

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

DATE: January 14, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: 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); (2) a Use Permit for the 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, approximately 1,500 sq. ft., 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, for the proposed subdivisions, uses, and improvements; (6) a Design Review Permit for proposed structures and associated grading; (7) a Grading Permit to perform 735 cubic yards (cy) of cut for utility trenching and to place 16,400 cy of imported gravel; and (8) a draft Development Agreement to allow project construction over 15 years, 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 seven lots with up to 108 business condominium units and a Minor Subdivision to subdivide the southern parcel into two 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, and (7) recommend to the Board of Supervisors approval of the draft Development Agreement, as shown in Attachment V of the staff report, to allow project construction in phases over a 15-year term.

BACKGROUND

At the Planning Commission meeting of November 12, 2014, Planning staff and the applicant, Scott Holmes, presented a revised site plan for the Big Wave North Parcel Alternative (NPA) Project that showed eight buildings (three Wellness Center and five Office Park buildings), rather than the four buildings (one Wellness Center and three Office Park buildings) presented in the site plan contained in the staff report. The revised site plan, referred to as the “8-Building Option,” was prepared by the applicant in consultation with Lennie Roberts, Legislative Advocate for the Committee for Green Foothills. In a letter dated November 10, 2014, Ms. Roberts supports the Planning Commission’s consideration of the 8-Building Option due to the reduction in building sizes (Attachment R of the staff report). The 8-Building Option is proposed by the applicant to achieve reduced building sizes (similar to the original NPA Project) while maintaining the changes to building facades, parking lot, pedestrian circulation, courtyards, landscaping, and height reduction from 33-foot to 28-foot maximum height of the Wellness Center buildings achieved through the Coastside Design Review Committee review process.

During the meeting, the Planning Commission requested clarification of the impact on the project of what members of the public referred to as the “Lanterman Act” and “Olmstead Act” and also instructed staff to address the following additional matters: (1) building elevations and a site plan prepared with a comparable level of professional detail as the original Big Wave NPA Project plans, (2) referral of the 8-Building Option to the Coastside Design Review Committee (CDRC) for its review over one meeting, (3) referral of the 8-Building Option to the California Coastal Commission (CCC) and Midcoast Community Council (MCC), (4) additional time for the public to review the 8-Building Option, and (5) an updated staff report to describe the 8-Building Option.

Regarding the “Olmstead Act,” staff believes that the member of the public was referencing a 1999 decision of the U.S. Supreme Court entitled *Olmstead v. L.C.*, which discussed the duty of a state under the Americans with Disabilities Act (ADA) to provide for community-based (i.e., non-institutional) care for persons with disabilities. The decision explained that the ADA established the right of persons with developmental disabilities to live in a less-restrictive environment and that the law has the effect of prohibiting the mandating of any particular type of housing project for persons with developmental disabilities in light of the provision of other housing options (e.g., group homes, etc.). Regarding the “Lanterman Act,” staff believes that the member of the public was referring to the Lanterman-Petris-Short Act. This 1967 state law placed limitations on involuntary hospital commitments of mentally ill individuals and those with developmental disabilities. It represents a state policy that persons with mental disabilities should be able to live in the community. The law does not have the effect of

prohibiting any particular type of housing project for persons with developmental disabilities.

Regarding the Planning Commission's request for building elevations and a site plan prepared with a comparable level of professional detail as the original Big Wave NPA Project plans, the applicant has submitted revised plans to address concerns regarding the clarity of plans (Attachments F through I of the staff report). Previously, due to the flow of comments from the CDRC over four meetings and timing and financial constraints, the applicant (a civil engineer) and a designer hired by the applicant had updated plans by hand to reflect recommended changes. As stated in Section B.2 of the staff report, plans accompanying a Design Review Permit application may be conceptual (anticipating revisions in whole or in part by the CDRC) and are not required to be drawn by a licensed professional.

Regarding referral of the 8-Building Option to the CDRC for its review over one meeting, on December 18, 2014, the CDRC recommended denial of the Design Review Permit for the project, finding it fundamentally out of scale and out of character with the Princeton community. The CDRC stated that the project lacks adequate design work at all levels from schematic to detail, which should have been undertaken by a licensed design professional with substantial experience in projects of this scope, complexity and community impact. In contrast to the CDRC's findings, Planning staff has determined that the project, as proposed and conditioned, as the project meets the permit application requirements, represents a good faith effort by the applicant to comply with previous suggestions of the CDRC, and otherwise complies with applicable design review standards.

Regarding referral of the 8-Building Option to the Midcoast Community Council (MCC), comments received from the MCC in response to this referral focused on concerns regarding building massing and scale impacts particularly to the Pillar Ridge Manufactured Home Community, among other concerns discussed at length in the staff report. Regarding building massing and scale, the MCC states a concern that the 8-Building Option significantly increases visual building mass immediately adjacent to the Pillar Ridge Manufactured Home Community. Compared to the original Big Wave NPA Project which sited Wellness Center buildings such that their "short side" abutted the shared property line, the Wellness Center buildings of the 8-Building Option include longer wall lengths along the shared property line. Through its review process, the CDRC encouraged the creation of courtyards for the recreational benefit of Wellness Center residents, which resulted in longer wall lengths along the shared property line. Per Condition No. 88, the applicant would be required to add further wall articulation along the north wall of Building 3 of the Wellness Center, reducing the appearance of mass and bulk for the building. Also, per Condition No. 88, project buildings would be screened by an existing 8-foot high fence that runs along the shared property line, as well as planted vegetation. Additionally, Condition No. 73 and the draft Development Agreement (Attachment V of the staff report) prioritize the construction of Wellness Center Building 2 over Building 3, as it is located further from the Pillar Ridge property, allowing for a larger buffer if the third Wellness Center building ultimately is not built.

Regarding referral of the 8-Building Option to the California Coastal Commission (CCC), in a letter dated December 17, 2014, Jeannine Manna, District Supervisor, provides comments on the 8-Building Option (Attachment S of the staff report). Regarding traffic and parking, proposed business uses of the project were defined in the 2010 Project and continue to be defined as General Office, Research and Development, Light Manufacturing, and Storage Uses. The Big Wave NPA Project, however, differs from the 2010 Project, in that the 2010 Project limited each use to a fixed percentage of overall project floor area, specifically 40% General Office, 25% Research and Development, 20% Light Manufacturing, and 15% Storage. While the applicant had previously proposed such limits for each use, the limits were not part of the Big Wave NPA Project application as it became clear to the applicant that the limits may not reflect actual economic demand for each use. The limits were primarily intended to regulate compliance with County parking standards. The concern regarding parking is also shared by Ms. Roberts of the Committee for Green Foothills. The current approach, which does not place limits on each use and allows for uses based on parking requirements up to the current maximum proposed number of parking spaces (i.e., 462 parking spaces), offers a more flexible approach and ensures compliance with parking requirements via the building permit process, as is done with other industrial business parks in M-1 (Light Industrial) zoned areas of the County. Condition No. 7 of Attachment A of the staff report further addresses this concern by requiring the formation of a property owners association and the issuance of parking licenses according to County parking requirements as stated in Table 5 of the staff report. In the event that the early phases of project development consume the maximum number of parking spaces, additional buildings or uses that necessitate more parking will not be allowed to be constructed or established.

Regarding additional time for the public to review the 8-Building Option and an updated staff report to describe the current proposal, plans and a description of the 8-Building Option are included in the supplemental staff report.

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

DATE: January 14, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: SUPPLEMENTAL STAFF REPORT: 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 the 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; (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; and (8) a draft Development Agreement to allow project construction over 15 years. The project involves the development of the north parcel (APN 047-311-060) with an Office Park, including five buildings containing a total 162,000 sq. ft. of industrial/office/storage uses; a 3-building 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, outdoor parking uses in the Airport Overlay (AO) Zoning District, 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.
7. Recommend to the Board of Supervisors approval of the draft Development Agreement, as shown in Attachment V, to allow project construction in phases over a 15-year term.

BACKGROUND

At the Planning Commission meeting of November 12, 2014, Planning staff and the applicant, Scott Holmes, presented a revised site plan for the Big Wave North Parcel Alternative (NPA) Project that showed eight buildings (three Wellness Center and five Office Park buildings), rather than the site plan showing four buildings (one Wellness Center and three Office Park buildings) presented in the staff report. The revised site plan, referred to as the "8-Building Option," was prepared by the applicant in consultation with Lennie Roberts, Legislative Advocate for the Committee for Green

Foothills (CGF). In a letter dated November 10, 2014, Ms. Roberts supports the Planning Commission's consideration of the 8-Building Option due to the reduction in building sizes (Attachment R).

During the meeting, the Planning Commission requested clarification of the impact on the project of what members of the public referred to as the "Lanterman Act" and "Olmstead Act" and also instructed staff to address the following additional matters: (1) building elevations and a site plan prepared with a comparable level of professional detail as the original Big Wave NPA Project plans, (2) referral of the 8-Building Option to the Coastside Design Review Committee (CDRC) for its review over one meeting, (3) referral of the 8-Building Option to the California Coastal Commission (CCC) and Midcoast Community Council (MCC), (4) additional time for the public to review the 8-Building Option, and (5) an updated staff report to describe the 8-Building Option.

After receiving public comment and discussion amongst the Commissioners, the Planning Commission continued its review of the project to the meeting of January 14, 2015.

Planning staff addresses the listed concerns and needs below:

1. Clarification of the impact of the Lanterman-Petris-Short Act and the *Olmstead* Decision to the project: County Counsel has analyzed the impact of these authorities on the Big Wave NPA Project. At the November 12, 2014 Planning Commission meeting, a member of the public raised the "Olmstead Act." Staff has concluded that this is a reference to the U.S. Supreme Court's 1999 decision in the case of *Olmstead v. L.C.* in which the court held that states have a duty under the Americans With Disabilities Act (ADA) to provide for community-based (i.e., non-institutional) care for persons with disabilities. This duty, however, is not unlimited and does not preempt local land use regulations. In general, under this decision, states cannot prefer the institutionalization of persons with developmental disabilities when a medical provider has determined that a community-based alternative would be more therapeutic. Under *Olmstead*, persons with developmental disabilities have the right to live in a less-restrictive environment. The law has the effect of prohibiting the mandating of any particular type of housing project for persons with developmental disabilities in light of the provision of other housing options (e.g., group homes, etc.). Regarding what was referred to at the hearing as the "Lanterman Act," staff believes that the member of the public was raising the Lanterman-Petris-Short Act. This 1967 state law placed limits on involuntary commitments of mentally ill individuals and those with developmental disabilities. It manifests a state policy that persons with mental disabilities should be able to live in the community. The law does not have the effect of prohibiting any particular type of housing project for persons with developmental disabilities.

On a related note, Dave Byers, legal counsel for Big Wave, referenced the Federal Housing Act, which he states prohibits local agencies from making zoning

or land use decisions or implementing land use policies that exclude or otherwise discriminate against protected persons, including individuals with disabilities. According to the Office of the County Counsel, this law does not preempt local zoning laws, but it does prohibit local land use authorities from basing decisions regarding land use entitlements on the mental health characteristics of the persons likely to be living there. Therefore, while the Planning Commission may determine that the site location is inappropriate for housing by citing inconsistency with zoning regulations or the Local Coastal Program (LCP), the County cannot deny housing for developmentally disabled adults on the basis that decision makers vie the proposed location as inappropriate for housing developmentally disabled adults.

2. Building elevations and a site plan prepared with a comparable level of professional detail as the original Big Wave NPA Project plans: The applicant has submitted revised plans to address concerns regarding the clarity of plans (Attachments F through I). Previously, due to the flow of comments from the CDRC over four meetings and timing and financial constraints, the applicant (a civil engineer) and a designer hired by the applicant have updated plans by hand to reflect suggested design changes. As stated in Section B.2 of this report, plans accompanying a Design Review Permit application may be conceptual (anticipating revisions in whole or in part by the CDRC) and are not required to be drawn by a licensed professional.
3. Referral of the 8-Building Option to the Coastside Design Review Committee (CDRC) for its review over one meeting: Planning staff has referred the 8-Building Option to the CDRC. The project was reviewed at the CDRC meeting of December 18, 2014. The CDRC's decision to recommend denial of the Design Review Permit and accompanying comments are provided in Attachment T and are summarized in Section B.1 of this report.
4. Referral of the 8-Building Option to the California Coastal Commission (CCC) and Midcoast Community Council (MCC): Planning staff has referred the 8-Building Option to the MCC. Their comments are included in Attachment Q and summarized in Section C of this report.
5. Additional time for the public to review the 8-Building Option: Plans and a description of the 8-Building Option are included in this report.
6. An updated staff report to describe the 8-Building Option. An updated project description and plans are provided in this report.

DISCUSSION

A. PROJECT CHANGES

Table 1 outlines project changes from the 4-building project presented in the November 12, 2014 Planning Commission staff report:

Table 1 Overview of Primary Project Changes from 2010 Project to Current Proposal			
	2010 Project*	Revised Big Wave NPA Project Presented in the Final Addendum	Big Wave NPA 8-Building Option
Subdivision and Site Development	North Parcel: Ten lots for Office Park buildings, parking, and wetland buffer. South Parcel: Three lots for Wellness Center buildings, wetland buffer, public commercial storage building, and parking.	North Parcel: Seven lots for Office Park and Wellness Center buildings, parking, and wetland buffer. South Parcel: Two lots for public boat storage, public parking, archaeological reserve, wetland buffer, and agriculture/organic gardening.	No change to the number of proposed lots on each parcel. Parcel shape for Lots 2 through 7 of the north parcel change to suit revised building footprints. Parcel sizes change slightly for Lots 4 and 5 of the north parcel.
Office Park/Industrial Use	Eight buildings: 225,000 sq. ft. business space; 92,000 sq. ft. footprint	Office Park: Three buildings on five lots: 162,000 sq. ft. business space; 81,000 sq. ft. footprint Wellness Center: 27,000 sq. ft. business space	No change to floor area of Office Park and Wellness Center. Current proposal includes five Office Park buildings on five lots. No change to total footprint.
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	No change to floor area, number of bedrooms, or number of staff of Wellness Center.
On-Site Parking Spaces	690	554	No change to total parking.
Maximum Building Height (feet from existing grade)	51 feet	36.5 feet	33 feet

**Table 1
Overview of Primary Project Changes from 2010 Project to Current Proposal**

	2010 Project*	Revised Big Wave NPA Project Presented in the Final Addendum	Big Wave NPA 8-Building Option
Site Coverage	<p>Impervious cover: 3.4 acres</p> <p>Pervious cover: 7.5 acres</p>	<p>Impervious cover: 3.22 acres</p> <p>Pervious cover: 4.47 acres</p>	No change to impervious cover.
Grading (cubic yards (cy))	<p>22,445 cy of cut</p> <p>26,050 cy of fill (3,605 cy gravel import)</p>	<p>735 cy of cut and backfill</p> <p>16,400 cy of fill (gravel import)</p>	No change to total grading.
Water Service	<p>Domestic water demand: 26,000 gallons per day (gpd): 10,000 gpd from existing on-site well and 16,000 gpd from wastewater recycling.</p> <p>Connection to Coastside County Water District for emergency backup and fire protection (subject to LAFCo action) as an option.</p> <p>Fire water demand: Wellness Center swimming pool or 180,000 gallon below-ground storage tank or a combination of municipal hookup and on-site storage.</p> <p>Irrigation demand: 10,000 gpd from on-site well.</p>	<p>Domestic water demand: 15,500 gpd from Montara Water and Sanitary District (MWSD), subject to Local Agency Formation Commission (LAFCo).</p> <p>Fire water demand: Connection to MWSD. Water storage tank (up to 200,000 gallons) below the Wellness Center Building.</p> <p>Irrigation demand: 10,500 gpd from on-site well.</p>	No change to water demand.

Table 1 Overview of Primary Project Changes from 2010 Project to Current Proposal			
	2010 Project*	Revised Big Wave NPA Project Presented in the Final Addendum	Big Wave NPA 8-Building Option
Wastewater Service	On-site wastewater treatment plant and disposal through a combination of municipal hookup to Granada Community Services District (GCSD) and on-site recycle water usage (drain fields eliminated in Final EIR) or municipal hookup only.	Sewer service connection to GCSD for wastewater collection, transmission, treatment and disposal.	No change to wastewater demand.
Project Construction Phasing Timeframe	20 years	15 years	No change to construction phasing timeframe.
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.	No change to wetland buffer.
* Project as described in San Mateo County Planning and Building Department Staff Report to Board of Supervisors for meeting date March 15, 2011.			

Decreased Building Scale through the 8-Building Option

As previously stated, the 8-Building Option was prepared by the applicant in consultation with Ms. Roberts of the Committee for Green Foothills (CGF), to reduce building sizes in response to the consolidation of buildings (three and four building scenarios) shown on site plans prepared by the applicant in response to CDRC recommendations. It should be noted that the original Big Wave NPA Project proposed nine buildings (four Wellness Center and five Office Park buildings) and was developed by the applicant in consultation with Ms. Roberts and Coastal Commission staff. The 8-Building Option is proposed by the applicant to achieve reduced building sizes (similar to the original NPA Project), as shown in Table 2 below, while maintaining the changes to building facades, parking lot, pedestrian circulation, courtyards, landscaping, and height reduction from 33 feet to 28 feet of Wellness Center buildings suggested through the CDRC review process.

Table 2 Building Sizes for the 8-Building Option	
Building	Size
Business Building (Lot 2)	36,000 sq. ft.
Business Building (Lot 3)	32,700 sq. ft.
Business Building (Lot 4)	30,150 sq. ft.
Business Building (Lot 5)	30,750 sq. ft.
Business Building (Lot 6)	32,400 sq. ft.
Wellness Center Building 1	23,250 sq. ft.
Wellness Center Building 2	21,170 sq. ft.
Wellness Center Building 3	47,000 sq. ft.

The 4-building project previously reviewed by the Planning Commission included business buildings of an average size of 54,000 sq. ft. and a 97,500 sq. ft. Wellness Center. Under the current proposal, which includes five business buildings and three Wellness Center buildings, average business building size is 32,400 sq. ft. and average Wellness Center building size is 32,500 sq. ft.

Table 3, below, provides a comparison of building heights from the 4-building project to the 8-Building Option.

Table 3 Office Park and Wellness Center Building Elevations												
Building	4-Building Proposal				8-Building Proposal							
	WC	OP NE	OP SE	OP WEST	WC 1	WC 2	WC 3	OP Lot 2	OP Lot 3	OP Lot 4	OP Lot 5	OP Lot 6
Max. Stories	2				2							
Average Existing Grade Elevation	20.5	21	20		No Change							
Average Finish Grade Elevation	22.5	22	21		No Change							
Slab Elevation	24	23.5	22	22.5	23	23	22	23	22	21.5	21	21
Max. Building Height from Finished Grade	28	33			28				33			

Wellness Center Bridges and Covered Basketball Court

As shown in the project floor plans, the 8-Building Option includes bridges which connect the Wellness Center buildings and a covered basketball court. Bridges are necessary to ease the safe travel of residents between buildings. The bridges would not be covered and would utilize steel construction. The covered basketball court is included in the total overall size of the Wellness Center of 97,500 sq. ft. as discussed in the Addendum. Drawings for the basketball court covering are provided in Attachment I. As proposed, these structures would be constructed simply and would not add to the appearance of mass and bulk of project buildings.

Changes to Allocation of Project Parking

Table 4 Total Project and Coastal Access Parking Spaces	
Total Project Parking	462
Wellness Center	42
Office Park	420
20% Coastal Access Parking Required by LCP Policy 10.22	92.4
Total Coastal Access Parking	92
Total Parking	554

In correspondence from Committee for Green Foothills (Attachment R), Lennie Roberts, Legislative Advocate, states her concern regarding the allocation of the parking on the north parcel, which would contain seven lots under separate ownership, including one Wellness Center lot including 27,000 sq. ft. of business use, one lot containing a common parking area, and five lots each with a business building. She states that, as the Vesting Tentative Map for the Office Park does not have on-site parking spaces for each of the Office Park parcels (rather all parking spaces are proposed to be located on Lot 1), some owners who build later could find themselves without any parking if parking has all been consumed by those who built earlier. She states that this situation could lead to requests for parking outside the approved parking locations. She also states that the adequacy and allocation of parking for the Office Park buildings is exacerbated by the fact that an unknown entity will own Lot 1, where the project's parking is proposed to be located.

Table 5 County Parking Requirements for Proposed Use	
Proposed Use	Proposed Use
General Office	1 space/200 sq. ft.
Research and Development	1 space/2,000 sq. ft.
Light Manufacturing	1 space/2,000 sq. ft.
Storage Uses	1 space/2,000 sq. ft.

Staff has worked with Ms. Roberts and the applicant to address this concern. Condition No. 7 requires parking to be allocated to lots of the north parcel using the 1:2,000 sq. ft. parking ratio (one space for each 2,000 sq. ft. of use) required for research and development, light manufacturing, and storage uses. The ratio used is based on the lowest intensity uses of the proposed uses. Office uses would require parking to be provided at a 1:200 sq. ft. ratio. Per the condition, property owners intending to establish office uses would be required to purchase additional parking licenses to supplement the allocated parking spaces to ensure compliance with County parking requirements. This would prevent a scenario in which all parking has been allocated, leaving some lots/owners without parking. Each property owner would have adequate parking for research and development, light manufacturing, or storage use or a mix of these uses. The condition also requires the formation of a property owners association for ensuring that all uses on the north parcel comply with County parking regulations.

B. COMPLIANCE WITH DESIGN REVIEW REGULATIONS

1. *Review by Coastside Design Review Committee on December 18, 2014*

On December 18, 2014, the CDRC in a 2:0:1 vote (Sarab, Whitaker; Williams absent) recommended denial of the Design Review Permit for the project, finding it fundamentally out of scale and out of character with the Princeton community.

More specifically, the CDRC found that while the applicant responded to some previously recommended design changes, the responses have not come close to addressing CDRC concerns, and the project has remained out of scale and out of character with the Princeton community. The CDRC found that presentation materials have repeatedly failed to include appropriate and comprehensive details and visualizations, and have not been completed to a reasonable professional standard. The project plainly lacks adequate design work at all levels from schematic to detail, which should have been undertaken by a licensed design professional with substantial experience in projects of this scope, complexity and community impact.

In conjunction with these findings, the CDRC expressed its thanks to the Planning Commission for another opportunity to review the project with the most recent minor changes and strongly reaffirmed its previous recommendation to deny.

2. Staff's Review of Project Compliance with Design Review District Regulations

Notwithstanding the CDRC's findings, staff has determined that the project, as proposed and conditioned, complies with the Design Review District Regulations, as further described below:

- a. The project meets the permit application requirements for a Design Review Permit. Preparation of plans by an architect or licensed design professional is not a County requirement for a Design Review Permit. Section 6565.6 (*Application Requirements*) of the County Zoning Regulations provides a list of required materials to accompany required forms, including a site plan and building elevations. The section states that "plans and specifications submitted with an application for design review shall accurately reflect the entire exterior appearance of the proposal, but should be preliminary rather than construction drawings, as they may be subject to revision in whole or in part during the design review process." It was determined by Planning staff, when the project was deemed complete on May 29, 2014, that the plans for the original Big Wave NPA Project were adequate for CDRC review. Throughout the 5-meeting CDRC review process, the applicant (a civil engineer) and a designer hired by the applicant updated plans by hand to reflect recommended changes. Subsequently, the applicant has submitted updated drawings (Attachments F through I) that address concerns regarding the clarity of plans.
- b. The project has complied with the CDRC review process and has implemented many of the CDRC suggested changes and, as proposed and conditioned, the project would comply with all regulations. Section 6565.7 of the Design Review (DR) District regulations was amended in 2010, as a part of the Midcoast LCP Update, to expand the CDRC's review of residential construction to include residential/commercial mixed-use development on parcels in the Midcoast LCP Update Project Area. The project is considered a residential/commercial mixed-use development (as it contains both commercial and residential elements) and is located within the Midcoast LCP Update Project Area.

The Big Wave NPA Project was reviewed at CDRC meetings on July 10, 2014, September 11, 2014, October 9, 2014, November 3, 2014 and December 18, 2014. Over the course of these five meetings, the applicant made a good faith effort to implement the CDRC's suggested design changes. The 8-Building Option (revised site plan and elevations included as Attachments F through I) includes changes made by the applicant to address design modifications

discussed by the CDRC on November 3, 2014, as well as to address concerns raised by the CDRC in its recommendation of denial of the Design Review Permit to the Planning Commission. The CDRC's suggestions were accompanied by a specific disclaimer that the implementation of suggested design changes might or might not result in the CDRC recommending project approval. These CDRC suggestions, listed below, were included as Condition No. 88 in the staff report to the Planning Commission for its November 12, 2014 meeting. Each suggestion is followed by a discussion of how the currently proposal responds to the suggestion:

- (1) Implement a minimum of three 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 3' x 3'): The applicant has agreed to comply with this recommendation at the building permit stage. Condition No. 88 retains this requirement.
- (2) Office Park Facades: Reduce the number of tones for each color and simplify design, eliminating the "southwestern" design prototype. As shown in Attachment I, the applicant has removed the stepped, trimmed roof design facade referred to as the "southwestern" design prototype. Also, the applicant has provided a new color palette which reduces the number of tones from the proposed color board reviewed at the November 3, 2014 CDRC meeting, which included four tones for each of four color families (grey-green, grey-brown-green, grey-blue, brown-grey-red). As shown in the color key on Attachment I, the new color palette uses the four tones of the grey-brown-green family, uses only two tones in the grey-green family and one tone of the grey-blue family.
- (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). As shown in Attachment F, the applicant has revised all wall planes along the exterior of the development to be no more than 90 linear-feet in length, with the exception of Wellness Center Building 3, which is approximately 160 linear-feet in length along the shared property line with the Pillar Ridge Manufactured Home Community. Condition No. 88 retains this requirement for the north elevation of Wellness Center Building 3. Some interior facing wall lengths of the 8-Building Option exceed 90 linear-feet in length but these facades would not be visible from off-site viewing locations.

- (4) Improve courtyards between Lot 3/Lot 4/Lot 6 and Lot 2/Lot 7/Lot 6, by enlarging and celebrating the space, creating focal points for outdoor space in these locations. The 8-Building Option complies with the recommendation to improve the courtyard between Lots 3, 4 and 6. Condition No. 88 modifies this requirement to pertain to the 8-Building Option, requiring improvement of courtyard spaces shared by Wellness Center Building 3, Lot 6 and Lot 2.
- (5) Break up the Wellness Center into a minimum of two buildings. Create a different exterior design than the business buildings (well articulated and simplified from the proposal). The 8-Building Option complies with this recommendation, as the Wellness Center has been broken up into three buildings and has been re-designed to utilize a different exterior design than the business buildings. This recommendation has been satisfied and removed from Condition No. 88.
- (6) Break up parking: A 4' x 4' minimum landscape island shall be provided for every ten spaces; islands should vary in size and can be combined and clustered; landscaping shall vary within each island. Condition No. 88 retains this requirement.
- (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). The front portions of buildings on Lots 2 and 3 facing Airport Street are 28 feet in height, while the rear portions are 33 feet in height. Condition No. 88 retains this requirement.
- (8) Maintain the through north-south view corridor (the building on Lots 4 and 5 obstruct this view corridor). The proposed building on Lot 5 continues to block the north-south view corridor. The north-south view corridor was recommended by the CDRC with the intention of allowing views of the beach from on-site viewing locations. However, the north-south view is not a public view that requires protection. This recommendation has been removed from Condition No. 88.
- (9) Bathroom building should look like the County Parks Department restroom at the bluff. Condition No. 88 retains this requirement.
- (10) All rooftop equipment shall be screened. Condition No. 88 retains this requirement.

- c. The project, as proposed and conditioned, complies with applicable Design Review Standards. County Design Review Standards applicable to this project are contained in the Community Design Manual and in Section 6565.17 of the Design Review Zoning District Regulations as “Standards for Design in Other Areas.” The following is staff’s discussion of project compliance with the most pertinent of these standards:

(1) Landscaping

Landscaping of the parking lot and undeveloped areas of the north parcel site has an informal character, to the extent feasible, and provides a smooth transition between the development and adjacent open space areas. As shown in the landscaping plan (Attachment J), the project incorporates low level landscaping, including shrubs and grasses, along the Airport Street frontage of both parcels, providing a transition between low-lying vegetation and ground cover in the surrounding areas to the project site. Perimeter landscaping is provided in a strip along Airport Street, as well as in a larger planted area at the north and south corners of the north parcel. Parking lot landscaping incorporates several planted islands consisting of trees and under story plants, located throughout the parking lot. While the project includes a narrow planting strip in front of the buildings on the north parcel, Condition No. 88 requires the property owner(s) to expand the planting strip to 10 feet in width to accommodate trees to provide further screening of the buildings. While islands are placed in a formal manner for parking efficiency, proposed tree and plant variety within each planter appear to have an “organic” form and help to minimize the formality of planter locations. Planting within the wetland buffers of the north parcel, as recommended by an ecologist (Lyndon C. Lee), is informal in character and provides a smooth transition to the wetland areas of the south parcel that will be similarly landscaped.

(2) View Preservation

- (a) Views would be preserved by the proposed building heights. Proposed vegetation does not block views from views from scenic corridors and vista points. As discussed in the Addendum and Final Addendum, with the implementation of Mitigation Measure AES-4 (Review of Lighting Plans), project view impacts have been found to be less than significant. The 8-Building Option provides two east-west view corridors through the site and, per

Condition No. 88, a north-south view corridor within the project site would be preserved. Per Condition No. 24, the property owner(s) are required to select and prune trees to a maximum height of 33 feet to enhance scenic views.

(b) Public views within and from scenic corridors would be protected and development would not significantly obscure, detract from, or negatively affect the quality of these views. Based on the visual simulations prepared by a consultant retained by the County and included in the Addendum, proposed buildings do not significantly obscure, detract from, or negatively affect the quality of views from Highway 1 (Viewpoints 2 and 3). The maturation of proposed landscaping within the north parcel parking lot and along building frontages would further screen buildings.

(3) Open Space Preservation

(a) Structures would be sited to retain maximum open space and reduce the visual impact in scenic open spaces areas.

(b) Structures would be clustered near existing structures.

(c) Contiguous undeveloped lots under common ownership would be consolidated to create large building sites and encourage clustering, thereby retaining a greater area in open space.

The original Big Wave project included eight Office Park buildings on the north parcel and two Wellness Center buildings on the south parcel. The 8-Building Option clusters buildings on the north parcel, next to existing buildings of the Pillar Ridge Manufactured Home Community. The siting of buildings maximizes wetland buffer areas and allows for large areas of the south parcel to be remain undeveloped. The siting of the boat storage use on the south parcel clusters the use with existing industrial uses to the east.

(4) Paved Areas

(a) Paved areas such as parking lots, driveways, and sidewalks would be well integrated into the site, relating to existing and proposed structures and landscaped to reduce visual impact. The project incorporates small, distinct paved parking lots and avoids the appearance of a

large single paved lot. The proposed parking lot and building frontage would be landscaped using native trees species to screen the parking lot and buildings. The proposed parking lot is situated at the front of the parcel to maximize building setbacks from the airport and viewing locations on Highway 1. The proposed driveways are minimized such that landscaping along Airport Street is maximized. The proposed sidewalk would extend the Coastal Trail that would benefit from project landscaping. Per Condition No. 88, the property owner(s) are required to use contrasting pervious paver types to provide contrast between pedestrian and vehicle areas and to include a 4' x 4' minimum landscape island for every ten spaces. Compliance with these conditions would further break up the appearance of large, unintegrated parking areas.

- (b) Parking areas would be screened from residential areas. In response to public comments from residents of the Pillar Ridge Manufactured Home Community, landscaping along the shared north property line has been minimized to reduce conflicts with existing utility lines and to minimize shade impacts. The applicant proposes to plant berries along the 8-foot high perimeter fence. Condition No. 88 requires the property owner(s) to replace berries, which can be invasive, with plants that are native, non-invasive, and drought-tolerant.
- (c) Paving materials used for pathways, sidewalks, driveways, and parking areas would be textured or patterned to add visual interest, especially where visible from above. Per Condition No. 88, the property owner(s) are required to use contrasting pervious paver types to provide contrast between pedestrian and vehicle areas.

(5) Color and Materials

Exterior colors and materials would blend with the natural setting and surrounding neighborhood, through the use of natural materials and earth colors and avoidance of highly reflective surfaces and colors. Project colors and materials utilize earth-toned colors and natural-looking materials, with accent colors that are appropriate to the marine environment. The proposed color palette reduces the number of tones from the proposed color board reviewed at the November 3, 2014 CDRC meeting, which included four tones for each of four color families (grey-green, grey-brown-green, grey-blue, brown-grey-red). As shown

in the color key on Attachment I, the new color palette uses the four tones of the grey-brown-green family, uses only two tones in the grey-green family and one tone of the grey-blue family. The proposed color palette, which is predominantly brown, would blend with the natural setting and surrounding neighborhood and does not utilize highly reflective surfaces (as prohibited by Condition Nos. 4.a and 48.c).

(6) Structural Shapes

- (a) Proposed simple structural shapes unify building design and maintain an uncluttered community appearance. The proposed design of the Office Park buildings utilizes overly complex structural shapes that do not unify building design and could contribute to a cluttered community appearance. Condition No. 88, therefore, requires the property owners to work with a licensed architect to: (1) simplify the exterior design of the warehouse and office spaces of the Office Park, and (2) relate the architecture of the Office Park to the design of the Wellness Center buildings through subtle features.
- (b) Roofs of proposed buildings utilize simple shapes, non-reflective surfaces, and a simple range of materials and colors. The roof plan of the Office Park buildings is overly complex in order to accommodate multiple and varying roof designs within one building. Condition No. 88 requires the property owners to work with a licensed architect to simplify the design of Office Park buildings through a unifying building design, as described previously, and to simplify the roof plan. As previously discussed, the proposed 8-Building Option utilizes non-reflective surfaces and a simple range of materials and colors.
- (c) Stacks, vents, antennas and other equipment would be screened from view and located on the least noticeable side of the roof. Condition No. 88 requires the property owner(s) to screen all rooftop equipment.

(7) Scale

Proposed buildings relate in size and scale to adjacent buildings and to the neighborhood in which they are located. As previously discussed, the 4-building project previously reviewed by the Planning Commission included business buildings of an

average size of 54,000 sq. ft. and a 97,500 sq. ft. Wellness Center. Under the current proposal, which includes five business buildings and three Wellness Center buildings, average business building size is 32,400 sq. ft. and average Wellness Center building size is 32,500 sq. ft. Building 3 of the Wellness Center is larger at 47,000 sq. ft. However, the “H” configuration of Building 3 and its location at the rear of the parcel reduce the appearance of massing and its visibility. As proposed and conditioned, the Wellness Center buildings, which are adjacent to the Pillar Ridge Manufactured Home Park, are well articulated to break up the massing of the structures and have been reduced in size from the 4-building project.

C. COMMENTS FROM MIDCOAST COMMUNITY COUNCIL (MCC)

In a letter dated December 10, 2014, Dave Olson, Chair of the MCC outlines the MCC’s comments regarding the 8-Building Option. Mr. Olson states that the 8-Building Option significantly increases visual building mass immediately adjacent to the Pillar Ridge Manufactured Home Community. Compared to the original Big Wave NPA Project which sited Wellness Center buildings such that their “short side” abutted the shared property line, the Wellness Center buildings of the 8-Building Option include longer wall lengths along the shared property line. Through its review process, the CDRC encouraged the creation of courtyards for the recreational benefit of Wellness Center residents, which resulted in longer wall lengths along the shared property line.

Per Condition No. 88, the applicant would be required to add further wall articulation along the north wall of Building 3 of the Wellness Center in order to reduce the appearance of mass and bulk for the building. Also, per Condition No. 88, project buildings would be screened by an existing 8-foot high fence that runs along the shared property line that would be planted with vegetation. No other landscaping is proposed along the shared property line as, previously, representatives of the MCC and the Pillar Ridge Manufactured Home Community had opposed further landscaping along the shared property line due to potential for conflicts with existing utility lines. Condition No. 73 and the draft Development Agreement (Attachment V) prioritize the construction of Wellness Center Building 2 over Building 3, as it is located further from the Pillar Ridge property, allowing for a larger buffer if a third Wellness Center building is ultimately not constructed.

Per the MCC’s suggestion, Condition No. 88 requires the property owner(s) to expand the 5-foot planting strip in front of the project buildings to 10 feet in width to allow for the planting of trees to further screen buildings from Airport Street. The MCC’s concern regarding project scale and design is addressed in Section B.2 of this report. The MCC’s concern regarding unspecified business uses is addressed in Sections D.1 and D.5 of this report. The concern regarding future development of the south parcel is addressed by Condition No. 58, which requires

the protection of areas proposed for agriculture (which covers a majority of the south parcel) through an easement. Any modification of the approved uses for this parcel would be subject to separate CEQA review and County permit requirements.

D. COMMENTS FROM CALIFORNIA COASTAL COMMISSION (CCC)

In a letter dated December 17, 2014, Jeannine Manna, District Supervisor, provides comments on the 8-Building Option (Attachment S). The following is a brief summary of the points of this letter, followed by staff's response:

1. Project Uses and Phasing

CCC states that the County should carefully consider the phasing of proposed development, specifically clarifying the types of uses to be established in each phase, ensuring that development in later phases would not proceed in the event that all water allocated for the project by the Montara Water and Sanitary District (MWSD) has been utilized, and ensuring that LCP priority uses are constructed in the initial phases of construction. Per Condition No. 1, project approvals are limited to General Office, Research and Development, Light Manufacturing, and Storage Uses (all indoor). The introduction of any uses not expressly authorized by this permit would be subject to separate permitting. The standard building permit process requires verification of available water to serve a project at time of building permit application; without such verification, no building permit would be issued by the County. The maintenance of water supply through the duration of construction is solely the property owner's responsibility, and the risk that water supply will be unavailable at later stages of the project would be borne exclusively by the property owner.

As described in Condition No. 73 and the draft Development Agreement, buildings will be constructed in the following order: Wellness Center Building 3; Wellness Center Building 2; Wellness Center Building 1; Office Park Building on Lot 2; Office Park Building on Lot 3; Office Park Building on Lot 6; Office Park Building on Lot 4; and Office Park Building on Lot 5. This order of building construction prioritizes construction of the Wellness Center (where affordable housing is an LCP priority use) over the Office Park and the construction of front buildings over the rear buildings (such that building facades designed to face Airport Street are built first and development may be further buffered from wetland areas). Regarding the order of Wellness Center buildings, Building 3 at the rear of the Wellness Center parcel would be built first as it contains the greatest number of bedrooms (25 bedrooms) and necessary accessory uses, such as dining room, kitchen, and living room. Wellness Center Building 2 is prioritized over Building 3, as it is located further from the Pillar Ridge Manufactured Home Community. This would allow a larger buffer between the Wellness Center and the Pillar

Ridge property if the third Wellness Center building is never built. Per Section 5.3.4.4 of the draft Development Agreement, in no event, will any construction for business uses take place prior to construction of the Wellness Center Building 3.

2. Affordable Housing

California Coastal Commission staff expresses support for Condition No. 5.k which requires the property owner of the Wellness Center to enter into a contract with the County for maintenance of rates of all housing at the Wellness Center as affordable housing for the life of the project. California Coastal Commission staff also recommends a condition to limit the use of the Wellness Center to a sanitarium specifically for developmentally disabled adult housing for the life of the project. The requirement for the property owner to enter into a contract with the County for affordable housing at the Wellness Center has been retained as Condition No. 5.k. As stated in Condition No. 3, the use permit only authorizes uses described in this report, including a sanitarium specifically for developmentally disabled adult housing, recreation, and employment.

3. Water Supply

California Coastal Commission staff requests a comparison of the project water demand estimate of 15,500 gallons per day (gpd) with similar uses. California Coastal Commission staff states that while the mix of uses in the proposal is unique, the different components of the proposal (office uses, light industrial uses, community housing, recreation facilities, etc.,) are not unique, and should have comparative usage estimates. California Coastal Commission staff states that having a basis of comparison would better justify that the estimates reflect the realistic maximum potential water demand for the project.

In a letter dated October 24, 2014 from MWSD (Attachment D of the Final Addendum), Clemens Heldmaier, General Manager, affirms MWSD's capability to provide service to the project based on an estimated water demand of the 15,500 gpd and provides supporting data as previously requested by CCC staff. Mr. Heldmaier estimates that MWSD's available water supply, after accounting for required priority water use reservation, at 60,428 gpd. Existing water usage estimates for waterfront, industrial, commercial and institutional zoning designations, among others, range from 3,000 gpd for industrial and neighborhood commercial uses to 8,300 gpd for institutional uses.

Regarding the availability of water for all project phases, Mr. Heldmaier has stated that the reservation of water supply through the potential 15-year construction period would be subject to applicable MWSD fees. The

payment of such fees is included as Condition No. 87. However, the condition has been modified to no longer require the applicant to set-aside water over the 15-year construction period. The standard building permit process requires verification of available water to serve a project at time of building permit application; without this verification, no building permit would be issued by the County. The maintenance of water supply through the duration of construction is solely the property owner's responsibility, where the risk of water unavailability and, therefore, non-issuance of building permits for future construction is exclusively born by the property owner.

4. Wastewater

California Coastal Commission staff requests confirmation that Granada Community Services District (GCSD) can accommodate the 15,500 gpd of wastewater demand estimated under the current proposal. California Coastal Commission staff states that any approval must be based on a clear indication that GCSD has adequate capacity to address all wastewater needs of the project, including in relation to any flexibility related to uses and phasing. As stated in the staff report prepared for the November 12, 2014 Planning Commission meeting, GCSD, in a letter dated November 5, 2014, has confirmed sufficient wastewater collection, transmission and treatment capacity to accommodate the project wastewater generation estimate of 15,500 gpd (Attachment P).

5. Traffic and Parking

Regarding the undefined business uses at the site, such uses were defined in the 2010 Project and continue to be defined as General Office, Research and Development, Light Manufacturing, and Storage Uses. Such uses are customary and permitted within the M-1 Zoning District and such uses can be accommodated relatively easily in an industrial business park without requiring significant building or site modification to accommodate any one use. Such flexibility of use is rather typical within an industrial business park. The Big Wave NPA Project, however, differs from the 2010 Project, in that the 2010 Project limited each use to a fixed percentage of overall project floor area, specifically 40% General Office, 25% Research and Development, 20% Light Manufacturing, and 15% Storage. These limits were originally included in order to regulate compliance with County parking standards. While the applicant had previously proposed such limits for each use, the limits were not part of the Big Wave NPA Project application, as the applicant has come to view the limits as not necessarily reflective of potential economic demand for each use. The concern regarding parking is shared by Ms. Roberts of CGF. County staff agrees that these parking related concerns must be addressed and that this can be accomplished through the building permit process, as with other flexible industrial business parks in M-1-zoned areas of the County. Specifically, Condition No. 7

addresses this concern by requiring the formation of a property owners association and the issuance of parking licenses according to County parking requirements as stated in Table 5 of this report with the issuance of licenses limited to no more than the current maximum proposed number of parking spaces (462 parking spaces). Thus, in the event that the early phases of project development consume the maximum number of parking spaces, additional buildings or uses that necessitate more parking will not be allowed to be constructed or established.

California Coastal Commission staff states that the scenario of uses evaluated in the traffic study provided in Attachment B of the Final Addendum may not be the actual scenario at build-out, as the applicant states that the uses will be based on demand. California Coastal Commission staff describes concerns that the proposed parking may not comply with size requirements for parking outlined in the LCP which requires a range of space sizes that could accommodate parking demand for the proposed types of business use, and that there may not be sufficient space on the lot to accommodate the parking proposed and the 150-foot wetland buffer in the 8-Building Alternative configuration. Condition No. 1 limits total parking on the north parcel to 462 parking spaces. Regarding the provision of a range of parking space sizes, Condition No. 35 requires a minimum of 25% of all parking spaces at the project sites to be compact (minimum dimensions: 8 feet by 16 feet) and a minimum of 2% of all parking spaces to meet the requirements for accessible parking. Finally, regarding potential conflicts between the provision of approved parking spaces and wetland buffer areas, Condition No. 20 prohibits parking, plowing, paving, grading, and/or construction within all delineated wetlands and required 150-foot wetland buffer areas and limits uses within these areas to those consistent with Chapter 3 of the Coastal Act of 1976 and applicable policies of the County's LCP. These conditions establish parameters for the project such that, when a conflict exists between project construction and these and other parameters, the property owner must downsize the project to maintain compliance with all parameters. This has been added as a note to the conditions of approval.

Due to the flexibility of uses at the Office Park, CCC staff states that it is unclear if the traffic impacts reflect the maximum probable impacts of various scenarios that could occur from different uses. Regarding traffic impacts from an all office-use scenario at the Office Park, CCC staff states correctly that 84,000 sq. ft. of office use would be the maximum development under this scenario as on-site parking is limited to 420 sq. ft. for business uses. In an email dated January 5, 2015, Gary Black of Hexagon Transportation Consultants, Inc., states that the traffic report in the Final Addendum adequately evaluates traffic impacts from a mix of uses, including 84,000 sq. ft. of office plus the Wellness Center.

On a related note, California Coastal Commission staff provides various scenarios where more parking and office uses are developed than were originally evaluated in the EIR and Coastal Development Permit (CDP) application, affecting water, sewer, and traffic estimates. California Coastal Commission staff poses similar questions in their letter dated September 2, 2014 (Appendix A of the Final Addendum) for which TRA and Planning staff provided a response on page 24 of the Final Addendum. In summary, if only office uses are established during the 15-year construction period (occupying only 44% of the proposed building floor area), parking would reach capacity, and no further buildings would be constructed. At that time, the CDP would expire and no further development could occur under this permit. Any further development would be subject to current CEQA and permitting requirements. Further, Condition No. 73 states that all land within the building envelope that is undeveloped at the end of the authorized construction period (i.e., 15-year term) shall not be developed and shall be included in the easement protecting agricultural use as established by Condition No. 58.

Regarding the potential for increased project traffic if only office uses are established, Mitigation Measure TRANS-1 (Condition No. 4.ae) requires construction of the approved mitigation measure (i.e., signal or roundabout) at the time the signal warrant is met at the Cypress Avenue and Highway 1 intersection. To determine when the signal warrant has been met, the mitigation measure requires the property owner(s) to submit a traffic report after occupancy of the first 30,000 sq. ft. of business space and after the occupancy of every additional 40,000 sq. ft. of business space, until full build-out or until the mitigation measure has been constructed. If only office uses are established, the signal warrant would be met, and the mitigation constructed, sooner than if other lower intensity uses were established.

6. Public Views

Ms. Manna states that California Coastal Commission staff has had difficulty reviewing the project due to multiple changes in the layout and configuration of buildings, unclear nature of project materials, and undefined business uses proposed for the site. The concern regarding business uses is addressed separately in Section D.5, above.

Through the 5-month design review process, the applicant has been receptive to both public comment and CDRC suggestions and, with each design review meeting, the project has changed to address these comments. However, the applicant's willingness to be responsive to comments along with a variety of comments from multiple parties (CDRC, MCC, CGF, interested members of the public) have resulted in multiple changes and several draft designs that have not been presented at the customary level of detail for project applications. The time and expense

required to present each design at the customary level of detail may have limited applicant's willingness to revise the project's design in response to the CDRC's suggestions and public comment. All iterations of the project's design retain a footprint that protects coastal resources, including wetlands and public views.

California Coastal Commission staff states that the size and scale of both proposed project alternatives (i.e., the 4-building and 8-building scenarios) are significantly larger than that found in the surrounding community. This concern is addressed in Section B.2 of this report above.

7. Coastal Hazards

California Coastal Commission staff states correctly that a second fault trench study was conducted and was observed by the County geologist and Commission staff on November 10, 2014. While the County has found the first study to be adequate for the purposes of CEQA, CCC staff recommends that the County review the new study prior to issuance of a Coastal Development Permit. A report dated January 5, 2015 described the results of the second fault trench study and reaffirms that the Seal Cove fault does not cross the project site (Attachment U).

8. Sensitive Habitats

California Coastal Commission staff states that CCC Senior Ecologist, Dr. John Dixon, has reviewed the proposed project and the relevant materials and agrees with the 150-foot buffer, but not with the manner in which the buffer would be used. California Coastal Commission staff recommends that the 100 feet adjacent to the edge of the wetlands be restored and left alone, and that the remaining 50 feet adjacent to the development be allowed to be used for organic farming. As proposed, an area within 50 feet of the edge of the wetlands is restored and the remaining 100 feet adjacent to the development would be farmed. Planning staff has modified Condition No. 59 to be consistent with the CCC's recommendation, allowing only organic farming and only 100 feet from edge of the wetlands. Dr. Dixon also recommends that the farming proposed to take place within the buffer not include lighting, chickens, or livestock in order to adequately protect the adjacent wetlands. Per Condition No. 59, lighting, chickens, and chicken housing are prohibited within wetlands and wetland buffer areas and the keeping of other livestock or farm animals is prohibited at the project sites.

California Coastal Commission staff recommends that any trails to be located within the wetland buffer area should be within the outer 50-foot farmed area. Condition No. 26 has been modified to be consistent with this recommendation.

9. Agricultural Lands

California Coastal Commission staff states that because areas of proposed agriculture within 100 feet of the wetland boundaries have been found to be in conflict with the protection of sensitive resources, there is less space on the property than previously thought for ongoing agricultural activities. California Coastal Commission staff asks that the County consider reducing the density of the proposed Office Park to meet the requirements of LCP Policy 1.3 (see staff report prepared for the November 12, 2014 Planning Commission meeting) and Policy 1.5 (see below) and provide more space for organic farming consistent with the goals of the project.

As stated on page 39 of the Final Addendum, the project sites are not designated for agricultural use but for General Industrial use per the LCP Land Use Plan Map. Per Condition Nos. 58 and 73, an easement would protect areas permitted for farming within the buffer zone (a 50-foot wide strip along the edge of development) on the north parcel, proposed areas of agriculture over a majority of the south parcel, and lands within the building envelope that are undeveloped at the end of the approved construction period.

Regarding Policy 1.3, which acknowledges that lands with prime agricultural soils and sensitive habitat have been included in the urban boundary, the policy restricts use of such lands to open space and prohibits uses of “relatively high densities.” California Coastal Commission staff states that it is not clear that the proposed development is not “relatively high density” development under the LCP. California Coastal Commission staff states that the County should provide further evidence of how the development is not “relatively high density” development under the LCP. On a related note, LCP Policy 1.5 (*Land Uses and Development Densities in Urban Areas*) calls for the County to permit in urban areas land uses designated on the LCP Land Use Plan Map and conditional uses up to the densities specified in Policy 1.8c and Tables 1.2 and 1.3. Proposed business uses are consistent with the north parcel’s General Industrial land use designation. Regarding the conditional sanitarium use, this policy generally does not apply to affordable housing and, when applicable, limits density according to dwelling units. No dwelling units are proposed in the Wellness Center, as the bedrooms do not contain individual kitchens. Similarly, with respect to whether the project is considered “relatively high density” under the LCP, the project would not result in the creation of dwelling units and, therefore, would not be considered relatively high density.

LCP Policy 1.5 also calls for the County to incorporate the adopted Montara-Moss Beach-El Granada Community Plan into the land use plan for the Midcoast and amend it where necessary to meet LCP objectives. Applicable policies of the Montara-Moss Beach-El Granada Community Plan

(adopted in 1978) calls for the County to encourage industrial uses which are in accord with community objectives, such as warehousing, greenhouses, boat building, fish processing, and aviation related activities; to locate such uses in areas where it will have the lowest impact on surrounding land uses and the environment; and to encourage agricultural use of industrial designated lands until they are developed. The project complies with these policies by providing a variety of business spaces to accommodate both large and small businesses and warehouse and office uses. As stated in the Final Addendum, the project is sited in a manner that would result in less than significant impacts to the environment where development is outside of wetlands and buffer areas and residential uses are located adjacent to existing residential uses. Agricultural uses would continue in undeveloped areas on both properties, within the limits set by conditions of approval, until the project reaches full build-out and areas of permanent agriculture on both properties would be protected by an easement per Condition No. 58.

The plan also states that development along Airport Street should follow a staged progression rather than a scattered random fashion, with development of lands north of the Pillar Ridge Manufactured Home Community (PRMHC) prior to the development of lands south of PRMHC. The plan specifically identifies that the area to the south of PRMHC (including the project parcels) contains a fresh water marsh and several archaeological sites and should be included in the Fitzgerald Marine Reserve. However, if this land should be developed, the plan states that its development should be discouraged until all other property designated for industrial use has been utilized. In compliance with this policy, the County Parks Department initiated County purchase of properties in Pillar Point Marsh, APNs 047-311-030 and 047-312-010, in 1998. APN 047-311-030 included the area of the north parcel and marsh land. APN 047-312-010 included the area of the south parcel and marsh land. Marsh lands were retained by the County for inclusion into the Fitzgerald Marine Reserve while the subject parcels received Certificates of Compliance (Type A) in 2000 and were sold by the County. Regarding discouragement of development of the property until all other property designated for industrial use has been utilized, the applicant submitted the original project application in 2005 and the current application in 2013. The County has a responsibility to process the application irrespective of the timing of development on other industrially-designated parcels.

10. South Parcel Development

California Coastal Commission staff asks how the proposed project will ensure that boat storage, public parking, public trail usage, restoration and landscaping, and the proposed organic gardening use are the only uses that would occur on the south parcel for the future life of the subdivided land.

Per Condition No. 3, the proposed boat storage use is regulated by a use permit. Any new or modified use would require a Use Permit Amendment and CDP. Condition No. 29 requires the property owner to record an access easement over the public trail and public parking. Condition Nos. 20 and 58 protect wetland areas, wetland buffer areas, and proposed areas of agriculture through an easement requirement. Condition No. 24 requires the property owner to maintain approved landscaping for the life of the project. Any deviation from the approved project would require a CDP in addition to other permits required by the County.

11. Alternatives Analysis

California Coastal Commission staff states that while the 4- and 8-Building Alternatives are alternatives to the original Big Wave project, the project does not consider other alternatives necessary to achieve LCP conformance that may reduce the overall size, scale and density of the Office Park in the 8-Building Alternative while still meeting project goals (including providing economic sustainability for the Wellness Center). California Coastal Commission staff states their opinion that the size, scale and density of the proposed development still raise LCP concerns regarding consistency with the surrounding land uses, visual impacts, high density development on agricultural land, impacts to sensitive resources, the nature and phasing of the project, available space for parking, and traffic impacts. In light of this, CCC staff asks whether the size, scale, and density of the currently proposed Office Park and subdivisions are necessary to meet all project goals and whether there is any economic feasibility analysis to support this.

The applicant has frequently stated the necessity of maintaining the proposed square footage of business use for the financial feasibility of the project. As stated in correspondence from the MCC, the applicant had proposed a 155,000 sq. ft. Office Park during the pre-application stage. However, it seems reasonable that, due to the mounting costs associated with the processing of the 2010 and the current application (which the applicant would not have anticipated during the pre-application stage), the smaller project, which may have been financially feasible at that time, may no longer be at this time. Based on this report and the report prepared for the November 12, 2014 Planning Commission meeting, staff has determined that the Big Wave NPA Project is consistent with LCP requirements and further analysis of project alternatives is not required.

E. COMMENTS FROM COMMITTEE FOR GREEN FOOTHILLS (CGF)

In a letter dated November 10, 2014 (Attachment R), Lennie Roberts of the Committee for Green Foothills (CGF) states her preference for the 8-Building Option, as it represents a reduction in mass and bulk from the 4-building project while maintaining the refinements per the recommendations of the CDRC. In a

letter dated December 2, 2014 (Attachment R), Ms. Roberts outlines concerns regarding the allocation of parking for business uses. The concern is discussed in Section A of this report, above, and is addressed by Condition No. 7.

F. ENVIRONMENTAL REVIEW

The Addendum, which includes the Addendum to the certified 2010 Big Wave Wellness Center and Office Park EIR was released by the County on July 31, 2014 and the Final Addendum released on November 5, 2014. The Final Addendum describes the 4-building project that was also described in the staff report for the November 12, 2014 Planning Commission meeting. The 8-Building Option described in this report varies from the 4-building project as described in Section A of this report. As project square footage, parking, and wetland buffer have been maintained, the 8-Building Option would not result in increased impacts to Air Quality, Biological Resources, Cultural Resources, Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Recreation, Transportation/Traffic, or Utilities and Service Systems. Therefore, the analysis of project impacts in these issue areas, as presented in the Addendum, remains adequate for the purpose of CEQA compliance.

The analysis of project impacts in the issue areas of Aesthetics, Public Services and Geology and Soils, as presented in the Addendum, also remains adequate for the purpose of CEQA compliance. However, additional analysis and/or update for the 8-Building Option is provided below:

1. Aesthetics: The 8-Building Option reduces building sizes (similar to the original NPA Project) and incorporates changes made to building facades to further increase compatibility with buildings in the surrounding community. The analysis of project impacts in the area of aesthetics, including visual simulations, remains adequate for a general characterization of the project scale and view impacts from viewing locations of the Revised Big Wave NPA Project. Mitigation Measure AES-4 (Light Impacts to Day or Nighttime View in the Area) remains adequate in mitigating potential project impacts in the area of aesthetics to a less than significant level. No additional mitigation measures are necessary.
2. Public Services: The Coastside County Fire Protection District has reviewed the 8-Building Option and has preliminarily approved the project subject to Condition Nos. 65, 77, and 78 of Attachment A.
3. Geology and Soils: Sigma Prime, in a report dated January 5, 2015, describes the results of the second fault trench study and reaffirms that the Seal Cove fault does not cross the project site (Attachment U).

G. PROPOSED DEVELOPMENT AGREEMENT

The development agreement is a contract between the applicant and the County whereby the County, in general, agrees that the regulations in place at the time the project is approved shall remain in place and that project approval timelines will be extended, in exchange for benefits from the applicant. The draft development agreement (draft agreement), included in Attachment V, is subject to review by the Planning Commission and approval of the Board. If approved by the Board, the development agreement would provide the applicant with a level of regulatory certainty in the processing of necessary permits for the implementation of the approved project.

As the development agreement would incorporate by reference all conditions of project approval, the development agreement may provide additional assurance to the County of compliance with such conditions through the contractual agreement. Specifically, while Section 5.3 of the draft agreement incorporates the phasing plan by reference, it further requires project aspects with the greatest public benefit, including the Wellness Center and the Class 1 trail along Airport Street, to be constructed with a specified timeframe.

Planning staff recommends that the Board of Supervisors approve the development agreement. Office of the County Counsel has reviewed the proposed development agreement and recommended several changes to the development agreement to address comments from County departments and to provide further protection of the County's interests. The draft agreement in Attachment V incorporates the recommended changes.

ATTACHMENTS

Copies of the Addendum, Final Addendum¹ 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. Revised Findings and Conditions of Approval
- B. Vicinity Map
- C. Previous Site Plan for Four Building Project
- D. Previous Elevations for Four Building Project
- E. Previous Color Palette for Four Building Project
- F. Revised Site Plan
- G. Revised Wellness Center Floor Plans
- H. Revised Office Park Floor Plans

¹ The Final Addendum is also available at:
<https://www.hightail.com/download/UIRSeFVUVEh6NEpvZE1UQw>

- I. Revised Building Elevations
- J. Landscaping Plan
- K. Phasing Plan
- L. Grading, Utility and Erosion Control Plan
- M. Tentative Map
- N. Civil Details
- O. Bathroom Building
- P. Letter from GCSD, dated November 5, 2014
- Q. Letter from Midcoast Community Council, dated December 10, 2014
- R. Correspondence from Lennie Roberts of CGF, letters dated November 10, 2014 and December 2, 2014
- S. Letter from the California Coastal Commission, dated December 17, 2014
- T. Letter of Decision from Coastsides Design Review Committee (CDRC) for meeting of December 18, 2014
- U. Second Fault Trench Study, Sigma Prime, report dated January 5, 2015
- V. Proposed Draft Development Agreement
- W. Comments from the Public:
 - 1. Letter from the San Mateo County Association of Realtors, dated December 4, 2014
 - 2. Deborah Lardie, dated November 12, 2014
 - 3. Laslo and Elizabeth Vespremi, dated November 19, 2014
 - 4. Denise Phillips, dated November 20, 2014
 - 5. Scott Holmes, Project Civil Engineer, dated December 15, 2014

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2013-00451 Hearing Date: January 14, 2015

Prepared By: Camille Leung For Adoption By: Planning Commission
Project Planner

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 January 14, 2015, is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. In particular, the County is specifically relying on information contained in the previously certified Draft EIR and Final EIR to make findings regarding approval of the Big Wave NPA Project. The County, as the Lead Agency, followed procedures required by CEQA, such that the public was provided meaningful opportunities 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 33 feet and the number of office buildings is reduced from eight to five. 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 retained by a significant reduction in the proposed density. Visual simulations of project development prepared by Environmental Vision show that skyline views of the Pillar Point Bluff ridgeline 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 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 feet to 150 feet. 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. The 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 public 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. which 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 measures identified in the Final Addendum, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6. 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. Given compliance with the conditions of approval, a Mitigation Monitoring and Reporting Program is not necessary.
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. 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 GCSD 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 also 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 ways 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 the California Red-Legged Frog and the 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 the Pillar Point Bluff ridgeline 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 the 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 in 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) has 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 Condition Nos. 4.s and 47 through 50 which minimize noise impacts to Wellness Center residents and Condition No. 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. The project has been reviewed by the Coastside Design Review Committee (CDRC) over 5 meetings. On December 18, 2014, the CDRC found that, while the applicant has responded to some previously recommended design changes,

the project has remained out of scale and out of character with the Princeton community and lacks adequate design work at all levels from schematic to detail, which should have been undertaken by a licensed design professional with substantial experience in projects of this scope, complexity and community impact. As detailed in this report, Planning staff of the Planning and Building Department has found that the project, as proposed and conditioned, is 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. Condition No. 88 requires the property owner(s) to implement staff recommended design changes, which incorporate previous design suggestions made by the CDRC, that would result in additional façade articulation and a reduction in building scale, increasing project conformance with applicable design review guidelines.

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

These conditions establish parameters for the project such that, when a conflict exists between the approved project and these parameters, the project size must be reduced (building area cannot be relocated to another part of the project site) to maintain compliance with all parameters.

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~~ January 14, 2015. 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 any uses not expressly authorized by this permit, specifically General Office, Research and Development, Light Manufacturing, and Storage Uses (all indoor), 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:

Use Permit for the Wellness Center, Parking Uses in the Airport Overlay (AO) Zoning District, and Boat Storage Uses Permit: The term of the Use Permit authorizes only those uses as described in the staff report dated January 7, 2015

and approved by the Planning Commission on January 14, 2015 for the a sanitarium specifically for developmentally disabled adult housing, recreation, and employment; 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 up to 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~~ prohibited. 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 avigation 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 or establishment of business use(s) at the Wellness Center (excluding Wellness Center-operated businesses), 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(s) shall submit plans to the Planning and Building Department, for the review and approval of the Community Development Director, 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, for the required intersection improvements.

These plans shall include details for a pedestrian crossing, and any other design features called for by the Comprehensive Transportation Management Plan currently being developed by the County, if said plan has been adopted by the County prior to the submittal of the plans for the intersection improvements. In the event that the intersection improvement plans are submitted after the County or another entity has installed pedestrian crossing improvements at this location, the plans shall maintain or replace the pedestrian crossing in a manner that provides equal or better pedestrian safety features.

Construction of the approved mitigation measure is required prior to the occupancy of any Office Park Building or business space at the Wellness Center (excluding Wellness Center-operated businesses) unless the property owner(s) submits evidence that Caltrans has determined that the stoplight or roundabout should not be installed at the time until the signal warrants is are met at the Cypress Avenue and Highway 1 intersection, as determined by a Professional Transportation Engineer. If this is the case, 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)~~ the first 30,000 sq. ft. of business space and after the occupancy of every additional 40,000 sq. ft. of business 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~~ denied 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.² The property owners shall monitor project traffic in a manner that ensures compliance with this requirement, with data provided to the County upon the County's request.

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 ~~GSDGCSD~~. The applicant shall construct an 8-inch gravity sanitary sewer main line complying with ~~GSDGCSD~~ 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). ~~GSDGCSD~~ currently estimates the required size of this sewer main to be 8 inches in diameter, but the final system and sizing shall

² 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.

be based on a detailed sewer system design and analyses satisfying GSDGCSD.

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.
 - 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. For the Wellness Center, residential and accessory uses shall not exceed 70,500 sq. ft. and business uses of the Wellness Center shall not exceed 27,000 sq. ft. Business uses of the Office Park shall not exceed 162,000 sq. ft.
 - 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 the 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~~coordinate 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 ~~use best efforts to be required to contracting~~ with the Wellness Center, under fair and reasonable terms, 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 use best efforts~~be required~~ to enter into an agreement with the Wellness Center, under fair and reasonable terms, 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 use best efforts~~be required~~ to enter into an agreement with the Wellness Center, under fair and reasonable terms, 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 use best efforts~~be required~~ to enter into an agreement with the Wellness Center, under fair and reasonable terms, 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 use best efforts~~be required~~ to enter into an agreement with the Wellness Center, under fair and reasonable terms, 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 use best efforts~~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)~~ and gym membership ~~and supplies~~ for walk-up Office Park employees. The services may include delivery.
- e. 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.

- f. Medical and dental office uses are prohibited in the M-1 Zoning District.
- g. Ensure that project parking meets parking requirements, including ~~beach user~~coastal access public 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 both the Wellness Center and the Office Park for the life of the projects.
- h. Washwater and runoff from surfaces and solar panels shall not drain to wetlands or buffer areas.
- i. The fitness center, café, and all other Big Wave ~~B~~businesses, with the exception of the boat storage business, will not be available to the general public, but limited to Wellness Center residents and guests and Office Park employees.
- j. 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.
- k. The property owner(s) shall maintain the rental rates for all bedrooms of the Wellness Center as affordable, such that the bedrooms 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 for 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.
- l. 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.
- m. To the extent feasible, electric golf carts or the Wellness Center shuttle shall be used for travel between the Office Park and the Wellness Center. If golf carts are utilized, separate parking at the Office Park shall be provided for the golf carts.

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.~~

Upon relinquishing ownership of Lot 1, Big Wave LLC shall form an association of all property owners on the north parcel (including the Wellness Center) for the management of parking on Lot 1, and shall transfer ownership of Lot 1 to that entity. The property owners association is responsible for ensuring that all uses on the north parcel comply with County parking regulations as described in Table 5 of the staff report prepared for the January 14, 2015 Planning Commission meeting.

Parking spaces on the north parcel shall be allocated irrevocably by lot according to the schedule below. The minimum number of parking spaces allocated to each lot shall be shown on the Final Map and Covenants, Conditions and Restrictions (as applicable) for subdivision of the north parcel. No fewer than 42 irrevocable parking space licenses shall be issued to the residential uses of the Wellness Center. No more than 420 parking space licenses shall be issued to owners of business uses. No more than 462 parking spaces shall be provided at the north parcel.

Table 1	
Parking Allocation for Each Lot of the North Parcel	
Lot	Minimum Number of Parking Spaces to be Allocated to Each Lot
<u>Lot 1 (Common Parking Lot)</u>	<u>N/A</u>
<u>Lot 2</u>	<u>18</u>
<u>Lot 3</u>	<u>16</u>
<u>Lot 4</u>	<u>15</u>
<u>Lot 5</u>	<u>16</u>
<u>Lot 6</u>	<u>15</u>
<u>Lot 7 (Wellness Center)</u>	
<u>Residential and Accessory Uses</u>	<u>42</u>
<u>Business Uses</u>	<u>14</u>
<u>Total Parking Allocated to Lots</u>	<u>136</u>
<u>Total Parking to be Allocated via Parking Licenses</u>	<u>326</u>
<u>Total Parking Spaces on North Parcel</u>	<u>462</u>

All owners/tenants of business uses shall obtain a building permit for a “change in use” prior to any construction/tenant improvement and occupancy. It is the County’s responsibility to verify that applicants for building permits have adequate parking space licenses for the proposed use.

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) is 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.

- I. 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 the 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 an an ~~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 parking, plowing, paving, grading, and/or construction within all delineated wetland and required 150-foot 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*). Trails and Organic agriculture shall be allowed within the wetland buffer zone except within 5100 feet of the wetland boundary. The property owner(s) may record one easement to satisfy both this condition and Condition No. 58.
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 the 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 the phasing discussed in the Development Agreement but no later than 5 years from the final project approval date.~~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. Trails shall be located a minimum of 100 feet from the edge of the wetlands.

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 ~~use 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 the 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 the 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~~ for business uses adjacent 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 meeting the requirements for accessible parking as required by the Planning and Building Department (e.g., minimum of 9 accessible parking spaces for parking lots with 401 to 500 total parking spaces~~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 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 ~~bedrooms~~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 together for noise sensitive residents 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 or poles designed to replace existing 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 four (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) the 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 the 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(ies) shall demonstrate compliance with the following:
 - a. Submission of an Approved 7460-1 Form from the Federal Aviation Administration to the Current Planning Section.

- 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 that 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 and no higher than 33 feet at any point.
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 the 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 shall be limited to an average of 10,500 gpd over one year. Any additional water needed by the project must be supplied by the Montara Water and Sanitary District (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 the 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.~~ Under a mainline extension and water service agreement with MWSD, the property owner(s) shall convey waterline easements to serve the subdivided lots and shall construct and install water mains within the easements that shall be dedicated to MWSD in accordance with MWSD's water service regulations. Water meters shall be installed and recorded by MWSD for each building receiving water service. The water mains and meters shall be owned and operated by MWSD, likewise, in accordance with MWSD's regulations. MWSD shall make the metered water consumption data available, not more frequently than annually to the County, upon the County's request.

Big Wave shall construct, install and maintain water laterals and related building plumbing leading from the meters to the buildings receiving water service.

Upon the County's request, made not more frequently than annually, MWSD shall make NPA water consumption data available to the County for the County's monitoring of consumption. Average consumption shall not exceed 15,500 gpd averaged on an annual basis. If the average annual consumption per day exceeds 15,500 gpd over a 1-year period, the County shall require Big Wave to

apply for a CDP amendment adjusting the allowable consumption, subject to MWSD's availability of water supply.

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. The property owner(s) may record one easement to satisfy both this condition and Condition No. 20.
59. Restrictions on Areas Used for Agriculture:
- a. Farming is prohibited within ~~5~~100 feet of the wetland boundary.
 - b. Farming within the 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. ~~Lighting, chickens, and C~~chicken housing and associated washing activities shall be located outside of ~~the~~ wetland and ~~the~~ 150-foot 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~~ Community Services District (GCSD). 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~~GCSD'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 the 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 of Public Works 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.~~
 - a. All on-site and off-site access improvements at the Wellness Center and the 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.

- b. 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 the recordation of the Final Map for subdivision of the north parcel ~~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 the applicant obtains permit approvals or demonstrates diligent pursuit of permit approvals (as determined by the Community Development Director), prior to occupancy of any Wellness Center building by the end of the fifth year following final project approval, for widening 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 businesses ~~located within the Wellness Center operated by Big Wave Group~~ 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.~~
73. Timing of Construction and Protection of Undeveloped Lands. The project will be constructed in accordance with the following timeline:

Within one year of the final approval of the Coastal Development Permit for the project, the property owners shall:

- a. Initiate implementation of the approved wetland restoration plan by establishing the nursery and seed stock of the plants that will be used for restoration; obtaining a grading and conducting the rough grading required to carry out the restoration plan and conducting said grading; planting areas

disturbed by rough grading with the plant species called for by the restoration plan; and installing a barrier outside of the buffer zone following the completion of rough grading to prevent disturbance of the restoration area.

- b. Fence the cultural site area located on the Wellness Center Property, in accordance with a plan and design for such a fence that shall be submitted for the review and approval of the Community Development Director and shall minimize the visual impact of the fence by limiting its height and extent to the minimum necessary to avoid impacts to the cultural site, and by using materials that minimize view blockage and provide a natural appearance.
- c. Construct the Class 1 trail adjacent to Airport Street in accordance with a construction plan submitted for the review and approval of the County's Parks, Public Works, and Planning and Building Departments, as well as all other off-street improvements required by the Department of Public Works for recordation of the final map of the subdivision.

Within 3 years of the final approval of the Coastal Development Permit for the project, the property owners shall:

- a. Complete the planting and irrigation required to implement the approved wetland restoration plan and initiate the 10-year monitoring program contained in the approved restoration plan.
- b. Install the K-rail on the west side section of Airport Street that crosses the drainage separating the north and south parcels, unless the existing bridge is widened to accommodate a Class 1 trail across this drainage.

Within 5 years of the final approval of the Coastal Development Permit for the project, the property owners shall:

- a. Construct Building 3 of the Wellness Center (25 bedrooms), the access and infrastructure improvements required to provide ingress and egress to the Wellness Center, the Wellness Center courtyards, and the 42 parking spaces that will serve the Wellness Center, which shall be located immediately adjacent to Building 3 and signed and reserved for Wellness Center residents, staff, and visitors.
- b. Install at least 8 coastal access parking spaces on the south parcel, which shall be signed and reserved for use by the general public for the purpose of coastal access.
- c. Install the portion of the approved landscaping plans that is adjacent to Airport Street over both parcels, and that is located within the footprint of the improvements described above.

- d. Install the additional flexible sound barrier(s) if required by the County per Condition No. 4 a.b (Mitigation Measure NOISE-1).

Construction of the Office Park Buildings and associated parking areas shall not commence until the above project features have been installed to the satisfaction of the Community Development Director and the Director of Public Works. Once this occurs, Office Buildings may be constructed in the following sequence: Office Park Building on Lot 2, Office Park Building on Lot 3, Office Park Building on Lot 6, Office Park Building on Lot 4, and Office Park Building on Lot 5. The plans for the construction of Office Buildings shall include the installation of the minimum amount of parking required to serve the building proposed for construction and its associated use, which shall be located immediately adjacent to the building(s) to be constructed, as well as the Coastal Access parking to be installed on the south parcel, the number of spaces of which shall be equivalent to 20% of the number of Office Park parking spaces proposed for construction. Notwithstanding the foregoing, Developer may construct multiple buildings, and associated Business Park and Coastal Access parking, simultaneously.

Construction of Wellness Center Buildings 1 and 2 shall be constructed within 12 years of the final approval of the Coastal Development Permit for the project, and prior to the construction of Office Park Buildings on Lots 4, 5, and 6. If constructed at different times, Wellness Center Building 2 shall be constructed prior to Wellness Center Building 1.

Construction of all remaining aspects of the project shall be completed within 15 years of the final approval of the Coastal Development Permit for the project. All land within the approved building envelope that remains undeveloped at the end of this period shall be retained in open space, and shall be included in the easement required by Condition No. 58, pursuant to an easement amendment that shall be submitted for the review and approval of the Community Development Director by the property owners. As described above, only as much parking as is required by the County for development approved under building permit(s) shall be constructed at one time.

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(s) 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.

San Mateo Local Agency Formation Commission (LAFCo)

79. The property owner(s) is 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) is 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 consistent with the General Order of the California Public Utilities Commission (CPUC).

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 Community Services Sanitary District (GCSD)

82. Service by ~~GSD~~GCSD will be conditioned (among other requirements) upon compliance with all pertinent requirements of ~~GSD~~GCSD'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~~GCSD's requirements, entering into all required agreements with ~~GSD~~GCSD 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~~GCSD 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~~GCSD and otherwise comply with in all respects with the ~~GSD~~GCSD Ordinance Code provisions related to garbage, and diversion from the solid waste stream including in particular ~~Chapter 3~~Article III thereof.
85. The following requirements regarding water and sanitary sewer service pertain to the CDP issued by the County:

- ~~a. An amendment to the CDP for this project shall be required if as a result of water usage as metered for the NPA Project exceeding an average of 15,500 gpd over one year (i.e., over any 12-month period).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.~~
- a. An amendment to this Project CDP shall be required if water usage exceeds the standard established by subsection c. below or any use or structure is significantly increased or intensified where the increase or intensification has the reasonable potential to increase generation of wastewater, or the use of water supplied by MWSD, as determined by either the County, GCSD, or MWSD. Concern by these agencies that a potential project may result in such increase or intensification shall be communicated to the County and the applicant during building permit review of a project proposal or earlier.
- b. Notice of any such amendment shall be provided at least 30 days prior to said amendment to all Responsible Agencies, including but not limited to GCSD and MWSD.
- c. If water usage as metered for the Project CDP exceeds an average of 15,500 gpd over one year, then approval by Responsible Agencies GCSD and MWSD must be obtained and submitted to the Department of Planning and Building prior to County approval of any amendment to the Project CDP; furthermore this current Project CDP confirms the authority for such Responsible Agencies to require additional mitigation measures, charges or fees reasonably related to water service by MWSD and sewer service by GCSD if said standard is exceeded.

Montara Water and Sanitary District (MWSD)

- 86. 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.
 - 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~~ Maintainence of water set-asides for that portion, is subject to applicable MWSD fees and requirements.

Design Review Conditions

88. The property owner(s) shall work with a licensed architect to achieve the following design changes, subject to the review and approval of the Community Development Director ~~Planning Commission~~. The property owners shall achieve the following design changes without further change to shape, configuration, and location of buildings and parking. Modifications to building and parking to achieve the following shall be achieved through reduction in building square footage (i.e., to achieve wall insets, increased landscaping, enlarged courtyard spaces) and a reduction in parking.
- a. Implement a minimum of 3 types (color and shape) of pervious pavers in parking areas, using contrasting types for pedestrian and vehicle areas. Provide a site plan showing application of paver types and material samples of each type (minimum 3'x3').
 - ~~b. Office Park Facades: Reduce the number of tones for each color and simplify design, eliminating the "southwestern" design prototype.~~
 - b. 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 than 90 feet in linear length).
 - c. Improve courtyards between Lots 3, 4, 6, and the Wellness Center Building #3/Lot 6/Lot 2 ~~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.~~
- d. 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.
- e. 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).~~
- f. Bathroom building should look like the County Parks Department restroom at the bluff.
- g. All rooftop equipment shall be screened.
- h. Simplifying structural shapes to unify design and maintain an uncluttered community appearance:
 - (1) Simplify the exterior design of the warehouse and office spaces of the Office Park through the use of a unifying building design.
 - (2) Relate the architecture of the Office Park to the design of the Wellness Center buildings through the use of common architectural features.
 - (3) Simplify the roof design of the Office Park buildings.
- i. Landscaping Plan: The property owners shall submit a landscaping plan demonstrating compliance with the following prior to the issuance of any building permits for development on the north parcel:
 - (1) The landscaping along the front of the buildings shall be widened to a minimum of 10 feet to accommodate trees to provide further screening of the buildings.
 - (2) Proposed planting of berries on the north perimeter fence shall be replaced with plants that are native, non-invasive, and drought-tolerant.



1

Half Moon Bay Airport

Pacific Ocean

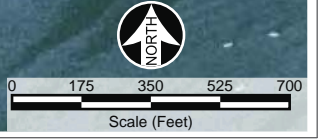
Pacific Ocean

Legend

 Project Site

Source: Google Earth Pro, 2009.

© 2008 Tele Atlas
Image U.S. Geological Survey





Zoning Map

UTILITY NOTE

THE UTILITIES SHOWN ON THE SURFACE AND SHOWN ON THIS SHEET ARE BASED ON THE RECORD DRAWINGS AND RECORD UTILITIES SHOWN ON THE SHOWN AS-BUILT RECORDS OF THE SOUTH PARCEL. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

EASEMENT NOTE

PRIVATE UTILITY EASEMENTS SHALL BE RECEIVED OVER EACH PARCEL FOR THE BENEFIT OF THE OTHER PARCELS NEARBY ADJACENT TO THE SOUTH PARCEL. THE EASEMENTS SHALL BE CONVEYED AND DOCUMENTED THROUGH THE RECORDING PROCESS.

GRADING QUANTITIES

NORTH PARCEL CUT (CY): 640
 UTILITY TRENCHING: 0
 GRAVEL MATERIAL: 0

SOUTH PARCEL CUT (CY): 36
 UTILITY TRENCHING: 0
 GRAVEL MATERIAL: 736
TOTAL

FILL (CY):
 0
 15,000

ASSASSORS PARCEL NUMBERS
 011-311-000 AND 011-312-000

EXISTING & PROPOSED ZONING
 R-17.0 - LIGHT INDUSTRIAL WITH DESIGN REVIEW

RECORD OWNER AND SUBDIVIDER

RECORD OWNER: B.S. BOYD, INC.
 1000 W. 10TH ST.
 DENVER, CO 80202

LAND SURVEYOR AND CIVIL ENGINEER

LAND SURVEYOR: DANIEL J. BOYD
 1000 W. 10TH ST.
 DENVER, CO 80202

ASSESSORS PARCEL NUMBERS

011-311-000 AND 011-312-000

EXISTING & PROPOSED ZONING
 R-17.0 - LIGHT INDUSTRIAL WITH DESIGN REVIEW

WITH - APPROVED WITH DESIGN REVIEW

UTILITIES

GAS AND ELECTRIC COMPANY
 WATER AND SANITARY DISTRICT
 TELEPHONE
 CABLE TV

FLOOD ZONE

1" = 1" PER LETTER OF MAP AMENDMENT (DATE: 06-04-2008)

PARKING NOTE:

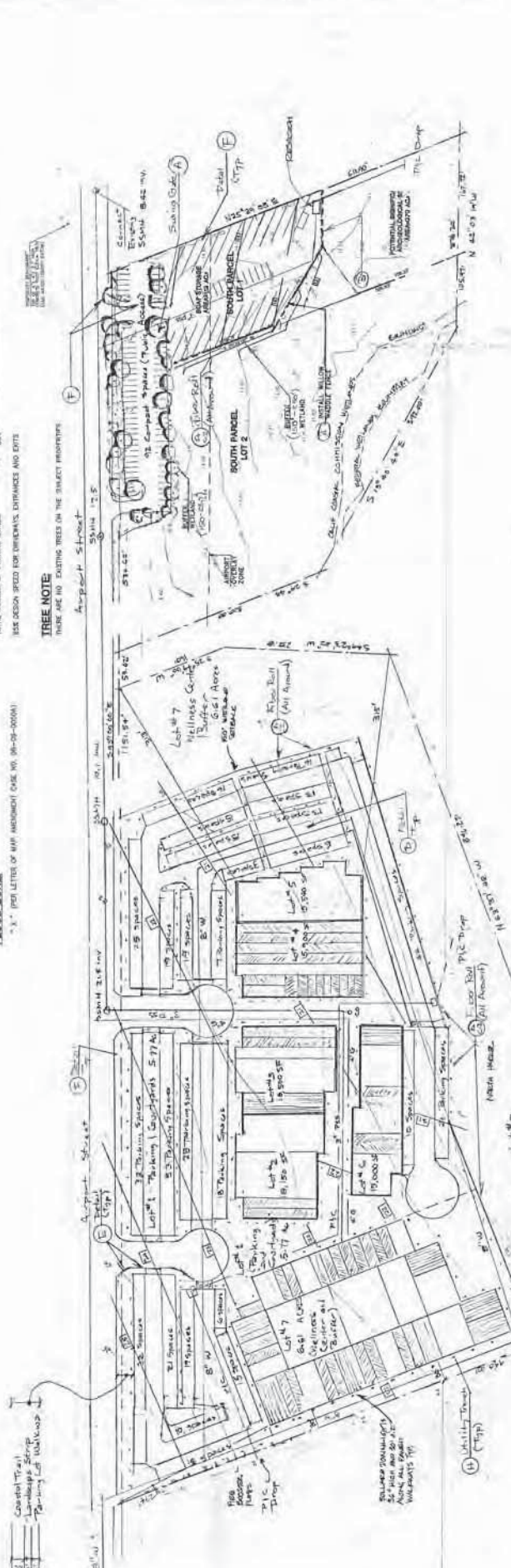
TYPICAL STANDARD PARKING STALL DIMENSIONS - 8' X 18'
 TYPICAL COMPACT PARKING STALL DIMENSIONS - 8' X 11'
 TYPICAL HANDICAP PARKING STALL DIMENSIONS - 8' X 12' WITH 8' WIDE UNLOADING AREA
 TOTAL NUMBER OF PARKING STALLS - 224
 SEE DESIGN SPEED FOR DRIVEWAYS, DISTANCES AND DIVTS

TREE NOTE

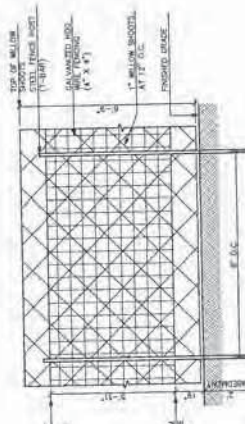
THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTIES



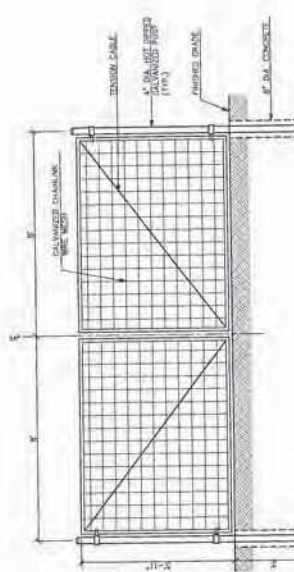
LOCATION MAP
 NOT TO SCALE



SITE PLAN
 1" = 60'



A WILLOW WATTLE FENCE DETAIL
 SCALE: (NOT TO SCALE)



B SWING GATE DETAIL
 SCALE: (NOT TO SCALE)

REVISIONS	BY

DAVID HAZEL BUILDING DESIGN
 P.O. BOX 108
 PACTON, CA 95464
 (925) 272-6604
 david@hazeldesign.com

OWNER: EG WALKS LLC
 400
 STATE ST
 PULLMAN, WA 99163
 PROJECT NO. 2019-014
 DATE: 07-21-20

DATE: 10-14
 SCALE: 1"=20'
 DRAWN:
 CHECKED:
 JOB NO. BLS-011
 SHEET NO. **A2.1c**
 OF 2

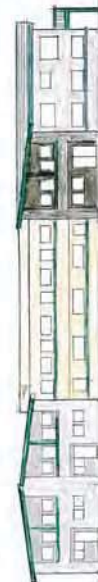
- EXTERIOR COLOR PALETTE**
- SPRUCE
SAGE GREEN
 - SPRUCE
SOUTHERN HISS
 - SPRUCE
LANTERN
 - WATERGATE
BOHEMIAN BLUE
 - SHING
TIMBER DANCE
 - SHING
CANTON LAUREL
 - ACCENT
PENNY BLUE



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



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



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



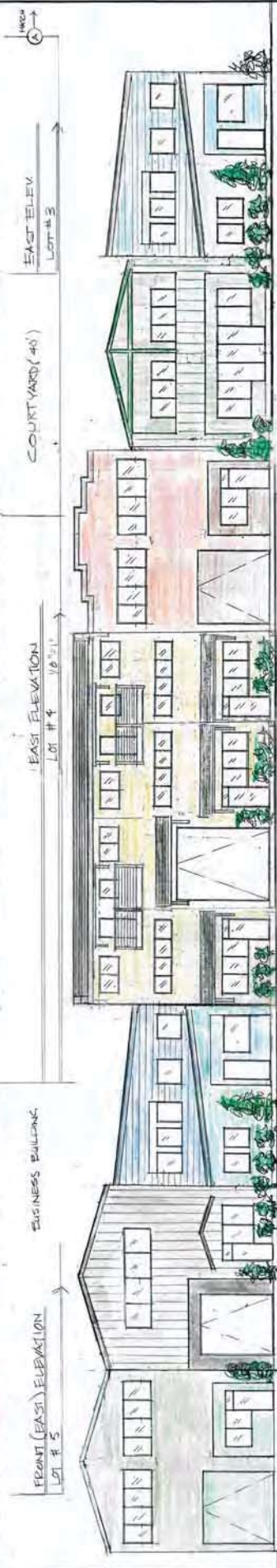
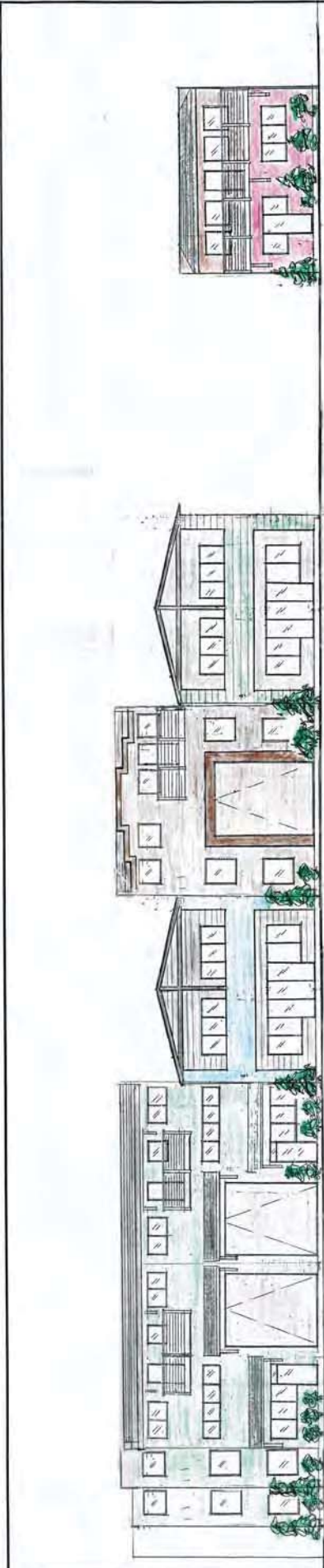
WELLNESS CENTER EAST (RIGHT) ELEVATION
1"=20'

REVISIONS	BY

DAVID HIRZEL BUILDING DESIGN
 P.O. BOX 108
 PACIFICA, CA 94041
 (650) 757-6004
 david@hirzel.com

PROJECT: EAG WALK
 SITE: SUPERVISOR OF
 047 31-022 2ND 047-02-05
 PRINCETON, CA

DATE: 10.6.17
 SCALE: 7/8" = 1'
 DRAWN: JAS. SLOAN
 JOB NO.: 17-018
 SHEET: 01



- FINISHES: MOORE COLORS
 STUCCO AND OVERHEAD DOORS
 BAY WINDOWS
- STUCCO AND OVERHEAD DOORS
 SOUTHERN MOSS
- STUCCO AND OVERHEAD DOORS
 LAMPSON
- WAPITIUM
 FOOTBAY BILLS
- STUCCO
 TYPICAL BRICK
- STUCCO
 COURTNEY LANE FBD
- ACCENT
 BRICKWORK PAVING

BUSINESS BUILDING NORTH (RIGHT) ELEVATION
 LOT # 5
 1/8" = 1'

BIG WAVE COLOR BOARD: CDRC 11-3-14

1. Benjamin Moore colors: textures: cement fiber (Hardi products) corrugated, board (stucco), plank (wood grain) and shingles (wood grained).
2. Color groups are: grey/green (summer foliage); grey/brown green (fall foliage; blue/grey (half moon bay sky); brown/grey/red (winter foliage)
3. Each building color is one of the above groups, one or two tones, wall paint (light or dark), trim accentuating the wall paint, texture random.

GREY GREEN (SUMMER FOLIAGE): CEMENT FIBER WALLS (CORRUGATED, PLANK, BOARD OR MIX); TRIM (BOARD)
Summer's Day Estate Sale Sage Wisdom Budding Green



GREY/BROWN/GREEN (FALL FOLIAGE): WALL AND TRIM TEXTURES SAME AS ABOVE
Rooftop Garden Wet Clay Shitake Mushroom Quicksand



GREY/BLUE (HALF MOON BAY SKY): TEXTURES SAME AS ABOVE
Fancy Pants Nile Blue Flower Box



BROWN/GREY/RED (WINTER FOLIAGE): TEXTURES SAME AS ABOVE
Bewitched Terrozo Brown Fallen Leaf Cattail

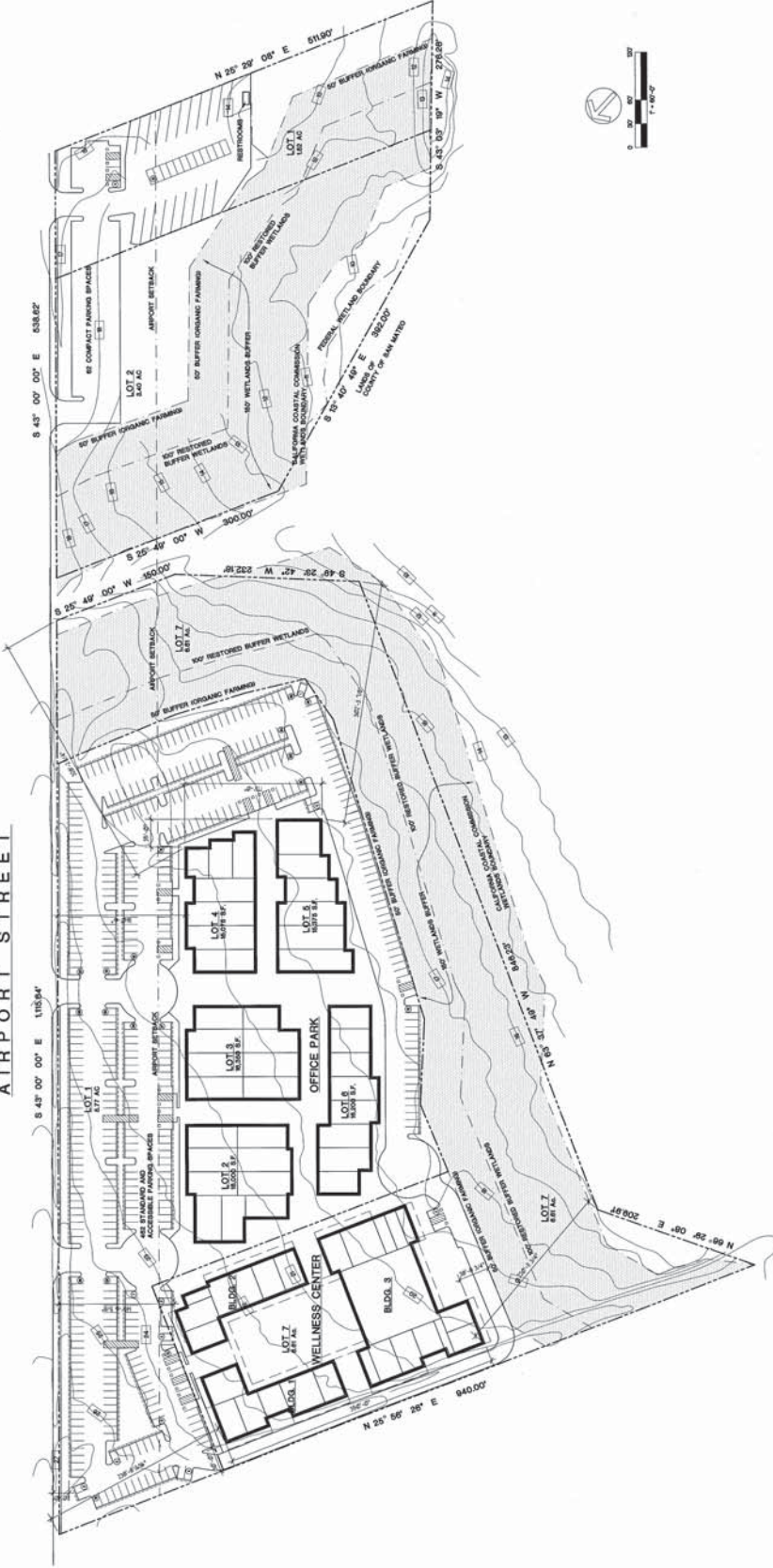


ROOFING SHINGLES:
Vintage Satchel Ballet Barre Hope Chest



TEMPORARY MECHANICAL
TOP OF 4" PLASTER SOAK
AWAY FROM CURB
SAN MATEO COUNTY CANALS

AIRPORT STREET



PROPOSED DEVELOPMENT FOR

BIG WAVE

WELLNESS CENTER AND OFFICE PARK
WEST SIDE OF AIRPORT STREET NORTH OF STANFORD AVENUE
PRINCETON BY THE SEA, SAN MATEO COUNTY, CALIFORNIA

DATE: 11/17/2017

SCALE: 1"=60'-0"

WELLNESS CONTR.
OFFICE PARK

PROPOSED
SITE PLAN

AS101

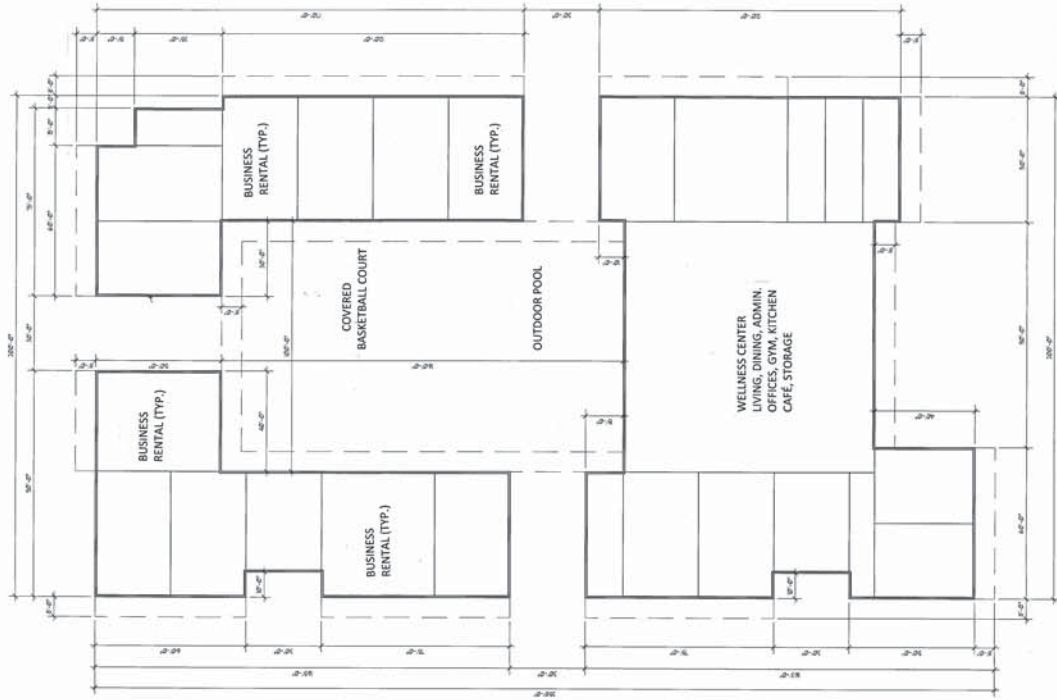
PROJECT NO. 17-01
DATE: 11/17/2017



DATE: 01/11/2014

WELLNESS CENTER AND OFFICE PARK
BIG WAVE
PROPOSED DEVELOPMENT FOR
COMMERCIAL CORNER OF PHOENIX BLVD AND BUSINESS PARK
VESTING SHEET TO THE 6-03-2014 VESTING TENTATIVE MAP
REVISION SHEET TO THE 6-03-2014 VESTING TENTATIVE MAP

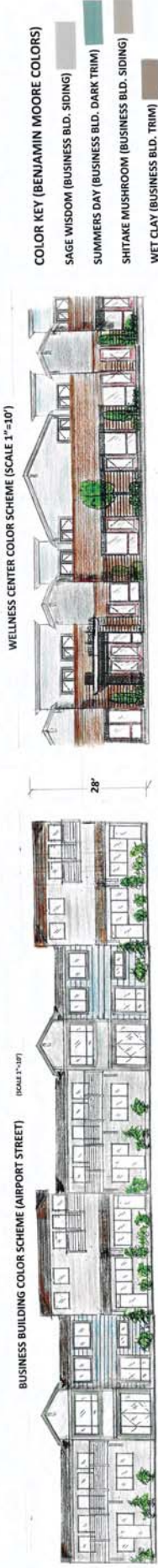
PORTION OF
LOT 7
C-3



FIRST FLOOR
(WELLNESS CENTER
COMMUNITY ROOMS
AND BUSINESS RENTALS)



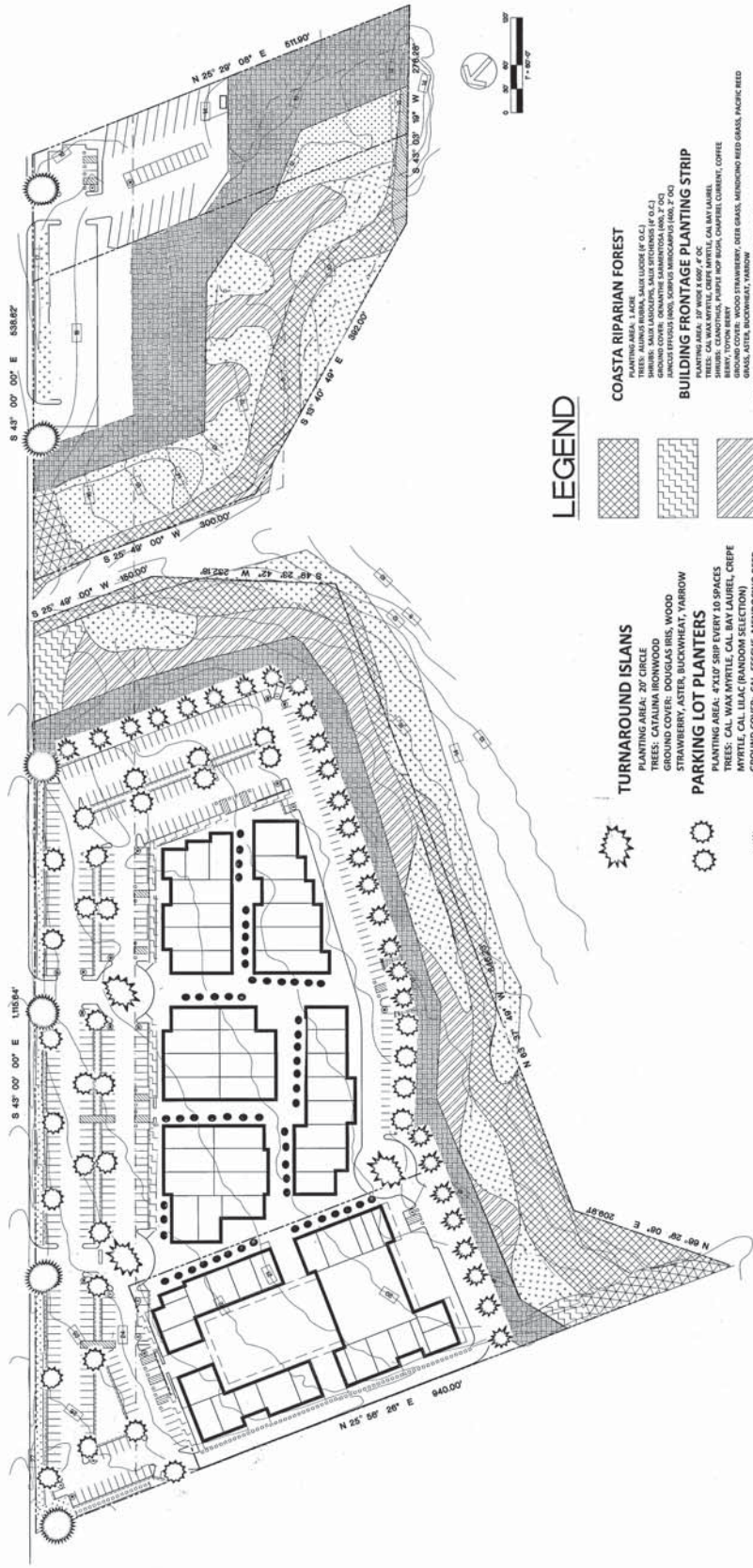
SECOND FLOOR
(WELLNESS CENTER
RESIDENTIAL UNITS)



- COLOR KEY (BENJAMIN MOORE COLORS)**
- SAGE WISDOM (BUSINESS BLD. SIDING)
 - SUMMERS DAY (BUSINESS BLD. DARK TRIM)
 - SHITAKE MUSHROOM (BUSINESS BLD. SIDING)
 - WET CLAY (BUSINESS BLD. TRIM)
 - ROOF TOP GARDEN (BUSINESS BUILDING SHINGLES)
 - FLOWER BOX (WELLNESS CENTER AND BUSINESS SIDING)
 - QUICKSAND (TRIM)
 - CHARCOAL GREY (BUSINESS BLD AND 2ND FLOOR WELLNESS CENTER WINDOW AND DOOR FRAMES)
 - COLONIAL RED (1ST FLOOR WINDOW AND DOOR FRAMES)
 - ACH VERSAILUX GRAY (WINDOW GLASS)



AIRPORT STREET



LEGEND

- COASTA RIPARIAN FOREST**
PLANTING AREA: 1.42 ACRES
TREES: ALMOND BIRCH, SALIX LUCIDA (E.O.C.)
SHRUBS: CALYPTRIS CANADENSIS (E.O.C.)
GROUND COVER: QUINCY SARRAMENIA (W.C.)
ARCHITECTURAL TREES: SCIRPUS MIMICRUS (W.C.)
- BUILDING FRONTAGE PLANTING STRIP**
PLANTING AREA: 27' WIDE X 600' ± O.C.
TREES: CALYPTRIS CANADENSIS (E.O.C.), CALYPTRIS CANADENSIS (E.O.C.)
SHRUBS: CALYPTRIS CANADENSIS (E.O.C.), CALYPTRIS CANADENSIS (E.O.C.)
GROUND COVER: WOOD STANWERRY, DEER GRASS, MENDOCINO REED GRASS, PACIFIC REED GRASS, ASTER, BUCKWHEAT, YARROW
- MIXED WILLOW SHRUB SCRUB**
PLANTING AREA: 0.5 ACRES (E.O.C.)
TREES: SALIX LUCIDA (E.O.C.), SALIX LUCIDA (E.O.C.)
SHRUBS: SALIX LUCIDA (E.O.C.)
GROUND COVER: WOOD STANWERRY (E.O.C.), WOOD STANWERRY (E.O.C.)
- WILLOW WATTLE**
PLANTING AREA: 0.32 ACRES
TREES: SALIX LUCIDA (E.O.C.)
SHRUBS: SALIX LUCIDA (E.O.C.)
GROUND COVER: WOOD STANWERRY (E.O.C.)
- PILLAR RIDGE/WELLNESS CENTER PL. STRIP**
PLANTING AREA: 4' WIDE X 600' ± O.C.
TREES: CALYPTRIS CANADENSIS (E.O.C.)
SHRUBS: CALYPTRIS CANADENSIS (E.O.C.)
GROUND COVER: WOOD STANWERRY, DEER GRASS, MENDOCINO REED GRASS, PACIFIC REED GRASS, ASTER, BUCKWHEAT, YARROW
- RUSH MEADOW/SEEDGE MEADOW**
PLANTING AREA: 0.2 ACRES
TREES: CALYPTRIS CANADENSIS (E.O.C.)
SHRUBS: CALYPTRIS CANADENSIS (E.O.C.)
GROUND COVER: WOOD STANWERRY (E.O.C.), WOOD STANWERRY (E.O.C.)
- UPLAND FORREST**
PLANTING AREA: 0.5 ACRES
TREES: CALYPTRIS CANADENSIS (E.O.C.)
SHRUBS: CALYPTRIS CANADENSIS (E.O.C.)
GROUND COVER: WOOD STANWERRY (E.O.C.)
- AIRPORT STREET PLANTING STRIP**
PLANTING AREA: 27' WIDE X 600' ± O.C.
TREES: CALYPTRIS CANADENSIS (E.O.C.)
SHRUBS: CALYPTRIS CANADENSIS (E.O.C.)
GROUND COVER: WOOD STANWERRY, DEER GRASS, MENDOCINO REED GRASS, PACIFIC REED GRASS, ASTER, BUCKWHEAT, YARROW
- ORGANIC GARDEN**

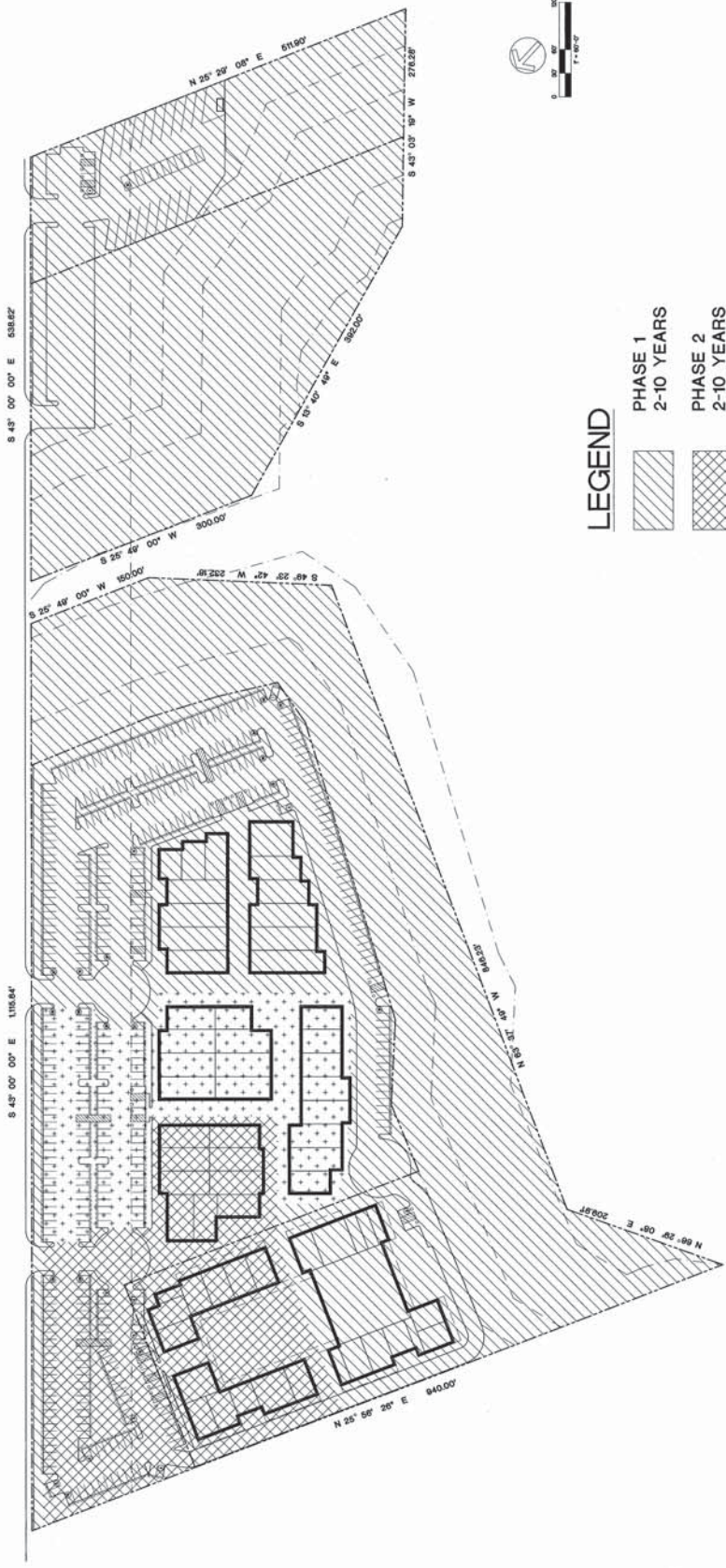
- TURNAROUND ISLANDS**
PLANTING AREA: 20' CIRCLE
TREES: CATALINA IRONWOOD
GROUND COVER: DOUGLAS IRIS, WOOD STRAWBERRY, ASTER, BUCKWHEAT, YARROW
- PARKING LOT PLANTERS**
PLANTING AREA: 4'X10' STRIP EVERY 10 SPACES
TREES: CALYPTRIS CANADENSIS (E.O.C.)
SHRUBS: CALYPTRIS CANADENSIS (E.O.C.)
GROUND COVER: WOOD STANWERRY, DEER GRASS, MENDOCINO REED GRASS, PACIFIC REED GRASS, ASTER, BUCKWHEAT, YARROW
- PARKING LOT ENTRANCES**
PLANTING AREA: 10'X10'
TREES: CALYPTRIS CANADENSIS (E.O.C.)
SHRUBS: CALYPTRIS CANADENSIS (E.O.C.)
GROUND COVER: WOOD STANWERRY, DEER GRASS, MENDOCINO REED GRASS, PACIFIC REED GRASS, ASTER, BUCKWHEAT, YARROW
- PARKING LOT PERIMETER**
PLANTING AREA: 10'X10'
TREES: CALYPTRIS CANADENSIS (E.O.C.)
SHRUBS: CALYPTRIS CANADENSIS (E.O.C.)
GROUND COVER: WOOD STANWERRY, DEER GRASS, MENDOCINO REED GRASS, PACIFIC REED GRASS, ASTER, BUCKWHEAT, YARROW
- COURTYARD PLANTERS**
PLANTING AREA: HALF WINE BARRELS, 200 RANDOM
SHRUBS: BLUEBERRY, TRELLISED MARIONBERRY, BLACKBERRY, GOOSEBERRY, ESPALIERED FRUIT
GROUND COVER: STRAWBERRY

GEORGE MEU
ASSOCIATES
ARCHITECTURE
PLANNING




4015 EMBARCADERO
D A K I A N D
CALIFORNIA
9 4 8 8
PHONE 510 434 2808

TRANSIT MARK
TOP OF 474027 MM
NAD 83
SAN MATEO COUNTY DATUM

AIRPORT STREET



LEGEND

- 
PHASE 1
2-10 YEARS
- 
PHASE 2
2-10 YEARS
- 
PHASE 3
2-15 YEARS

PROPOSED DEVELOPMENT FOR
BIG WAVE
WELLNESS CENTER AND OFFICE PARK
WEST SIDE OF AIRPORT STREET NORTH OF STANFORD AVENUE
PRINCETON BY THE SEA, SAN MATEO COUNTY, CALIFORNIA

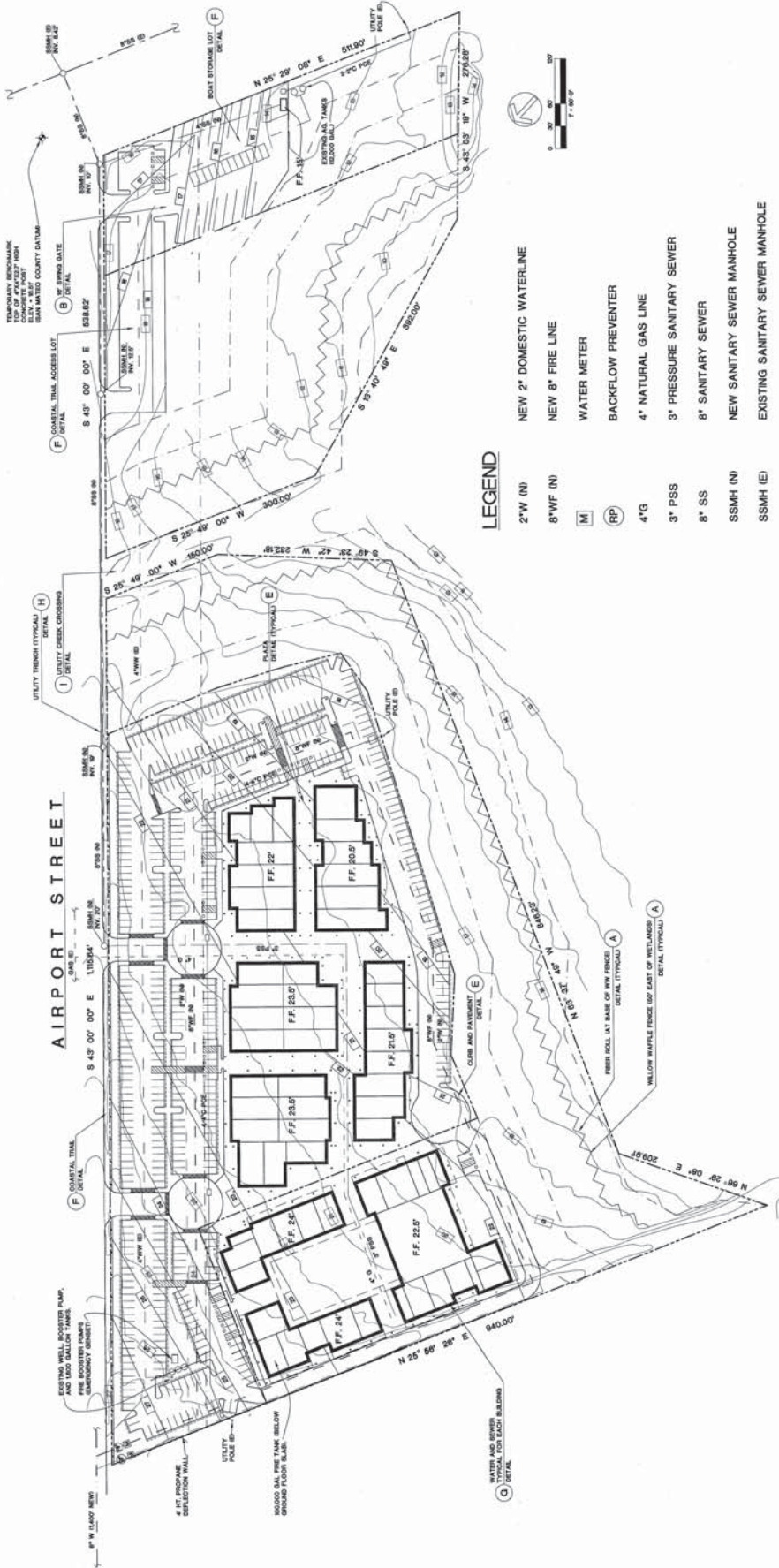
WELLNESS CNTR.
OFFICE PARK

PROPOSED
SITE PLAN
PHASING

AS102

GEORGE MEU ASSOCIATES
ARCHITECTURE
PLANNING
4015 EMBARCADERO
D A K I A N D
CALIFORNIA
9 4 8 8
PHONE 510 434 2808

Attachment K



LEGEND

- 2"W (N)
- 8"W (N)
- [M] WATER METER
- [RP] BACKFLOW PREVENTER
- 4"G 4" NATURAL GAS LINE
- 3" PSS 3" PRESSURE SANITARY SEWER
- 8" SS 8" SANITARY SEWER
- SSMH (N) NEW SANITARY SEWER MANHOLE
- SSMH (E) EXISTING SANITARY SEWER MANHOLE
- 2-2"C PCE TWO - 2" CONDUITS, PHONE, CABLE, POWER
- 4-4"C PCE FOUR - 4" CONDUITS, PHONE, CABLE, POWER
- 18 NEW FINISH GRADE ELEVATION 18'
- 4"WW (E) 4" EXISTING WELL WATER LINE
- 18 EXISTING GRADE ELEVATION 17'
- PAVERS
- CROSSWALKS - WHITE PAVERS
- PLAZA - LIGHT BROWN PAVERS
- PARKING LOT - DARK GREY PAVERS
- PARKING LINE DELINEATION (4" WIDTH SAND WHITE PAVERS)
- 36" TALL DOWNCAST SS LIGHTING BOLLARDS (40W LAMPS AT 30' ON CENTER SPACING AROUND ALL BUILDINGS AND ALONG WALKWAYS)





DATE: 11-11-2014
 DRAWN BY: J. GONZALEZ
 CHECKED BY: J. GONZALEZ

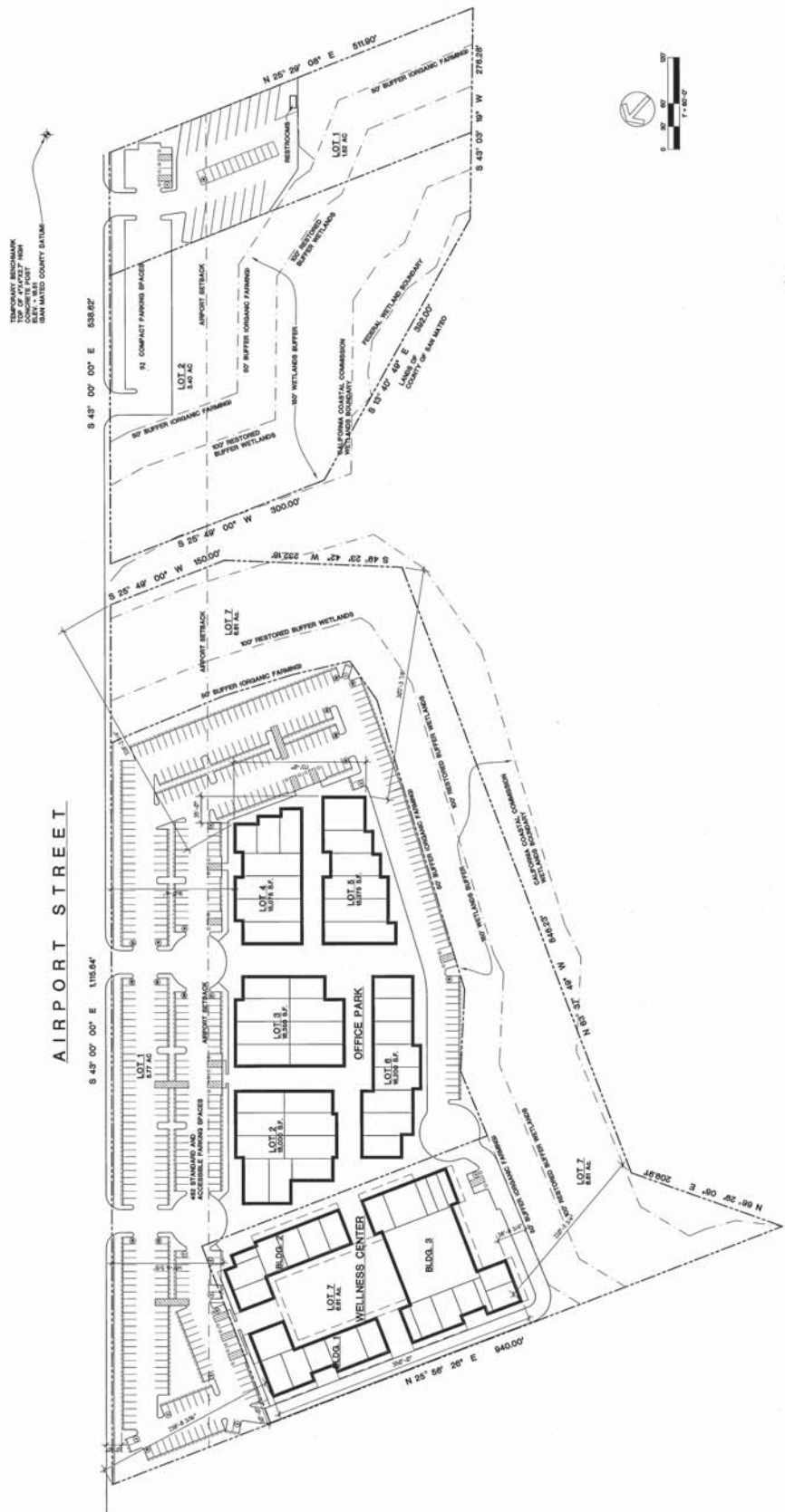
PROPOSED DEVELOPMENT FOR
BIG WAVE
 WELLNESS CENTER AND OFFICE PARK
 VESTING TENTATIVE MAP FOR RESIDENTIAL WELLS CENTER AND
 COMMERCIAL, COMMUNITY PURPOSES BIG WAVE BUSINESS PARK
 (VERSION SHEET TO 6-30-2014 VESTING TENTATIVE MAP)

DATE: 11-11-2014
 DRAWN BY: J. GONZALEZ
 CHECKED BY: J. GONZALEZ

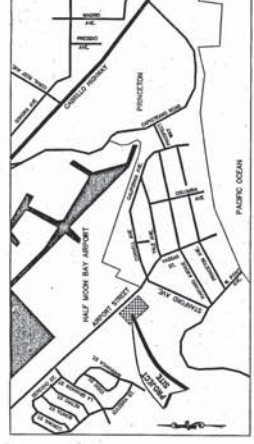
VESTING
 TENTATIVE MAP
 SITE PLAN

C-1

DATE: 11-11-2014
 DRAWN BY: J. GONZALEZ
 CHECKED BY: J. GONZALEZ



TEMPORARY MONUMENT
 TOP OF 4" DIAMETER IRON
 PIN
 ELEV. = 88.1
 SAN MATEO COUNTY DATUM



- LEGEND:**
- C COMPACT PARKING
 - EL ELEVATION
 - EP EDGE OF PAVEMENT
 - PH FIRE HYDRANT
 - SM SANITARY MANHOLE
 - SMH SANITARY MANHOLE
 - WY WATER VALVE
 - WM WATER MAIN
 - G GAS LINE
 - ELC ELECTRIC LINE
 - DM DOMESTIC WATER
 - SS SANITARY SEWER
 - SS-2 SANITARY SEWER
- PARKING NOTE:**
- TYPICAL STANDARD PARKING STALL DIMENSIONS = 9' X 18'
 - TYPICAL COMPACT PARKING STALL DIMENSIONS = 8' X 18'
 - TYPICAL HANDICAP PARKING STALL DIMENSIONS = 9' X 18' WITH 8" WIDE UNLOADING AREA
 - TOTAL NUMBER OF PARKING STALLS = 554
 - 80% DESIGN SPEED FOR DRIVEWAYS, ENTRANCES AND EXITS
- TREE NOTE:**
- THESE ARE NO EXISTING TREES ON THE SUBJECT PROPERTIES

RECORD OWNER AND SUBDIVIDER:
 P.O. BOX 100
 BELMONT CA 94002

LAND SURVEYOR AND CIVIL ENGINEER:
 J. GONZALEZ
 805 COCKER STREET
 SAN CARLOS, CA 94070
 (415) 352-0600

ASSESSOR'S PARCEL NUMBERS:
 047-311-009 AND 047-312-040

EXISTING & PROPOSED ZONING:
 M-1 (OR) - LIGHT INDUSTRIAL WITH DESIGN REVIEW
 M-1 (OR) - W/DESIGN WITH DESIGN REVIEW

UTILITIES:
 GAS AND ELECTRICITY: PACIFIC GAS AND ELECTRIC COMPANY
 WATER: SUTRO WATER AND SEWER
 TELEPHONE: SUTRO WATER AND SEWER DISTRICT
 FLOOD PROTECTION: HALF MOON BAY

FLOOD ZONE:
 " X " (FOR LETTER OF MAP AMENDMENT CASE NO. 08-09-0050A)

GRADING QUANTITIES

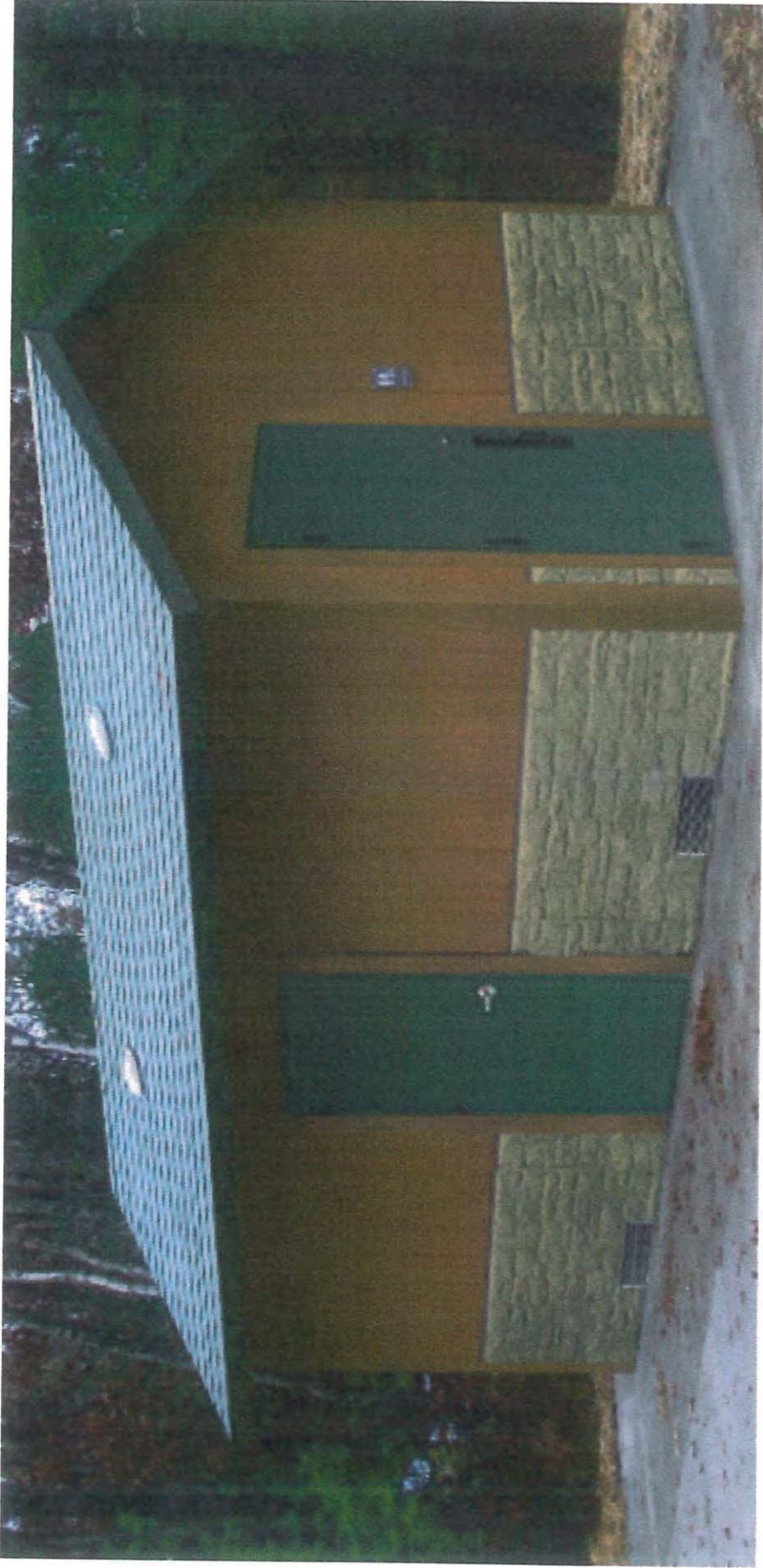
NORTH PARCEL	CUT (CY)	FILL (CY)
UTILITY TRENCHING:	640	0
GRAVEL MATERIAL:	0	15,000
SOUTH PARCEL		
UTILITY TRENCHING:	96	2500
GRAVEL MATERIAL:	0	16,400
TOTAL	736	31,400

UTILITY NOTE:
 THE UTILITIES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE CITY OF SAN MATEO. THE CITY OF SAN MATEO DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THESE UTILITIES. THE USER OF THIS MAP SHOULD BE CONFIDENTIAL BY EXPOSING THE UTILITY.

EASEMENT NOTE:
 PRIVATE UTILITY EASEMENTS WILL BE RESERVED OVER EACH PARCEL. THE LOCATION OF THESE EASEMENTS IS NOT SHOWN ON THESE PLANS. THE USER OF THIS MAP SHOULD BE CONFIDENTIAL BY EXPOSING THE UTILITY.

Attachment M

ATTACHMENT O



Precast/Preassembled Reinforced Concrete Bathroom

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

THIS DRAWING SHALL NOT
 BE COPIED OR SUBMITTED
 TO OTHERS WITHOUT THE
 CONSENT OF THIS COMPANY.

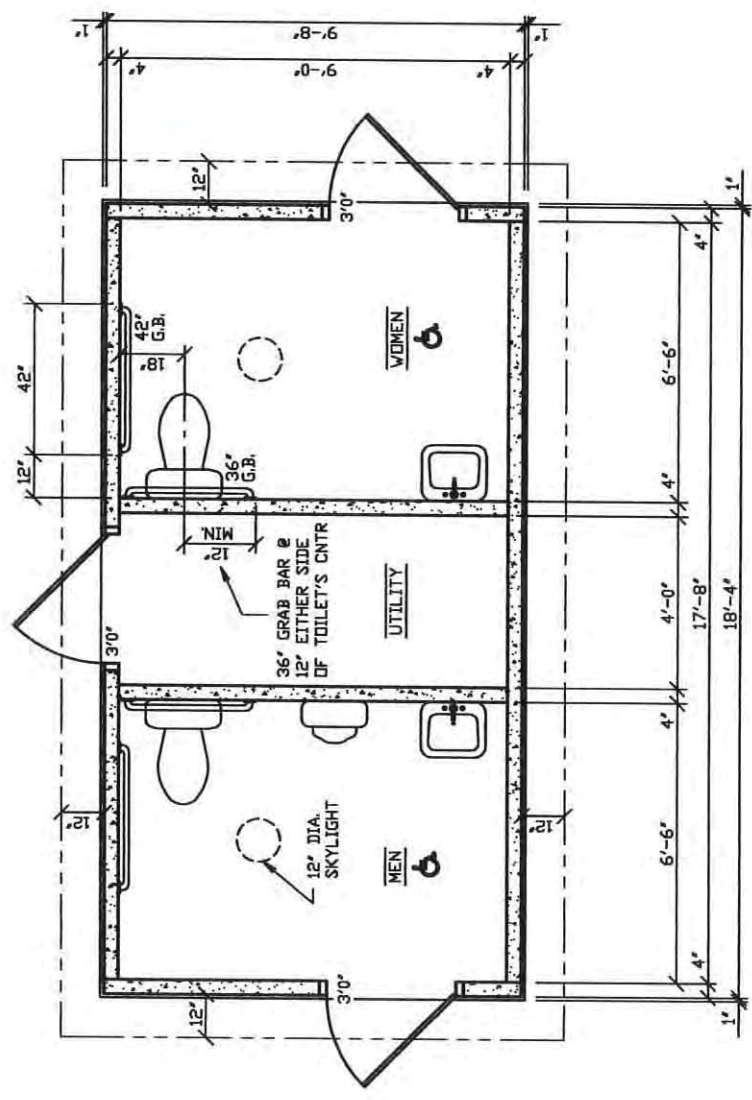
4154 123rd STREET
 CHIPPEWA FALLS, WI 54729
 (715) 723-7446 ■ (800) 924-1516
 FAX (715) 723-7111 ■ WWW.HUFFCUTT.COM

HUFFCUTT
 CONCRETE, INC



PROJECT:
 RR200
 BUILDING

1 of 2



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

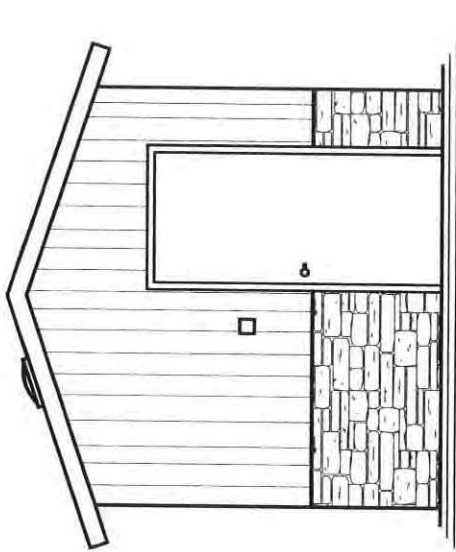


HUFFCUT
CONCRETE, INC.

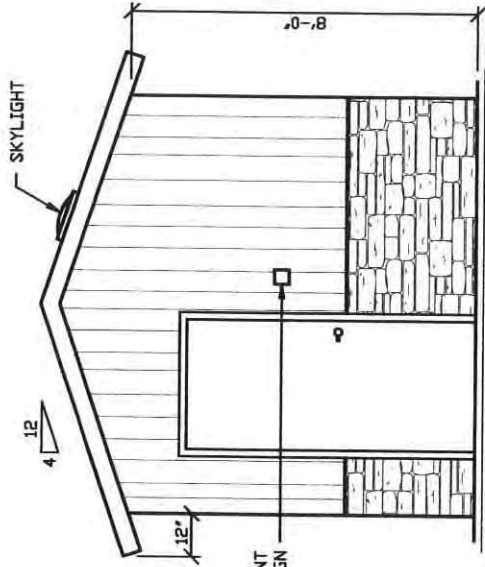
4154 123rd STREET
CHIPPENVA FALLS, VI 54729
(715) 723-7446 # (800) 924-1516
FAX (715) 723-7111 # www.huffcut.com

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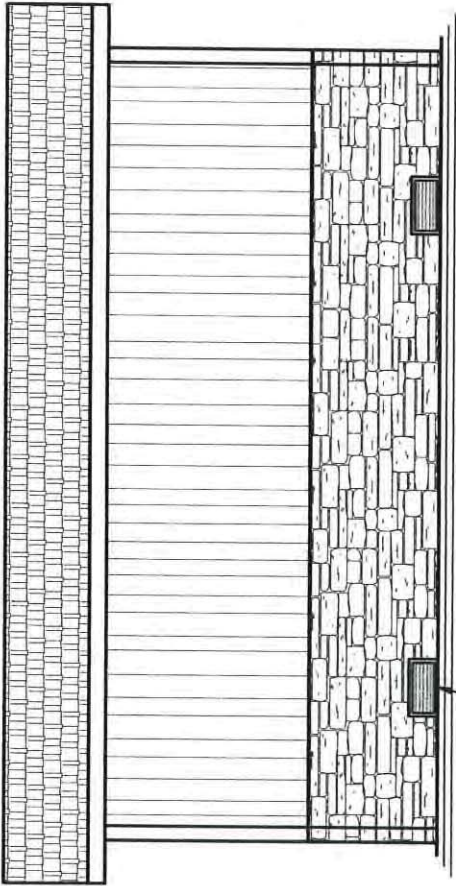
N.P.C.A. CERTIFIED PLANT
&
MEMBER OF:
NATIONAL & WISCONSIN PRECAST CONCRETE ASSOCIATIONS



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



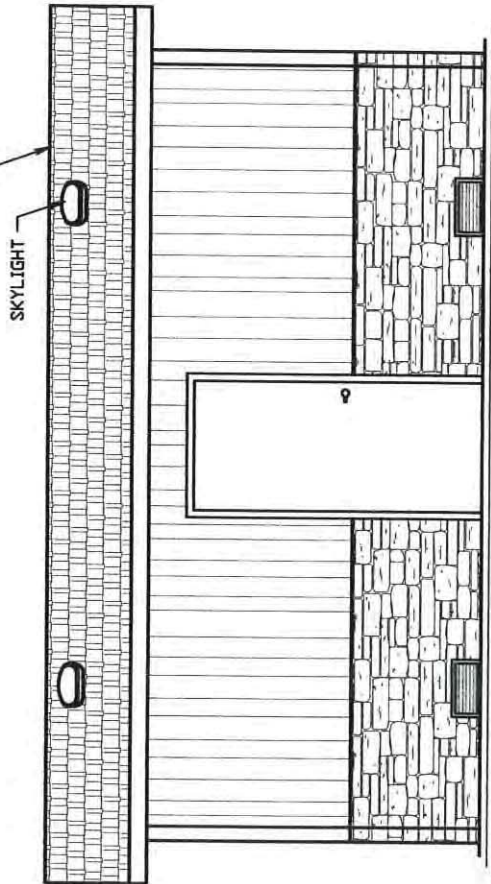
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

16" x 8" CAST
ALUMINUM VENT

5" CONCRETE ROOF PANELS WITH
CEDAR SHAKE SHINGLE APPEARANCE



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

SKYLIGHT

ADA COMPLIANT
RESTROOM SIGN

12"
4"

12"

8'-0"



GRANADA COMMUNITY SERVICES DISTRICT

Attachment P

Board of Directors

Matthew Clark, President

Leonard Woren, Vice President

Jim Blanchard, Secretary

David Seaton, Treasurer

Ric Lohman, Board Member

November 5, 2014

Camille Leung, Project Planner
San Mateo County Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: PLANNING PERMIT APPLICATION REFERRAL FOLLOW UP

PRIMARY PERMIT: PLN2013-00451

APN: 047-311-060

LOCATION: PILLAR POINT MARSH

OWNER: BIG WAVE LLC; BIG WAVE GROUP

Dear Ms. Leung:

This letter is in response to the County's request for follow up information from the Granada Community Services District (GCSD) in light of the County and Big Wave increasing the estimated amount of wastewater generated by the Big Wave Wellness Center and Office Park - North Parcel Alternative ("NPA") to 15,500 gallons per day (gpd) of sewer service by GCSD. In addition to being involved in the Referral process, GCSD qualifies as a Responsible Agency under CEQA.

The documentation recently provided to GCSD by the County and big wave states that anticipated wastewater generated by the NPA will total 15,500 gpd instead of the original estimate of 8,800 gpd and the Addendum's estimate of 9,750 gpd. On the basis of the estimated 15,500 gpd, this letter confirms that GCSD preliminarily estimates that it has sufficient wastewater collection, transmission and treatment capacity to accommodate the NPA. **This response is provided based upon the preliminary documents of Big Wave's proposal provided by the County and there being no change in the circumstances of the project or the surrounding development or inflow and infiltration affecting the GCSD or SAM sewer systems. Furthermore, all questions, conditions, or comments in GCSD's April 11, 2014 letter responding to the County's referral remain in effect. Final wastewater generation and impact calculations will be determined by GCSD at the time an application for a Sewer Permit is received by GCSD.**

Service by GCSD will be conditioned (among other requirements) upon compliance with all pertinent requirements of GCSD'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 NPA improvements, preparation of plans, specifications and drawings for the utility service conforming to GCSD's requirements,

entering into all required agreements with GCSD 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.

GCSD also wishes to make clear that nothing in this letter can be a basis for avoiding appropriate mitigation measures and conditions of approval in the CEQA documents for the County's Planning Approvals or for GCSD's Sewer Connection Permit or any other approvals or permits.

If you need additional information or have further questions regarding the District's ability to provide sewer service to the referenced project, please feel free to contact me at (650) 726-7093.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chuck Duffy", is written over a horizontal line.

Chuck Duffy, General Manager

cc: GCSD Board of Directors
Dave Byers, Esq.

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Dave Olson **Chris Johnson** **Lisa Ketcham** **Dan Haggerty** **Erin Deinzer** **Joel Janoe** **Laura Stein**
Chair Vice-Chair Secretary Treasurer

Date: December 10, 2014
To: Camille Leung, Project Planner
Cc: SMC Planning Commission
SMC Board of Supervisors
Steve Monowitz, Acting Community Development Director
Coastal Commission staff: Nancy Cave, Jeannine Manna
Subject: **Big Wave (BW) North Parcel Alternative (NPA) 8-Building Option
PLN2013-00451**

The Midcoast Community Council is requested to comment by December 11 on the BW NPA 8-Building Option. The Coastsides Design Review Committee will not consider this plan until December 18. The plans we received are low resolution with limited detail and legibility, revealing little more than building footprints. Revised building elevations were not provided. Tables of measurements compare the 8-building option to the 4-building version, which was also sketchy and lacking necessary detail. There was inadequate time to digest the unfortunate last-minute redesign consolidating 9 buildings down to 4 in the November "revised NPA" staff report and EIR Addendum. Now the unwanted 4-building version that came and went within a week has become the reference point, instead of the original NPA 9-building layout carefully reviewed and extensively commented on last summer. More unnecessary complexity and confusion can hardly be imagined. Purported urgency negates careful review and thoughtful comment, and unnecessarily creates more negativity towards the project.

In both the 4 and 8-building versions, the 27,000 s/f of commercial space owned by the Wellness Center is no longer a separate building in the Office Park but has been incorporated into the first floor of the Wellness Center. While this resolves the issue of what to do with the first floor space not allowed for residential use, it raises potential conflicts with unspecified leased commercial uses within the sanitarium building.

The addition of office space as a possible use, to what was identified in the NPA as 27,000 s/f of commercial storage, exacerbates the problem of unallocated commercial use intensity vs. total parking spaces. Office space requires ten times the number of off-street parking spaces as storage or manufacturing uses do. The project's original proposal for 100% office space ran up against untenable parking and traffic impacts, hence the downgrade to mixed use. The arbitrary and non-binding apportionment of uses is applied over the entire project on a first-come first-served basis. Realistically, the County will not deny development on some of the subdivided parcels simply because the available parking was already taken by other parcels developed with office space. Additional parking will be found within 1,000 feet, as allowed by County ordinance. Realistically, traffic impacts have been drastically underestimated for the actual built-out project.

While the 4 and 8-building versions have been reduced from 3 to 2-story, the building heights were only reduced by an insignificant 1.5 feet, down to 36.5 feet, which seems unnecessarily tall for a 2-story building. Leaving some of the buildings 3 stories, 38 feet tall, would enable reduced building footprints. The residential use has been brought closer to the airport runway (about 300 feet away directly across the street), whereas in the original NPA, residential areas were tucked behind the gym and commercial buildings. The visual building mass immediately adjacent to Pillar Ridge residential community has been significantly increased. It appears Buildings 1 & 2 are actually joined by a covered basketball court. We don't find the indoor fire flow storage anywhere.

Nobody liked the building facades depicted for the 4-building version. Each building should have a cohesive design and not pretend to be more than one building. The group of buildings should have elements that relate to each other. Above all they should blend in with the backdrop of forested bluff and marsh. We have yet to see any detailed renderings for the building exteriors that adequately serve to evaluate the project. We need to see where the entrances are and the walkways and planted areas next to the buildings, with people in the picture for scale. There have been no story poles and the visual simulations are inadequate and out of date.

All these alternatives attempt to deal with this out-of-scale massive development without adequately reducing square footage. The applicant should be required to reduce the current total of 189,000 s/f of commercial space to the 155,000 s/f originally proposed in 2006 as satisfying all project goals¹. The proposed density on the north parcel is unchanged from the project denied by the Coastal Commission. There is no guarantee that the south parcel won't be developed later.

Please refer to our previous comments on August 27² and November 10³ of this year regarding our continuing concerns on project scale, traffic, parking, agriculture, extended development phasing, and airport issues.

Thank you for the opportunity to comment.

MIDCOAST COMMUNITY COUNCIL
s/Dave Olson, Chair

¹ <http://www.midcoastcommunitycouncil.org/storage/issues/bigwave/2006-06-BW-pre-app-wkshop.pdf>

² <http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-08-27-MCC-re-BW-NPA-EIR.pdf>

³ <http://www.midcoastcommunitycouncil.org/storage/mtgs-com2014/2014-11-10-MCC-to-PC-BW-NPA.pdf>



COMMITTEE FOR
GREEN FOOTHILLS

November 10, 2014

Fred Hansson, Chair and
Members of the Planning Commission
County of San Mateo
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Item #1 on the November 12, 2014 Agenda: Big Wave Project

Dear Chair Hansson and Commissioners,

I have an unavoidable conflict on November 12, and therefore cannot be at your meeting regarding the above-referenced Project.

On behalf of Committee for Green Foothills (CGF), I respectfully request that you:

- (1) Continue the public hearing on this item, and
- (2) Require that the Project be revised to be consistent with the North Project Alternative ("NPA") that was submitted by the Applicant and evaluated under CEQA in the July, 2014 EIR Addendum.

CGF does NOT support the Staff Recommendation, which inexplicably would reduce the number of buildings within the Office Park from five as submitted by the Applicant in the "NPA" (now confusingly described in the Staff Report as the "Revised NPA"), to three, much larger buildings. Nor does CGF support the Staff Recommendation that would reduce the Wellness Center buildings from four as submitted by the Applicant in the "NPA" to one exceedingly large building as described as the "Revised NPA". CGF also supports additional revisions per the Coastsides Design Review Committee (CDRC) to building design, parking lot layout, courtyards, building height variation, and maintaining view corridors that are included as Condition 88. Revised plans should be submitted for your review and approval, so the members of the public as well as you, as the primary decision-makers, will have a clear, complete, and accurate project description, site plan, Vesting Tentative Map, and elevations of buildings.

Background

As some Commissioner members are aware, after the County Board of Supervisors (March 2011) approved the Big Wave "2010 Project", CGF challenged the County's certification of the EIR in San Mateo County Superior Court. Montara Water and Sanitary District (MWSD) and Granada Sanitary District (GSD) filed separate challenges to the County's EIR certification. CGF and Surfrider Foundation, Sierra Club, Loma Prieta Chapter, League for Coastsides Protection, and Pillar Ridge Homeowners Association also appealed the County's approval of the Project's Coastal Development Permit (CDP) to the California Coastal Commission. GSD filed a separate Appeal of the CDP approval to the Coastal Commission.

COMMITTEE FOR
GREEN FOOTHILLS

3921 E. Bayshore Road
Palo Alto, CA 94303

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info@GreenFoothills.org
www.GreenFoothills.org

In August, 2012, the Coastal Commission, in a unanimous 12-0 vote, upheld the Appeals and denied the Coastal Development Permit. However, the Commissioners and staff repeatedly stated they felt there was an “approvable project” on this site. The Commission’s Findings for Denial listed changes in the project that would bring it into conformity with the Local Coastal Program.

CGF subsequently spent a great deal of time in CEQA settlement discussions with the Big Wave representatives working on an alternative project proposal, which ultimately resulted in the North Project Alternative (“NPA”). CGF was reasonably satisfied that the NPA would address the Coastal Commission’s Findings for Denial, with additional careful attention to the many details that are inherent in a project with this level of complexity. In October 2013, CGF dismissed its CEQA litigation. A week later, Big Wave submitted the NPA to the County. CGF continued to work with the Big Wave representatives to refine details of the project. The County determined the Application complete on May 29, 2014, and circulated an EIR Addendum on July 31, 2014.

The Project Description in the Notice of Availability included the following: “The north parcel (APN 047-311-060) would be subdivided into seven lots (Lots 1-7). Lot 1 includes the common areas (wetlands, wetland buffers, fire trail). Lots 2 through 6 would contain one industrial/office/storage building on each lot. Lot 7 includes the four-building Wellness Center.

Baffling changes to Project:

CGF was therefore surprised, chagrined, and frankly baffled to see that after the third meeting of the Coastside Design Review Committee, the project description had morphed dramatically. Instead of a total of nine buildings on the North Parcel per the “NPA”, there were suddenly only four. Without any commensurate reduction in square footage overall, this dramatic change resulted in much larger buildings, which due to their increased mass and bulk, rendered them greatly out of scale with other buildings in the vicinity.

The single Wellness Center building in this revision would be 360 feet long and 215 feet wide – with a total footprint of nearly two acres. Its two-story continuous wall stretching for longer than a typical city block — only 30 feet from the property line— would effectively wall off the southeast side of the neighboring community of Pillar Ridge.

The three buildings of the Office Park would be similarly out of scale with buildings in the vicinity. These changes would result in both the Office Park and Wellness Center buildings being severely out of compliance with LCP Policies including:

* LCP 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 Community Design Manual: “Structures should relate in size and scale to adjacent buildings and to the neighborhood in which they are located.”

Permit Streamlining Act

CGF is informed that Planning Staff repeatedly advised the CDRC that they must take action by November 3 due to the Permit Streamlining Act ("PSA"). Planning staff further stated to CGF that their understanding of the PSA was that within 180 days of the Application being deemed complete, the County must take action to approve or deny the project. This is incorrect. The PSA requires that within 180 days of certification of an EIR, the public agency must approve or deny the project. In this case, the CEQA document is an Addendum to the EIR. The Addendum has not yet been certified, and therefore the PSA "clock" has not started.

Revised Project that conforms with the NPA

Attached is a Revised Project Site Plan, titled "**Eight Building Option**", that has been kindly provided by the Applicant's Engineer. This Site Plan, with three (or possibly four) buildings for the Wellness Center and five buildings for the Office Park layout, is reasonably consistent with the submitted NPA (which the EIR Addendum evaluated) while addressing many of the suggestions of the CDRC. Most importantly, the "**Eight Building Option**" will reduce the mass and bulk of the buildings overall. It would be desirable to have further reductions in square footage, as the MCC has pointed out, and adjustments need to be made to this option to maintain the 150-foot wetlands buffer.

Please take the time to get it right!

This is the largest project that has ever been proposed for the unincorporated Mid-Coast area. There are multiple planning, zoning, transportation, and policy issues that your Commission must consider. These include: size and scale of project overall, difficulty of access to the site from Cypress/Highway One and Capistrano Road/Prospect and timing of improvements to these key intersections/chokepoints, whether limits on parking spaces can be used as the enforceable restriction(s) on industrial/office/storage/uses, landscaping/screening of buildings, and as yet unresolved details of building design.

CGF appreciates that the Applicant has spent many years pursuing approval of this Project. However, now is not the time to force a rushed decision. The first step forward should be for your Commission to discard the "Revised NPA" that precipitously appeared out of left field and at the last minute.

Please send this back to the staff for revisions. The "**Eight Building Option**" should be the basis of further refinements per the recommendations of the CDRC contained in Condition 88. It will serve the Applicant's interests as well as the public's to have a clear, complete, and accurate Project Description, Site Plan, Vesting Tentative Map, and elevations of buildings based on this Option.

Thank you very much for consideration of our comments.

Sincerely,



Lennie Roberts, San Mateo County Legislative Advocate
Committee for Green Foothills

Cc: San Mateo County Board of Supervisors
Heather Hardy, Secretary, Planning Commission
Steve Monowitz, Acting Community Development Director
Camille Leung, Project Planner
Scott Holmes, Big Wave Project Engineer
Jeannine Manna, District Supervisor, California Coastal Commission
Dan Carl, Deputy Director, North Central District, CCC
Nancy Cave, District Manager, North Central District, CCC
Lisa Ketcham, Chair, Midcoast Community Council
Greg Sarab, Chair, Coastside Design Review Committee
Other interested parties

December 2, 2014

To: Scott Holmes and Camille Leung

From: Lennie Roberts

Re: Big Wave Parking Allocations for Office Park Buildings

The Staff Report for November 12, 2014 Planning Commission meeting, **Project Compliance with Parking Regulations** (page 70) states:

“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.”

As noted in Table 7, page 71, General Office uses require one parking space per 200 sq. ft. of space whereas Research and Development, Light Manufacturing,, whereas Storage Uses require one parking space per 2,000 sq. ft. of space.

The Vesting Tentative Map for the Office Park does not have on-site parking spaces for each of the Office Park parcels; rather all parking spaces are proposed to be located on Lot #1. There is a total of 422 parking spaces available for the Office Park Buildings. The traffic study and traffic mitigation measures are also based on a maximum of 422 parking spaces in the Office Park (plus the additional 40 spaces for the Wellness Center).

If all of the 5 Office Park Buildings are sold or leased to separate owners for office uses, a total of 810 parking spaces would be required for the total 162,000 sq. feet of office use., per County parking regulations.

Unless there is a fair and equitable way of allocating the 422 parking spaces to each of the five Office Park buildings, some owners who build later could find themselves without any parking because the first 84,400 sq. ft. of office uses had consumed all of the 422 spaces. This could lead to requests for parking outside the approved parking location(s), including:

1. Relaxation of the height restrictions on the Office Park buildings so the ground floor could accommodate parking, or
2. Location of parking within the 150 foot sensitive habitat buffer zone, or
3. Location of parking on the Southern Parcel, or
4. Parking spilling off site and onto Airport Street

The adequacy and allocation of parking for the Office Park buildings is exacerbated by the fact that an unknown entity will own Lot #1, where the project's parking is proposed to be located. There should be an enforceable agreement as a condition of approval of this project, that provides for a non-exclusive easement to the allocated parking spaces, as well as a Parking Plan as described below.

A Condition of Subdivision Approval should be added that requires, prior to approval of the Final Subdivision Map, the owner(s) shall submit a Parking Plan for review and approval of the Community Development Director, that: (1) allocates the 422 parking spaces on Lot #1 to each of the five Office Park Buildings (an equitable base number would be 84 per building), (2) establishes a process for reallocation of parking spaces between the five buildings, and (3) requires that the maximum number of 422 spaces overall shall not be exceeded, in order to prevent requests for additional parking outside of the approved parking locations on Lot #1.

The Wellness Center has similar issues with adequacy and allocation of parking, since the Project now proposes 20,000 sq. ft. of leasable Office space, but allocates only 20 spaces on the Wellness Center parcel for Office or other businesses. If all the 20,000 sq. ft. were leased for Offices, the required parking would be 100 spaces for this use alone.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICES
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



December 17, 2014

Camille M. Leung
San Mateo County Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063

Subject: San Mateo County Coastal Development Permit (CDP) Application Referral PLN 2013-00451, November 26, 2014; Final Addendum to the Big Wave Wellness Center and Office Park Project Environmental Impact Report (EIR), State Clearinghouse #2008102109, November 2014

Dear Ms. Leung:

Thank you for sending the Big Wave Wellness Center EIR Final Addendum (Final Addendum) received via email on November 5, 2014, and the CDP Application Referral for PLN2013-00451 (Permit Referral) received via email on November 26, 2014, both provided by San Mateo County (County). The Final Addendum evaluated a 4-Building Alternative for the Big Wave Wellness Center and Office Park Project, and the Permit Referral provides information on a revised site plan for the Applicant's most recent alternative proposing eight buildings. The 8-Building Alternative includes subdivision of two parcels (APN 047-311-060 subdivided into 7 lots and APN 047-312-040 subdivided into 2 lots); construction of 5 office park buildings totaling 162,000 square feet; 3 wellness center buildings totaling 97,520 square feet and related improvements; construction of a concrete restroom and boat storage parking; and grading consisting of 736 cubic yards of cut and 16,400 cubic yards of fill. The proposed project is located on the west side of Airport Street, north of Stanford Avenue and across the street from the Half Moon Bay Airport, in the unincorporated Princeton area of San Mateo County. We appreciate that the County extended the deadline to submit comments on the Permit Referral until today, December 17, 2014, and we hope that these comments prove useful to the County, the Applicant, and other interested parties as this matter makes its way through the permitting process.

Overall, it has been extremely difficult for Commission Staff to adequately evaluate both alternatives and their potential impact on coastal resources due to the somewhat unclear nature of the materials and the fact that the project seems to be in a state of semi-constant change. We are particularly hindered by the nature of undefined uses proposed for the office park and business space in the Wellness Center, as well as the multiple changes made to the building site configurations and square footages, architectural design, buffer area, and parking layout. It is also difficult to conduct a comprehensive evaluation of the potential impacts to coastal resources and consistency with the San Mateo County Local Coastal Program (LCP) without scaled plans for the 8-Building Alternative (including a lack of elevations), and without a detailed description of the aspects of the project that have changed from the 4-Building Alternative to the 8-Building Alternative. Nevertheless, we have reviewed the submitted materials referenced above and provide the following comments:

Attachment S

- 1. Project Uses and Phasing:** The modified phasing plan presented in the Final Addendum and the Permit Referral only partially address the concerns expressed in our earlier comments, as the County and Applicant continue to assert that development of the Office Park buildings will be based on demand. LCP Policy 1.19 requires that “no permit for development in the urban area shall be approved unless it can be demonstrated that it will be served with adequate water supplies and wastewater treatment facilities.” And LCP Policy 1.3b states in part “...some land has been included within the urban boundary which should be restricted to open space uses and not developed at relatively high densities (e.g. prime agricultural soils, and sensitive habitats)” (see also discussion below). If the type of demand associated with the first two phases results in development that utilizes all the available water allocated for the entire project by Montara Water and Sanitary District (MWSD), what will happen to the development and newly created lots proposed in Phase 3? Has the County considered approval of the project in phases to ensure that no permit will be issued for lots or buildings that will potentially be undeveloped due to a lack of demand or available public services? Any approval must necessarily account for all aspects of it that will be approved, including in terms of build-out and service needs. Also, the level and types of uses and development and any project phasing directly relate to the question of the allowed level of density and intensity here. Conformance with LCP policies can only be measured if it is extremely clear what uses and development are being applied for and authorized, including in terms of phasing. We would strongly encourage the Applicant and the County to provide clarity on the level and types of uses and development that might be allowed by any CDP, and the ways in which that and any applicable phasing scenarios affect LCP conformance questions. Finally, the County needs to carefully consider project phasing to ensure that any initial phases account for relatively higher LCP priority uses and development, and any final phases account for any relatively lower priority components.
- 2. Affordable Housing:** Commission Staff agrees with proposed CDP condition 5(d) “the employment arrangements between the owners of the Office Park and the Wellness Center,” number 12, which requires that, “The Owner shall enter into a Contract with the County for maintenance of rates of 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.” Commission staff also recommends that the County require a condition to the CDP that will ensure that the Wellness Center will be used as a sanitarium specifically for developmentally disabled adult housing for the life of the project, as this is the primary reason for the residential component of the project being allowed in the M-1 zoning district.
- 3. Water Supply:** Commission Staff appreciates the revisions and additions made to the water demand estimates in Table 6 (Project Water Demand, Daily and Peak Flows) of the Final Addendum. However, there is no comparison of estimates with similar uses as previously requested. While the mix of uses in the proposal is unique, the different components of the proposal (office uses, light industrial uses, community housing, recreation facilities, etc.,) are not unique, and should have comparative usage estimates. Having a basis for comparison or more refined detail of these estimates would better justify that the estimates reflect the realistic maximum potential water demand for the project. Any approval must be based on a clear indication that MWSD has adequate capacity to address all water needs of the project, including in relation to any flexibility related to uses and phasing (as previously described).

Big Wave Final Addendum and Permit Referral

December 17, 2014

Page 3

4. **Wastewater:** Granada Sanitary District (GSD)'s April 11, 2014 letter provided as Attachment E in the Final Addendum confirms that GSD has sufficient wastewater collection, transmission and treatment capacity to accommodate the project at the earlier estimation of 8,800 gallons per day. Has GSD confirmed that the new estimates provided in the Final Addendum can be accommodated? Any approval must be based on a clear indication that GSD has adequate capacity to address all wastewater needs of the project, including in relation to any flexibility related to uses and phasing (as previously described).
5. **Traffic and Parking:** As a result of the undefined uses proposed for the 165,000 square foot Office Park and the 27,000 square feet of business space proposed for the first floor of the Wellness Center, at this point, Commission Staff cannot adequately assess the necessary parking required consistent with LCP requirements or the maximum traffic impact from maximum occupancy of the proposed development.

The traffic study provided in Attachment B of the Final Addendum (Big Wave North Parcel Alternative Drafted Transportation Impact Analysis, August 28, 2014) provides a scenario of uses that could accommodate the full square footage of the proposed Office Park, such that the required parking would not exceed the proposed parking. However, the scenario evaluated may not be the actual scenario at build-out as the Applicant states that the uses will be based on demand. As such, it is unclear 1) if the estimated parking currently reflects the parking required for the maximum probable build-out scenario for the Office Park and Wellness Center (including the business space on the first floor of the Wellness Center); 2) if the parking provided on the lots for the 8-Building Alternative meets the size requirements for parking outlined in the LCP and provides for a range of space sizes that could accommodate parking demand for potential office, research and development, storage, and light manufacturing uses that were evaluated in the traffic impact analysis; and 3) from the hand drawn sketches provided with the Permit Referral, if there is sufficient space on the lot to accommodate the parking proposed and the 150-foot wetland buffer in the 8-Building Alternative configuration.

In regard to the traffic impacts evaluated, it is similarly unclear if the traffic impacts reflect the maximum probable impacts of various scenarios that could occur from different uses. For example, if there is only demand for office uses, would this significantly alter the total daily trips for the AM and PM peak weekday hours and Midday Saturday peak hour? Since the LCP requires 1 parking space for 200 square feet of office use, it seems that 84,000 square feet of office uses could be accommodated by the 420 parking spaces provided for the Office Park in the 8-Building Alternative configuration. Would 84,000 square feet of office uses alter the results of the traffic analysis significantly? If this was the build-out scenario, would the remaining space proposed for the Office Park and Wellness Center business space (103,000 square feet) be left in open space or developed with more office uses and parking? These uncertainties could present a situation where more parking and office uses are developed than were originally evaluated in the EIR and coastal development permit (CDP) application, affecting water, sewer, and traffic estimates.

Commission Staff recommends that the County clearly define and/or restrict the uses proposed to the uses and corresponding square footages evaluated in the traffic analysis or conduct additional evaluations of various scenarios in which the only uses are those that produce the highest trip generation rates during peak weekday and weekend hours. As mentioned above, if there is a potential for any part of the square footage currently proposed as Office Park and business uses in the Wellness Center to be devoted to additional parking areas in the future (due to demand), this could potentially affect the traffic analysis and mitigation measures established for the project consistent with LCP Policy 2.52. Therefore, Commission Staff recommends the County not allow any more than 420 parking spaces on-site to support the Office Park, regardless of the uses at build-out. In all cases, any approval must account for all traffic impacts and all parking demand based on what is approved. If the approval allows for a range of uses and phasing, then it needs to be very clear the way in which any flexibility in that regard is allowed, and any possible permutations associated with that flexibility must be evaluated in terms of their traffic impacts and parking demand, including in terms of changes that might be necessary to accommodate same (e.g., more or less parking, etc.).

6. **Public Views:** The LCP protects public views and requires visual compatibility, including that LCP Section 6565.17 (L) requires "The design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent building in the community." As indicated above, our review in this respect has been hampered by a lack of project materials showing the proposed alternatives, including fundamentally in terms of a lack of elevations for the 8-building alternative and scaled plans. Based on what we do know, it appears that the size and scale of both proposed project alternatives is significantly larger than that found in the surrounding community. In addition, the visual aspects of the project have changed significantly, including building design, location, articulation, colors, spacing, massing and landscape screening. The LCP requires design review approval or a final recommendation by the Coastside Design Review Committee (CDRC). Once the CDRC has approved and/or submitted a final recommendation for the project, we would appreciate reviewing any new site plans, elevations, and visual simulations based on that CDRC recommendation prior to Planning Commission and/or Board consideration. It is also possible that review of such materials results in the need for additional evaluation materials, but it is hard to say at this juncture whether that will be necessary and what those might entail. In any case, the project needs to be evaluated for consistency with the visual resources policies of the LCP, including with respect to adjacent sensitive resources, viewsheds, and community character.
7. **Coastal Hazards:** A second fault trench study was conducted and was observed by the County geologist and Commission staff on November 10, 2014. While the County finds the first study adequate for the purposes of CEQA, given that a more detailed study that should provide better evidence of the geologic conditions at the project site has been conducted, Commission Staff recommends that the County review the new study and draw conclusions prior to issuance of a CDP. Please also provide Commission staff with a copy of the most recent trench study once it has been finalized. Based on the information currently provided, we cannot conclude at this time that the site is safe from geological hazards consistent with the LCP until such additional geologic investigation is provided.

Big Wave Final Addendum and Permit Referral

December 17, 2014

Page 5

- 8. Sensitive Habitats:** It is Commission Staff's understanding that the minimum buffer from the edge of the wetlands on both parcels would be 150 feet and that the Applicant is proposing to restore 50 feet of the area adjacent to the wetlands and use the remaining 100 foot buffer area for organic farming. It is also understood that willow wattle fences would be constructed between the restored and farmed areas and between the farmed and development areas, and that the organic farming activities would include planting, keeping of chickens (75 chickens/acre with all chickens housed outside wetlands and buffers) and a potted plant nursery, without plowing.

LCP Policy 7.19 permits, "public trails, scenic overlooks, and agricultural uses that produce no impact on the adjacent wetlands" in wetland buffers. LCP Policy 7.20 regarding the management of Pillar Point Marsh states in part, "All adjacent development shall, where feasible, contribute to the restoration of biologic productivity and habitat." The Commission's Senior Ecologist, Dr. John Dixon, has reviewed these components of the proposed project and the relevant materials and agrees with the 150 foot buffer, but not the manner in which the buffer would be used. Based on Dr. Dixon's input, we recommend that the 100 feet adjacent to the edge of the wetlands be restored and left alone, and that the remaining 50 feet adjacent to the development be allowed to be used for organic farming. Dr. Dixon also recommends that the farming proposed to take place within the buffer not include lighting, chickens, or livestock in order to adequately protect the adjacent wetlands. In addition, any trails recommended for the buffer should be within the outer 50 foot farmed area. As such, the trail condition number 26 proposed with the County CDP should be modified to include a specific trail plan with trails restricted to the outer 50 foot buffer. Commission Staff suggests modifying the project and the referenced condition as described above so that the Pillar Point Marsh wetlands, which provide habitat for sensitive species, are protected consistent with the requirements of the LCP. The open space and agricultural easements should also reflect the use restrictions recommended above.

- 9. Agricultural Lands:** LCP Policy 1.3 recognizes that some lands, including prime agricultural soils and sensitive habitats included in the urban boundary, should not be developed at relatively high densities. The Final Addendum states, "the consolidation of project buildings, agricultural use, and wetland and wetland buffer restoration proposed by the applicant help the project achieve the open space and density requirements of LCP Policy 1.3b." While the 8-Building Alternative does reduce the overall site coverage and density of development as compared to the original Big Wave project, a large portion of the agriculture maintained on the lot has been located within the wetland buffer area, in conflict with the protection of these sensitive resources (see also above). Thus, it appears that there is less space on the property than previously thought for ongoing agricultural activities. In addition, it is not clear that the proposed development is not "relatively high density" development under the LCP. The County should provide further evidence of how the development is not "relatively high density" development under the LCP and is consistent with LCP Policy 1.5 which addresses land uses and development densities in urban areas, including with respect to consistency with the Montara-Moss Beach-El Granada Community Plan; or consider reducing the density of the proposed Office Park to meet the requirements of LCP Policy 1.3 and 1.5 and provide more space for organic farming consistent with the goals of the project.

- 10. South Parcel Development:** How will the proposed project ensure that boat storage, public parking, public trail usage, restoration and landscaping, and the proposed organic gardening use, are the only

uses that would occur on the South Parcel for the future life of the subdivided land? The Final Addendum only discusses the agricultural and open space easements over the agricultural and wetland buffer portions of the property. This project would potentially increase the density of development which could occur on the south parcel through the subdivision. How will the uses be restricted for the life of the project to provide for waterfront and public uses consistent with the proposed project? Please ensure that these questions are evaluated and appropriately answered, including consistency with the LCP policies that apply to this portion of the property.

11. Alternatives Analysis: While the 4- and 8-Building Alternatives are alternatives to the original Big Wave project, the project does not consider other alternatives necessary to achieve LCP conformance that may reduce the overall size, scale and density of the Office Park in the 8-Building Alternative while still meeting project goals (including providing economic sustainability for the Wellness Center). The information in the Final Addendum also confuses the necessity of the location, size, and scale of the proposed Office Park in relation to the development with sustainability of the Wellness Center. Specifically, in regard to use of other affordable housing sites, the Final Addendum states, "the designated affordable housing sites are constrained topographically and are not zoned to incorporate office/manufacturing uses required by this project to support the Wellness Center economically." However, the Final Addendum goes on to state that development of the Office Park uses within the site will be based on demand. In addition, the Final Addendum states that "the Wellness Center would rely on private funding and boat storage and farming business proceeds if the Office Park were not built." This suggests that some or all of the Office Park may not be developed if there is little or no demand. These statements also suggest that there are other funding mechanisms for the Wellness Center separate from the development of the Office Park calling into question the necessity of such a large development in this location. Since the size, scale and density of the proposed development still raise LCP concerns regarding consistency with the surrounding land uses, visual impacts, high density development on agricultural land, impacts to sensitive resources, the nature and phasing of the project, available space for parking, and traffic impacts, Commission Staff would like to understand the following:

- Is the size, scale, and density of the currently proposed Office Park and subdivisions necessary to meet all project goals?
- If so, is there an economic feasibility analysis to support this?

In the original alternatives analysis for the proposed project the DEIR stated, "A reduced development alternative of the Wellness Center and Office Park on the northern parcel (Office Park site) only was also rejected as being infeasible because it would not be economically viable" and "A reduced development alternative with less than 186,000 square feet for the Office Park and fewer than 57 units for the Wellness Center was rejected as being infeasible because it would not be economically viable, according to the applicant." The 8-Building Alternative currently proposed seems to be within the constraints that were previously defined as not economically viable by the Applicant. Thus, it is unclear how the Applicant is defining economic viability relative to the proposed project. Without the information enumerated above, Commission Staff cannot clearly evaluate whether or not there are any other feasible alternatives which may meet the goals of the project while reducing environmental impacts and bringing the project into better consistency with the LCP.

Big Wave Final Addendum and Permit Referral

December 17, 2014

Page 7

We appreciate the opportunity to comment on the Final Addendum and the Project Referral for this project. We hope that these comments prove useful, and we look forward to additional coordination and discussion on the proposed project, including as new information and materials are developed moving through the County's CDP evaluation process. If you have any questions regarding these comments, please contact me at the address and phone number listed below.

Sincerely,



Jeannine Manna
District Supervisor
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
(415) 904-5250 Phone
(415) 904-5400 Fax
Jeannine.Manna@coastal.ca.gov

cc: Scott Holmes, Applicant

Don Horsley, District 3 Supervisor

January 6, 2015

PROJECT FILE

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

Dear Mr. Byers:

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

On December 18, 2014, the Coastside Design Review Committee (CDRC), in a 2:0:1 vote (Sarab, Whitaker; Williams absent) recommended **denial** of the design review permit for the project, finding it fundamentally out of scale and out of character with the Princeton community.

While you have responded to some previously recommended design changes, the responses have not come close to addressing the concerns, and the project has remained out of scale and out of character with the Princeton community. Presentation materials have repeatedly failed to include appropriate and comprehensive details and visualizations, and have not been completed to a reasonable professional standard. The project plainly lacks adequate design work at all levels from schematic to detail, which should have been undertaken by a licensed design professional with substantial experience in projects of this scope, complexity and community impact.

The CDRC thanks the Planning Commission (PC) for another opportunity to review the project with the most recent minor changes, and strongly reaffirms our previous recommendation to deny.

Please note that the decision of the CDRC is a recommendation regarding the project's compliance with design review standards, not the final decision on this project, which requires a Use Permit, Major and Minor Subdivisions, Grading Permit, Coastal Development Permit, and Design Review Permit. The decision on the Use Permit, Major and Minor Subdivisions, Grading Permit, Coastal Development Permit and Design





January 5, 2014

Jeff Peck
Big Wave Project
P.O. Box 1901
El Granada, CA 94018

Subject: Second Fault Trench Study: Big Wave Project, Half Moon Bay.

Dear Mr. Peck:

This report presents the results of a second fault trench study we performed to evaluate the fault rupture risk at the Big Wave site in the Princeton area of Half Moon Bay, California. (The first fault trench study was presented in a report dated April 28, 2014.) The site location is shown in Figure 1. The project will consist of a clustered building development in the large agricultural field between the road to the northeast, and the trees to the southwest. Figure 2 shows the field, as well as the fault trench location. Figure 2 also includes the eastern boundary of the Special Studies Zone, which is 500 feet east of the mapped trace of the Seal Cove fault. Figure 3 shows the site location in relation to the mapped trace of the Seal Cove fault. As Figures 2 and 3 show, the project site is well away from the mapped trace of the fault, but since it falls within a portion of the 500-foot-wide Special Studies Zone, this fault trench study was performed.

The fault trench was excavated over a two-day period and logged across its entire length over the next few days. Logging was completed on November 11, 2014. The trench was 400 feet long, 3 feet wide, and about 11 feet deep. (Another fault trench was dug across the site earlier in the year. This most recent trench crossed the older trench at a shallow angle, uncovering disturbed ground in the new trench that could not be logged. Therefore, the new trench was split into two separate trenches, as shown in Figure 2, to avoid the disturbed ground.) Groundwater was encountered at a depth of about 7 feet, making it necessary to continually drain both trenches with sump pumps. Hydraulic shores were used to stabilize the trenches during continuous logging.

GEOLOGIC SETTING

The project site is underlain by Pleistocene-age alluvial fan and stream terrace deposits (Pampeyan, 1994). The deposits are described as poorly consolidated gravel, sand, and silt. Pleistocene soils are, by definition, between 1.6 million and 11,700 years old. Therefore, the youngest sedimentary layers at the site are not younger than about 12,000 years old.

The San Gregorio – Seal Cove fault stretches for a distance of at least 200 km, extending from south of Monterey in the south to near Bolinas Lagoon in the north. The fault is a right-lateral strike-slip fault, with some degree of vertical offset. Most of the fault is offshore and, therefore, poorly understood. Two relatively short stretches of the fault come onshore, at Point Año Nuevo, and at Pillar Point. Numerous studies have shown that the fault commonly consists of separate strands that are 100's or 1000's of feet apart, especially south of Pescadero. At Pillar Point, the width of the active fault



zone is narrower, typically on the order of less than 100 feet. There are other mapped fault traces far to the east, but these are not considered active (Pampeyan, 1994). The closest trenching of the main trace of the fault, about 2000 feet to the northwest, indicated a fault zone no more than 30 feet wide (Koehler, 2005).

Simpson et al (1997) reports the following data on the local stretch of the Seal Cove fault: The most recent event on the fault occurred between the years 1400 and 1775. Before that, there was an event that occurred between the years 620 and 1400. The earlier event is estimated to have resulted in about 10 feet of horizontal offset. The most recent event may have resulted in up to 15 feet of horizontal offset. These deflections are consistent with an earthquake of magnitudes in the 7 to 7-1/4 range. Up to 150 kilometers total lateral offset is estimated for the fault. The probability that the Seal Cove fault will rupture with a magnitude 6.7 or greater earthquake in the next 30 years is estimated to be 6 percent (USGS, 2008).

FAULT TRENCH ON SUBJECT PROPERTY

We excavated a 400-foot long by 11-foot deep trench across the subject property, as shown in Figure 2. The trench was dug in two parts, so as to avoid the earlier trench. Distance along the trench is indicated by station numbers, such as 0+60, for the purpose of discussion. We did not find any evidence of faulting in the trench. A log of the trench is included as Figure 4. Over 300 photographs of the north wall of the trench were taken. Pertinent photographs of the trench are included in Appendix A.

As the trench log shows, the stratigraphy is dominated by mostly continuous, horizontal sedimentary layers. Figure A-5 in the appendix is a good representation of Units 1 through 6. Note that Unit 3 is very granular, and Unit 5 contains common thin stripes of reddish and black sandy material. These stripes tend to be discontinuous and are moderately wavy. At no point are they disrupted by what could be construed as seismic disturbance. Layers 1 and 2, the A-horizon and the B-horizon, are unchanged across the trench. Layer 3 extends the entire length of the trench, and varies slightly in thickness for the majority of the trench. However, at Station 2+10, layer 3 becomes much thicker. (See Figure A-9 in the appendix.)

Unit 4 is an excellent marker bed that stretches across most of the trench. It is thin and continuous, except for where it is absent from Station 1+90 (the west end of Trench B) to Station 2+30, and at Station 3+30 to the end. Unit 4 has a common thin black stripe on the upper contact, as shown in Figure A-6. The upper contact is commonly wavy. This unit is undisturbed across its length.

At Station 2+55, there is a lenticular sand unit, Unit 9, in an area where the underlying units bend down to below the bottom of the trench. (See Figure A-10.) This unit is indicative of a high-energy stream bottom deposit. Similar deposits can be seen in nearby Denniston Creek. The downwarping of the lower units is a sedimentary feature and not indicative of fault activity. Unit 4 above is undisturbed.

At Station 3+30, there is a change in the stratigraphy, where Unit 4 ends, and Unit 10 begins, and Unit 8 also ends. These changes are due to changes in the depositional



environment, not due to seismic activity. The top contact of Unit 6 is undisturbed in this area. Unit 6, a very stiff bluish clay, stretches across the entire trench, except for where it was obscured below the bottom of the trench at Station 2+55. The upper contact is fairly abrupt and undisturbed throughout. Figure A-11 shows the undisturbed upper contact of Unit 6 in this area. Figure A-12 includes an excellent view of Unit 10. This is very much as it appeared above the change in stratigraphy at Station 3+35.

CONCLUSIONS

Based on our studies, there is no evidence to indicate the main trace or any secondary traces of the Seal Cove fault on the property. The main trace is located about 400 feet to the west. The lowermost, and oldest unit, Unit 6, is completely undisturbed throughout, although it can't be seen at Station 2+55. This is the best indication that there has been no seismic activity for more than 11,000 years. There have been two major earthquakes with 10 to 15 feet of offset in the last 1,400 years, with no evidence of movement within the trench. Therefore, no active traces cross the site.

If there are any questions regarding the contents of this letter, please do not hesitate to call at (650) 728-3590.

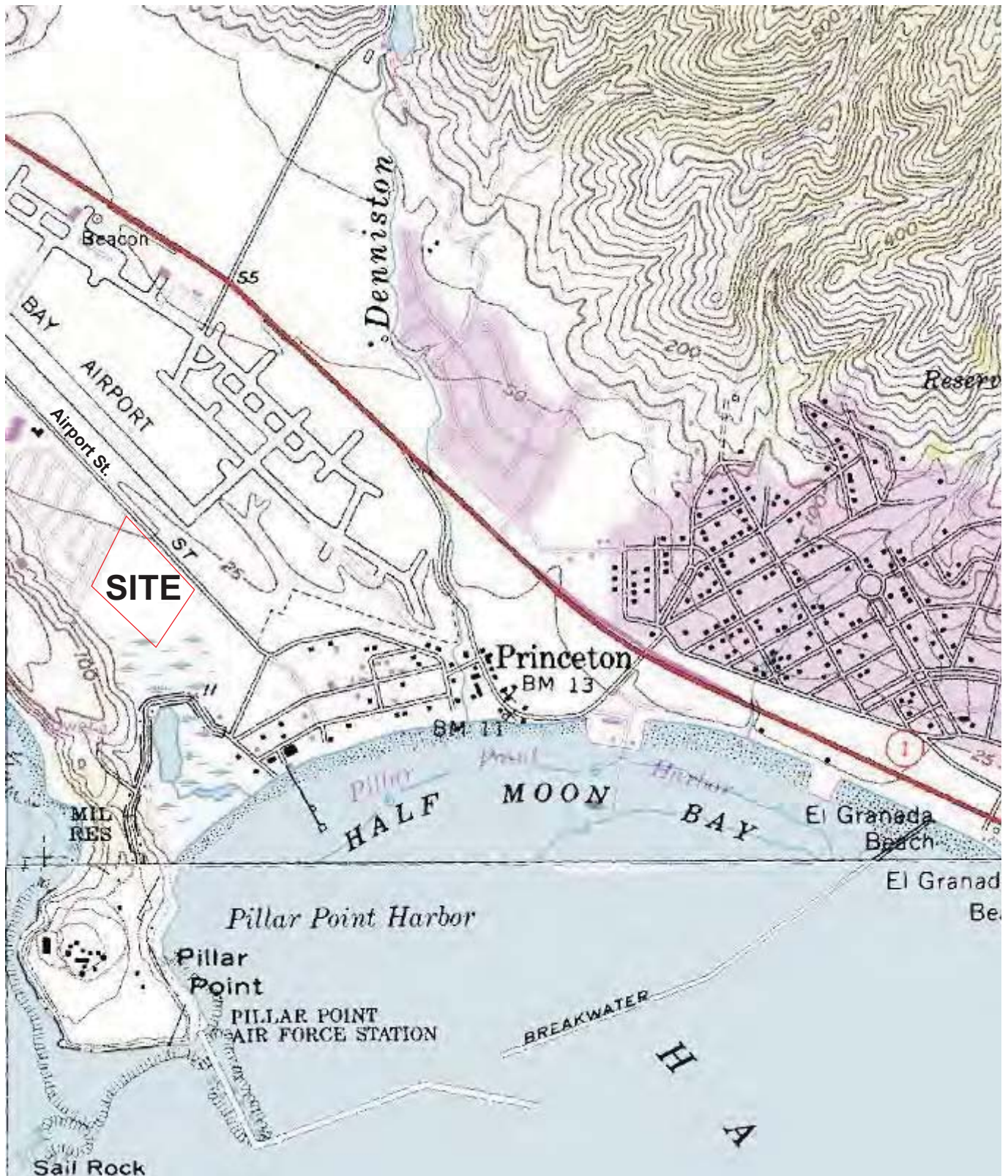
Yours,
Sigma Prime Geosciences

Charles Kissick, C.E.G., P.E.



References:

- Clark, J.C., Brabb, E.E., Greene, H.G., and Ross, D.C., 1984, Geology of the Point Reyes Peninsula and implications for San Gregorio Fault history: In, *Tectonics and Sedimentation Along the California Margin*: Society of Economic Paleontologists and Mineralogists, Pacific Section , Book 38, p. 67-86.
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- Simpson, G.D., Thompson, S.C., Noller, J.S., and Lettis, W.R., 1997, The Northern San Gregorio Fault Zone: Evidence for the Timing of Late Holocene Earthquakes near Seal Cove, California, *Bulletin of the Seismological Society of America*, Vol. 87, No. 5, pp 1158-1170, October.
- United States Geological Survey, 2008, Bay Area Earthquake Probabilities, online map.

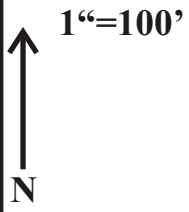
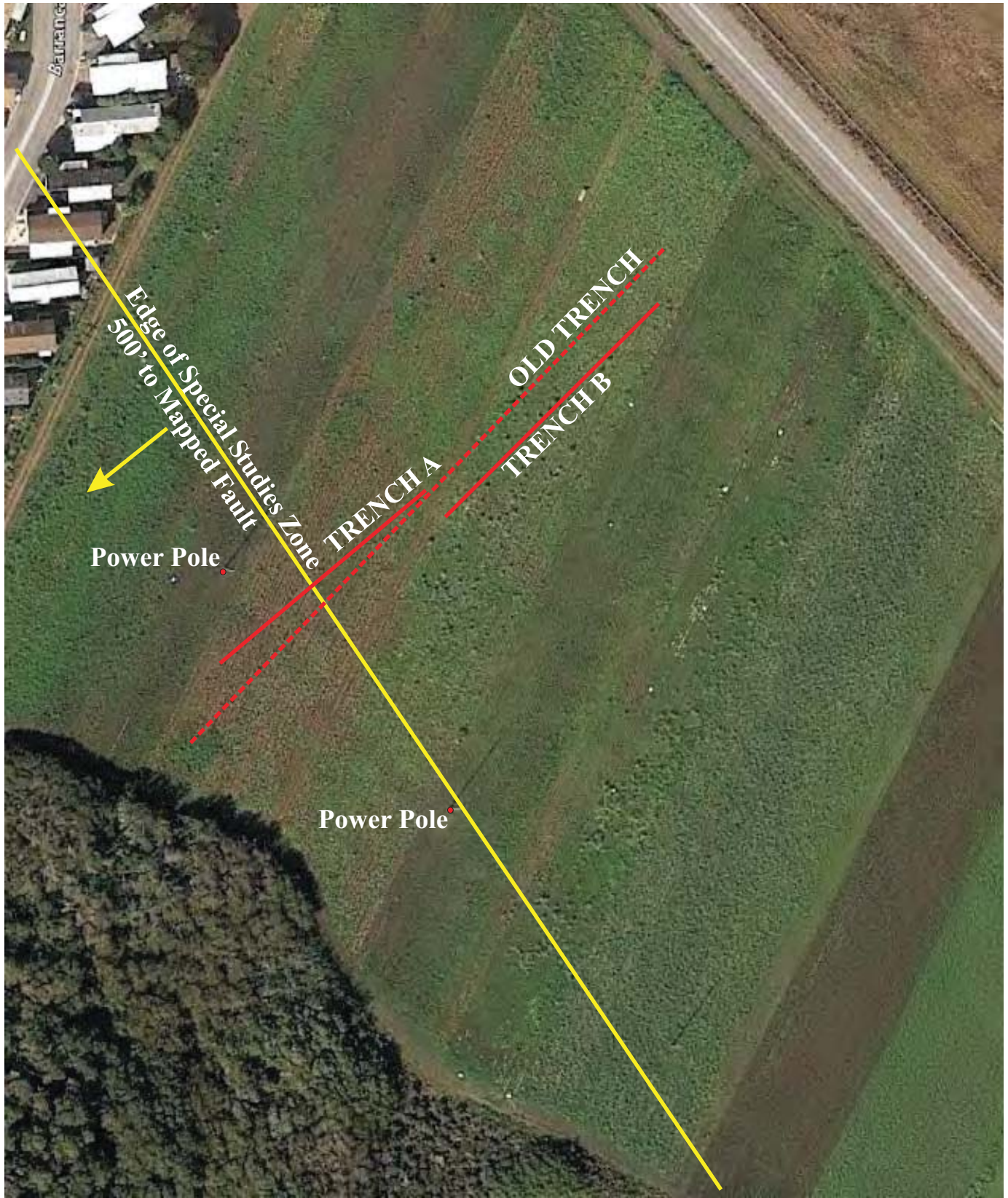



Sigma Prime Geosciences, Inc.

Figure	1
Date:	12/18/14
Job No.:	12-154

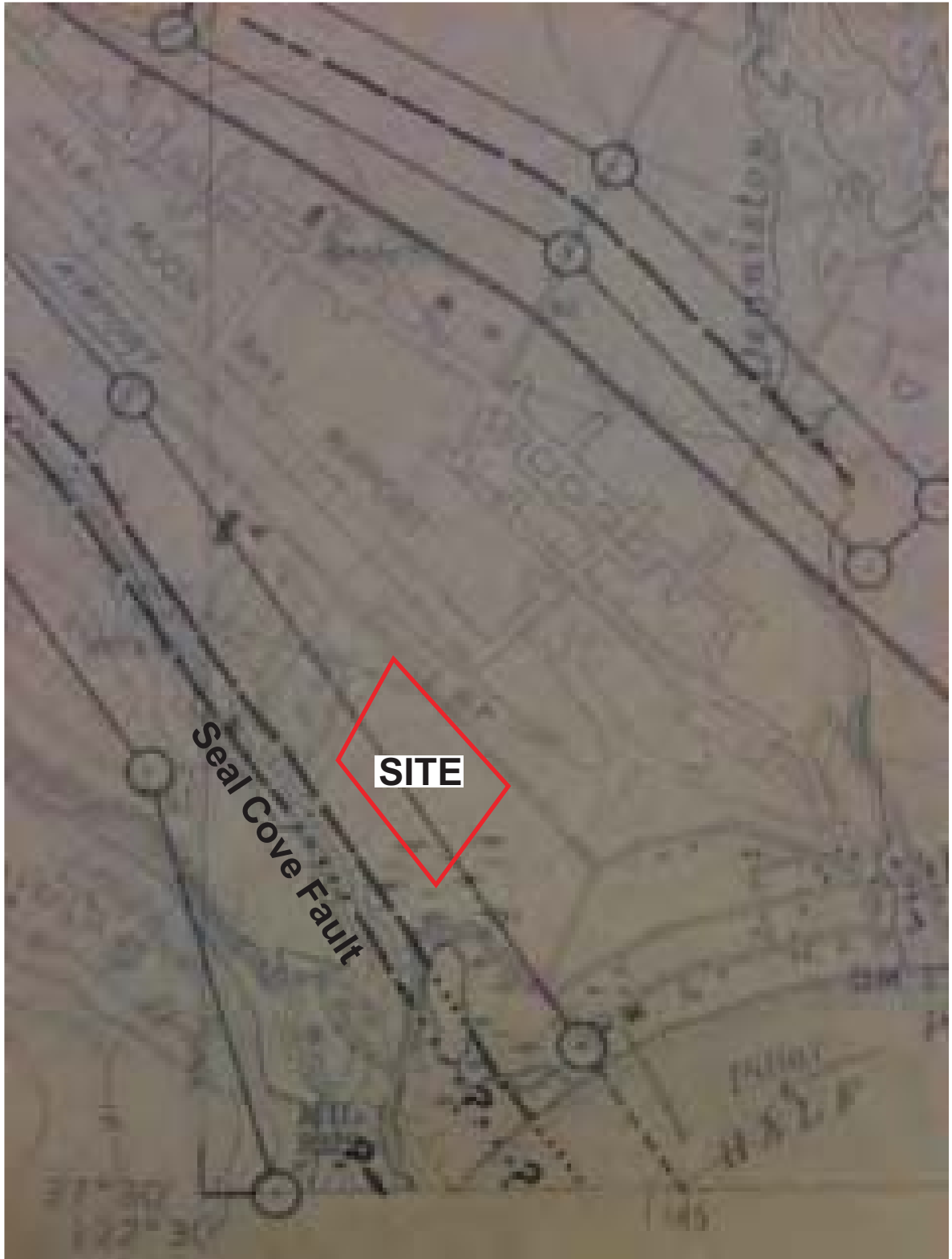
Location Map

Big Wave Project, Half Moon Bay



 Sigma Prime Geosciences, Inc.	Figure 2
	Date: 12/18/14
	Job No.: 12-154

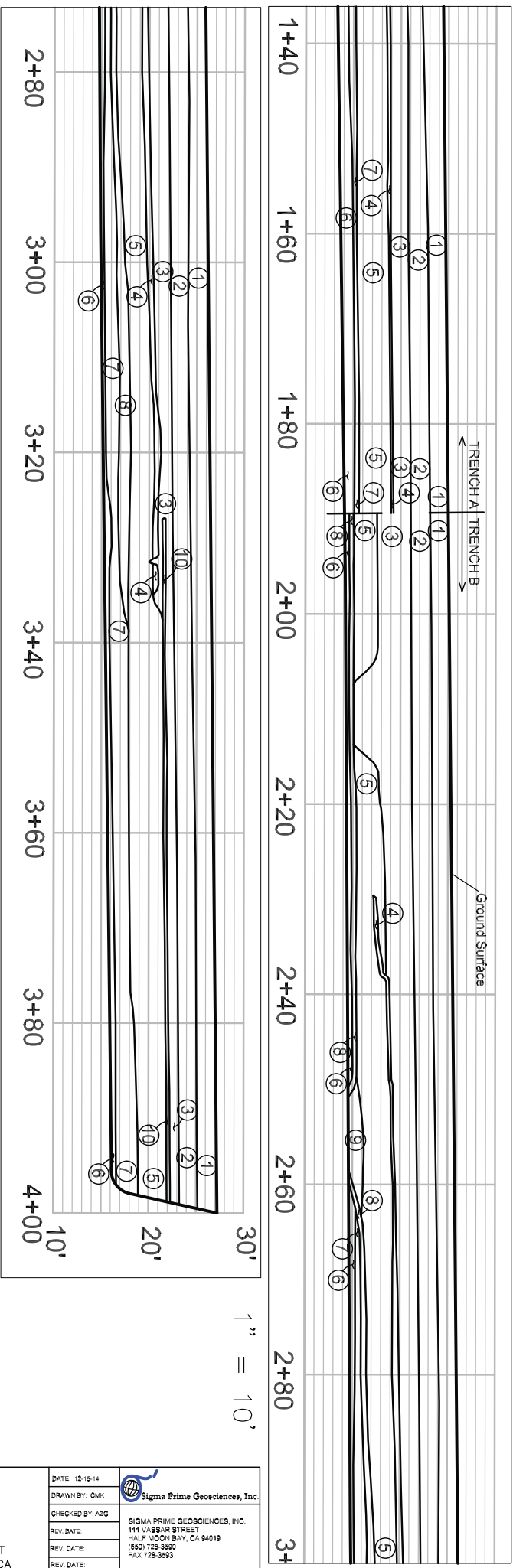
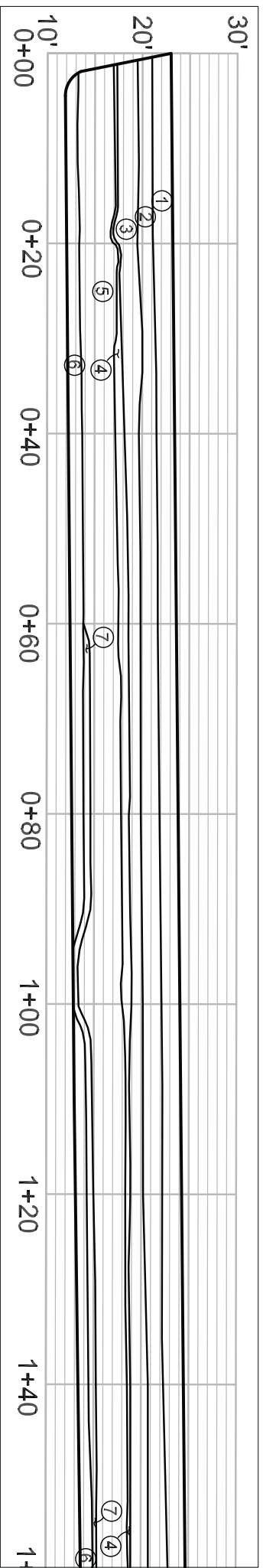
SITE MAP
Big Wave Project, Half Moon Bay



Sigma Prime Geosciences, Inc.

Figure	3
Date:	12/8/14
Job No.:	12-154

Special Studies Zone Map
Big Wave Project, Half Moon Bay



- ① CLAY (TOPSOIL, A-HORIZON): dark brown; soft; disturbed by plowing.
- ② SANDY CLAY (B-HORIZON): yellowish brown; very stiff; moist.
- ③ SILTY SAND: moderate brown; dense; faintly stratified with light gray lenses of clean, coarse sand. Bulk of sand is medium grained, angular to sub-rounded, arkosic.
- ④ SILT and SAND: Distinct, 2" to 12" thick layer of stratified lenses of silt and sand. Sand is same as Unit 3. Silt is orange-brown. Sand lenses 1" thick or less. Top contact has thin, black layer of sand.
- ⑤ CLAYEY SAND: olive-brown; dense; medium to coarse grained; highly stratified. Lower half of unit has common orange and black horizontal, thin stripes, and occasional, discontinuous silt lenses.

- ⑥ CLAY: bluish gray; very stiff; homogeneous.
- ⑦ SANDY CLAY: dark orange-brown; very stiff; highly stratified; with color changes.
- ⑧ GRAVELLY SAND: light gray with orange-brown stripes; very dense; subangular, hard quartz gravel; highly stratified; some silt lenses.
- ⑨ SAND: tan; clean; poorly sorted; beach-type sand; medium to coarse grained.
- ⑩ CLAY: light yellowish brown; stiff; homogeneous.

1" = 10'

TRENCH LOG		DATE: 12-15-14	SIGMA PRIME GEOSCIENCES, INC. 111 VASSAR STREET HALF MOON BAY, CA 94019 (850) 728-3550 FAX 728-3593
FIGURE 4		DRAWN BY: CMK	
		CHECKED BY: AZG	
		REV. DATE:	
		REV. DATE:	



APPENDIX A
PHOTOGRAPHS



Overall View, from West End of Trench A.
Note Trench B in Background, to Right



Sigma Prime Geosciences, Inc.

Figure	A-1
Date:	12/15/14
Job No.:	12-154

PHOTOGRAPHS

Big Wave Project, Half Moon Bay



View of Trench B, from West End



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Figure	A-2
Date:	12/15/14
Job No.:	12-154

PHOTOGRAPHS

Big Wave Project, Half Moon Bay



View of Trench B, from East End,
with Trench A in Background



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Figure	A-3
Date:	12/15/14
Job No.:	12-154

PHOTOGRAPHS

Big Wave Project, Half Moon Bay



View of Trench A, from East End.
Note Dark Brown Rectangle of Soil to Left;
This is the Bottom of the Older Trench.

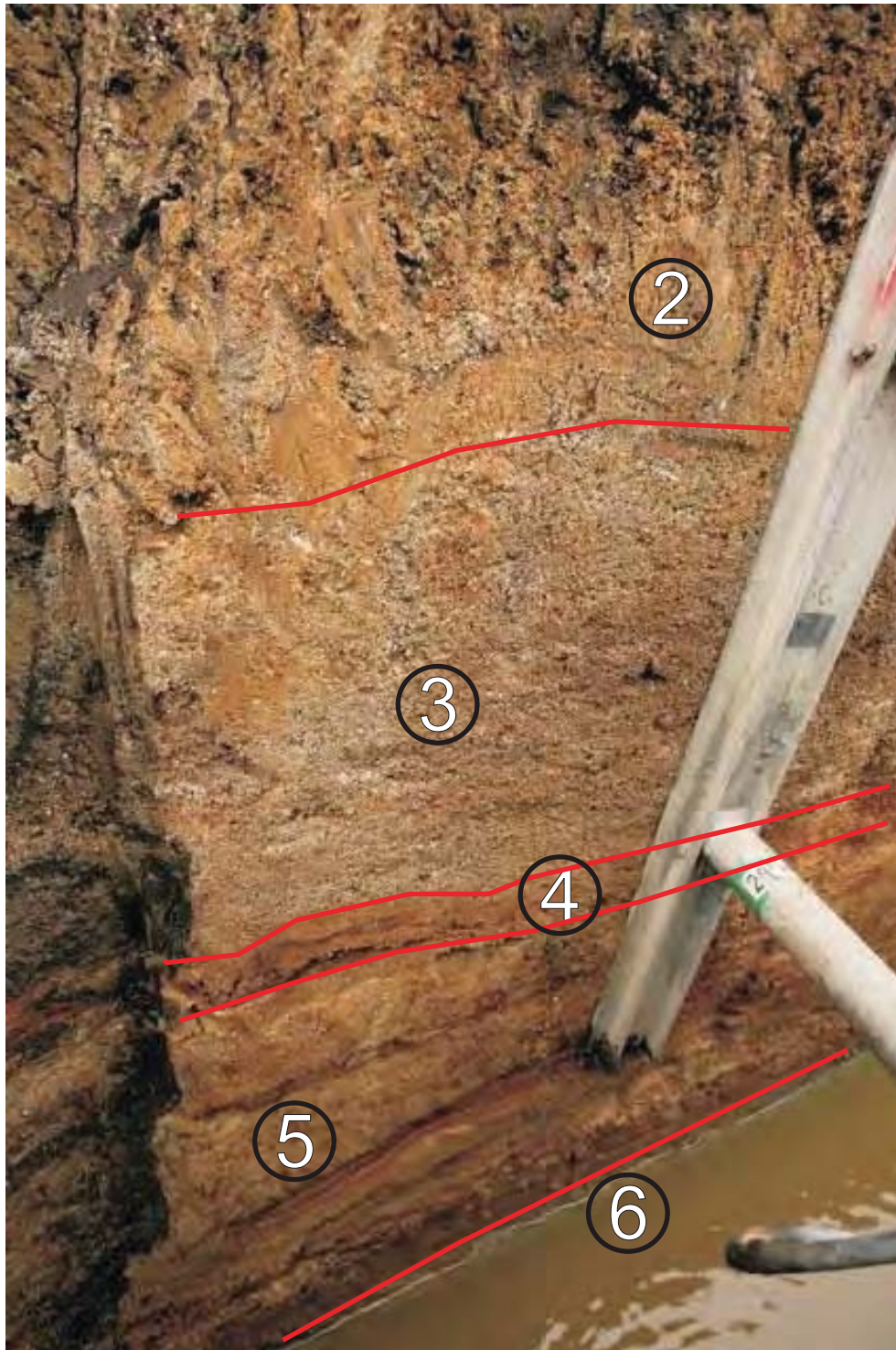


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Figure	A-4
Date:	12/15/14
Job No.:	12-154

PHOTOGRAPHS

Big Wave Project, Half Moon Bay



Station 0+08:
North wall of trench, showing Units 2 - 6. Note sandy nature of Unit 3,
thin "stripes" in Unit 5, bluish gray color of Unit 6.



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Figure	A-5
Date:	12/15/14
Job No.:	12-154

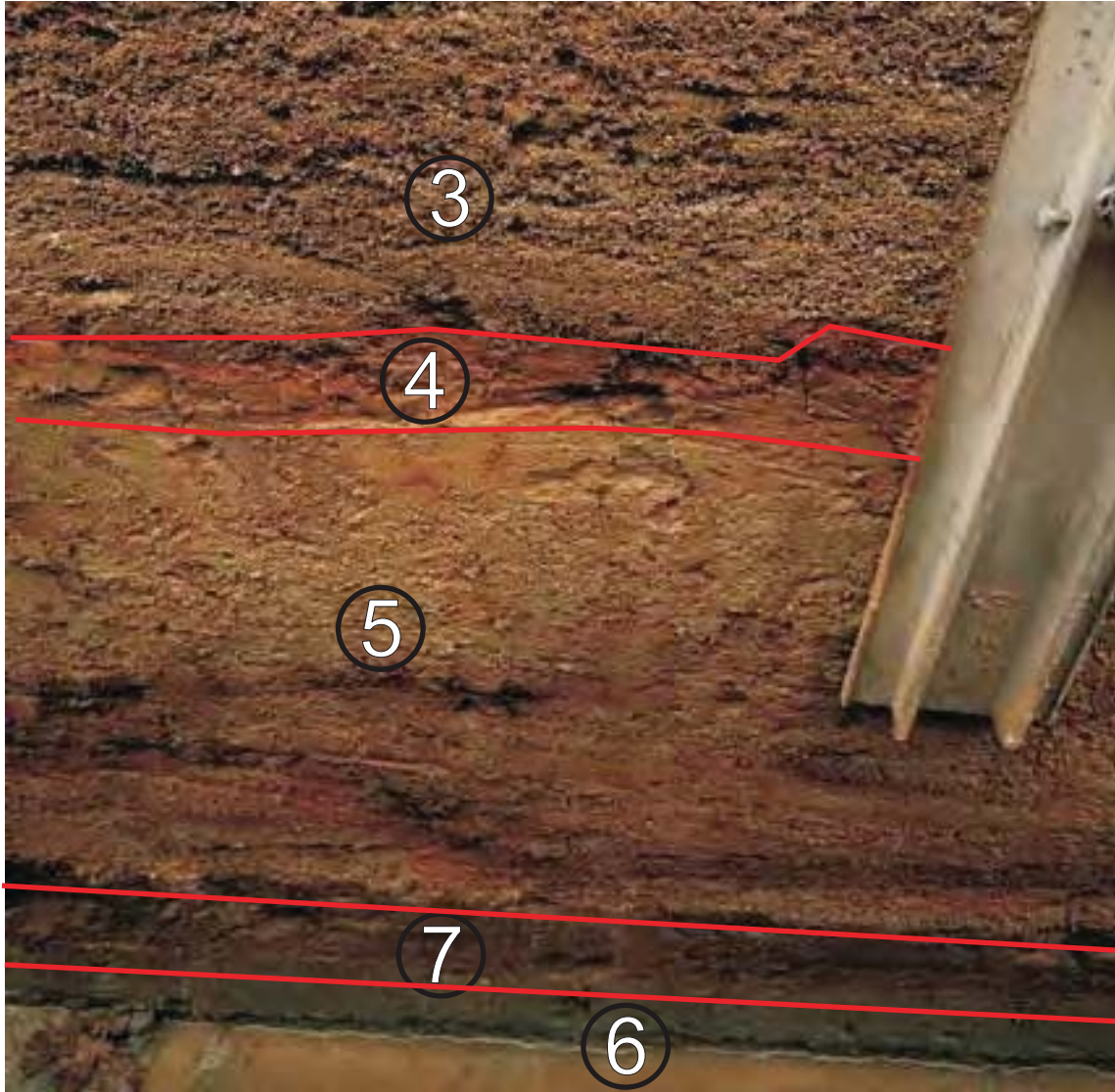
PHOTOGRAPHS

Big Wave Project, Half Moon Bay



Station 0+18:
Unit 3 - 6, lines not drawn so contacts are not obscured:
Note thin black sand at top of Unit 4, horizontal contact
between Units 5 and 6.

 Sigma Prime Geosciences, Inc.	Figure	A-6
	Date:	12/15/14
	Job No.:	12-154
PHOTOGRAPHS Big Wave Project, Half Moon Bay		



Station 0+70:
Unit 3 - 7, Note dark orange-brown unit 7

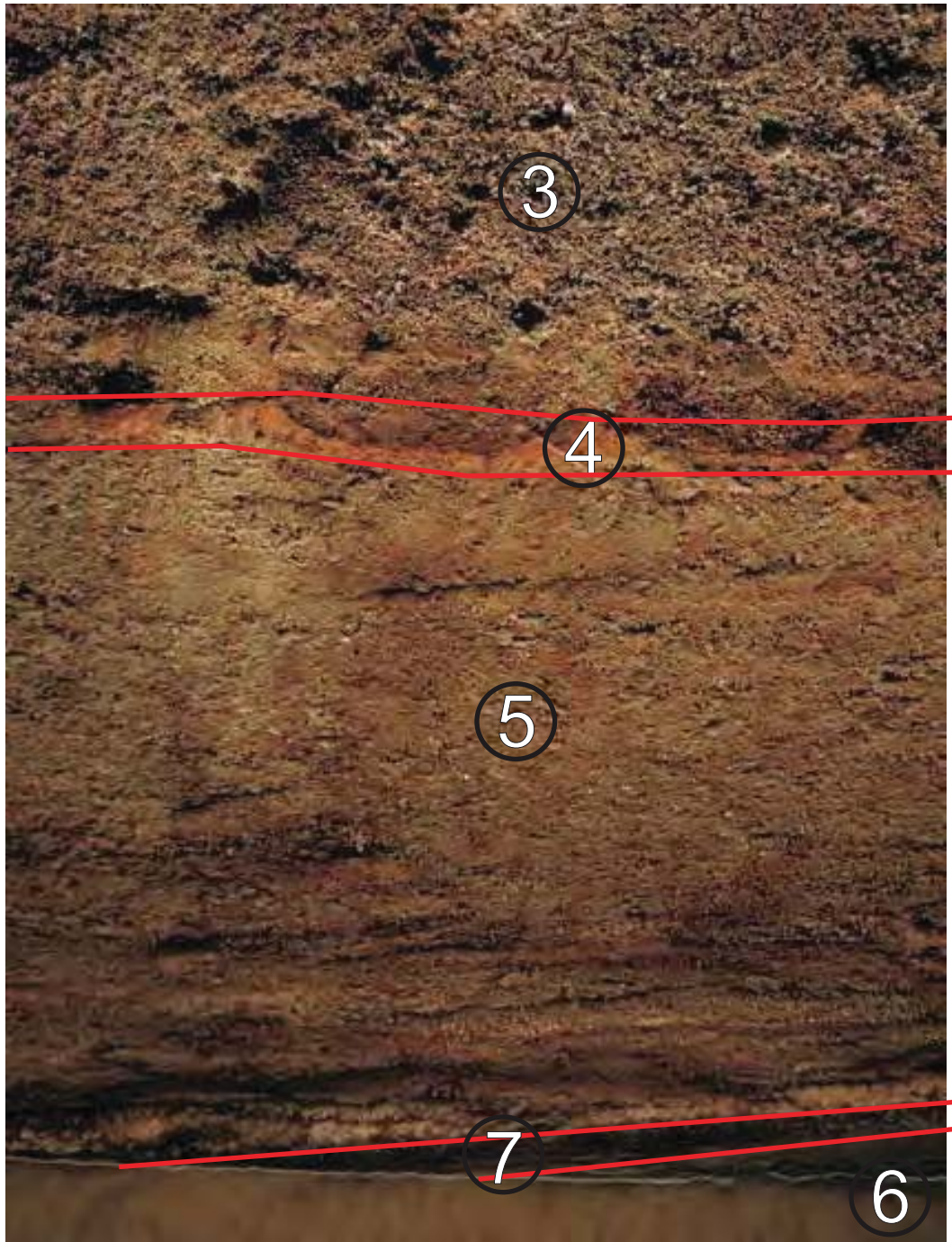


Sigma Prime Geosciences, Inc.

Figure	A-7
Date:	12/15/14
Job No.:	12-154

PHOTOGRAPHS

Big Wave Project, Half Moon Bay



Station 1+00:
Note Units 6 and 7 dipping down to left. Unit 4 does not dip to left.
This is a depositional feature.

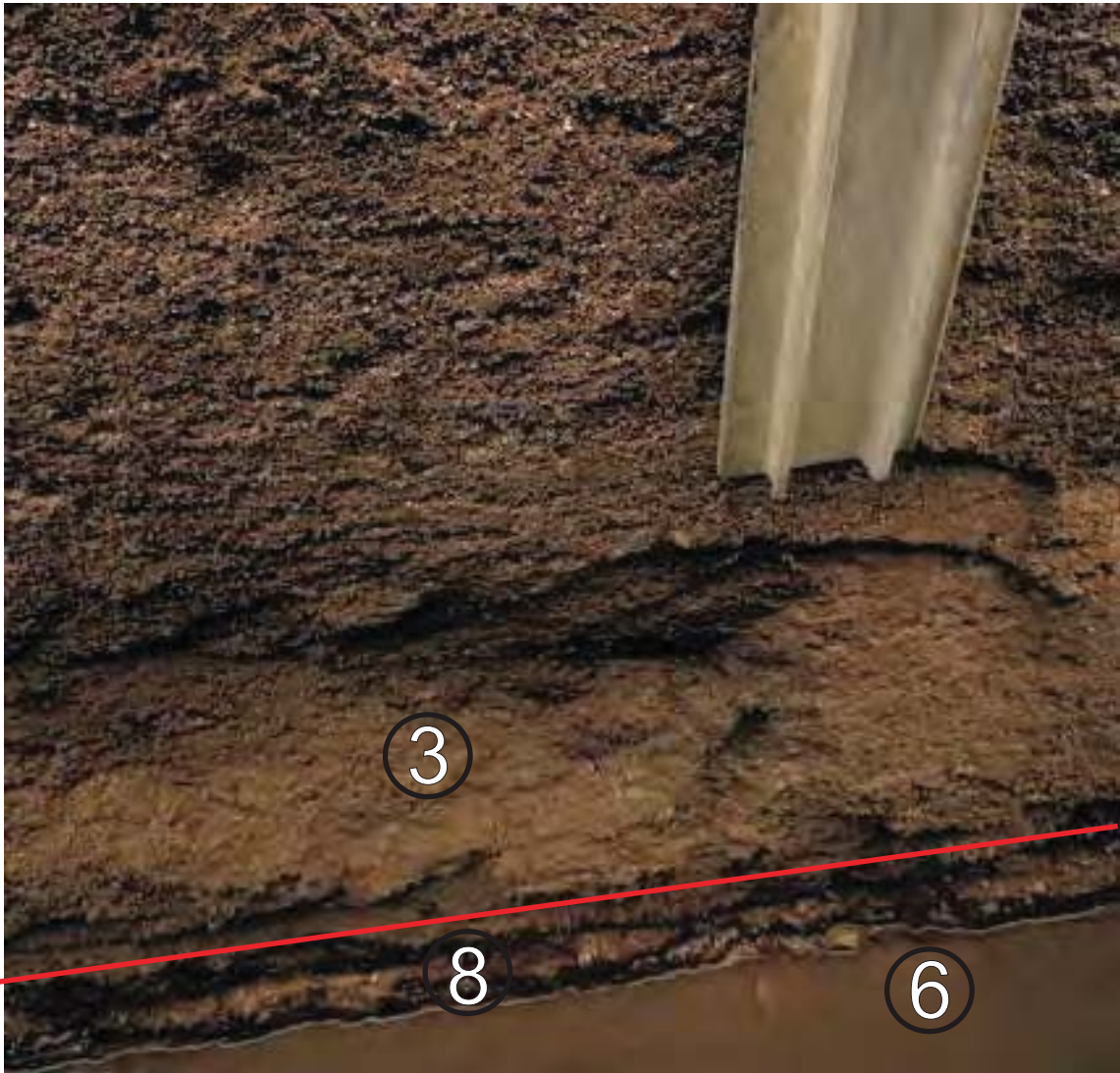


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Figure	A-8
Date:	12/15/14
Job No.:	12-154

PHOTOGRAPHS

Big Wave Project, Half Moon Bay



Station 2+10:
Units 4, 5, and 7 are absent. Unit 6 is just below the water line.
Pumping later revealed the contact between Units 8 and 6
to be horizontal and undisturbed.

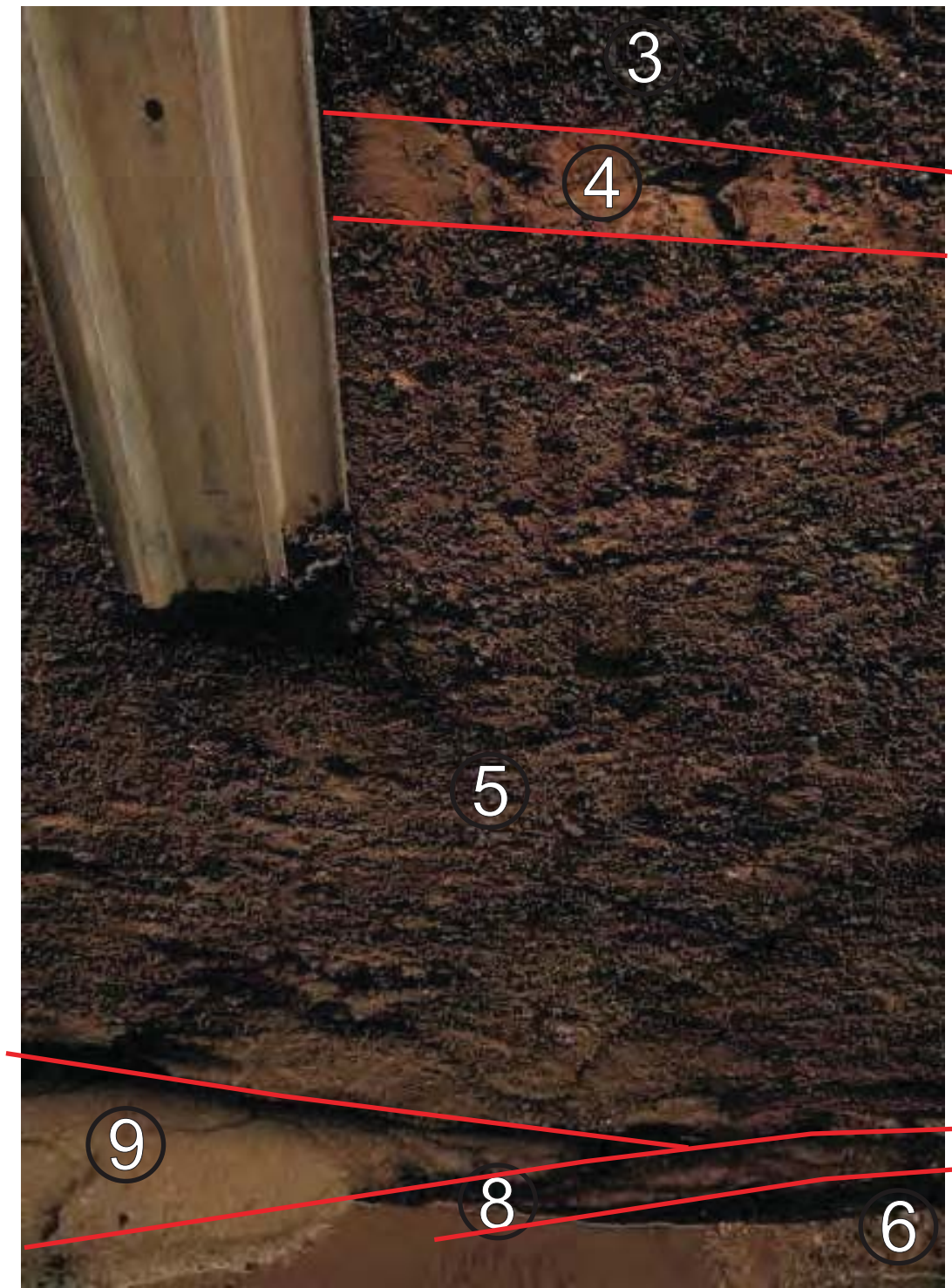


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Figure	A-9
Date:	12/15/14
Job No.:	12-154

PHOTOGRAPHS

Big Wave Project, Half Moon Bay



Station 2+60:
 Unit 9 is a clean sand, prone to caving. Unit 4 above remains horizontal, unlike units at base of trench. Features are depositional.

	Figure	A-10
	Date:	12/15/14
	Job No.:	12-154
PHOTOGRAPHS Big Wave Project, Half Moon Bay		



Station 3+32:
Base of trench, showing horizontal and undisturbed
Units 6 and 7.

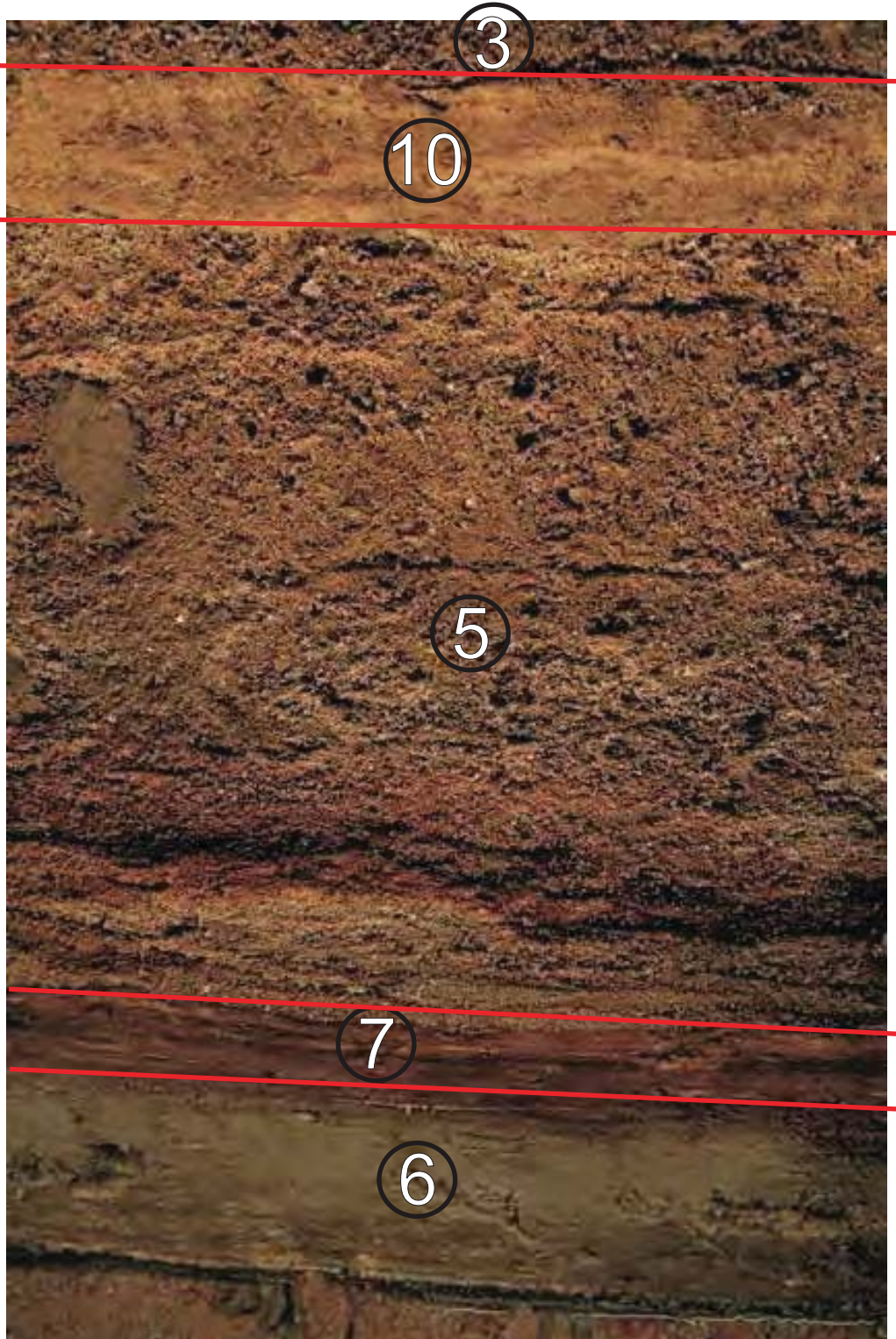


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Figure	A-11
Date:	12/15/14
Job No.:	12-154

PHOTOGRAPHS

Big Wave Project, Half Moon Bay



Station 3+70:
Showing Units 3, 5, 6, 7, and 10.



Sigma Prime Geosciences, Inc.

Figure	A-12
Date:	12/15/14
Job No.:	12-154

PHOTOGRAPHS

Big Wave Project, Half Moon Bay

DRAFT
Development Agreement

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on _____, 2015, by and between the COUNTY OF SAN MATEO, a political subdivision of the State of California ("County"), BIG WAVE GROUP, a IRC § 501(c)3 non-profit entity, and BIG WAVE, LLC, a California Limited Liability Company (collectively "Developer"), pursuant to the authority of California Government Code Sections 65864, *et seq.*

RECITALS

A. California Government Code Sections 65864, *et seq.*, authorize the County to enter into an agreement for the development of real property with any person having a legal or equitable interest in such property in order to establish certain development rights in such property.

B. On October 18, 2005, Developer initially submitted an application to develop certain real property owned by Developer, which application includes a request for a Coastal Development Permit, Use Permit, Tentative Subdivision Map and Grading Permit to develop housing for Developmentally Disabled Adults ("Wellness Center") and an Office Park on property it owns identified as Assessor Parcel Nos. 047-311-060 and 047-312-040.

C. County approved various land use approvals in connection with the development of the Project on March 15, 2011. The approvals included the following: (1) a Use Permit, pursuant to Sections 6288.2 and 6500(d)3 of the County Zoning Regulations, for the sanitarium component of the Wellness Center and its accessory uses, as well as uses within the Airport Overlay (AO) Zoning District, consisting of 10,000 sq. ft. of commercial public storage use, 6,000 sq. ft. of communications and backup power uses, and 4,000 sq. ft. of miscellaneous Wellness Center storage use; (2) a Major Subdivision, pursuant to the County Subdivision Regulations, to subdivide the northern parcel of the project site into ten lots as described in Alternative C of the EIR and a Minor Subdivision to subdivide the southern parcel of the project site into three lots; (3) a Coastal Development Permit CDP), pursuant to Section 6328.4 of the County Zoning Regulations, for eight Office Park buildings (four 2-story and four 3-story buildings) containing 225,000 sq. ft. of mixed-office uses and a 640-space parking lot as described in Alternative C of the EIR, two Wellness Center buildings (one single-story building and one 3-story building) containing a maximum of 57 dwelling units to provide affordable housing for a maximum of 50 developmentally disabled adults and 20 staff persons and a 50-space parking lot, a 10,000 sq. ft. commercial public storage use, wetland habitat restoration and creation and other landscaping, associated fencing and grading, use of an existing agricultural well for domestic purposes, and establishment of a mutual water service company and a community wastewater treatment and recycling system; (4) a Design Review Permit, pursuant to Section 6565.3 of the County Zoning Regulations, for proposed structures and associated grading; and (5) a Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, to perform 26,050 cubic yards of balanced cut and fill (collectively, together with any approvals or permits now or hereafter issued with respect to the Project, the "Project Approvals").

D. Pursuant to the California Environmental Quality Act ("CEQA") the County prepared an Environmental Impact Report ("EIR") for the Project. The EIR was certified by the Board of

Supervisors on March 15, 2011. Pursuant to CEQA, a mitigation/monitoring program for the Project was approved by the Board of Supervisors.

E. On appeal, the CDP required for the project was denied by the California Coastal Commission. Further, legal actions were filed by the Montara Water and Sanitary District, the Granada Sanitary District, the Committee for Green Foothills, and the Developer regarding the approvals and denials in San Mateo County Superior Court. The parties involved in those actions have entered into extensive settlement discussions to resolve the dispute. Now the Developer has proposed the North Parcel Alternative ("NPA") which is the subject of this Development Agreement.

F. The NPA was submitted to the County of San Mateo on March 13, 2013. It was submitted to other parties to the CEQA litigation on May 22, 2013. The NPA is a substantially smaller project from the one approved in 2011, and there are no new significant adverse environmental impacts that would result from the approval of the NPA. Under the NPA, the Developer is moving most of the development to the northern parcel. The southern parcel would be divided into 2 parcels. One parcel would contain space for boat parking and storage. The second parcel would be offered for sale to either an entity seeking mitigation credit or desirous of dedicating open space. In any event, the future use of that site will be for open space uses. The northern parcel would now site the previously designed Wellness Center consisting of 57 bedrooms for 50 developmentally disabled adults and 20 staff persons and accessory administrative uses. The building space dedicated to business uses on the northern parcel has been reduced from 225,000 sq. ft. to 189,000 sq. ft.

G. On _____, County approved an EIR Addendum (including an Addendum and Final Addendum) to the Big Wave Wellness Center and Office Park EIR under CEQA and County approved the NPA. Such approvals include the following: (1) a Use Permit, pursuant to Section 6500 of the County 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; (2) a Major Subdivision, pursuant to the County Subdivision Regulations, of the north parcel into seven lots and the creation of up to 108 business condominium units, each approximately 1,500 sq. ft. in size; (3) a Minor Subdivision, pursuant to the County Subdivision Regulations, of the south parcel into two lots; (4) 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; (5) a Design Review Permit, pursuant to Section 6565.3 of the Zoning Regulations, for proposed structures and associated grading; and (6) 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. (Collectively, together with any approvals or permits now or hereafter issued with respect to the Project, these actions are referred to as the "Project Approvals.")

H. The purpose of this Agreement is to facilitate the implementation of the Project Approvals through the development of the Project, thereby realizing the public benefits to County and private benefits to Developer, including those described in these Recitals. The development of the Project will result in building a significant amount of affordable housing for Developmentally Disabled Adults on the San Mateo County Coastside and will provide an Office Park built in an environmentally sustainable manner to help correct the jobs/housing imbalance in the Coastside.

I. The Board of Supervisors has found, among other things, that this Agreement is consistent

with the County General Plan; that this Agreement is compatible with the regulations that prescribe the uses authorized in the Property; that this Agreement conforms with public convenience, general welfare, and good land use practice; that this Agreement will not be detrimental to the health, safety, or general welfare; and that this Agreement will not adversely affect the orderly development of property or the preservation of property values.

J. Developer is willing, pursuant to the terms of this Agreement, to make expenditures and provide benefits to the County including, the following: 1) building a Class 1 multipurpose Coastal Trail and make improvements to Airport Street, according to the schedule described in section 5.3 of this Agreement and in accordance with the Conditions of Approval dated _____; 2) conveying to the County sureties 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; and 3) fully funding application and construction costs associated with a bridge widening project over the drainage swale separating the two parcels making up the Project site (i.e., APNs 047-311-060 and 047-312-040), as discussed in section 5.3 of this Agreement, in the event the bridge widening project receives necessary entitlements and County approvals, thus conferring a public benefit on the County.

K. County desires the timely, efficient, orderly, and proper development of the Project and the Property, and the Board of Supervisors concludes that it is in the public interest to accept the benefits conferred by this Agreement and that it is in the public interest to provide for the vesting of Developer's rights to develop the Project in conformance with the Project Approvals and the terms and conditions contained herein so that such vested rights shall not be disturbed by changes in laws, rules, or regulations, including measures passed by initiative, that occur after the Effective Date (as defined below) of this Agreement, except as provided herein.

L. County and Developer have reached agreement and desire to express herein a development agreement that will facilitate development of the Project subject to conditions set forth in this Agreement and set forth in the Project Approvals, as defined herein.

M. On _____, the Board of Supervisors adopted Ordinance No. _____ approving this Agreement.

NOW, THEREFORE, with reference to the above recitals and in consideration of the mutual promises, obligations and covenants herein contained, County and Developer agree as follows:

AGREEMENT

1. Description of Property. The Property which is the subject of this Agreement is described in Exhibit A attached to this Agreement and incorporated herein by reference ("Property").

2. Interest of Developer. The Developer has represented and warrants to the County that it has a legal or equitable interest in the Property and that all parties with a legal interest in the Property are signatories hereto.

3. Relationship of County and Developer. This Agreement is a contract that has been negotiated and voluntarily entered into by County and Developer. The Developer is not an agent of County. The

County and Developer hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making the County and Developer joint venturers or partners with respect to the Project and any other matter.

4. Effective Date and Term.

4.1. Effective Date. The effective date of this Agreement (“Effective Date”) shall be thirty days after the date on which San Mateo County Ordinance No. ____, the ordinance approving this Agreement, is adopted by County (i.e., _____, 2015). County and Developer recognize that the approval of this project may be appealed to the California Coastal Commission. Moreover, it is possible that litigation will be filed regarding the project approvals, including under CEQA. Therefore, County and Developer agree that, notwithstanding the foregoing, the Effective Date will not be deemed to occur until (a) all California Coastal Commission administrative procedures and decisions regarding the Project have been rendered; (b) all statutes of limitations for litigation regarding the Project have run; and (c) if any litigation is filed, a final judgment has been entered and all appeal periods have run. If any of these events occur, the County and Developer agree that all rights and obligations of the parties shall be extended for a period of time equal to the time that the occurrence of the Effective Date is tolled pursuant to this Section 4.1, such that Developer can apply for building permits after Coastal Commission jurisdiction and potential or actual litigation has ended which would have prevented Developer from obtaining building permits.

4.2. Term. The term of this Agreement (“Term”) shall commence on the Effective Date and extend for fifteen (15) years thereafter, unless this term is otherwise terminated or modified as set forth in this Agreement.

4.3. Term of the Tentative Map and Other Project Approvals. Pursuant to California Government Code Sections 66452.6(a) and 65863.9, the term of any tentative map and other Project Approvals described in the Recital above shall automatically be extended for the Term of this Agreement. The terms of other Project Approvals, other than any Coastal Development Permit issued by the California Coastal Commission under Public Resources Code sections 30604(b) and/or 30621, shall be extended for a period of time coterminous with the term of this Agreement, as set forth in section 4.2 of this Agreement. If any Coastal Development Permits issued by the California Coastal Commission pursuant to sections 30604(b) and/or 30621 of the California Public Resources Code expire prior to the expiration date of the other Project Approvals described in this Agreement, the County shall consider and act upon a Coastal Development Permit for the Project consistent with the other Project Approvals and, to the extent allowed by law, subject to the same conditions as those imposed on the Coastal Development Permit originally approved by the County, and approved by the California Coastal Commission on appeal, which shall have the same term as that set forth for the other Project Approvals set forth in this Agreement. The decision as to whether to approve or deny such a Coastal Development Permit shall be subject to the discretion of the applicable County decision making body. To the extent required by applicable law, the issuance of a Coastal Development Permit shall be subject to appeal to the California Coastal Commission. If any Coastal Development Permits issued by the California Coastal Commission pursuant to the authorities cited in this section 4.3 are inconsistent with the terms of this Development Agreement, the parties agree to meet and confer in good faith to discuss amendments to this Agreement needed to bring the Agreement into conformity with such Coastal

Development Permit issued by the California Coastal Commission.

5. Use of the Property.

5.1. Right to Develop Pursuant to Existing Rules and Regulations. Subject to Section 7.1 of this Agreement, the County rules and regulations applicable to Developer's development of the Project on the Property shall be those in effect on the Effective Date, and any amendments to any of them as shall, from time to time, be adopted.

5.2. Permitted Uses. The permitted uses of the Property, the maximum density and intensity of use, the maximum height, bulk and size of proposed buildings on the Property, provisions for reservation or dedication of land for public purposes and location and maintenance of on-site and off-site improvements, location of public utilities, and other terms and conditions of development applicable to the Property, shall be those set forth in this Agreement, the Project Approvals, and any amendments to this Agreement or the Project Approvals, and the "Applicable Rules" (as defined in this Agreement).

The Project consists of five components: 1) the "Wellness Center" component on the north parcel, 2) the "Office Park" component on the north parcel, 3) the Boat Storage use on the south parcel, 4) Coastal Access Public Parking on the south parcel, and 5) Wetland and Buffer Zone Areas over both the north and south parcels. Each component is described as follows:

5.2.1. WELLNESS CENTER ON THE NORTH PARCEL. The "Wellness Center" component consists of the following:

5.2.1.1. The Wellness Center, a modern sanitarium use subject to the County-approved Use Permit, which includes affordable housing consisting of 57 bedrooms to accommodate 50 DD adults and 20 aides.

5.2.1.2. Ancillary Uses: These uses include a fitness center, commercial kitchen, laundry facilities, and administrative offices, among other ancillary uses, as described in the EIR Addendum.

5.2.1.3. Subdivision: The Wellness Center will be located on one lot (Lot 7) of the north parcel. Lot 7, which is 6.61 acres in size, includes three buildings. Building 1 consists of 23,250 sq. ft., Building 2 consists 21,170 sq. ft., and Building 3 consists of 47,000 sq. ft. This lot includes affordable housing consisting of 57 bedrooms to accommodate 50 DD adults and 20 aides. Lot 7 includes 27,000 sq. ft. of business use that is not considered part of Wellness Center operations. Lot 1 will accommodate parking and common space, and Lots 2-6 will contain business buildings.

5.2.1.4. Project-Related Business Operations to Generate Income for Wellness Center Residents: The DD adults will be employed by the Wellness Center and will also provide services to the Office Park, with the Wellness Center funded through association fees and shared development costs. Business operations will be managed by Big Wave Group, Inc., a non-profit corporation, and include: Big Wave (BW) Catering/Food Services; BW Boat Storage; BW Energy; BW Farming; BW Water; BW Transportation; BW Recycling; BW Communications (radio telecom link);

and BW Maintenance.

5.2.2 OFFICE PARK ON THE NORTH PARCEL

5.2.2.1. Office Park Component. The “Office Park” component of this Project consists of the following:

5.2.2.2. Uses: The “Office Park” refers to 189,000 sq. ft. of private business uses which are not operated by Big Wave Group, located on the north parcel. Business space is made up of General Office, Research and Development, Light Manufacturing, and Indoor Storage uses. Developer shall ensure that no more than the total authorized building square footage of 189,000 square feet of such uses is constructed. Such development both in size and intensity shall comply with County Parking Regulations at all times, such that the establishment/construction of uses or building square footage requiring parking in excess of the approved parking of 420 parking spaces for the Office Park is prohibited, even if total square footage does not exceed the total authorized building square footage.

5.2.2.3. Subdivision: The north parcel on which the Office Park is to be located will be subdivided into 7 lots. Lot 1 will be parking and common space, Lots 2 through 6 will be business buildings and Lot 7 will be the Wellness Center, as described above. Buildings 1 and 2 on Lot 7 contain a total of 27,000 sq. ft. of business use. Total area of business uses by lot is outlined as follows: 36,000 sq. ft. on Lot 2; 32,700 sq. ft. on Lot 3; 30,150 sq. ft. on Lot 4; 30,750 sq. ft. on Lot 5; and 32,400 sq. ft. on Lot 6.

5.2.3 BOAT STORAGE USE ON THE SOUTH PARCEL. The “Boat Storage Use” component consists of the following:

5.2.3.1. Uses: The Boat Storage Lot will 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. 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.

5.2.3.2. Subdivision of the South Parcel: The South Parcel will be subdivided into two lots. Both parcels would contain coastal access public parking. In addition, a 1.12-acre Boat Storage Lot and associated private parking and an archeological site would be located on Lot 1 of the South Parcel. Approximately 3 acres of Lot 2 of the South Parcel would be undeveloped.

5.2.4 COASTAL ACCESS PUBLIC PARKING LOT ON THE SOUTH PARCEL. The “Coastal Access Public Parking Lot” component consists of the following:

5.2.4.1. Uses: A total of 92 spaces of coastal access public parking will be provided on Lots 1 and 2 of the south parcel. If fewer than the full number of authorized private parking spaces for business uses (i.e., 420 spaces) are built, Developer may proportionally reduce the number of coastal access public parking spaces that must be built, such that the number of coastal access public parking spaces built is equal to at least twenty percent (20%) of all private parking spaces built for the

project.

5.2.4.2. Subdivision: A total of 92 coastal access public parking spaces would be located on Lots 1 and 2 of the south parcel.

5.2.5 WETLANDS AND BUFFER ZONES. The “Wetlands and Buffer Zones” component consists of the following:

5.2.5.1. Creation/restoration of approximately 7 acres of wetland habitat within areas of delineated wetlands and required 150-foot buffer zone on the north and south parcels. Developer must restore wetlands within 100 feet of the wetland boundary and may farm 50-feet of the buffer zone area located more than 100 feet of the wetland boundary, subject to restrictions as outlined in the conditions of approval. Developer will complete restoration activities within the time lines set forth in Section 5.3, below.

5.3. Phasing of Development. Developer will phase the development of the Project consistent with economic conditions, but subject to the following provisions:

5.3.1. First Year: Within one year after the Effective Date of this Agreement, Developer will complete the following work:

5.3.1.1 Resource Protection: Developer will initiate wetland restoration and habitat creation within the wetland and the 150 foot buffer areas of both the north and south parcels, with areas as set forth in the approved Phasing Plan, Exhibit I to this Agreement, which is attached hereto and incorporated herein by reference. Developer will complete earthwork and wood installation described in the Riparian and Waters/Wetland Ecosystem Restoration Final Basis of Design Report (Basis of Design report) (as revised to be consistent with the approved site plan and approved by the Community Development Director), and establish nursery and seed stock necessary for cultivation of wetland plants to be used for on-site wetland restoration and habitat creation. Developer will complete rough grading within wetland and buffer areas, install a habitat barrier fence along the edge of the buffer zone (development side) immediately after the completion of rough grading within wetland and buffer areas and prior to grading of other areas of the sites, and maintain the restoration and buffer areas in accordance with the approved Basis of Design Report.

Developer will fence the cultural site area located on the Wellness Center Property prior to the initiation of rough grading. The cultural site area located on the Wellness Center Property shall be fenced in accordance with a plan and design for such a fence that shall be submitted for the review and approval of the Community Development Director and shall minimize the visual impact of the fence by limiting its height and extent to the minimum necessary to avoid impacts to the cultural site, and by using materials that minimize view blockage and provide a natural appearance.

5.3.1.2. Access Improvements: Developer will complete construction of the site access improvements and encroachments (including 10-foot wide Class 1 trail) to Airport Street

and other off-site street improvements as required by the County Department of Public Works for recordation of the Final Map for subdivision of the north parcel. The trail along Airport Street will be completed in a manner satisfactory to the Department Public Works, Department of Parks, and the Community Development Director. All required site access improvements are set forth on Exhibit E.

5.3.2. Within 3 Years: Within three (3) years after the Effective Date of this Agreement, Developer agrees to complete the following work:

5.3.2.1. *Wetlands Restoration:* Developer will complete the habitat restoration and creation work described in the approved Basis of Design report within all wetland and 150 foot wetland buffer areas over both parcels as shown in the Project Plans and as set forth in Exhibit H to this Agreement, which is attached hereto and incorporated by reference. Upon completion, Developer shall initiate the ten year habitat monitoring program described in approved Basis of Design report. Developer shall be responsible for maintaining the restoration areas in accordance with the design Report for the life of the project.

5.3.2.2. *Trail Access over Drainage:* Prior to occupancy of any Wellness Center building, the Developer shall complete the approved road adjustment and K-rail installation on the west side of the section of Airport Street that crosses over the drainage between the north and south parcels. The parties understand and agree that the K-rail shall not be required if preferred access is provided by the widening of the bridge to include a Class 1 trail over the drainage swale that separates the two parcels that make up the Project site.

5.3.3. Within 5 Years: Within five (5) years after the Effective Date of this Agreement, Developer will complete the following work:

5.3.3.1. *Construction of Wellness Center Building 3:* Construct Building 3 of the Wellness Center (25 bedrooms), the access and infrastructure improvements required to provide ingress and egress to the Wellness Center, the Wellness Center courtyards, and the 42 parking spaces that will serve the Wellness Center, which shall be located immediately adjacent to Building 3 and signed and reserved for Wellness Center residents, staff, and visitors. Install at least 8 coastal access parking spaces on the south parcel, which shall be signed and reserved for use by the general public for the purpose of coastal access. Building permit shall include the construction of all public and private parking spaces and associated parking lot landscaping; water, wastewater, and drainage and stormwater treatment systems; and comply with all the conditions of approval and requirements of the Development Agreement. If required by the County, the additional flexible sound barrier(s) per Condition No. 4 a.b (Mitigation Measure NOISE-1) will be installed during Wellness Center Construction.

5.3.3.2. *Landscaping Along Airport Street:* Developer will complete the landscaping along the Airport Street frontage of both parcels in areas located within the footprint of the improvements described in Sections 5.3.3.2 and 5.3.3.2, as set forth in the approved Landscaping Plan and Phasing Plan, Exhibits G and I to this Agreement, which is attached hereto and incorporated herein by reference. Developer shall maintain and, if necessary, provide supplemental landscaping such that all permitted buildings are screened to the satisfaction of the Community Development Director. In no

event shall any buildings be built prior to completion of landscaping to provide screening to the satisfaction of the Community Development Director.

5.3.3.3. *Construction of Business Uses:* Construct business uses on Lot 7 or the approved Office Park Building on Lot 2 of the north parcel, to the extent necessary to support Wellness Center operations. Building permit shall include construction of County-required parking spaces; County-required coastal access public parking spaces (a minimum of 20% of private parking spaces) to be provided on the south parcel; associated parking lot landscaping; accessways/driveways; adjoining courtyards; water, wastewater, and drainage and stormwater treatment systems; and comply with all the conditions of approval and requirements of the Development Agreement. If required by the County, the additional flexible sound barrier(s), per Condition No. 4 a.b. (Mitigation Measure NOISE-1) will be installed during Wellness Center Construction. In no event will any construction for business uses take place prior to construction of the Wellness Center, Building 3.

5.3.3.4. *Wellness Center shuttle services:* Developer shall implement shuttle services to assist with the transportation needs of Wellness Center residents.

5.3.4. Within 12 Years: Within twelve (12) years after the Effective Date of this Agreement, Developer will complete the following work:

5.3.4.1. *Construction of Wellness Center:* Developer will complete construction of the remaining bedrooms of the Wellness Center prior to the construction of Office Park Buildings on Lots 4, 5, and 6. If constructed at different times, Wellness Center Building 2 shall be constructed prior to Wellness Center Building 1. Building permit shall include the necessary parking; water, wastewater, and storm drainage systems; and comply with all the conditions of approval and requirements of the Development Agreement. If required by the County, the additional flexible sound barrier(s) per Condition No. 4 a.b (Mitigation Measure NOISE-1) will be installed during Wellness Center Construction.

5.3.4.2. *Courtyards:* Developer will complete courtyards immediately adjacent to constructed buildings and associated landscaping located in the Phase 2 area, as shown in the approved Phasing Plan, Exhibit I, to this Agreement.

5.3.5. Within 15 Years: Within fifteen (15) years after the Effective Date of this Agreement, Developer will complete the following work:

5.3.5.1 *Completion of Project and Protection of Undeveloped Areas:* Construction of all remaining aspects of the project shall be completed within 15 years of the final approval of the Coastal Development Permit for the project. All land within the approved building envelope that remains undeveloped at the end of this period shall be retained in open space, and shall be included in the easement required by Condition No. 58, pursuant to an easement amendment that shall be submitted for the review and approval of the Community Development Director by the property owners. As described above, only as much parking as is required by the County for development approved under building permit(s) shall be constructed at one time.

5.3.5.2. *Bridge Widening Project:* Developer will fully fund application and construction costs associated with a bridge widening project over the drainage swale separating the

two parcels making up the Project site, in the event the bridge widening project receives necessary entitlements and County approvals.

5.3.6 Obligations during the term of the Development Agreement: Within the term of this Agreement, Developer will complete the following components of the Project:

5.3.6.1. Requirement for Recordation of Final Map: Prior to the recordation of the subdivision map for the north parcel, Developer shall convey to the County sureties for all onsite and offsite improvements, including, but not limited to, the sureties for the installation of traffic control-related improvements. The Developer understands and agrees that neither the County nor the Department of Transportation (CalTrans) shall have any responsibility to fund any traffic improvements required pursuant to the Conditions of Approval for this project.

5.3.6.2. Order of Construction of Project Buildings: Construction of the Office Park Buildings and associated parking areas shall not commence until private and public parking, Class 1 trail, k-rail, landscaping and sound barrier (if required) features described in Section 5.3 of this Agreement have been installed to the satisfaction of the Community Development Director and the Director of Public Works. Once this occurs, Office Buildings may be constructed in the following sequence: Office Park Building on Lot 2, Office Park Building on Lot 3, Office Park Building on Lot 6, Office Park Building on Lot 4, and Office Park Building on Lot 5. The plans for the construction of Office Buildings shall include the installation of the minimum amount of parking required to serve the building proposed for construction and its associated use, which shall be located immediately adjacent to the building(s) to be constructed, as well as the Coastal Access parking to be installed on the south parcel, the number of spaces of which shall be equivalent to 20% of the number of Office Park parking spaces proposed for construction. Notwithstanding the foregoing, Developer may construct multiple buildings, and associated Business Park and Coastal Access parking, simultaneously.

5.3.6.3. Construction of Business Uses on the North Parcel:

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

5.3.6.3.2. Each building permit application shall include provisions for County-required private parking, County-required coastal access public parking spaces to be provided on the south parcel (a minimum of 20% of private parking spaces), County-required accessways/driveways, complete associated parking lot landscaping, construct all adjoining courtyards and associated landscaping, and water, wastewater, drainage and stormwater treatment systems and shall comply with all the conditions of approval for the Project plans and the requirements of this Development Agreement. Once construction is initiated, each building is estimated to be constructed in approximately twelve months and Developer shall be required to make reasonable progress towards completion of construction once it has been initiated, it being understood and agreed that the Developer will complete construction of all Office Park buildings within the term of this Agreement and in compliance with the mitigation measure detailed in the Conditions of Approval dated _____. The Director of Community Development shall determine, in his reasonable judgment, whether reasonable progress has been made towards completion of such construction.

5.3.6.4. *Allocation of Parking for Business Uses:* Per Condition of Approval No. 7, Big Wave LLC shall cause the formation and require the continued existence of an association of all property owners on the north parcel for the management of parking spaces on Lot 1. Upon relinquishing ownership of Lot 1, Big Wave LLC shall form an association of all property owners on the north parcel, and shall transfer ownership of Lot 1 to that entity. No more than 420 parking spaces licenses shall be issued to owners of business uses on the north parcel. No more than 462 total parking spaces shall be provided at the north parcel. Parking licenses for business uses shall be issued based on County parking regulations and according to the schedule provided in Table 4 of the staff report dated January 7, 2015. All tenants or business owners of business space at the north parcel shall obtain a building permit for a “change in use” prior to any construction/tenant improvement and occupancy. The County will verify that applicants for building permits have adequate parking space licenses for the proposed use prior to issuing any building permits and uses that are not supported by adequate parking will not be permitted.

5.3.6.5. *Beach User Parking (Phased with Building Permits):* A total of 92 spaces of coastal access public parking will be provided on the south parcel. If less than the full amount of business use parking is built than otherwise authorized (420 parking spaces), Developer may proportionally reduce the amount of coastal access public parking that they build, such that public parking spaces built consist of no less than a minimum of 20% of all private parking provided for the project. Required coastal access public parking spaces shall be reserved and clearly marked for such uses, subject to review and approval by the Community Development Director, prior to the occupancy or change in occupancy of any Wellness Center building. Marking and spaces shall be maintained by the Developer for the life of the project. Parking fees shall not be collected for coastal access public parking spaces.

5.3.6.6. *Affordable Housing at the Wellness Center:* The property owner(s) shall maintain the rental rates for all bedrooms of the Wellness Center as affordable, such that the bedrooms 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.

5.3.6.7. *Wellness Center Parking:* The Wellness Center shall be issued 42 irrevocable parking licenses.

Notwithstanding the foregoing, Developer may perform multiple phases simultaneously.

6. Applicable Rules, Regulations, and Official Policies.

6.1. Rules Regarding Permitted Uses. For the term of this Agreement and except as otherwise provided in this Agreement, the County's ordinances, resolutions, rules, regulations, and official policies, including, without limitation, the Project Approvals, governing the permitted uses of the Property, governing density, design, improvement and construction standards and specifications applicable to the Property, including but not limited to, all public improvements, shall be those in force and effect on the Effective Date of this Agreement (the "Applicable Rules").

6.2. Uniform Codes Applicable. The Project shall be constructed in accordance with the provisions of the California Building, Mechanical, Plumbing, Fire, and Electrical Codes and applicable provisions of Title 24 of the California Code of Regulations, relating to Building Standards, in effect in County at the time a completed application is submitted for the appropriate building, grading, or other construction permits for the Project. The Project shall be built to the LEED Gold or Platinum standards in effect at in County at the time a completed application is submitted for the appropriate building, grading, or other construction permits for the Project.

7. Subsequently Enacted Rules and Regulations.

7.1. New Rules and Regulations. During the term of this Agreement, the County may, in subsequent actions applicable to the Property, apply new or amended ordinances, resolutions, rules, regulations and official policies of the County which were not in force and effect on the Effective Date of this Agreement and which are not in conflict with the Applicable Rules, provided that (1) such new or modified ordinances, resolutions, rules, regulations or official policies do not affect the permitted uses of the Property, the maximum density and intensity of use, the maximum height, bulk and size of proposed buildings, provisions for reservations or dedication of land for public purposes and location and maintenance of onsite and offsite improvements, location of public utilities or any other terms and conditions set forth in this Agreement; and (2) such laws are generally applicable and not specific to or discriminatory against Developer's parcels that are the subject of this Development Agreement.

7.2. Denial or Conditional Approval. Nothing in this Agreement shall prevent the County from denying or conditionally approving any subsequent land use permit or authorization for any subsequent development project application on the basis of any new or modified ordinances, resolutions, rules, regulations, or policies applicable to the Property pursuant to and subject to Section 7.1.

7.3. Federal and State Law. Nothing shall preclude the application to the Project or the Property of changes in federal or state laws. To the extent any changes in federal or state laws prevent or preclude compliance with one or more provisions of this Agreement or development of the Property in conformance with the Project, the parties agree that the provisions of this Agreement shall be modified, extended, or suspended, as may be required to comply with such federal or state laws. Each party agrees to extend to the other prompt and reasonable cooperation in so modifying this Agreement.

8. Processing.

8.1. Further Approvals and Permits. On satisfactory completion by Developer of all required preliminary actions and payments of all required processing fees, if any, County shall, subject to all legal requirements, promptly initiate, commence, diligently process, complete at within a reasonable timeframe, all required steps, and expeditiously consider any approvals and permits necessary for the development by Developer of the Property in accordance with this Agreement, including, but not limited to, the following:

8.1.1. The processing of applications for and issuing of all discretionary approvals requiring the exercise of judgment and deliberations by County ("Discretionary Approvals"); and

8.1.2. The processing of applications for and issuing of all ministerial approvals requiring the determination of conformance with the Applicable Rules, including, without limitation, site

plans, development plans, land use plans, grading plans, improvement plans, building plans and specifications, and ministerial issuance of one or more final maps, zoning clearances, grading permits, improvement permits, wall permits, building permits, lot line adjustments, encroachment permits, certificates of use and occupancy and approvals, and entitlements and related matters as necessary for the completion of the development of the Project (“Ministerial Approvals”).

8.2. No Abridgement of Density or Height. County acknowledges that notwithstanding its ability to issue Discretionary Approvals in relation to site and architectural review and design review, County may not refuse such approvals, or require changes in the Project, that would have the effect of restricting or preventing the ability of Developer to construct buildings at the density and heights allowed in the Project Approvals as of the Effective Date of this Agreement.

8.3. Processing During Third Party Litigation. The filing of any third party lawsuit(s) against County or Developer relating to this Agreement or to other development issues affecting the Property shall not delay or stop the development, processing, or construction of the Project, or issuance of Discretionary Approvals or Ministerial Approvals, unless the third party obtains an order that, in the reasonable judgment of the County, prevents the activity.

9. Subsequently Enacted or Revised Fees, Assessments, and Taxes.

9.1. New Fees: County shall be entitled to impose and collect fees, dedications, and exactions on new development adopted by the County after the Effective Date provided that the ordinances, resolutions, rules, regulations or policies imposing them are generally applicable and not specific to or discriminatory against Developer’s parcels that are the subject of this Development Agreement.

9.2. Revised Application Fees. Any existing application, processing, and inspection fees that are revised during the term of this Agreement shall apply to the Project provided that (1) such fees have general applicability and do not discriminate against Developer; (2) the application of such fees to the Property is prospective.

9.3. New Taxes. Any subsequently enacted County taxes of general applicability shall apply to the Project provided that such taxes have general applicability and do not discriminate against Developer.

9.4. Assessments. Nothing in this Agreement shall be construed to relieve the Property from assessments levied against it by County pursuant to any statutory procedure for the assessment of property to pay for infrastructure and/or services which benefits the Property.

9.5. Right to Contest. Nothing contained in this Agreement shall prevent Developer from paying any such fee, tax, or assessment under protest, or otherwise asserting its legal rights to protest or contest a given fee, tax, or assessment assessed against the Project or the Property.

10. Amendment or Cancellation.

10.1. Modification Because of Conflict with State or Federal Laws. In the event that State or Federal laws or regulations enacted after the Effective Date of this Agreement prevent or preclude

compliance with one or more provisions of this Agreement or require changes in plans, maps, or permits approved by the County, the parties shall meet and confer in good faith in a reasonable attempt to modify this Agreement to comply with such State or Federal laws or regulations. Any such amendment or suspension of the Agreement is subject to approval by the Board of Supervisors, in its discretion. If such modification or suspension is infeasible in Developer's reasonable business judgment, then Developer may elect any one or more of the following in any sequence:

10.1.1. To terminate this Agreement by written notice to County, subject to payment to the County of all fees and charges due and owing;

10.1.2. To challenge the new law preventing compliance with the terms of this Agreement, and extend the Term of this Agreement for the period of time required to make such challenge. If such challenge is successful, this Agreement shall remain unmodified, except for the extension of the Term and shall remain in full force and effect. Nothing herein shall require the County to perform any action that, in its reasonable judgment, would cause it to violate controlling State or Federal authority.

10.2. Amendment by Mutual Consent. This Agreement may be amended in writing from time to time by mutual consent of the parties to this Agreement and in accordance with the procedures of State law.

10.3. Cancellation by Mutual Consent. Except as otherwise permitted in this Agreement, this Agreement may be cancelled in whole or in part only by the mutual consent of the parties or their successors in interest, in accordance with the same procedure used when entering into this Agreement.

11. Annual Review.

11.1. Review Date. The annual review date for this Agreement (the "Review Date") shall be one year following the Effective Date and the annual anniversary of said date each year thereafter.

11.2. Annual Review Process. The Community Development Director shall initiate the annual review by giving to Developer written notice within sixty (60) days following the Review Date that the County intends to undertake such review for the annual period ending with the Review Date. Developer shall provide evidence of reasonable compliance with the terms and conditions of this Agreement to the Community Development Director within thirty (30) days following receipt of the Community Development Director's notice. The Community Development Director shall review the evidence submitted by Developer and shall, within thirty (30) days following receipt of Developer's evidence, determine whether the Developer is in good faith compliance with this Agreement. The Community Development Director's determination that Developer has in good faith complied with the terms of this Agreement shall be final.

11.3. Hearing on a Determination that Developer Has Not Complied. If The Community Development Director determines that the Developer has failed to comply with the terms of this Agreement, he shall provide notice of this determination to the Developer. If, within ten (10) days of receiving such notice from the Community Development Director, Developer requests in writing that the Board of Supervisors review the finding, the Board of Supervisors shall schedule the topic of the Developer's good faith compliance with the terms of this Agreement as an agenda item for a meeting of

the Board of Supervisors to be held within forty-five (45) days following such written request. The County shall give any required notice to the public in the time period required by law prior to such meeting of the Board of Supervisors. If, at such meeting, the Board of Supervisors determines that the Developer is then in good faith compliance with the terms of this Agreement, then the Board of Supervisors shall adopt a resolution making such a finding, and such finding shall conclusively determine such issue up to and including the date of such Board of Supervisors meeting. If the Board of Supervisors determines that the Developer is not then in good faith compliance with the terms of this Agreement, then the Board of Supervisors shall take such actions as it finds appropriate to enforce or interpret the parties' rights and obligations under the terms of this Agreement, including, but not limited to, the modification or termination of this Agreement in accordance with State law. The burden of proof of good faith compliance with the terms of this Agreement shall be on the Developer.

11.4. Fee for Annual Review. The fee for County's annual review shall be paid by Developer, and shall not exceed the costs of reimbursement of County staff time, including but not limited to staff time for review of Traffic Impact Reports and other traffic analysis as called for in the Conditions of Approval, and expenses at the customary rates then in effect. Failure to timely pay the Fee for Annual Review shall be a material breach of this Agreement.

12. Default.

12.1. Other Remedies Available. On the occurrence of an event of default, the parties may pursue all other remedies at law or in equity which are not otherwise provided for in this Agreement expressly including the remedy of specific performance of this Agreement.

12.2. Notice and Cure. On the occurrence of an event of default by either party, the non-defaulting party shall serve written notice of such default on the defaulting party. If the default is not cured by the defaulting party within thirty (30) days after service of such notice of default, the non-defaulting party may then commence any legal or equitable action to enforce its rights under this Agreement; provided, however, that if the default cannot be cured within the thirty (30) day period, the non-defaulting party shall refrain from any such legal or equitable action so long as the defaulting party begins to cure such default within the thirty (30) day period and makes reasonable progress toward curing such default. Failure to give notice shall not constitute a waiver of any default.

12.3. Procedure for Default by Developer. If the County alleges that the Developer is in default under this Agreement, then after notice and expiration of the cure period described in paragraph 12.2, above, if the Developer has not cured the alleged default, County may institute legal proceedings against Developer pursuant to this Agreement or give owner written notice of intent to terminate or modify this Agreement pursuant to section 65868 of the California Government Code. Following notice of intent to terminate or modify as provided above, the matter shall be scheduled for consideration and review in the manner set forth in sections 65867 and 65868 of the Government Code within thirty (30) days following the date of delivery of such notice. Following consideration of the evidence presented in such review before the Board of Supervisors and a determination, on the basis of substantial evidence, by a majority vote of the Board of Supervisors that a default by Developer has occurred, County may (i) give written notice of termination of this Agreement to Owner, and this Agreement shall thereafter deemed terminated as of the date of delivery of that notice or (ii) propose a modification to the Agreement, which modification shall be adopted as provided in Section 11 of this Agreement if it is

acceptable to all parties. Termination of this Agreement shall not render invalid any action taken by either party in good faith prior to the date on which the termination becomes effective. This paragraph shall not be interpreted to constitute a waiver of section 65865.1 of the California Government Code, but merely to provide the procedure by which the parties may take the actions set forth in such Section 65865.1.

12.4. Procedure for Default by County. If County is alleged by Developer to be in default under this Agreement, Developer may seek to enforce the terms of this Agreement by an action at law or in equity, including, without limitation, by specific performance.

12.5. Estoppel Certificate. Either party may, at any time, and from time to time, request written notice from the other party requesting such party to certify in writing that, to the knowledge of the certifying party, (1) this Agreement is in full force and effect and a binding obligation of the parties, (2) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments, and (3) the requesting party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of any such defaults. A party receiving a written request under this Section shall execute and return such certificate within sixty (60) days following the receipt thereof, or such longer period as may reasonably be agreed to by the parties. County Manager shall be authorized to execute any certificate requested on behalf of County. Failure to execute such an estoppel certificate shall not be deemed a default.

13. Severability. The unenforceability, invalidity, or illegality of any provision, covenant, condition, or term of this Agreement shall not render the other provisions unenforceable, invalid, or illegal, except that if it is determined in a final judgment by a court of competent jurisdiction that Developer's rights are not vested in the manner and to the extent agreed to in this Agreement, then the Parties shall meet and confer in a good faith attempt to agree on a modification to this Agreement that shall fully achieve the purposes hereof. If such a modification cannot be agreed on, then Developer or County may terminate this Agreement on 90-days' written notice to the other Party.

14. Transfers and Assignments.

14.1. Right to Assign. Developer's rights under this Agreement may be transferred, sold, or assigned in conjunction with the transfer, sale, or assignment of all or a portion of the Property subject to this Agreement at any time during the term of this Agreement; provided that, except as provided in this Agreement, no transfer, sale, or assignment of Developer's rights hereunder shall occur without prior written notice to the County and the written consent of the County Board of Supervisors. Any assignee/transferee shall be bound by the terms of this Agreement.

14.2. Release Upon Transfer. Upon the transfer, sale, or assignment of Developer's rights and interests hereunder pursuant to the preceding subparagraph of this Agreement, Developer shall be released from the obligations under this Agreement with respect to the Property transferred, sold, or assigned, arising after the date of Board of Supervisors approval of such transfer, sale, or assignment; provided, however, that if any transferee, purchaser, or assignee approved by the Board of Supervisors expressly assumes the obligations of Developer under this Agreement, Developer shall be released with respect to all such assumed obligations. In any event, the transferee, purchaser, or assignee shall be subject to all the provisions of this Agreement and shall provide all necessary documents, certifications, and other necessary information before Board of Supervisors approval.

14.3. Pre-Approved Transfers. Any transfer of any interest in the Project or the Property by Developer to an entity that is an affiliate of the Developer is permitted.

14.4. Foreclosure. Nothing contained in this Section 14 shall prevent a transfer of the Property, or any portion of the Property, to a lender as a result of a foreclosure or deed in lieu of foreclosure, and any lender acquiring the Property, or any portion of the Property, as a result of foreclosure or a deed in lieu of foreclosure shall take such Property subject to the rights and obligations of Developer under this Agreement; provided, however, in no event shall such lender be liable for any defaults or monetary obligations of Developer arising before acquisition of title to the Property by such lender, and provided further, in no event shall any such lender or its successors or assigns be entitled to a building permit or occupancy certificate until all fees due under this Agreement (relating to the portion of the Property acquired by such lender) have been paid to County.

15. Agreement Runs with the Land. Except as otherwise provided in this Agreement, all of the provisions, rights, terms, covenants, and obligations contained in this Agreement shall be binding on, and inure to the benefit of, the parties and their respective heirs, successors, and assignees, representatives, lessees, and all other persons acquiring the Property, or any portion of the Property, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions of this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to applicable laws, including, but not limited to, California Civil Code Section 1468. Each covenant to do, or refrain from doing, some act on the Property under this Agreement, or with respect to any owned property, (1) is for the benefit of such properties and is a burden on such properties, (2) runs with such properties, and (3) is binding on each party and each successive owner during its ownership of such properties or any portion thereof, and shall be a benefit to and a burden on each party and its property hereunder and each other person succeeding to an interest in such properties

16. Bankruptcy. The obligations of this Agreement shall not be dischargeable in bankruptcy.

17. Indemnification. Developer agrees to indemnify and hold harmless County, and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs, and liability for any personal injury or property damage which may arise directly or indirectly as a result of any actions or negligent omissions by the Developer, or any actions or negligent omissions of Developer's contractors, subcontractors, agents, or employees in connection with the construction, improvement, operation, or maintenance of the Project.

18. Force Majeure. In addition to any specific provisions of this Agreement, performance of obligations under this Agreement shall be excused and the term of this Agreement shall be similarly extended during any period of delay caused at any time by reason of acts of God such as floods, earthquakes, fires, or similar catastrophes; wars, riots, or similar hostilities; strikes and other labor difficulties beyond the party's control; shortage of materials; the enactment of new laws or restrictions imposed or mandated by other governmental or quasi-governmental entities preventing this Agreement from being implemented; litigation involving this Agreement or the Project Approvals, which delays any activity contemplated under this Agreement; or other causes beyond a party's control. County and Developer shall promptly notify the other party of any delay under this Agreement as soon as possible after the delay has been ascertained.

19. Notices. All notices required or provided for under this Agreement shall be in writing and delivered in person or sent by certified mail, postage prepaid, by overnight delivery or by facsimile.

Notices required to be given to County shall be addressed as follows:

Steve Monowitz
Community Development Director
455 County Center, 2nd Floor
Redwood City, CA 94063
Telephone No: (650) 363-4161, (650) 599-7311
Facsimile No: (650) 363-4849

With Copy to:

Office of the San Mateo County Counsel
Attn: John Nibbelin, Chief Deputy
400 County Center, 6th Floor
Redwood City, CA 94063
Telephone No.: (650) 363-4757
Facsimile No.: (650) 363-4034

Notices required to be given to Developer shall be addressed as follows:

David J. Byers, Esq.

BYERS/RICHARDSON
259 W. 3rd Avenue
San Mateo, CA 94402-1551
Telephone No: (650) 759-3375
Facsimile No: (650)389-7157

A party may change its address for notices by giving notice in writing to the other party, and thereafter all notices shall be addressed and transmitted to the new address. Notices shall be deemed given and received on the earlier of personal delivery, or if mailed, on the expiration of 48 hours after being deposited in the United States Mail or on the delivery date or attempted delivery date shown on the return receipt, air bill, or facsimile.

20. Agreement Is Entire Understanding. This Agreement is executed in four duplicate originals, each of which is deemed to be an original. This Agreement constitutes the entire understanding and agreement of the parties.

21. Exhibits. The following documents are referred to in this Agreement and are attached to this Agreement and incorporated herein as though set forth in full:

Exhibit A: Legal Description of Property

Exhibit B: Project Approvals

Exhibit C: Topography of Southern Parcel

Exhibit D: Topography of Northern Parcel

Exhibit E: Vesting Tentative Map (Date)

Exhibit F: Grading and Erosion Control Plan

Exhibit G: Landscaping Plan

Exhibit H: "Riparian and Waters/Wetland Ecosystem Restoration Final Basis of Design Report (also added to Attachment B of the EIR Addendum)

EXHIBIT I: Phasing Plan

22. Recordation of Development Agreement, Amendment, or Cancellation. Within ten (10) days after the Effective Date of this Agreement, the Developer shall submit a fully-executed original of this Agreement for recording with the County Recorder. If the parties to the Agreement or their successors-in-interest amend or cancel the Agreement or if the County terminates or modifies the Agreement for failure of the Developer to comply in good faith with the terms or conditions of the Agreement, either party may submit for recording the notice of such action with the County Recorder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date and year first above written.

County of San Mateo

Big Wave, LLC

By: _____

By: _____

Byers / Richardson

By: David J. Byers

APPROVED AS TO FORM:

County Counsel

NOTARIAL ACKNOWLEDGMENT ATTACHED

EXHIBIT A: Legal Description of the Property

EXHIBIT B: Project Approvals

EXHIBIT C: Topography of Southern Parcel

EXHIBIT D: Topography of Northern Parcel

EXHIBIT E: Vesting Tentative Map, (date)

EXHIBIT F: Grading and Erosion Control Plan

EXHIBIT G: Landscaping Plan

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(also added to Attachment B of the EIR Addendum)

EXHIBIT I: Phasing Plan



SAN MATEO COUNTY
ASSOCIATION of
REALTORS®

RECEIVED

2014 DEC -5 P 3:54

SAN MATEO COUNTY
PLANNING AND BUILDING
DEPARTMENT

December 4, 2014

San Mateo County
Coastside Design Review Committee
c/o Planning Department
County Government Center
400 County Center
Redwood City, CA 94063

Dear Committee Members;

On December 18, you will be considering design review recommendations to help facilitate construction of the Big Wave North Parcel Alternative 8-Building Option. In fact, the project complies with allowable design review standards and the Coastside Design Review Committee's recommendation should be to move the project forward.

The San Mateo County Association of REALTORS® (SAMCAR) recognizes the Coastside Design Review Committee will not render a project decision, but will make a recommendation regarding the project's compliance with the design review standards. As you are aware, SAMCAR does not as a normal course, support or oppose individual projects. That is for project proponents and opponents to negotiate and the deciding bodies to approve or deny

However, upon review, this proposal represents a unique and needed opportunity for the coast side much less San Mateo County. Just a few of the marked benefits of the project are a much needed facility to provide independent living opportunities for developmentally disabled persons; additional affordable housing; wetlands restoration for the area; and, the use of green building methods to achieve LEED certification.

Consider also the project will be constructed under a Development Agreement with the county which requires phasing of project construction over 15 years.

As we noted in our letter of October 6 (also urging your favorable consideration), this has been a very controversial project, but the impression created by environmentalists and a handful of others that 'everyone' opposes it is obviously a large misnomer. It is time to keep the project to moving forward. Thank you.

Respectfully,

Paul Stewart
Government Affairs Director
San Mateo County Association of REALTORS®

cc: Supervisor Don Horsley

Deborah Lardie, CPA
PO Box 370926
Montara, Ca 94037
415-717-9494
dlardie@dlardie.com

November 12, 2014

San Mateo County Planning Commission
via email : planning-commission@smcgov.org

Subject: **Revised Big Wave North Parcel Alternative Project (PLN2013-00451)**

Planning Commissioners:

I am requesting above referenced application be continued.

The applicant should be required to submit complete plans that are in compliance with Zoning Regulations, Design Review Standards and the LCP. The Planning Department and Planning Commission must review and assure the process and project is in compliance with these laws and regulations.

I am completely confounded and puzzled at the process and recommendations of the Planning Department. While other applicants are required to submit complete plans and comply with local laws this enormous project has not done so from the beginning. Instead it has submitted vague, incomplete, constantly changing plans, not cooperated with local water agencies in obtaining necessary permits, instead using well-known land use attorneys to "work with" the staff. The planning department has complied by bending the rules, allowing the project to move forward in an incomplete state, attended meetings of decision makers to advocate on behalf of the applicant. This all while ostensibly representing the taxpayers and upholding zoning laws and regulations and the Local Coastal Program.

This project is ill conceived and simply not in compliance with the Local Coastal Program or Design Review Standards. This has been well documented by Committee for Green Foothills and the Midcoast Community Council. Please do your duty to local residents and taxpayers, and continue or deny the project until it is.

Sincerely,

Deborah Lardie

Nov. 19, 2014

Laslo Vespremi

190 Arbor Lane Moss Beach

To: Planning Commission

Cc: Coastal Commission, San Mateo County BOS, Lenny Roberts, MCC

Esteemed Members of the Commission,

As a resident of Moss Beach for 30 years I have attended many planning meetings concerning local issues, including Big Wave. Based on the Nov. 12 Big Wave meeting my impression is that the Planning Commission is not clear about their role in focusing on planning issues as opposed to design. Your role is defined at the county website is as follows:

“The Planning Commission is authorized by County ordinance to review the County General Plan and various development regulations and make recommendations on their adoption or amendment by the County Board of Supervisors. The Commission is also charged with reviewing and acting upon various development permits issued by the County.”

As the American democracy is based on “Checks and Balances,” the Planning Commission’s role is to oversee that there is an equal representation of all stakeholders and that proposals conform to planning laws and guidelines like the LCP and the Coastal Plan. This was missed. Specifically:

- Lack of questions regarding the conformance with Big Wave of the LCP and Coastal Plan and whether a massive project like this will fit in with the existing character of the community.
- Lack of any presentation by CDRC staff to explain why the proposal was rejected – this despite the fact that CDRC staff were in attendance and spoke in their individual capacities at the hearing.
- Lack of interest on the legality of residential development on M-1 zoning (harbor-related light industrial that specifically prohibits residential development), where developers propose close to 200 residential units (107 condos, 50 affordable units and 25 caretaker units).
- Lack of inquiry on how enforceable conditions associated with the project (traffic solutions, parking allowances, uses, etc) will be implemented.
- Lack of inquiries about the demand for office-space or the existence of prospective tenants.
- Lack of proof that approved water and sewer is available in drought years rather than vague assurances.

We could go on with planning issues that seem to have escaped the commission. It is also worth noting that while developers brought in many developmentally disabled adults and parents, there was not a single speaker expressing interest in occupancy of the massive number of offices or industrial spaces.

While I understand that none of the commissioners are planners, it is my view that a more professional approach would benefit the community and the preservation of scarce coastal resources.

Please now answer the following questions:

1. The fully rejected project was refiled under a new permit number, and in every sense is a new project. What are the exact policies, and specific law that permits the continued reliance on an already rejected EIR.
2. CEQUA- what documented attempts, if any, were made to locate the proposed condo/mix use/residential/affordable residential development on a LCP/Land Use designated location. If you do not believe that this is a requirement, please cite the authority that you are relying on. Please be specific.

How many LCP amendments are needed to accommodate this project? Why are no zoning changes proposed by planning?

3. Current plans call for close to 200 residences. Under what Land Use, Zoning etc. policy is the Housing Chapter applied when housing at this location is specifically prohibited?
4. Under what guidelines should the Design review work with the proposed project, where the planner declares that “don’t look at this as a final project, it will change and it is just a process. “
5. Are you reviewing a condo housing project, an institution, or a medical facility?
6. Please answer specifically. The last review session lasted 8 hours due to the lack of information.

Sincerely,

Laslo and Elisabeth Vespremi, Moss Beach, laslov@hotmail.com

November 20, 2014

RE: Big Wave

Dear San Mateo County Planning Commissioners:

My name is Denise Phillips and I live at 196 Marine Boulevard in Moss Beach. I recently attended the public meeting that was held at El Granada Elementary School on Wednesday, November 12th, 2014, regarding the proposed Big Wave Project. While I did not get up to speak at the actual meeting as most of my concerns were addressed by other community members, I would like to go on the public record as having strong concerns about Big Wave as it is currently proposed.

- I fully support the need for housing for developmentally disabled adults. Disagreeing with this project is not an indicator to the contrary. I don't believe the applicants' emotional pleas should influence the Planning Commission's decision about whether or not to approve this Big Wave. As Chris Johnson said at the meeting, this is not about the population to be served but about the project itself.
- I'd like to know if any occupancy studies have been done for existing office space in the harbor area – either stand-alone buildings or at the Harbor View mall. This might indicate whether there is even a need for additional office space on this part of the coast.
- To claim that building office space as part of the Big Wave project will create jobs and thus keep Coastsides residents from having to commute over Highway 92 is premature. There is no guarantee that this office space will be filled in the first place. Please remember how long many spaces at Harbor View mall have remained vacant. There is also no guarantee that businesses here would hire large numbers of Coastsides residents.
- It is presumptuous to assume that if those office spaces are rented out they will hire residents of the Wellness center. Again, there is no guarantee.
- Without a guarantee of filling the office space, how will the Wellness Center be funded in the long-term? It is my understanding that the applicants are looking to those rent revenues to fund the residential facility. Again, there are no guarantees here. I'm concerned that without a viable long-term funding plan in place, the Wellness Center could run out of money and then end up becoming a vacant office park and the residents would then be without housing.
- I believe that locating a residential facility on the proposed site leaves the residents isolated and segregated from the rest of the community. There are no services within walking distance. A better example is the new senior facility on Main Street in Half Moon Bay. The residents there can walk to nearby grocery and drug stores as well as

other shops and restaurants. There is also easy access to public transportation. This project would be better suited to a site that is closer to available services for its residents.

- I'm very concerned about the impact this will have on traffic. It can already take up to 5 minutes to get a clear spot to pull out from Cypress Avenue on to Hwy. 1 going north. People are already impatient, and adding more traffic to that mix without first putting in either a light or a roundabout at that intersection is reckless. I believe not implementing a traffic abatement plan before construction would begin on this project is dangerous and will lead to more accidents. Even going south on Hwy 1 from Cypress is challenging because there is only one lane so traffic backs up significantly down Cypress during peak periods while waiting behind cars trying to go north.
- The Committee For Green Foothills was frequently mentioned as having approved the applicants' redesign. That organization is not elected by the public and should have no influence over whether or not this project is approved.
- I appreciated Zoe Kersteen-Tucker's comments about letting the process work. Yes, it has taken a long time up to this point, but that is not a reason to pass it in its current form. The process is there for a reason. Let it work.
- Too many changes have been added to the design with not enough time for the Planning Commission and the public to review them. Please don't rush this.
- I was also surprised to hear that a project of this magnitude was not designed by a licensed architect. Why is the applicant unwilling to meet this criteria?
- Why is the applicant asking for a 15 year permit? I think this is unreasonable.

Thank you for taking the time to read over my comments.

Sincerely,

Denise Phillips
196 Marine Boulevard
Moss Beach, CA 94038

Attachment W5

From: Scott Holmes <SHolmes@BigWaveProject.org>
To: Camille Leung <cleung@smc.gov.org>, "dbyers@landuselaw.net" <dbyers@landuselaw.net>, "jpeck20054@aol.com" <jpeck20054@aol.com>
CC: Steve Monowitz <smonowitz@smc.gov.org>, San Mateo County Planning Commission <planning-commission@smc.gov.org>, Carole Groom <CGroom@smc.gov.org>, Don Horsley <dhorsley@smc.gov.org>, Dave Pine <DPine@smc.gov.org>, Warren Slocum <wslocum@smc.gov.org>, Adrienne Tissierov <atissier@smc.gov.org>, Nancy Cave <ncave@coastal.ca.gov>, Jeannine Manna <Jeannine.Manna@coastal.ca.gov>, Karen Holmes <holmfam@sonic.net>
Date: 12/15/2014 9:29 AM
Subject: RE: Midcoast Community Council comments on Big Wave North Parcel Alternative 8-Building Option PLN2013-00451

Hi Camille,

Thanks for sending this to me. Their comments on the elevations are not correct. I can go over this in detail at a later date.

Their comments on the rental of space in the Wellness Center are also not correct. Rental space is allowed on the parcel as proposed. Their comments in regards to additional parking and traffic are also not correct. The project allows for a total of 462 parking spaces on the North Parcel. These spaces are shared by the Wellness Center and the Business Park. If the use of one owner increases, the other must decrease to maintain the same number of parking spaces. The County will maintain the total use of the site as generated by 462 parking spaces through the building permit process. The conditions of approval assist the county in enforcing this limit. The Wellness Center is a permanent owner and will also monitor the development to assist the County. The MCC incorrectly assumes that the County Planning Department will fail in the enforcement of the conditions of approval. The conditions of approval also require regular traffic reports as the development proceeds. Building permits will not be issued by the County unless traffic is mitigated as described in the CEQA documents and the conditions of approval.

The building facades have been modified as directed by the CDRC to have a more coherent architectural theme. The fire storage is shown as under the building slabs on the site plan. The MCC also expresses concern that the height of the Wellness Center was not adequately reduced when it shifted from three stories to 2. A CDC request was to include various roof pitches to increase interest and break up building mass. This request also increased height from the previously proposed flat roofs in the three story proposal. The final project reduces the net height of the Wellness Center by 4 to 8' even with the more interesting roof lines.

All of the issues in the MCC letter have been addressed with the exception of further reducing the size of the business building development from 189,000 square feet to 155,000 square feet. The problem with this request is that it is specifically targeting the 27,000 square of business rental space owned by the Wellness Center for elimination. It has been both our (the Wellness Center) desire and the desire of the community to maintain the Wellness Center as low income housing for disabled adults. This is not possible if we keep reducing or eliminating the economic benefits to the Wellness Center. 27,000 square feet of rental space translates to over \$50,000 per month (\$1000 per resident).

In 2010 the County Board of Supervisors approved the development of 225,000 square feet of business space for the LLC owners on the North Parcel. The County approved 98,745 square feet for the Wellness Center (including 20,000 square feet of business space). The maximum building height approved was 51 feet above existing grade. The total business space for the project approved was 245,000 square feet. The EIR (4000 pages including attached documents at a cost to Big Wave of over \$2,000,000) demonstrated that there were no significant impacts to the project as approved in 2010. The Coastal Commission rejected the project with the request to reduce the business foot print, the building elevations, increase the buffers to 150 feet and provide additional protections from tsunami and earthquake hazards. The Coastal Commission staff and Lennie Roberts agree that the changes in the project as described in the NPA address their concerns.

The NPA project reduced the business development by 30% (as verified in the traffic report). The Wellness Center was shifted to the north parcel maintaining the same square footage as originally approved. The Wellness Center business building common area was reduced by 7000 square feet and the rentable business area was increased to increase revenue by 7000 square feet maintaining the same square footage. The new buildings are a maximum 35 feet above existing grade (versus 51 feet above grade), a 16 foot reduction in height (one full story to make the project 2 stories instead of 3).

The general request from the MCC (eliminate the Wellness business rental space and further reduce other business space) by an additional 22% is arbitrary on not based on need or fact. It further emphasizes my concern, that no matter how much the scale of the project is reduced, they MCC will continue to request further reductions in scale.

Thanks,
Scott Holmes
Big Wave Project Engineer

-----Original Message-----

From: Dave Olson [mailto:daveolsonmcc@gmail.com]
Sent: Thursday, December 11, 2014 7:56 AM
To: Camille Leung
Cc: Steve Monowitz; San Mateo County Planning Commission; Carole Groom; Don Horsley; Dave Pine; Warren Slocum; Adrienne Tissierov; Nancy Cave; Jeannine Manna
Subject: Midcoast Community Council comments on Big Wave North Parcel Alternative 8-Building Option PLN2013-00451

Comments from the Midcoast Community Council on the 26 November 2014 Big Wave North Parcel Alternative 8-Building option are attached.

Dave Olson
Chair, Midcoast Community Council

From: Scott Holmes <SHolmes@BigWaveProject.org>
To: Camille Leung <cleung@smcgov.org>, "jpeck20054@aol.com" <jpeck20054@aol.com>, "dbyers@landuselaw.net" <dbyers@landuselaw.net>
CC: Steve Monowitz <smonowitz@smcgov.org>, San Mateo County Planning Commission <planning-commission@smcgov.org>, Carole Groom <CGroom@smcgov.org>, Don Horsley <dhorsley@smcgov.org>, Dave Pine <DPine@smcgov.org>, Warren Slocum <wslocum@smcgov.org>, Adrienne Tissierov <atissier@smcgov.org>, Nancy Cave <ncave@coastal.ca.gov>, Jeannine Manna <Jeannine.Manna@coastal.ca.gov>
Date: 12/15/2014 10:11 AM
Subject: RE: Midcoast Community Council comments on Big Wave North Parcel Alternative 8-Building Option PLN2013-00451

Hi Camille,

One other comment. The context for 155,000 square feet of office space (referred to in the MCC letter) comes from a 2005 Coastside study session that was not incorporated into the project description before the Planning Commission in 2008. That proposal required over 800 parking spaces (based on the projected use) and represented a project almost 80% larger in terms of impacts than the project currently proposed. I do not think the MCC realizes the basis of 2005 project and the correlation between building use, building square footage, building height and traffic impacts.

The current project (NPA) than the one that the MCC appears to be advocating (the 2005 project) is substantially smaller.

Thanks, Scott

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To: Camille Leung

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