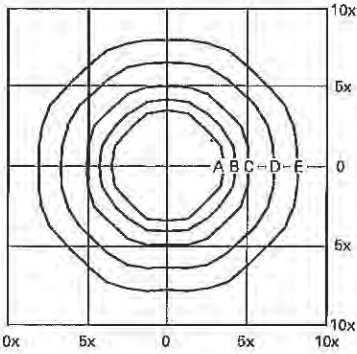
SHIPPING DATA
Approximate Net Weight:
26 lbs. (2 kgs.)

COOPER LIGHTING

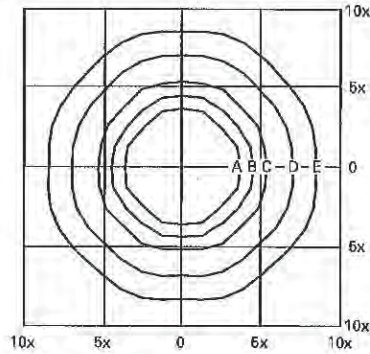
ADW100417



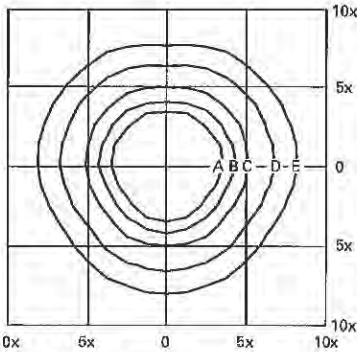
PHOTOMETRICS [Complete IES files available at www.cooperlighting.com]



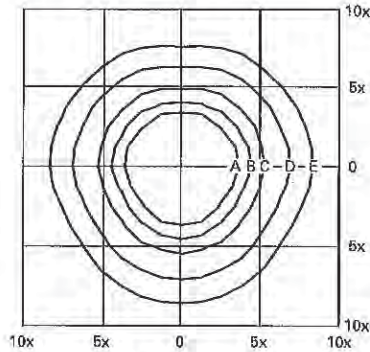
LBS10M11W36
100-Watt MH
7,900-Lumen Lamp (Coated ED-17)



LBSLBS10S11W36
100-Watt HPS
8,800-Lumen Lamp (Coated ED-17)



LBR10M11W36
100-Watt MH
7,900-Lumen Lamp (Coated ED-17)



LBR10211W36
100-Watt HPS
8,800-Lumen Lamp (Coated ED-17)

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
42"	1.20	0.60	0.30	0.12	0.06
36"	2.00	1.00	0.50	0.20	0.10
32"	2.40	1.20	0.80	0.24	0.12
28"	3.20	1.60	0.80	0.32	0.16
24"	4.40	2.20	1.10	0.44	0.22

ORDERING INFORMATION

SAMPLE NUMBER: LBS10M12242BZL

Product Family LBS=Square Bollard with Stacked Louvers and Pyramid Top LBR=Round Bollard with Stacked Louvers and Dome Top	Lamp Wattage ¹ 35=35W 50=50W 70=70W 10=100W	Lamp Type M=Metal Halide S=High Pressure Sodium	Socket 1=Medium	Ballast 1=NPF 2=HPF	Voltage ² 2=120V 0=208V 4=240V 7=277V W=Multi-tap wired 120V	Fixture Height 24=24" 28=28" 32=32" 36=36" 42=42"	Colors (add as suffix) AP=Grey BK=Black BZ=Bronze DP=Dark Platinum GM=Graphite Metallic WH=White	Options (add as suffix) 1=Single Fuse (120, 277 or 347V) Specify Voltage 2=Double Fused (208 or 240V) Specify Voltage R1=Provisional Cut for GFI Receptacle ⁴ R2=Installed GFI Receptacle ⁴ L=Lamp Included

NOTES: 1 All lamps are medium-base. 2 35W High Pressure Sodium available in 120V only. 3 Refer to technical section for lamp/ballast/voltage compatibility. 4 Location of R1 and R2 option on housing subject to height of luminaire. 5 Specifications and dimensions subject to change without notice.

NOTE: Specifications and dimensions subject to change without notice.

County of San Mateo
Environmental Services Agency
Planning and Building Division

In-Lieu Park Fee Worksheet

[This formula is excerpted from Section 7055 of the County's Subdivision Regulations]

This work sheet should be completed for any residential subdivision which contains 50 or fewer lots. For subdivisions with more than 50 lots, the County may require either an in-lieu fee or dedication of land.

1. For the parcel proposed for subdivision, look up the value of the land on the most recent equalized assessment roll. (Remember you are interested in the land only.)

Value of Land = 585,063

2. Determine the size of the subject parcel in acres.

Acres of Land = 5.12

3. Determine the value of the property per acre.

- a. Set up a ratio to convert the value of the land given its current size to the value of the land if it were an acre in size.

Formula:	
<u>Parcel Size in Acres (From Item 2)</u> 1 Acre of Land	<u>Value of Subject Parcel (From Item 1)</u> Value of Land/Acre
Fill Out:	
<u>5.12</u> 1 Acre	<u>585,063</u> Value of Land/Acre

- b. Solve for X by cross multiplying.

Formula:	
Value of Land =	$\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$ = _____
Fill Out:	
Value of Land =	$\frac{585,063}{5.12}$ = <u>114,270.11</u>

4. Determine the number of persons per subdivision.

Formula:			
Number of New Lots Created*	X	2.81**	= Number of Persons Per Subdivision
*Example: A 2-lot split would = 1 newly created lot.			
Fill Out:			
1	X	2.81**	= 2.81
**Average number of persons per dwelling unit according to the most recent federal census (1990).			

5. Determine the parkland demand due to the subdivision.

Formula:			
Number of Persons Per Subdivision (From Item 4)	X	.003*** Acres/Person	= Parkland Demand
Fill Out:			
2.81	X	.003*** Acres/Person	= 0.00843
***Section 7055.1 of the County's Subdivision Ordinance establishes the need for .003 acres of parkland property for each person residing in the County.			

6. Determine the parkland in-lieu fee.

Formula:			
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	= Parkland In-Lieu Fee
Fill Out:			
0.00843	x	114,270.4	= \$ 963.30



COASTSIDE FIRE PROTECTION DISTRICT

1191 MAIN STREET ■ HALF MOON BAY, CA 94019

TELEPHONE (650) 726-5213
FAX (650) 726-0132

April 16, 2014

Big Wave, LLC and Big Wave Group
Attn: Scott Holmes
430 Fairway Drive
Half Moon Bay, CA 94019

Dear Applicant,

After reviewing the planning application for Big Wave North Parcel Alternate Project for Use Permit, CDP, Design Review Permit, Grading Permit at Pillar Point Marsh, Assessor's Parcel Number 047-311-060 and 047-312-040 in El Granada (San Mateo County Permit No. PLN2013-00451) I offer the following comments/conditions, which will be applied to this project:

- **Building Classification:** Please indicate on the plans the following information:
 1. Occupancy Classification
 2. Type of Construction
 3. Site Plan indicating the location of the building in relationship to all property lines.
 4. Occupant Load Calculations with an exit analysis

Your project is located in an area that to date no documented fire flows are available. In order to determine required fire flows. Please provide information on Building Classification including Type of Construction, Occupancy Classification and Mixed Occupancy Use.

- **Automatic Fire Sprinkler System:** The proposed project must be equipped with an approved NFPA 13 fire sprinkler system throughout. You **will not** be issued a building permit until fire sprinkler plans are received, reviewed and approved by the fire district. If you have not already done so, please submit the required plans to the San Mateo County Building Department or City of Half Moon Bay. **Please be advised that the sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to commodity.** Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Department or City of Half Moon Bay.

- **Unobstructed fire sprinkler coverage:** shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage. Any heat producing appliances that are hooked up to an electrical power source, natural or propane gas, and are operational shall not have sprinkler heads located within their respective heat zones.
- **Fire Sprinkler Hardware:** Along with the automatic fire sprinkler system, this project is required to install all related fire sprinkler hardware (Post Indicator Valve, Fire Department Connection and Exterior Bell). You **will not** be issued a building permit until plans have been submitted, reviewed and approved by the fire district. Please submit plans showing the location of all required fire sprinkler hardware to the San Mateo County Building Department or City of Half Moon Bay.
- **Fire Access Roads:** Fire suppression operations involve heavy pieces of apparatus that must set-up and operate close to the building. California Fire Code and fire district ordinances require construction that allows fire apparatus to be placed directly outside the building. Additionally, it is the developer/owner's responsibility to assure well-marked fire lanes are provided around the entire outside perimeter of the building. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required, such protection shall be installed and made serviceable prior to and during the time of construction and before combustibles are on the project site. Approved signs and painted curbs or lines shall be provided and maintained to identify fire apparatus access roads and state the prohibition of their obstruction. Fire lanes shall be in accordance with Coastside Fire District specification. Contact the Fire Prevention Bureau for those specifications.
Your project shall meet access requirements listed in the CFC 2013 Section D104 and D105 and Section 503 and 504.
- **Emergency Building Access:** The proposed project will require the installation of "Knox Boxes." These emergency key boxes are required when access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or fire-fighting purposes. The Chief will determine the location for the key box and provide an authorized order form. All security gate systems controlling vehicular access shall be equipped with a "Knox"; key operated emergency entry device. Applicant shall contact the Fire Prevention Bureau for specifications and approvals prior to installation.
- **Address Numbers:** Building identification shall be conspicuously posted and visible from the street. (TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMBUSTIBLES BEING PLACED ON SITE). The letters/numerals for permanent address numbers shall be of **6-inch height** with a minimum 3/4-inch stroke and of a color, which is contrasting with the

background. Such letter/numerals shall be illuminated and facing the direction of access.

- **Distance from Road Address No. Size**

0-50 feet	6-inch
50-100 feet	8-inch
100-150 feet	10-inch
150 + feet	12-inch

with a corresponding increase in stroke width.
- **Roof Covering:** The roof covering of every new building or structure, and materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class "B" or higher as defined in the current edition of the California Building Code.
- **Exit Doors:** Exit doors shall be of the pivoted type or side hinged swinging type. Exit doors shall swing in the direction of exit when serving an occupant load of 50 or more.
 - **Special Doors:** Revolving, sliding and overhead doors shall not be used as required exits. Power operated doors complying with CBC Standard No. 10-1 may be used for exit purposes.
 - **Additional Doors:** When additional doors are provided for egress purposes, they shall conform to all the provisions of CBC chapter 10.

Our review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.

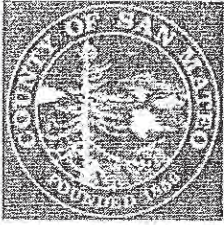
If you have any questions regarding the above conditions, please call the administration office during normal working hours.

Respectfully,



John Riddell
Deputy Fire Marshal
CAL FIRE/Coastside Fire Protection District

cc: San Mateo County Planning & Building
File



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
 Redwood City, California 94063
 650/363-4161 Fax: 650/363-4849

Mall Drop PLN122
 plngbldg@smcgov.org
 www.co.sanmateo.ca.us/planning

September 4, 2014

David J. Byers, Esq.
 Big Wave Group/Big Wave LLC
 259 W. Third Avenue
 San Mateo, CA 94402

Dear Mr. Byers:

SUBJECT: Coastside Design Review Continuance
 Airport Street, Princeton
 APNs 047-311-060 and 047-312-040
 County File No. PLN 2013-00451

At its meeting of July 10, 2014, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review Permit to allow construction of the Big Wave Wellness Center (4 buildings containing a total of 70,500 sq. ft. and 57 bedrooms for 50 developmentally disabled adults and 20 staff) and Office Park (5 buildings containing a total 189,000 sq. ft. of industrial/office/manufacturing/storage uses) and associated parking uses, proposed on the undeveloped north parcel (APN 047-311-060). An Outdoor Boat Storage Use is proposed on the undeveloped south parcel (APN 047-312-040) containing 26 boat storage spaces, 27 parking spaces associated with the boat storage use, and a 190 sq. ft. restroom building. The Design Review Permit is a part of the County's review of other associated permits and actions including: a Use Permit for a modern sanitarium, Outdoor Boat Storage Use, and proposed parking uses to be located within the Airport Overlay (AO) Zoning District; a Major Subdivision of the north parcel into seven (7) lots; a Minor Subdivision of the south parcel into two (2) lots; a Grading Permit to perform 735 cubic yards of cut (for utility trenching) and 21,400 cubic yards of fill (gravel import); a Coastal Development Permit, appealable to the California Coastal Commission; and Development Agreement with the County of San Mateo to allow for phasing of project construction over 15 years.

The CDRC was unable to make the findings to recommend project approval based on insufficient information on the submitted project plans, warranting a continuance of this item to the September 11, 2014 meeting. In order to resolve these project submittal deficiencies, a more thorough review of the Community Design Manual and Section 6565.17 of the San Mateo County Zoning Regulations for Design Review Districts is required. As such, submittal requirements and recommendations from the CDRC are as follows:

1. Submit an integrated and comprehensive site plan that combines landscaping, building plans, parking and driveway areas addressing the following issues:

- a. Abrupt changes in topography to address safety and provide a smooth transition, to the extent feasible.
 - b. Stepping down of building heights along with the topography, to the extent feasible.
 - c. Conflicts between pedestrian and vehicular traffic through courtyard areas of the Office Park.
 - d. Integration of landscaping at the Wellness Center site.
 - e. Location and elevation detail of rooftop solar panels.
 - f. Location of trash enclosures (if located outside).
 - g. Conflicts between landscaping plan and designated fire lane.
2. Provide more information on proposed lighting for the buildings to meet building code, which requires adequate lighting at all exterior doors.
 3. Site section drawing from the street to the rear of the project site showing landscaping at full maturity, and smooth transition from surrounding vegetation and proposed perimeter/site landscaping.

Please contact Dennis P. Aguirre, Design Review Officer, at 650/363-1867 if you have any questions.

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:fc - DPAY0780_WFN.DOCX

cc: Dianne Whitaker, Member Architect
Willard Williams, Member Architect
Annette Merriman, Alternate
Beverly Garrity
J. Cadigan
Lorraine Page
Jamie Barber
Lisa Ketcham
Jeff Peck
David Schonberg
Karen Holmes

Christopher Johnson
Francis Young
Tom Daly
Kris Liang
Patricia Hanson
Laura Stein
Ronald Madson
Sabrina Brennan
Mary Lou Williams
Scott Holmes



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

October 7, 2014

David J. Byers, Esq.
Big Wave Group/Big Wave LLC
259 W. Third Avenue
San Mateo, CA 94402

Dear Mr. Byers:

SUBJECT: Coastside Design Review Continuance
Airport Street, Princeton
APNs 047-311-060 and 047-312-040
County File No. PLN 2013-00451

At its meeting of September 11, 2014, the San Mateo County Coastside Design Review Committee (CDRC) considered your application for a Design Review Permit to allow construction of the Big Wave Wellness Center (4 buildings containing a total of 70,500 sq. ft. and 57 bedrooms for 50 developmentally disabled adults and 20 staff) and Office Park (5 buildings containing a total 189,000 sq. ft. of industrial/office/manufacturing/storage uses) and associated parking uses, proposed on the undeveloped north parcel (APN 047-311-060). An Outdoor Boat Storage Use is proposed on the undeveloped south parcel (APN 047-312-040) containing 26 boat storage spaces, 27 parking spaces associated with the boat storage use, and a 190 sq. ft. restroom building. The Design Review Permit is a part of the County's review of other associated permits and actions including: a Use Permit for a modern sanitarium, Outdoor Boat Storage Use, and proposed parking uses to be located within the Airport Overlay (AO) Zoning District; a Major Subdivision of the north parcel into seven (7) lots; a Minor Subdivision of the south parcel into two (2) lots; a Grading Permit to perform 735 cubic yards of cut (for utility trenching) and 21,400 cubic yards of fill (gravel import); a Coastal Development Permit, appealable to the California Coastal Commission; and Development Agreement with the County of San Mateo to allow for phasing of project construction over 15 years.

The CDRC was unable to make the findings to recommend project approval based on insufficient information on the submitted project plans, warranting a continuance of this item to the October 9, 2014 meeting. In order to resolve these project submittal deficiencies, a more thorough review of the Community Design Manual, with emphasis on the following chapters that discuss Grading, Site Development, Vegetative Preservation, Landscaping, View and Open Space Preservation, Paved Areas and Signs, and Section 6565.17 of the San Mateo County Zoning Regulations for Design Review Districts is required. As such, recommendations from the CDRC for re-design are as follows:

1. Acquire the services of an architect or designer to establish a design that reflects the character of Princeton, as represented in building facades, streetscape, and other elements specified in the Community Design Manual and Zoning Regulations (i.e., use of cypress trees as the existing landscaping in Princeton).
2. Break up the large parking lot into smaller lots using landscaping, pavers, or other measures.
3. Include pedestrian pathways through the parking lot(s).
4. Preserve existing view corridors to the coast.
5. Use landscaping to identify main entrances to Wellness Center and Office Park.
6. Improve the design of the Office Park courtyard to accommodate pedestrian safety and use.
7. Consider adding a courtyard for the Wellness Center.

Please contact Dennis P. Aguirre, Design Review Officer, at 650/363-1867 if you have any questions.

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:fc – DPAY0882_WFN.DOCX

cc: Dianne Whitaker, Member Architect
Willard Williams, Member Architect
Greg Sarab, Community Representative
Scott Holmes
Stephen St. Marie
Lisa Ketcham
Jeff Peck
Jim Larimer
Karen Holmes
Christopher Johnson
Kris Liang
Mary Lou Williams
Holly Winnen
Linda Montalto Patterson
Judy Taylor



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

October 28, 2014

David J. Byers
Big Wave Group, LLC
259 West Third Avenue
San Mateo, CA 94402

Dear Mr. Byers:

SUBJECT: Coastside Design Review Continuance
Airport Street, Princeton
APNs 047-311-060 and 047-312-040
County File No. PLN 2013-00451

At its meeting of October 9, 2014, the San Mateo County Coastside Design Review Committee (CDRC) considered your application and requested modifications for a Design Review Recommendation to allow construction of the Big Wave Wellness Center (4 buildings containing a total of 70,500 sq. ft. and 57 bedrooms for 50 developmentally disabled adults and 20 staff) and Office Park (5 buildings containing a total 189,000 sq. ft. of industrial/office/manufacturing/storage uses) and associated parking uses, proposed on the undeveloped north parcel (APN 047-311-060). An Outdoor Boat Storage Use is proposed on the undeveloped south parcel (APN 047-312-040) containing 26 boat storage spaces, 27 parking spaces associated with the boat storage use, and a 190 sq. ft. restroom building. The Design Review Permit is a part of the County's review of other associated permits and actions including: a Use Permit for a modern sanitarium, Outdoor Boat Storage Use, and a Major Subdivision of the north parcel into seven (7) lots; a Minor Subdivision of the south parcel into two (2) lots; a Grading Permit to perform 735 cubic yards of cut (for utility trenching) and 21,400 cubic yards of fill (gravel import); a Coastal Development Permit, appealable to the California Coastal Commission; and Development Agreement with the County of San Mateo to allow for phasing of project construction over 15 years.

The CDRC was again unable to determine the findings to recommend approval based on unresolved project design deficiencies to warrant a continuance of this item to a special meeting on November 3, 2014. In order to resolve these project design deficiencies, further review of the Community Design Manual and Section 6565.17 of the San Mateo County Zoning Regulations for Design Review Districts is required. As such, additional recommendations for re-design from the CDRC are as follows:

1. Break up the length of the entire facade of the East Business Office Building and add at least one (1) additional view corridor oriented towards the bluff.

2. Revise the southern building wall areas on the East Business Office Building by squaring their corner angles in order to achieve consistency with the rest of the Office Park and Wellness Center Buildings.
3. Improve the design of courtyard areas between the Wellness Center and Office Park Buildings and between East and West Business Buildings by breaking up the East Office Building and setting in building corners.
4. Use contrasting paving patterns to show pedestrian pathways.
5. Reduce color variety and styles for all facades.
6. Break up flat front wall planes via wall articulation, with emphasis on buildings located at the ends of the two driveways/entryways.
7. Further articulate the roof designs by varying the building roof heights as viewed along the streetscape.
8. Reduce color brightness and contrast between the main body and trims. Use earth tone colors that blend with the surrounding bluff area. Avoid using "Southern Moss" and "Lambskin" colors.
9. Provide plant and height details of the 5-foot wide landscaping strip along the Front Office Park area.
10. Remove all parking spaces in front of roll-up doors along the East Business Building.
11. Consider adding loading zones for buildings with roll-up doors.

Please contact Dennis P. Aguirre, Design Review Officer, at 650/363-1867 or by email at dagguire@smcgov.org if you have any questions.

Sincerely,



Dennis P. Aguirre
Design Review Officer

DPA:pac – DPAY0996_WPN.DOCX

cc: Dianne Whitaker, Member Architect
Willard Williams, Member Architect
Greg Sarab, Community Representative
Lisa Ketcham
Christopher Johnson
Laura Stein



0 600 Feet

1 ● → Photograph Viewpoint Location and Direction

Figure 1
Simulation Viewpoint Locations
 Big Wave North Parcel Alternative



Existing view from Airport Road looking south (VP 1)



Visual simulation of Proposed Project with landscaping at installation
Refer to Figure 1 for photograph viewpoint locations

Figure 2
Visual Simulation - Airport Road
Big Wave North Parcel Alternative



Existing view from Airport Road looking south (VP 1)



Visual simulation of Proposed Project with landscaping at 15 years
Refer to Figure 1 for photograph viewpoint locations



Existing view from Highway 1 at Moss Beach Airport looking south (VP 2)



Visual simulation of Proposed Project with landscaping at installation
Refer to Figure 1 for photograph viewpoint locations



Existing view from Highway 1 at Moss Beach Airport looking south (VP 2)



Visual simulation of Proposed Project with landscaping at 15 years
Refer to Figure 1 for photograph viewpoint locations



Existing view from Capistrano Road at Highway 1 looking southwest (VP 3)



Visual simulation of Proposed Project with landscaping at installation
Refer to Figure 1 for photograph viewpoint locations

Figure 6
Visual Simulation - Capistrano Road
Big Wave North Parcel Alternative



Existing view from Capistrano Road at Highway 1 looking southwest (VP 3)



Visual simulation of Proposed Project with landscaping at 15 years

Refer to Figure 1 for photograph viewpoint locations

Figure 7
Visual Simulation - Capistrano Road
Big Wave North Parcel Alternative



Existing view from Pillar Point Radio Tower looking north (VP 4)



Visual simulation of Proposed Project with landscaping at installation
Refer to Figure 1 for photograph viewpoint locations



Existing view from Pillar Point Radio Tower looking north (VP 4)



Visual simulation of Proposed Project with landscaping at 15 years
Refer to Figure 1 for photograph viewpoint locations



Existing view from Pillar Point Bluff Trail looking east (VP 5)



Visual simulation of Proposed Project with landscaping at installation

Refer to Figure 1 for photograph viewpoint locations

Figure 10
Visual Simulation - Pillar Point Bluff
Big Wave North Parcel Alternative



Existing view from Pillar Point Bluff Trail looking east (VP 5)



Visual simulation of Proposed Project with landscaping at 15 years

Refer to Figure 1 for photograph viewpoint locations

Figure 11
Visual Simulation - Pillar Point Bluff
Big Wave North Parcel Alternative