

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

DATE: August 13, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY FOR INFORMATIONAL ITEM: Introduction conducted during the 30-day courtesy public review period set by the Community Development Director 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 Big Wave North Parcel Alternative Project (Big Wave NPA) 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; Big Wave, LLC)

RECOMMENDATION

Receive staff and applicant presentations, open the public hearing and take initial comments and testimony, as part of the courtesy public comment period for the Addendum to the 2010 EIR. The County has determined that the Big Wave NPA has similar or reduced environmental impacts from those described in the 2010 EIR and that an EIR addendum should therefore be prepared. California Environmental Quality Act (CEQA) Guidelines Section 15164(c) provides that an addendum need not be circulated for public review. However, the Community Development Director has set a 30-day courtesy public review period due to wide public interest and to allow for adequate public and agency review time. The public comment period ends on September 2, 2014. The Addendum is available at the Planning and Building Department's website at: <http://planning.smcgov.org/projects/big-wave>.

BACKGROUND

The Big Wave Wellness Center and Office Park Project Draft EIR and Final EIR were released in October 2009 and October 2010, respectively. On November 23, 2010, the Planning Commission certified the 2010 EIR, approved the project, and recommended that the Board of Supervisors approve the Development Agreement. The decision was appealed by the Granada Sanitary District (GSD), the Montara Water and Sanitary District (MWSD), and the Committee for Green Foothills and their co-appellants. On March 15, 2011, the Board of Supervisors denied the appeal, resulting in project approval. The Board's decision was appealed to the California Coastal Commission (CCC) and, on August 8, 2012, the CCC found substantial issues with the project and sustained the appeal, resulting in project denial. On October 9, 2013, the applicant submitted an application for the Big Wave North Parcel Alternative, which reflects a

working collaboration with the CCC and other agencies to address the issues of concern.

PROPOSAL

The property owners, Big Wave, LLC and Big Wave Group, propose to develop the north parcel (APN 047-311-060) with an Office Park, including five buildings containing a total 189,000 sq. ft. of industrial/office/storage uses and a Wellness Center, including four buildings containing a total 70,500 sq. ft. and a maximum of 57 bedrooms to provide affordable housing for a maximum of 50 developmentally disabled (DD) adults and 20 staff. The property owners propose to develop the south parcel (APN 047-312-040) with a boat storage lot. The project would provide 554 private parking spaces and a total of 92 coastal access public parking spaces. The project requires consideration of the following: (1) Use Permit for proposed parking uses within the Airport Overlay (AO) Zoning District; the modern sanitarium component of the Wellness Center; and an Outdoor Boat Storage Use; (2) Major Subdivision of the north parcel into seven lots; (3) Minor Subdivision of the south parcel into two lots; (4) Coastal Development Permit, appealable to the California Coastal Commission, for proposed uses, improvements and public water and sewer service; (5) Design Review Permit for proposed structures and associated grading; (6) Grading Permit to perform 735 cubic yards (cy) of cut for utility trenching and 21,400 cy of imported gravel; and (7) adoption of an ordinance approving the execution of a Development Agreement with the County of San Mateo to allow for phasing of project construction over 15 years.

The property owners have revised the original project to reduce project scale, concentrate development on the north parcel, include a boat storage use on the south parcel, include a public water connection to MWSD, a public sewer connection to the GSD, increase wetland buffers, reduce project grading, and reduce project construction phasing timeframe from 20 years to 15 years.

Overview of Primary Project Changes from 2010 Project to Current Proposal		
	2010 Project ¹	Big Wave NPA
Subdivision and Site Development	North Parcel: 10 lots for Office Park buildings. South Parcel: 3 lots for Wellness Center buildings.	North Parcel: 7 lots for Office Park and Wellness Center buildings. South Parcel: 2 lots for public boat storage and archaeological reserve.
Office Park	8 buildings: 225,000 sq. ft.	5 buildings: 189,000 sq. ft.
Wellness Center	98,745 sq. ft. 70 Units: 50 DD Adults, 20 staff	70,500 sq. ft. 57 Units: 50 DD Adults, 20 staff
On-Site Parking Spaces	690	554
Maximum Building Height (feet from grade)	51 feet	38 feet
Grading (cubic yards (cy))	22,445 cy of cut 26,050 cy of fill (3,605 cy gravel import)	735 cy of cut and backfill 21,400 cy of fill (gravel import)
Water Service	Domestic water demand: On-site well and wastewater recycling. Fire water demand: On-site storage or a combination of municipal hookup and on-site storage.	Domestic water demand: Connection to MWSD (subject to LAFCo action). Fire water demand: Connection to MWSD. Water storage tank in basement of Wellness Center Building 3. Irrigation demand: On-site well.

Overview of Primary Project Changes from 2010 Project to Current Proposal		
	2010 Project ¹	Big Wave NPA
Wastewater Service	On-site wastewater treatment plant and disposal through a combination of GSD connection or GSD and recycle water.	Sewer service connection to GSD for wastewater collection, transmission, treatment and disposal.
Wetland Buffer	Development setback 100 feet from wetland boundary.	Development setback 150 feet from wetland boundary.
Project Construction Phasing Timeframe	20 years	15 years

ENVIRONMENTAL REVIEW

In April 2014, the County contracted with TRA Environmental Services, Inc., to address project revisions in accordance with California Environmental Quality Act (CEQA) Guidelines. The County also contracted with Hexagon Transportation Consultants, Inc., to prepare a traffic report and Environmental Vision to prepare visual simulations. As described in the Addendum, while the project description has substantially changed from the original project, project changes maintain or reduce the level of environmental impacts identified in the 2010 EIR, as described below:

Aesthetics. The visual character of the site is more fully retained by a reduction in the number of office buildings and the concentration of development on the north parcel. New visual simulations show that skyline views of Pillar Ridge from community vantage points are not interrupted by the project buildings.

Biology. The development footprint is reduced, resulting in increased setback distances from the Pillar Point Marsh wetland from 100 to 150 feet to 250 feet on the north parcel.

Geology and Soils. Rough grading, land disturbance, and potential for soil erosion have been reduced. A Fault Trench Study found no evidence of fault traces on the project site. Same site conditions of expansive soil and seismic risks occur.

Hazards. Proposed project changes raise the floor elevation of residential units within the Wellness Center to a minimum of 6 feet above inundation water levels at 34 feet National Geodetic Vertical Datum (NGVD) or higher.

Traffic. An updated traffic report indicates a reduction of vehicle trips from 2,123 daily trips with the original project to 1,479 daily trips. The mitigation measure addressing improvement of the Capistrano Road and Highway 1 intersection is still necessary.

Utilities. Proposed changes reduce domestic water demand from 26,000 gpd to 9,765 gpd and eliminate the use of the on-site well for domestic water use. The Big Wave NPA proposes domestic use and fire suppression water from MWSD which has sufficient capacity for the project. Proposed changes eliminate on-site wastewater treatment and reduce wastewater generation from 26,000 gpd to 9,765 gpd. Project wastewater would be treated by GSD, which has sufficient capacity for the project.

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

PROPOSAL

The following is a description of the project components of the Big Wave North Parcel Alternative Project (Big Wave NPA), as described in the Addendum to the 2010 EIR.

Due to its length, the Addendum is not included as an attachment to this report, but is available at the Planning and Building Department's website at: <http://planning.smcgov.org/projects/big-wave>.

Office Park on North Parcel

Five Office Park buildings would be constructed, each on 13,500 sq. ft. lots (Lots 2-6; Figure 4 of Attachment B). While all Office Park buildings would be 33 feet in height, Buildings B through E are three-story and Building A is two-story. Building A would be owned by the Wellness Center. In total, the buildings would offer 189,000 sq. ft. of space. Building height elevations are summarized in Table 1, below. Floor plans, renderings, and the architectural design concept are presented in Attachment C of this report. Solar panels would be mounted flat on rooftops, 6 inches above the roofs and are included in the proposed building height.

Within the Office Park buildings, the applicant proposes General Office, Research and Development, Light Manufacturing, and Storage uses, with square footages of each use to be determined by prospective tenants. The parking required/available for each permitted use is to be determined as tenants occupy the buildings and site parking is allocated according to County parking requirements.

Building	Max. Stories	Average Existing Grade Elevation	Average Finish Grade Elevation	Slab Elevation	Unfinished Basement ¹ Elevation	First Floor Elevation	Building Height from Slab	Roof ² Elevation	Max. Building Height from Existing Grade
Wellness Center									
Building 1 Gym and Basketball Court	1	21.5'	22.5'	23'	n/a	23'	Gym: 17' BB Court: 26'	Gym: 40' BB Court: 49'	Gym: 19' BB Court: 28.5'
Building 2 Residential Use on Upper Floor; Basement for Storage	2	20.5'	22'	23'	23'	34'	22'	45'	25.5'
Building 3 Residential Use on Upper Floor; Depressed Basement for Future Pool Deck	2	19.5'	22'	19' (below grade)	19'	34'	23' ³	45'	26.5'
Building 4 Residential Use on Upper Floors; Basement for Theater, Kitchen and Dining	3	19'	22'	23'	n/a	23'	33'	56'	38'

**Table 1
Office Park and Wellness Center, Building Height Elevations**

Building	Max. Stories	Average Existing Grade Elevation	Average Finish Grade Elevation	Slab Elevation	Unfinished Basement ¹ Elevation	First Floor Elevation	Building Height from Slab	Roof ² Elevation	Max. Building Height from Existing Grade
Office Park									
Building A	2	21'	22'	23.5'	23.5'	34.5'	33'	56.5'	36.5'
Building B	3	20.5'	21.5'	22.5'	n/a	22.5'	33'	55.5'	35.5'
Building C	3	19'	20.5'	21.5'	n/a	21.5'	33'	54.5'	35.5'
Building D	3	18'	19.5'	20.5'	n/a	20.5'	33'	53.5'	35'
Building E	3	18.5'	20'	21'	n/a	21'	33'	54'	35.5'

Source: Table 3 of Addendum.

¹The term "Basement" is used by the applicant to describe unfinished floors and is not used to suggest that floors are below grade.

²Roof Elevation equals Slab Elevation plus Building Height from Slab; with the exception of Building 3 (see note 3). Due to variations in the existing grade over the area of a building, Average Existing Grade Elevation plus Max. Building Height from Existing Grade may not equal Roof Elevation.

³For Building 3, "building height from slab" shows building height from grade, as slab is below grade.

Wellness Center on North Parcel

Four Wellness Center buildings would be constructed on a 72,157 sq. ft. lot (Lot 7) and contain a total of 70,500 sq. ft. of building floor area. Building heights would range from 25.5 to 38 feet from existing grade (Table 1). Building 1 would be non-residential in use, containing a basketball court, gym, and locker rooms. The use of all recreational facilities would be restricted to Big Wave residents, staff, and guests. Buildings 2 and 3 are two-story and would each have 13 bedrooms. A 100,000-200,000-gallon fire tank would be located on the basement level of Building 3 to provide fire flow. Building 4 is three-story and would have 31 bedrooms. The basement (ground floor) level of Building 4 would provide an industrial kitchen and dining common area for Wellness Center residents. No residential uses are proposed on basement (ground level) floors. Building elevations, floor plans, and the architectural design concept are presented in Attachment C. Solar panels would be mounted flat on rooftops, 6 inches above the roofs and are included in the proposed building height.

While the actual residential floor plan configuration of the Wellness Center would depend on demand, it would include no more than 57 bedrooms to provide affordable housing for a maximum of 50 developmentally disabled adults and 20 staff persons. Residential Floor Plans are approximate and flexible. A "Basic Residential Unit" contains two bedrooms, a shared living area, two bathrooms, and no kitchen. All food would be prepared in a common commercial kitchen. Actual residential layout may include some "studios" with a bedroom, living area and bathroom that are not shared with another bedroom. Bedrooms may accommodate one or two persons.

The Wellness Center would offer its residents a variety of services (e.g., personal finance, meal services, and care assistance) and job opportunities due to a number of business operations that would employ residents, and, in some cases, generate revenue to maintain the economic sustainability of the Wellness Center. The Big Wave businesses would be small businesses operated by the residents of the Wellness Center for the Big Wave Project. The Big Wave (BW) businesses are designed to provide extra income to cover the living expenses of Wellness Center residents. These

businesses are proposed to include: BW Boat Storage; BW Catering/Food Services; BW Communications (Fiberlink); BW Energy; BW Farming; BW Maintenance; BW Recycling; BW Transportation; and BW Water. These businesses are described in detail in Section 2.3.1.2 of the Addendum. With the exception of the boat storage business located on the south parcel and farming to occur on both parcels, BW businesses would occur within offices located in Wellness Center Building 4.

Boat Storage on South Parcel

An outdoor boat storage area (Lot 1), operated by the Wellness Center as a Big Wave business, would be located on the south parcel. The boat storage area would be 1.12 acres in size and provide 26 boat storage spaces (each 40 feet long by 12 feet wide), 27 vehicle parking spaces associated with boat use and storage, and a 190 sq. ft. precast concrete restroom building. Driveways allow for boats with trailers to be backed into the spaces. Willow wattle security fencing would be constructed around the perimeter of the lot, with combination access for the boat owners. There would be no specific hours of operation nor would the site be staffed, as the site can be accessed as needed by owners. Lot signage consists of a 12-inch square metal sign on the gate with a contact phone number for the business manager. Lighting includes the installation of 3-foot tall lighting bollards, with 30 feet minimum spacing, along the perimeter of Lot 1.

Archaeological Reserve on South Parcel

An archaeological resource located on the south parcel would be preserved on a 0.70-acre site at the rear of Lot 1 (Figure 4 of Attachment B). The resource area would be used for organic gardening. No structures or permanent development is proposed.

Coastal Access Parking and Coastal Trail

A total of 92 spaces of coastal access public parking would be provided on-site, including 63 spaces on the north parcel and 29 spaces on the south parcel. On the south parcel, coastal access spaces would be provided on-site along the Airport Street frontage (Figure 4 of Attachment B) using a parking bay separated from Airport Street traffic by a raised curb. On the north parcel, 63 spaces of the 525 on-site parking spaces would be designated and labelled as coastal access public parking. Project parking is shown in Table 2, below.

Table 2 Office Park and Wellness Center, Private and Public Parking	
Total Parking for Wellness Center and Office Park	462
Wellness Center	42
Office Park	420
20% Coastal Access Public Parking Required	92.4
Total Coastal Access Public Parking Provided	92
Coastal Access Public Parking on North Parcel	63
Coastal Access Public Parking on South Parcel	29

Table 2 Office Park and Wellness Center, Private and Public Parking	
Total Parking	554
Total Parking on North Parcel	525
Total Parking on South Parcel (coastal access parking only; excludes Boat Storage parking)	29

An 8-foot wide coastal trail would be developed along the Airport Street frontage. The coastal trail would be built within the Airport Street right-of-way along the north parcel and adjacent to the proposed public coastal access parking on the south parcel (Figure 4 of Attachment B). The trail surface would be decomposed granite. A coastal trail extension would also be provided along the northwestern property line (Figure 4 of Attachment B), enabling the potential for future linkage to the County parkland trails along Pillar Point Ridge.

Wetland and Riparian Buffer Zones and Wetland Restoration

On the north parcel, the delineated wetland boundary occurs roughly 40 feet outside of the parcel boundaries along 820 feet of the property line on land owned by San Mateo County (APN 047-311-050). As shown in Figure 4 of Attachment B, all site development on the north parcel would be set back a minimum of 150 feet and up to 250 feet from the wetland boundary (Figure 6 of Attachment B), where a minimum setback of 100 feet is required by the Local Coastal Program. Wetland habitat fencing (6-foot high willow wattle fence with a swing gate for fire access) would be constructed in Phase 1 at the start of construction for the Wellness Center. Organic gardening, as described in Section 2.3.1.2 of the Addendum (BW Farming), is proposed in the wetland buffer zones.

On the south parcel, the wetland buffer extends from 100 feet up to 180 feet into the project property. The proposed outdoor boat storage and public coastal access parking area would be located outside the buffer zone. A willow wattle fence would be installed along the southwestern property boundary to form a living fence that would provide some security to the property (Figure 6 of Attachment B). Native plant vegetation to improve wetland habitat values is proposed for the majority of the buffer zone (Section 2.3.3). A portion of the buffer zone near the natural drainage would be used for organic gardening and establishment of a native plant nursery associated with the BW Farming business operations described in Section 2.3.1.2 of the Addendum.

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

Construction Phasing

Construction Phasing over a 15-year timeframe would be allowed under a proposed Development Agreement between the County and the property owners, which is subject to the approval of the Board of Supervisors. As shown in Figure 4 of Attachment B, all Wellness Center buildings with associated parking, boat storage area, and designated coastal access parking on the south parcel would be constructed within the first five years in Phase 1. Office Park Buildings C, D, and E and associated parking would be built in Phase 2, Years 5-8. Office Park Buildings A and B and associated parking would be built in Phase 3, Years 8-15. Phasing timeframes for the Office Park buildings are approximate and based on demand. Landscape planting within the wetland buffer area on the south parcel would be installed in Phase 1. Landscape planting within the wetland buffer area on the north parcel would be installed in Phase 3 and Phase 4, Years 8-15.

RECOMMENDATION

Receive staff and applicant presentations, open the public hearing and take initial comments and testimony, as part of the courtesy public comment period for the Addendum to the 2010 EIR. The courtesy 30-day public comment period ends on September 2, 2014.

BACKGROUND

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

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

Chronology

A. 2010 Big Wave Wellness Center and Office Park Project

<u>Date</u>	<u>Action</u>
July 6, 2000	- Recordation of three Certificates of Compliance, including the project parcels (PLN 1999-00442).
October 18, 2005	- Application is submitted and is deemed incomplete.
June 5, 2006	- Pre-Application Meeting at the El Granada Elementary School.
November 18, 2008	- EIR Scoping Meeting conducted at the El Granada Elementary School.

- October 22, 2009 - Public release date of 2010 Draft EIR (DEIR), prepared by Christopher A. Joseph and Associates (CAJA) under contract with the County.
- October 15, 2010 - Public release date of the Final EIR (FEIR), prepared by Planning staff, which includes revisions to the DEIR, proposed minor modifications to the project, all comments on the DEIR received during the public review period and response to comments.
- November 23, 2010 - At the Planning Commission public hearing, the Commission certified the 2010 EIR, approved the proposed project, and recommended that the Board of Supervisors approve the Development Agreement, subject to the revised findings and conditions of approval.
- December 2010 - Separate appeals to the Board of Supervisors filed by Granada Sanitary District (GSD), by Montara Water and Sanitary District (MWSD), and by Committee for Green Foothills and co-appellants.
- March 15, 2011 - The Board of Supervisors denied the appeal in March 2011, resulting in the County's approval of the 2010 project.
- April 2011 - Committee for Green Foothills, GSD, and MWSD filed separate lawsuits against the County regarding the County's certification of the 2010 EIR.
- August 8, 2012 - After the Board's decision to uphold the Planning Commission's approval was appealed to the California Coastal Commission (CCC), the CCC found substantial issues with the project and sustained the appeal, resulting in the denial of the project.
- October 2, 2013 - Committee for Green Foothills files dismissal of its lawsuit against the County. The County is in negotiations with GSD and MWSD, as these lawsuits have not yet been dismissed.

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

- October 9, 2013 - Application submitted and is deemed incomplete. Planning staff sends out project referrals to collect comments from other County departments.

- April 2014 - County contracts with TRA Environmental Services, Inc. (TRA), for project analysis and determination of the appropriate California Environmental Quality Act (CEQA) document to address project revisions in accordance with CEQA Guidelines Section 15164. County also contracts with Hexagon Transportation Consultants, Inc., to prepare a traffic report and Environmental Vision to prepare visual simulations.
- June 2014 - The County determines that an addendum to the 2010 EIR (Addendum) should be prepared, pursuant to Section 15164 of the CEQA Guidelines. TRA initiates preparation of the Addendum.
- July 10, 2014 - Coastside Design Review Committee (CDRC) reviews the Big Wave NPA for compliance with design review standards. CRDC continues the item to a date to be determined based on recommendations for changes to architecture, grading, and landscaping and also requests additional information.
- July 31, 2014 - Public release date of EIR Addendum. Start of 30-day public review period set by the Community Development Director. Copies are made available at the Planning Department's website, the County Planning Department, and (3) the Half Moon Bay Library. A courtesy Notice of Availability is emailed and mailed to property owners within 300 feet, public agencies, and interested members of the public.
- July 31, 2014 - Planning staff provides a courtesy update to the Airport Land Use Commission (ALUC) regarding the Big Wave NPA.
- August 13, 2014 - Planning Commission hearing (Information Only Session).

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

Size: The project site is 19.4 acres. APN 047-311-060 (northern parcel) is approximately 14.25 acres in size, and APN 047-312-040 (southern parcel) is approximately 5.28 acres in size.

Existing Zoning:

- Northern Parcel (Office Park Site and Wellness Center):
 - Light Industrial/Design Review/Coastal Development District (M-1/DR/CD)
 - Light Industrial/Airport Overlay/Design Review/Coastal Development District (M-1/AO/DR/CD)
- Southern Parcel (Boat Storage/Archaeological Reserve Site):
 - Waterfront/Design Review/Coastal Development District (W/DR/CD)
 - Waterfront/Airport Overlay/Design Review/Coastal Development District (W/AO/DR/CD)

General Plan Designation: General Industrial

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

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

Sewage Disposal: Sewer service to the Office Park and Wellness Center would be provided by the Granada Sanitary District (GSD) pursuant to a Sewer Connection Permit to be applied for and obtained from GSD by Big Wave. Wastewater from the

Office Park and Wellness Center buildings would be collected by Big Wave in 2-inch pressurized sewer lines. A gravity sanitary sewer main line shall be constructed by Big Wave complying with GSD standard specifications and details and run approximately 1,900 feet north along the Airport Street right-of-way from the existing manhole at Airport Street and Stanford Avenue to the northern limit of the northern parcel. GSD currently estimates the required size of this sewer main to be 8 inches in diameter, but the final system and sizing would be based on a detailed sewer system design and analyses satisfying GSD. On the south parcel, a 6-inch sewer line would be constructed from the boat storage restroom to the Airport Street sewer main.

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

Site Constraints: The 14.25-acre northern parcel contains a 125-foot wide Airport Overlay (AO) setback area along the eastern (front) property line, a minimum 100-foot wetland buffer zone along the south and west (rear and left) property lines, and an Alquist-Priolo Earthquake Fault Zone over a western portion of the property. The 5.28-acre southern parcel contains a 125-foot wide Airport Overlay (AO) setback area along the eastern (front) property line and a minimum 100-foot wetland buffer zone along the north and west (right and rear) property lines. The southern parcel is not within an Earthquake Fault Zone.

DISCUSSION

A. PROJECT CHANGES

The property owners, Big Wave, LLC and Big Wave Group, have revised the Big Wave Wellness Center and Office Park Project (approved by the County in 2011 and denied by the California Coastal Commission (CCC) on appeal in 2012) to reduce project scale, concentrate development on the north parcel, include a boat storage use on the south parcel, include public water and sewer connections, increase wetland buffers, reduce project grading, and reduce the project construction phasing timeframe from 20 years to 15 years. Big Wave NPA reflects a working collaboration with the CCC and other agencies to address the issues of concern.

An overview of the primary differences between the 2010 Big Wave Wellness Center and Office Park Project, and the Big Wave NPA under current consideration is presented in Table 3. The original Big Wave Wellness Center and Office Park Project proposed development on both the north and south project parcels and included 225,000 sq. ft. of industrial and office space in eight buildings, a 70-bed Wellness Center that would be a residential living facility for developmentally disabled (DD) adults and their aides, a 20,000 sq. ft. storage/utility building, and 690 parking spaces. Water to the project would have been provided by an on-site

well and sanitary sewer service was proposed to be provided by on-site wastewater treatment and disposal as recycled water, with connection to Granada Sanitary District as a backup.

The revised Big Wave NPA, in contrast, places all Wellness Center and Office Park buildings on the northern parcel. The north parcel would be subdivided into seven lots (Lots 1-7). Lot 1 (11.05 acres) would include the common areas of parking, wetland and wetland buffer areas, and fire trail. Lots 2-6 (each 13,500 sq. ft.) would contain one office/manufacturing building for each lot, including Building A, owned by the Wellness Center. Lot 7 (1.66 acres) would include the four-building Wellness Center.

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

	2010 Project ¹	Big Wave NPA
Subdivision and Site Development	North Parcel: 10 lots for Office Park buildings, parking, and wetland buffer. South Parcel: 3 lots for Wellness Center buildings, wetland buffer, public commercial storage building, and parking.	North Parcel: 7 lots for Office Park and Wellness Center buildings, parking, and wetland buffer. South Parcel: 2 lots for public boat storage, archaeological reserve, wetland buffer, and agriculture/organic gardening.
Office Park/Industrial Use	8 buildings: 225,000 sq. ft. ² business space; 92,000 sq. ft. footprint	5 buildings: 189,000 sq. ft. business space; 54,000 sq. ft. footprint
Wellness Center	98,745 sq. ft. 70 Units: 50 DD Adults 20 staff persons	70,500 sq. ft. 57 Units: 50 DD Adults 20 staff persons
On-Site Parking Spaces	690	554
Maximum Building Height (feet from grade)	51 feet	38 feet
Site Coverage	Impervious cover: 3.0 acres Pervious cover: 7.5 acres	Impervious cover: 2.5 acres Pervious cover: 5.4 acres
Grading (cubic yards (cy))	22,445 cy of cut 26,050 cy of fill (3,605 cy gravel import)	735 cy of cut and backfill 21,400 cy of fill (gravel import)

Table 3
Overview of Primary Project Changes from 2010 Project to Current Proposal

	2010 Project ¹	Big Wave NPA
Water Service	<p>Domestic water demand: 26,000 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: 9,765 gpd from Montara Water and Sanitary District (MWSD; subject to LAFCo action).</p> <p>Water demand for fire suppression: Connection to MWSD. Water storage tank (up to 200,000 gallons) in basement of Wellness Center Building 3.</p> <p>Irrigation demand: 10,500 gpd from on-site well.</p>
Wastewater Service	<p>On-site wastewater treatment plant and disposal through a combination of municipal hookup to Granada Sanitary District (GSD) and on-site recycled water usage (drainfields eliminated in Final EIR) or municipal hookup only.</p>	<p>Sewer service connection to GSD for wastewater collection, transmission, treatment and disposal.</p>
Project Construction Phasing Timeframe	20 years	15 years
Wetland Buffer	<p>North and south parcel buildings setback 100 feet from wetland boundary.</p>	<p>North parcel buildings and south parcel boat storage setback 150 feet from wetland boundary.</p>
<p>¹ Project as described in San Mateo County Planning and Building Department staff report to Board of Supervisors for Meeting Date March 15, 2011. Description incorporates Project Description changes identified in the Final EIR.</p> <p>² Including the approximately 20,000 sq. ft. storage/utility building on the south parcel, total area would be 245,000 sq. ft.</p>		

The Big Wave NPA proposes five, rather than eight, Office Park buildings (three fewer buildings than proposed in the original 2010 Project) and reduces the Office Park square footage from 225,000 sq. ft. to 189,000 sq. ft. Parking is reduced from 690 to 554 spaces. Maximum building heights are reduced from 51 to 38 feet from grade. Total grading is reduced from 22,748 cubic yards (cy) of cut and 26,850 cy of fill to 735 cy of cut and 21,400 cy of gravel fill. Wetland buffers are increased. First floor elevations of the Wellness Center buildings are raised for protection against tsunami run-up. Municipal water service would be provided by Montara Water and Sanitary District (MWSD; subject to Local Agency Formation Commission (LAFCo) action) rather than reliance on the on-site well. Wastewater service would be provided by Granada Sanitary District (GSD) and there would be no on-site wastewater treatment. The on-site well would be used for irrigation purposes and to fill a storage tank (up to 200,000 gallons) for fire protection. Similar to the 2010 Big Wave Wellness Center and Office Park Project, project

construction for the Big Wave NPA would be phased over several years, specifically up to 15 years.

B. COUNTY DECISION TO PREPARE AN ADDENDUM

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

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

There are no new significant environmental impacts or previously identified significant impacts made more severe by project changes, new circumstances, or new information. Project changes are discussed in Section A of this report, above. Although the project description has substantially changed, the changes have been designed with the expressed purpose of reducing environmental effects. The County has determined that the Big Wave NPA has similar or reduced environmental impacts from those described in the 2010 EIR. Significant environmental effects identified in the 2010 EIR include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation and Traffic, and Utilities and Service Systems. A summary of project impacts of the Big Wave NPA is provided in Section D of this report.

No substantial changes to baseline conditions used in the 2010 EIR have been identified. New information has been made available since certification of the 2010 EIR, such as the adoption of the San Mateo County Local Coastal Program (LCP) Amendment for the Midcoast; release of a Draft Final Revised Airport Land Use Compatibility Plan (ALUCP); the start of the Princeton Plan Update process; the adoption of the San Mateo County Energy Efficiency Climate Action Plan (EECAP); the adoption of a revised San Mateo County Initial Study Environmental Evaluation Checklist; and the publication of Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines. The new information does not result in new significant impacts or increase the severity of known significant impacts, nor does it alter the feasibility of project mitigation or alternatives. Based

on a review of the foregoing, as contained in the Addendum, the County has determined that new information does not result in new significant impacts or increase the severity of known significant impacts, nor does it alter the feasibility of project mitigation or alternatives.

Based on the foregoing, the County has determined that an EIR Addendum should be prepared as the appropriate CEQA document to address project revisions in accordance with CEQA Guidelines Section 15164. CEQA Guidelines Section 15164(c) provides that an addendum need not be circulated for public review.

C. PURPOSE OF ADDENDUM

The purpose of the Addendum is to address project changes proposed by the Big Wave NPA. The Addendum modifies and supplements the project description and environmental impact analysis contained in the Big Wave Wellness Center and Office Park EIR. The scope of the Addendum is limited to (1) identifying project changes, (2) presenting environmental analysis of new project features or new information not previously addressed, and (3) modifying mitigation measures to reflect project changes and new information. EIR mitigation measures as amended are included as Attachment D. CEQA Guidelines Section 15164 does not prescribe the exact content of an addendum to address project changes. As such, an addendum is not required to include a revised version of the previously approved EIR.

D. SUMMARY OF PROJECT IMPACTS

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

Aesthetics. Maximum building heights are reduced from 51 to 38 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 more fully retained by a significant reduction in the proposed density. New visual simulations of project development prepared by Environmental Vision show that skyline views of Pillar Ridge from community vantage points are not interrupted by project buildings. Simulations were prepared for viewpoints of the project parcels from Airport Street, Highway 1, Capistrano Road, the Radio Tower, and Pillar Point Bluff, at time of the completion of project construction and 15-years after project construction when landscaping has matured (Attachment F of the Addendum).

Agriculture. No Office Park or Wellness Center buildings are proposed on the south parcel. Roughly, 3 acres of land on the south parcel would remain undeveloped, allowing for continued agricultural use by the Wellness Center as organic gardening. Loss of land available to agriculture is thereby reduced.

Air Quality. Reduced office space translates into fewer buildings and parking spaces. Exhaust emissions from construction equipment and Office Park employee vehicles are reduced. Reduction in project grading from 22,445 cubic yards of cut and 26,050 cubic yards of fill to 735 cubic yards of cut and fill with 21,400 cubic yards of gravel import would reduce air pollutants, including dust, associated with earth movement. Elimination of the on-site wastewater treatment plant further removes an emission source from the project.

Biology. The development footprint is reduced, resulting in increased setback distances from the Pillar Point Marsh wetland from 100 to 150 feet to 250 feet on the north parcel. Fewer buildings, smaller parking areas, and increased wetland setbacks reduce the potential for polluted runoff to enter wetlands. Eliminating use of recycled wastewater on-site eliminates potential for saturated soils to indirectly affect biological resources of Pillar Point Marsh by altering the quantity or quality of drainage entering the marsh.

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.

Geology and Soils. Rough grading and disturbance of project soils have been reduced from 22,445 cubic yards of cut and 26,050 cubic yards of fill to 735 cubic yards of cut and fill with 21,400 cubic yards of gravel import. Potential for soil erosion and loss of topsoil is reduced. A Fault Trench Study prepared after the EIR certification found no evidence of fault traces on the project site. Same site conditions of expansive soil and seismic risks occur.

Climate Change. Reduced emission sources identified in Air Quality reduce greenhouse gas emissions. The project retains the requirement to be a Leadership in Energy and Environmental Design (LEED) certified project.

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

HYDRO-9 and reduce project impacts to a level below those analyzed in the 2010 EIR.

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

Land Use. Project changes reduce conflicts with 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.

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

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

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

Traffic. An updated traffic report prepared by Hexagon Transportation Consultants indicates the change in project scale, specifically the reduction in office space from 225,000 sq. ft. to 189,000 sq. ft., results in fewer project vehicle trips: from 2,123 daily trips to 1,479 daily trips. The adopted mitigation measure addressing improvement of the Capistrano Road and Highway 1 intersection is still necessary.

Utilities and Service Systems. Proposed changes reduce domestic water demand from 26,000 gpd to 9,765 gpd. Use of the on-site well for domestic water use has been eliminated. The Big Wave NPA proposes domestic use and fire suppression water to be provided by MWSD. Per correspondence with MWSD, the water main has sufficient capacity for the project as described. Proposed changes eliminate on-site wastewater treatment and wastewater recycling. Wastewater would be treated by GSD wastewater treatment plant. Proposed changes reduce wastewater generation from 26,000 gpd to 9,765 gpd. Per correspondence with GSD, GSD has the capacity to serve this reduced wastewater flow.

Adequacy of EIR Mitigation

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

E. PROJECT SCHEDULE

- August 13, 2014 - Midcoast Community Council (MCC) review of Big Wave NPA in the evening.
- September 2, 2014 - End of 30-day courtesy public review period.
- September 11, 2014 - Tentative date of CDRC project review.
- October 22, 2014 - Tentative date of Planning Commission public hearing for certification of the Addendum, review of permits for the Big Wave NPA, and recommendation to Board of Supervisors regarding the proposed Development Agreement.

REVIEWING AGENCIES

Airport Land Use Committee
CA Coastal Commission
CA Department of Transportation
City of Half Moon Bay
Coastside Design Review Committee
Coastside Fire Protection District
Committee for Green Foothills
Federal Aviation Administration
Granada Sanitary District
Local Agency Formation Commission (LAFCo)
Midcoast Community Council
Montara Water and Sanitary District
Pillar Ridge Homeowners Association
Princeton Citizens Advisory Committee
San Mateo County Department of Parks
San Mateo County Department of Public Works

San Mateo County Department of Public Works – Airports Division
San Mateo County Environmental Health Division
San Mateo County Office of Emergency Services
San Mateo County Planning and Building Department – Building Inspection Section
San Mateo County Planning and Building Department – Geotechnical Section

ATTACHMENTS

- A. Attachment A: Vicinity Map for the Big Wave Project Sites
- B. Attachment B: Figures of the Addendum
 - Figure 1. Regional Location
 - Figure 2. Project Location
 - Figure 3. Project Vicinity and Surrounding Land Uses
 - Figure 4. Vesting Tentative Map
 - Figure 5. Landscaping Plan
 - Figure 6. Grading and Drainage Plan with Permanent Stormwater Controls
 - Figure 7. Detail Sheet
 - Figure 8. Utility Plan
 - Figure 9. Fire System
 - Figure 10. Erosion and Sedimentation Plan
 - Figure 11. Phasing Plan
 - Figure 12. CNDDDB Occurrences Since January 2009
- C. Attachment C: Project Renderings and Floor Plans (Attachment A of Addendum)
- D. Attachment D: EIR Mitigation Measures as Amended (Attachment E of Addendum)

*Note: The Addendum and the 2010 EIR are available at
<http://planning.smcgov.org/projects/big-wave>.*

CML:fc – CMLY0602_WFU.DOCX



Imagery Source: Google Earth, June 2014

San Mateo County Planning Commission Meeting

Owner/Applicant: **Big Wave Group; Big Wave LLC**

Attachment: **A**

File Numbers: **PLN2013-00451**



County of San Mateo - Planning and Building Department

ATTACHMENT B



Source: ESRI 2014

 Project Site

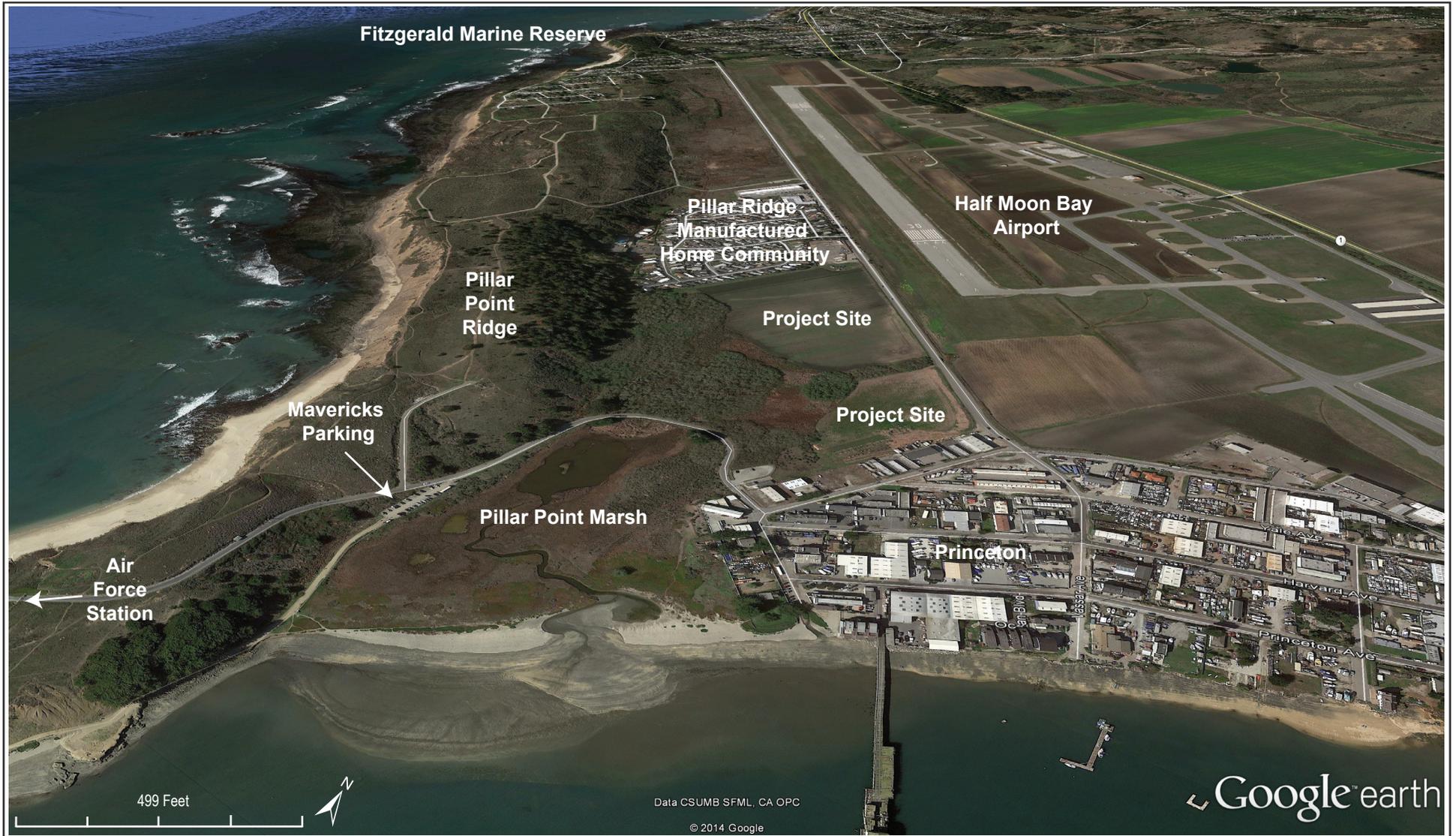
Figure 1 Regional Location
Big Wave North Parcel Alternative



Source: ESRI 2014

Project Site

Figure 2 Project Location
Big Wave North Parcel Alternative



Imagery Source: Google Earth, June 2014

Figure 3 Project Vicinity and Surrounding Land Uses

Big Wave North Parcel Alternative

Figure 4 Vesting Tentative Map

UTILITY NOTE:

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

EASEMENT NOTE:

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

RECORD OWNER AND SUBDIVIDER:

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

LAND SURVEYOR AND CIVIL ENGINEER

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

ASSESSOR'S PARCEL NUMBERS

047-311-060 AND 047-312-040

EXISTING & PROPOSED ZONING

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

UTILITIES:

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

FLOOD ZONE:

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

LEGEND:

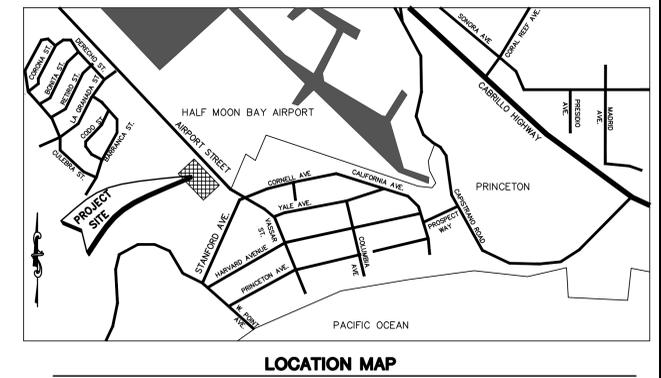
- C COMPACT PARKING
- EL ELEVATION
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- S STANDARD PARKING
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- WM WATER METER
- G GAS LINE
- E ELECTRIC LINE
- FS FIRE SERVICE
- DW DOMESTIC WATER
- SS SANITARY SEWER

PARKING NOTE:

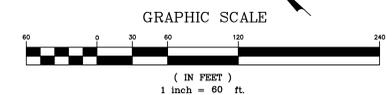
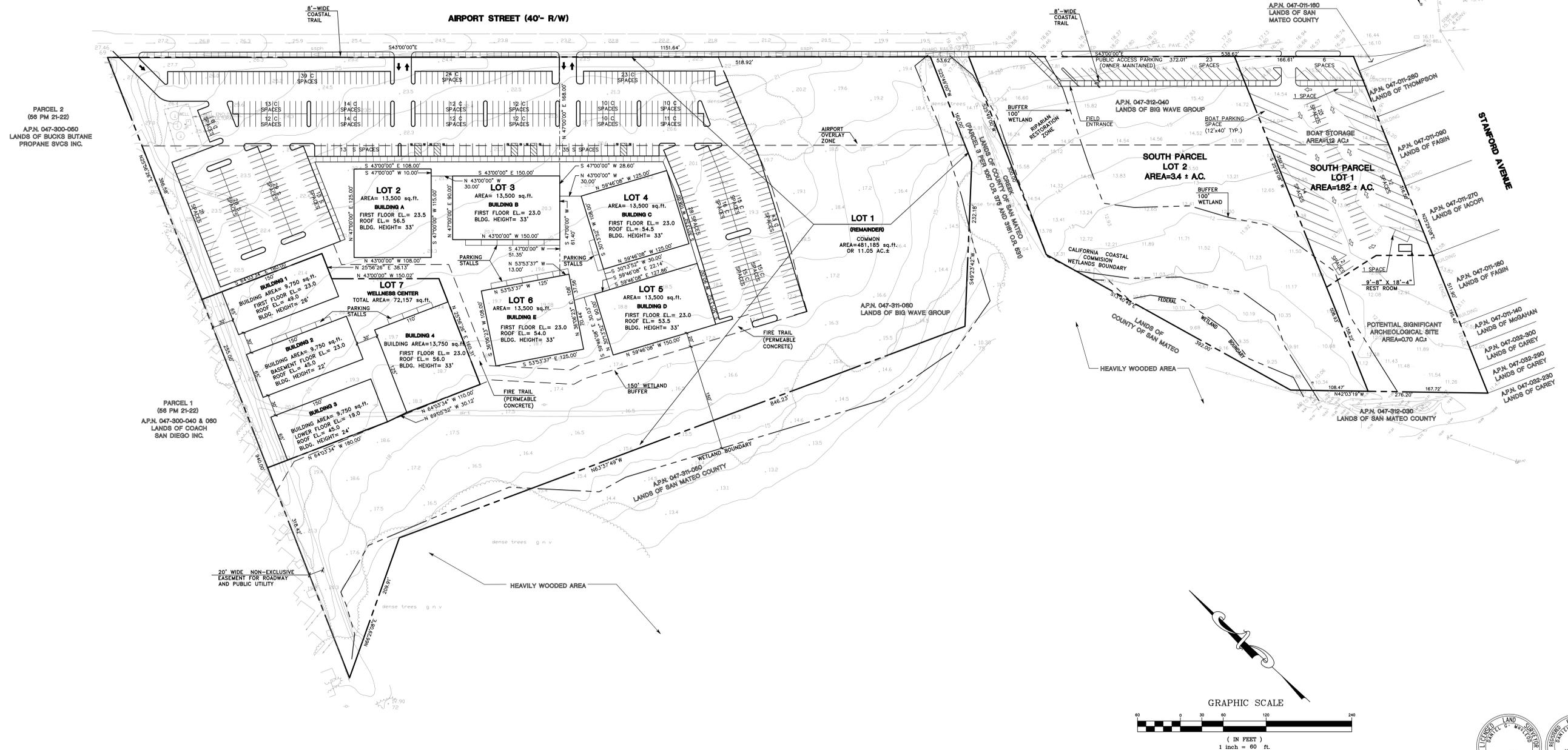
- TYPICAL STANDARD PARKING STALL DIMENSIONS = 9' X 18'
- TYPICAL COMPACT PARKING STALL DIMENSIONS = 8' X 18'
- TYPICAL HANDICAP PARKING STALL DIMENSIONS = 9' X 18' WITH 8' WIDE UNLOADING AREA
- TOTAL NUMBER OF PARKING STALLS = 554
- 85% DESIGN SPEED FOR DRIVEWAYS, ENTRANCES AND EXITS

TREE NOTE:

THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTIES



LOCATION MAP
NOT TO SCALE



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

PREPARED FOR:
BIG WAVE LLC

PREPARED FOR:
BIG WAVE LLC

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

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

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

UTILITY NOTE:

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

GRADING QUANTITIES:

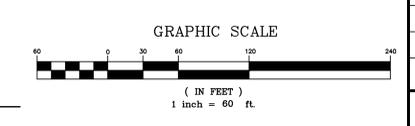
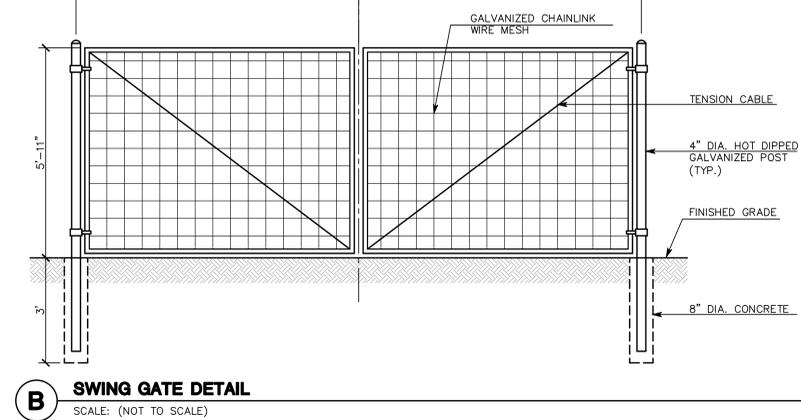
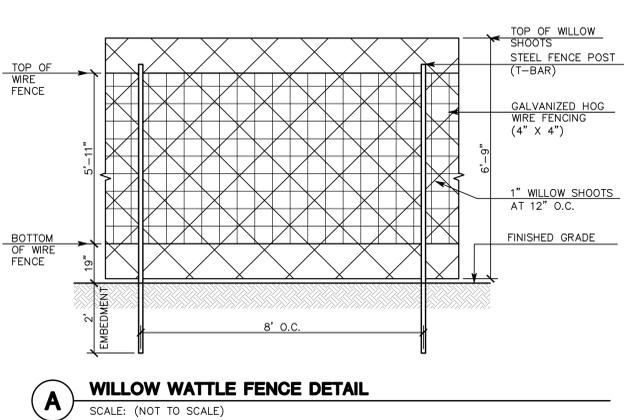
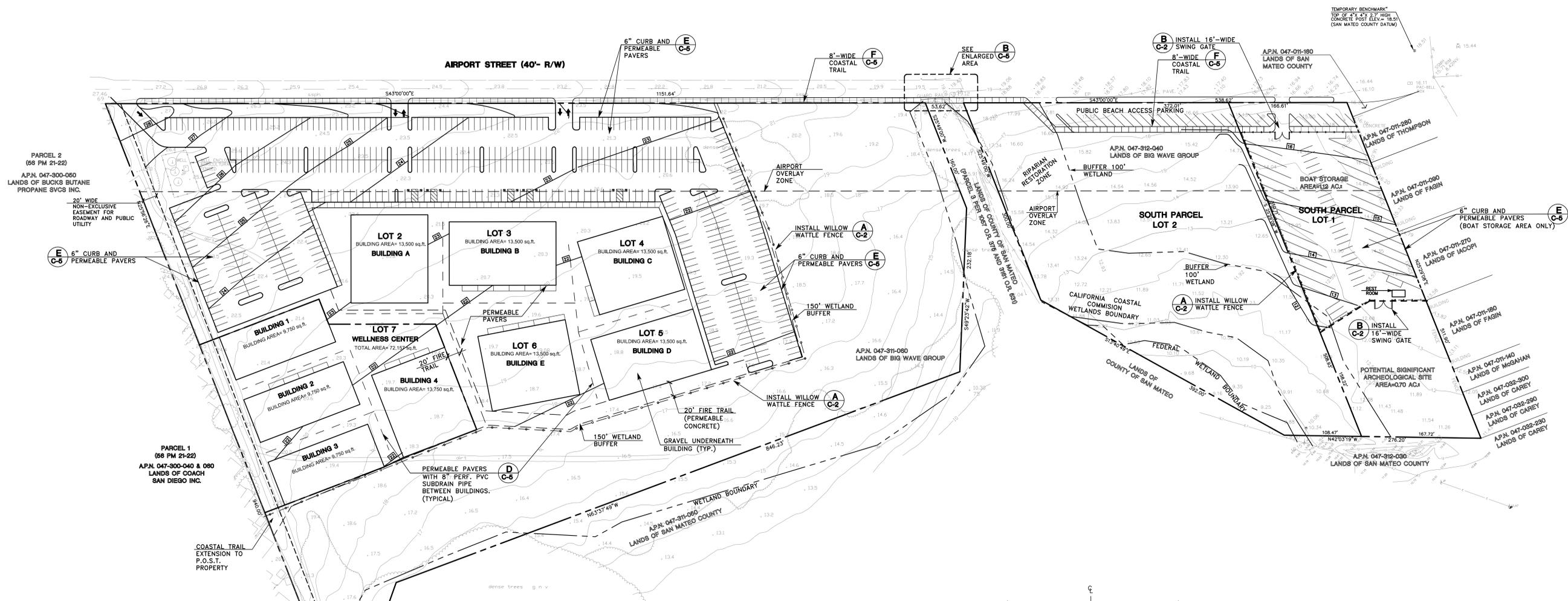
NORTH PARCEL			SOUTH PARCEL		
	CUT (CY)	FILL (CY)		CUT (CY)	FILL (CY)
UTILITY TRENCHING	640	0	UTILITY TRENCHING	95	0
GRAVEL MATERIAL	0	20,000	GRAVEL MATERIAL	0	1,400
TOTAL =	640	20,000	TOTAL =	95	1,400

GENERAL NOTES:

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

LEGEND:

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



DATE: _____
BY: _____
DESCRIPTION: _____
REV: _____

PROFESSIONAL SEAL
REGISTERED PROFESSIONAL ENGINEER
CIVIL No. 35048
STATE OF CALIFORNIA

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

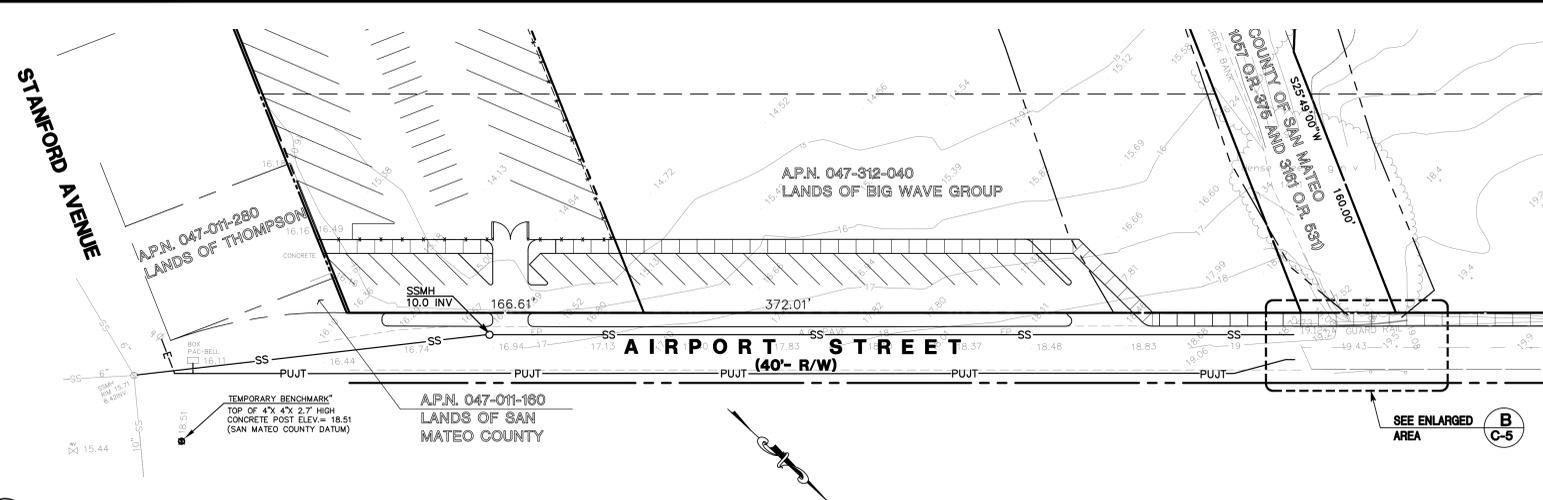
PREPARED FOR:
BIG WAVE LLC

CALIFORNIA

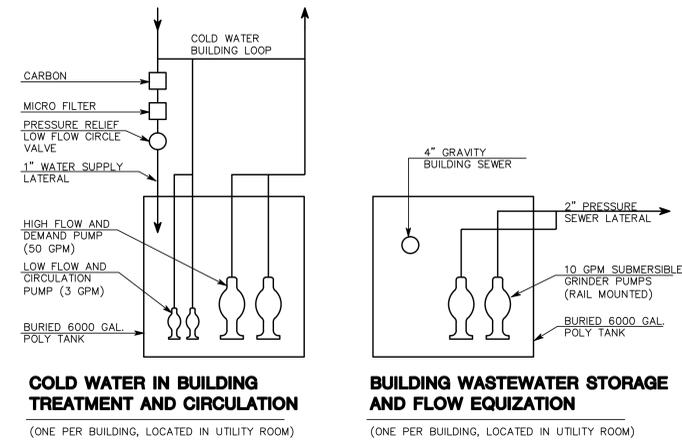
GRADING & DRAINAGE PLAN WITH PERMANENT STORM WATER CONTROLS
BEING A SUBDIVISION OF A.P.N. 047-311-060
AIRPORT STREET
SAN MATEO COUNTY

DRAWN BY: AAP
DESIGNED BY: VPG
CHECKED BY: DGM
SCALE: 1" = 60'
DATE: 06/30/14
DRAWING NO. 1608-00
SHEET **C-2**
2 OF 5

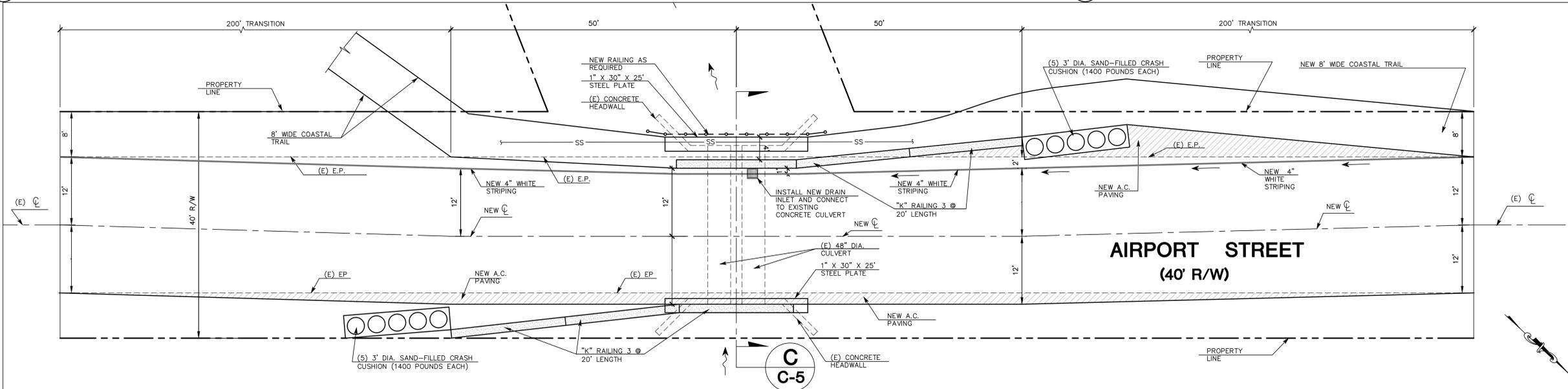
Figure 7. Detail Sheet



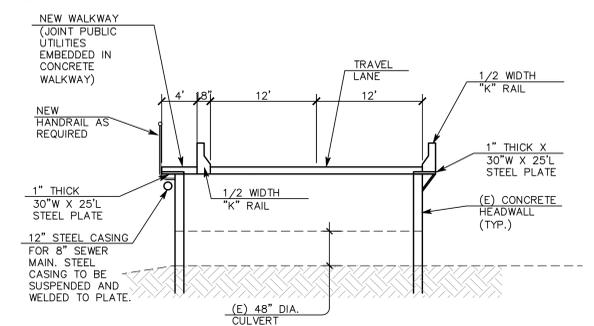
A UTILITY PLAN
NO SCALE



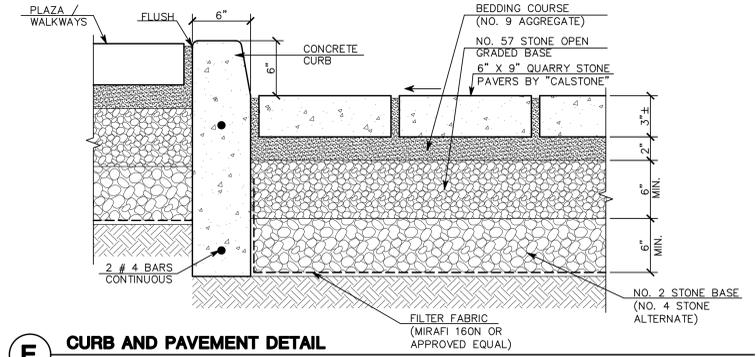
G WATER SUPPLY AND WASTEWATER SCHEMATIC DETAILS
SCALE: NOT TO SCALE



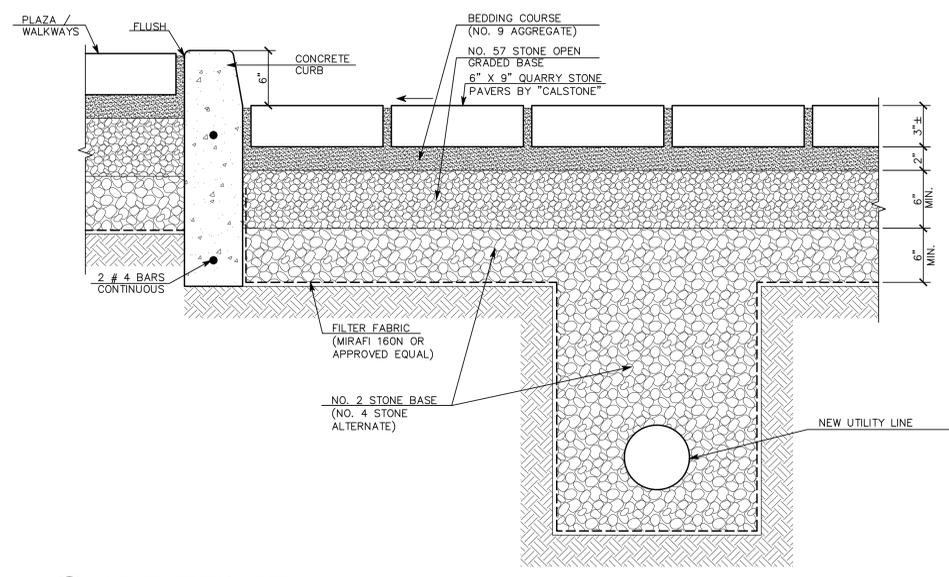
B ENLARGED AREA
NO SCALE



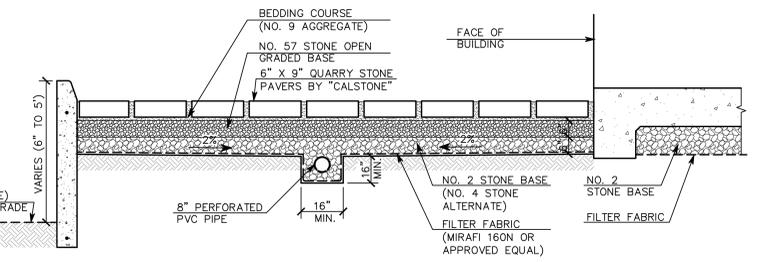
C SECTION
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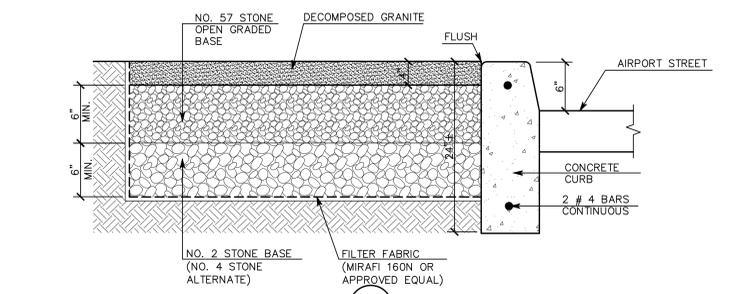
E CURB AND PAVEMENT DETAIL
SCALE: NOT TO SCALE



H UTILITY TRENCH DETAIL
SCALE: NOT TO SCALE



D TYPICAL SECTION
SCALE: NOT TO SCALE



F COASTAL TRAIL DETAIL
SCALE: NOT TO SCALE

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

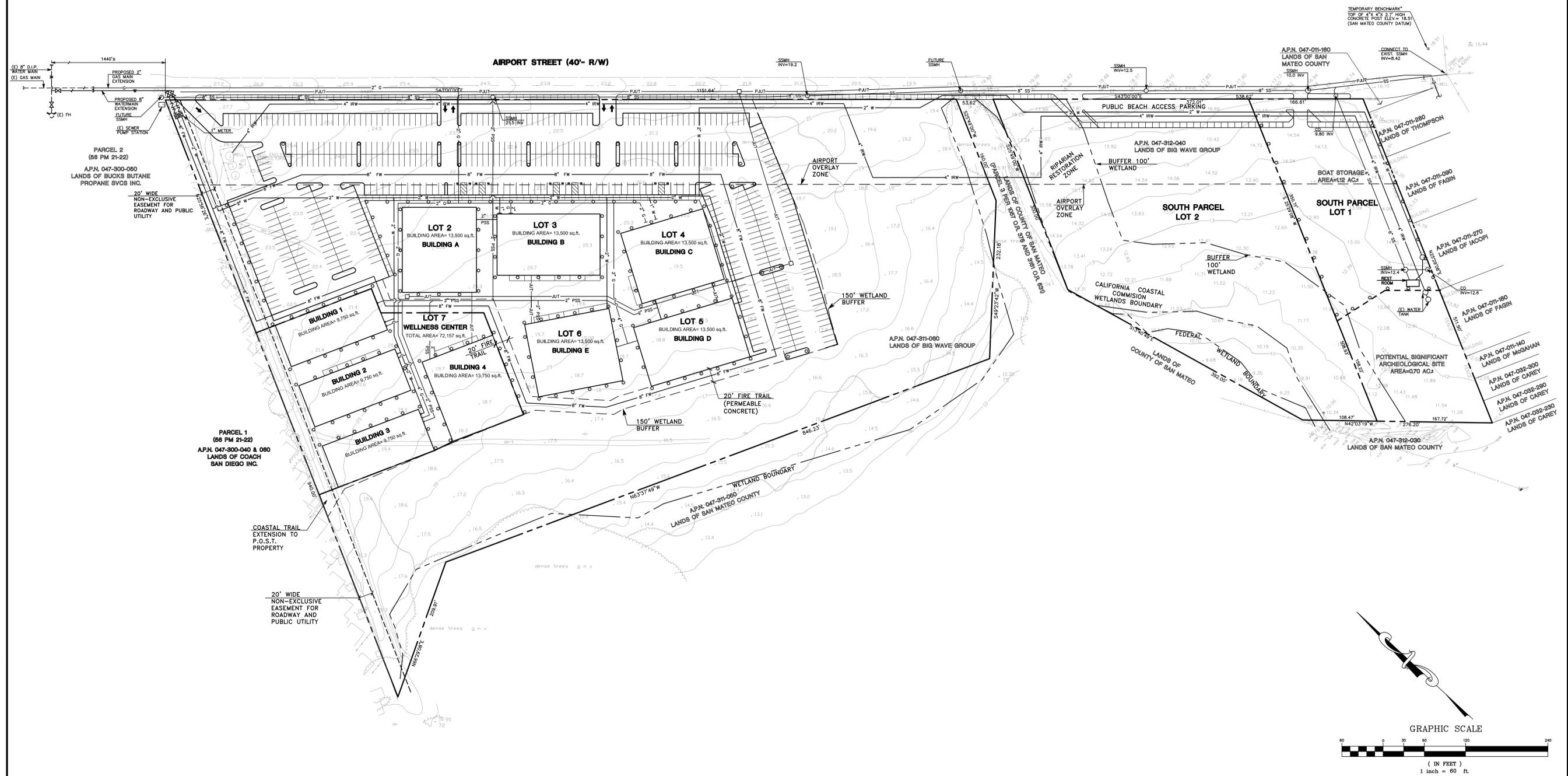
Figure 8. Utility Plan

UTILITY NOTE:

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

LEGEND:

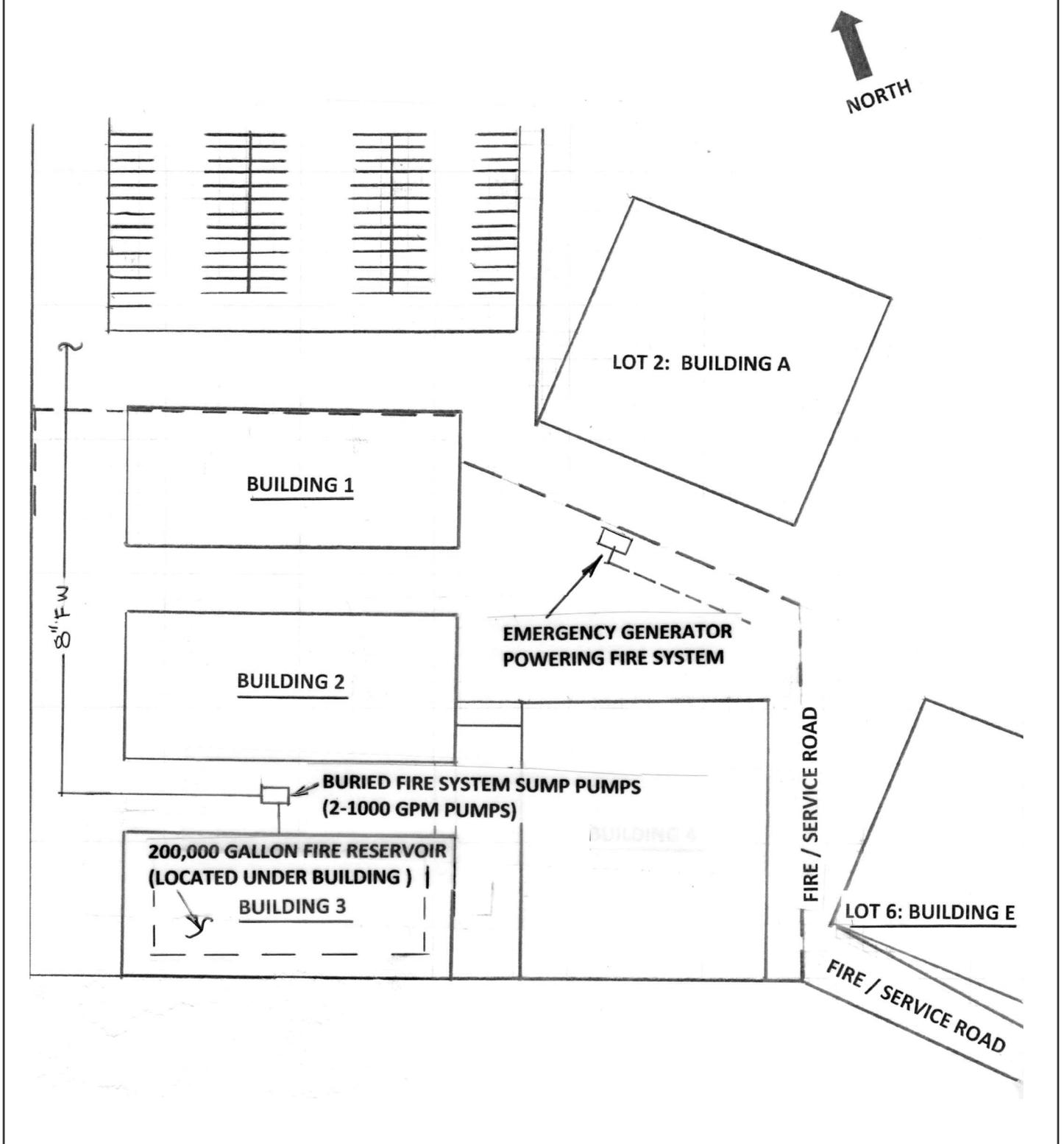
- 2" W — 1" PEP PEX FOR ALL PRIVATE WATER LATERALS TO BUILDINGS (FOR SEISMIC SETTLEMENT)
- 8" FW — 8" PEP FIRE WATERLINE LOOP WITH HYDRANTS AS PER CODE (FOR SEISMIC SETTLEMENT)
- 8" SS — 8" PUBLIC GRAVITY SANITARY SEWER S=0.005 MIN.
- 2" PSS — 2" PRIVATE PRESSURE SEWER LATERALS FROM BUILDING (FLEX JOINTS AT BUILDING FOR SEISMIC SETTLEMENT)
- PJUT — PUBLIC JOINT UTILITY TRENCH (POWER AND COMMUNICATIONS)
- JUT — PRIVATE JOINT UTILITY TRENCH (POWER AND COMMUNICATIONS)
- 2" G — 2" PUBLIC GAS
- SSMH — SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEANOUT
- M — WATER METER
- R — REDUCED PRESSURE BACKFLOW PREVENTER
- IRW — EXISTING 4" WELL WATER IRRIGATION
- ⊙ — 3' TALL LIGHTING BOLLARDS (30' MIN. SPACING)



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

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

Detail of Project Fire System (Location on Lot 7)



Source: Scott Holmes, Big Wave Project, July 2014

Figure 9 Fire System

Big Wave North Parcel Alternative

Figure 10. Erosion and Sedimentation Plan

DESIGN AND CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:

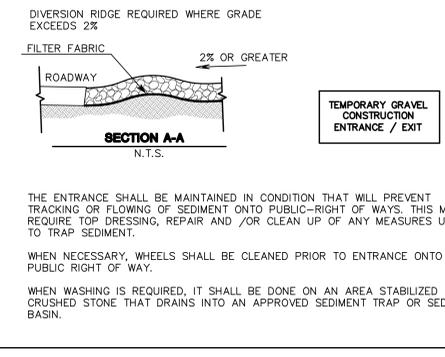
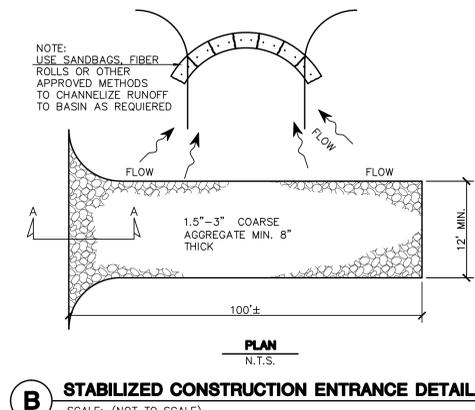
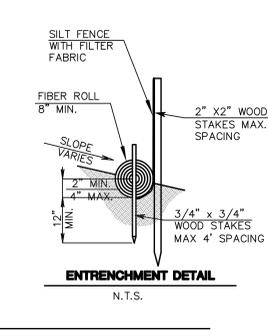
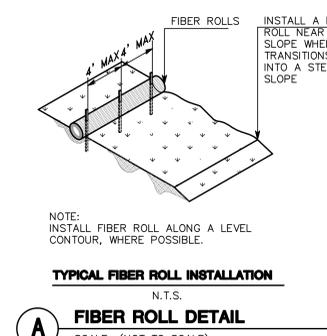
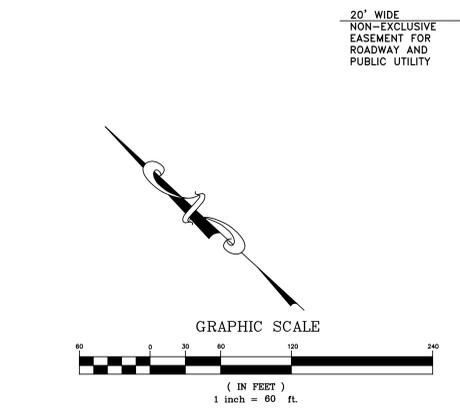
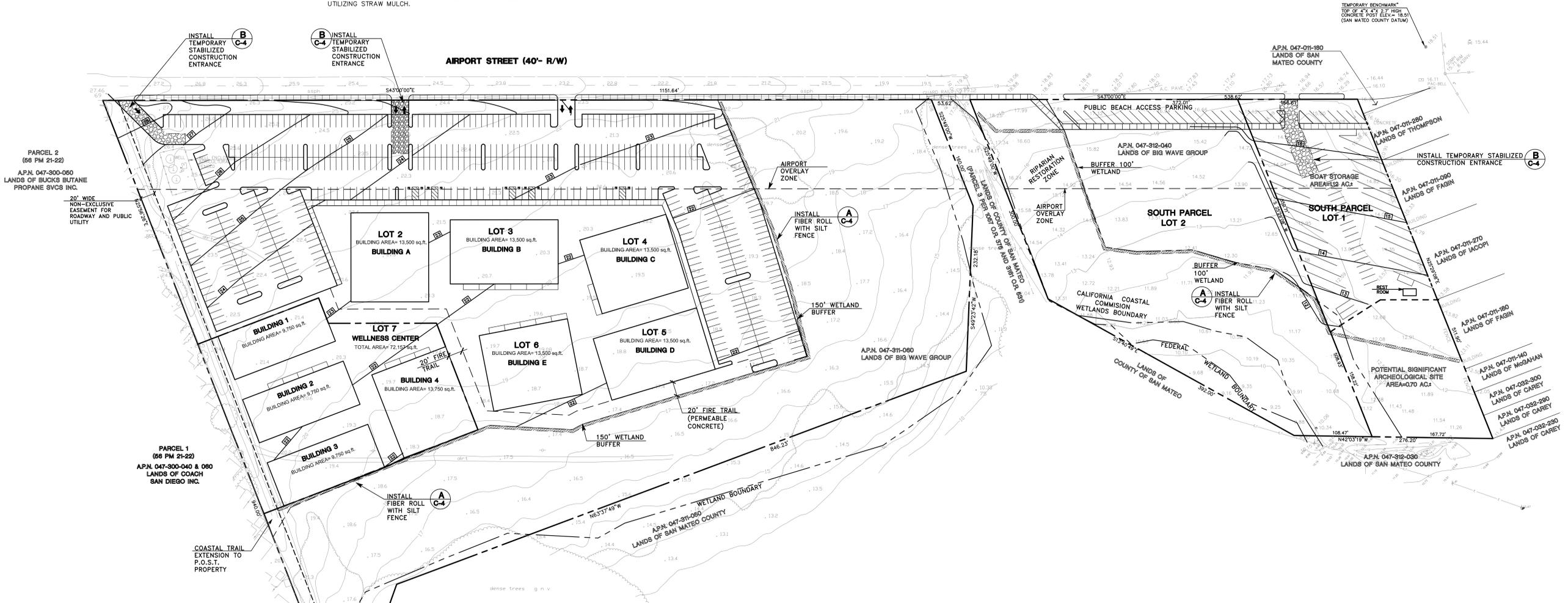
1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 1-1/2 TO 3 INCH STONE.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8 INCHES.
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
4. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8 INCHES.
5. THE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

GENERAL EROSION CONTROL NOTES:

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

LEGEND:

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



<p>MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580</p>	<p>EROSION AND SEDIMENTATION CONTROL PLAN BEING A SUBDIVISION OF A.P.N. 047-311-060 AND 047-312-040 AIRPORT STREET SAN MATEO COUNTY CALIFORNIA</p>
<p>PREPARED FOR: BIG WAVE LLC</p>	<p>PREPARED FOR: BIG WAVE LLC</p>
<p>PROFESSIONAL SEAL CIVIL No. 35048 STATE OF CALIFORNIA</p>	<p>DATE: 06/30/14 DRAWING NO. 1608-00 SHEET C-4 OF 5</p>



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

Source: ESRI & CNDDDB 2014

- Project Site
- California red-legged frog

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

Figure 12 CNDDDB Occurrences Since Jan 2009



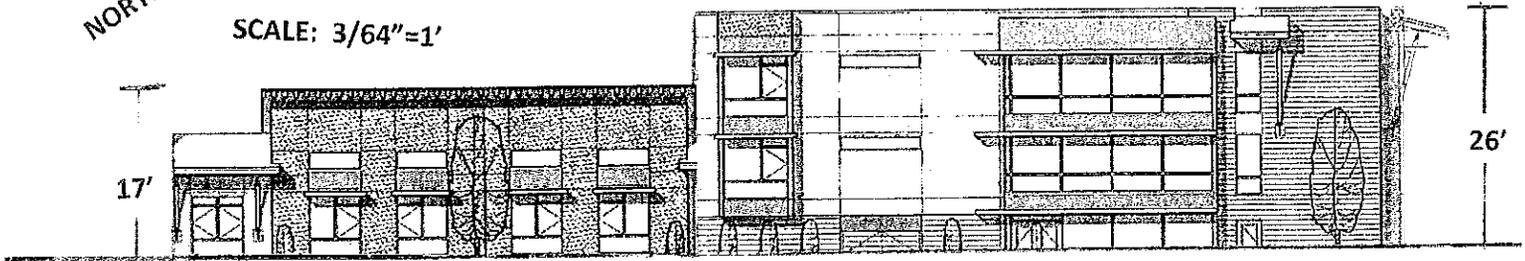
County of San Mateo - Planning and Building Department

ATTACHMENT C

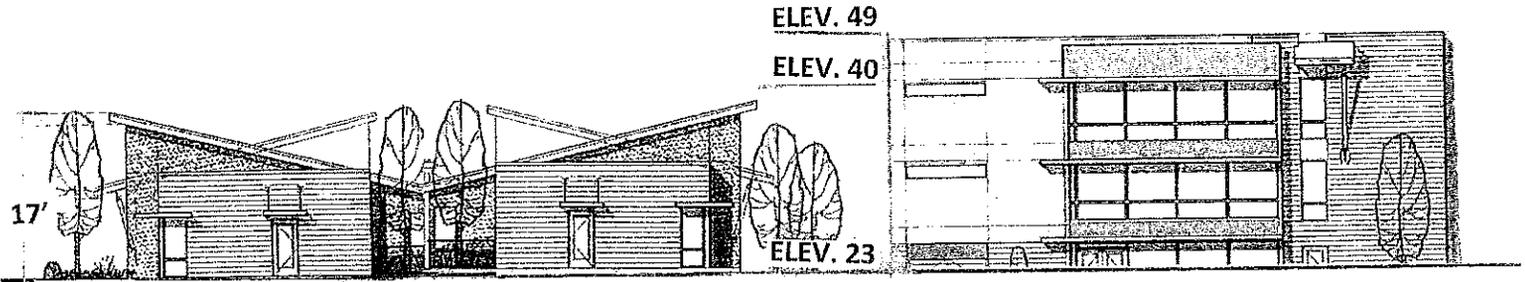
WELLNESS CENTER BUILDING 1 (GYM AND BASKETBALL)



SCALE: 3/64"=1'

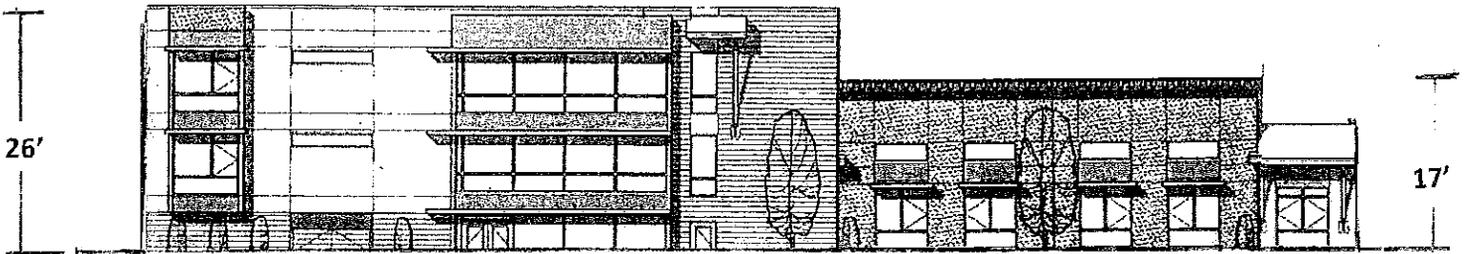


SOUTH ELEVATION

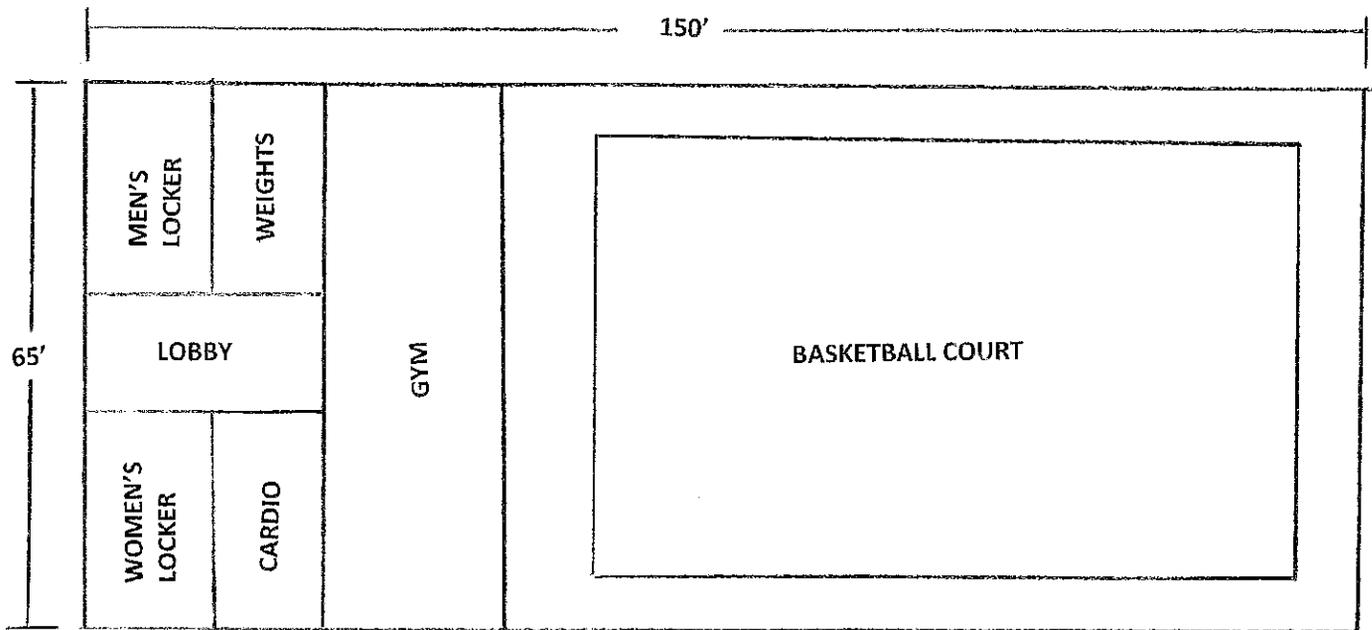


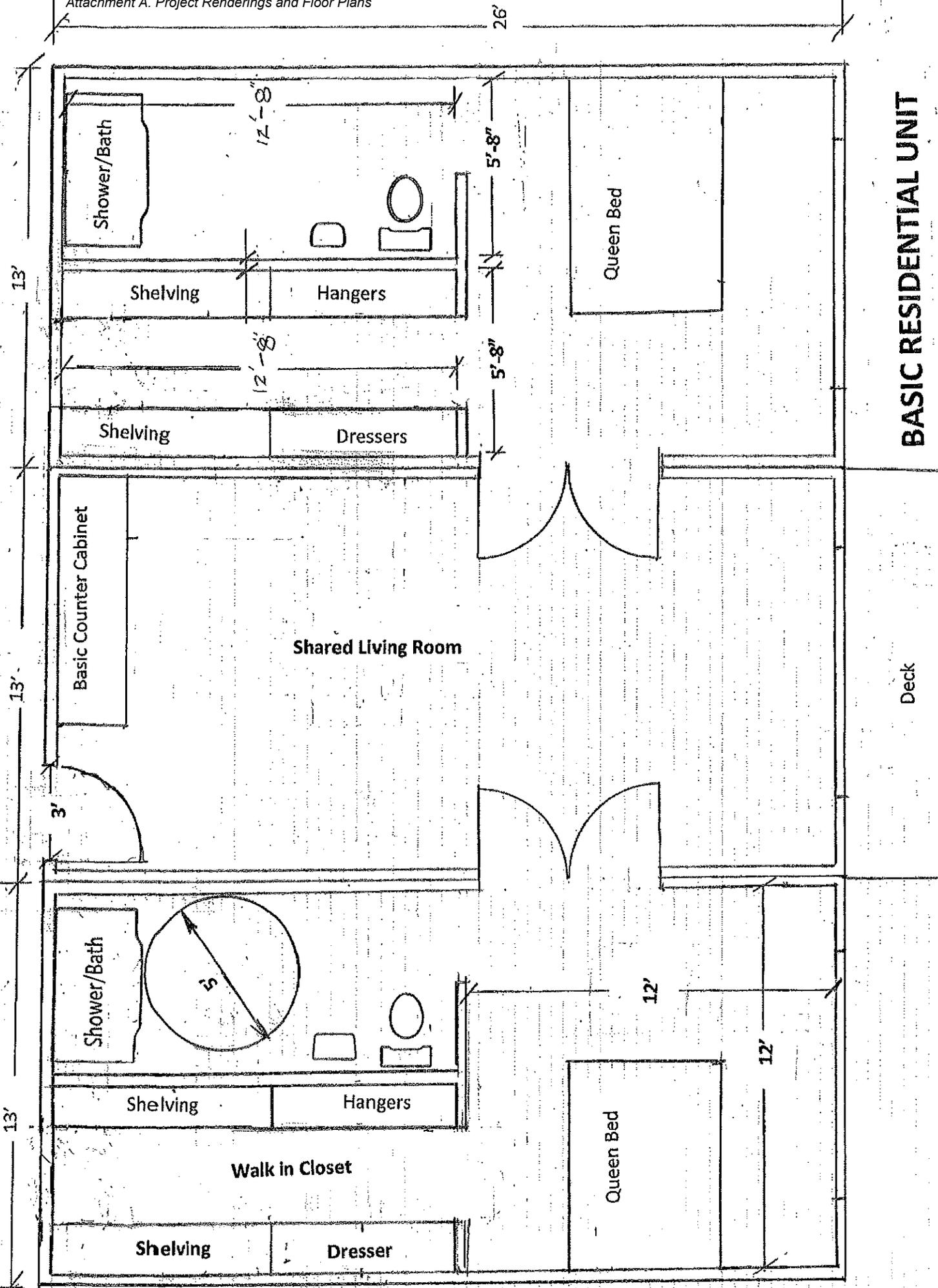
WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION





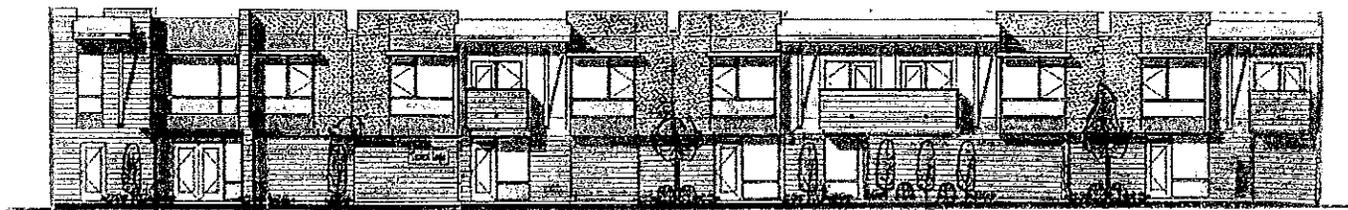
BASIC RESIDENTIAL UNIT

Deck

WELLNESS CENTER- BUILDING 2

(13 RESIDENTIAL UNITS)

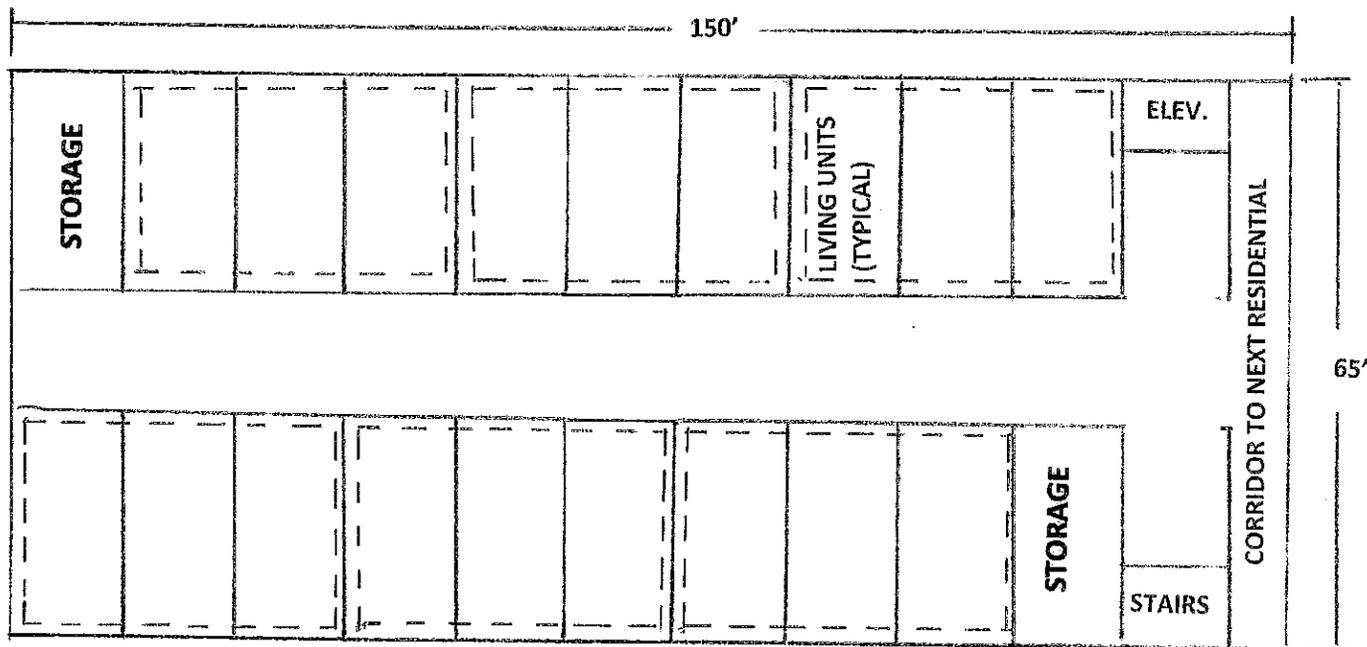
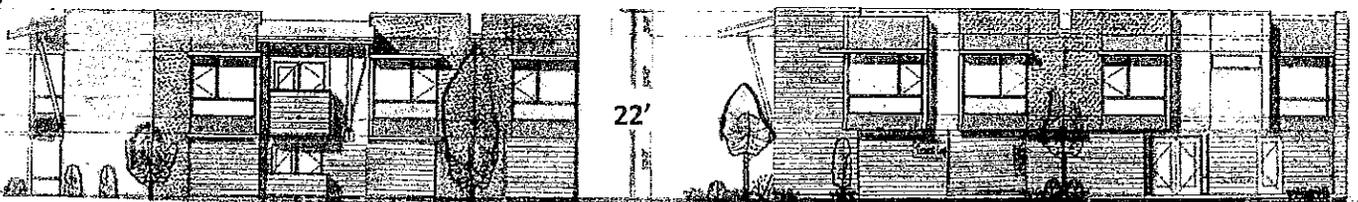
NORTH/SOUTH ELEVATION



EAST/WEST ELEVATION

ELEV. 45

ELEV. 22



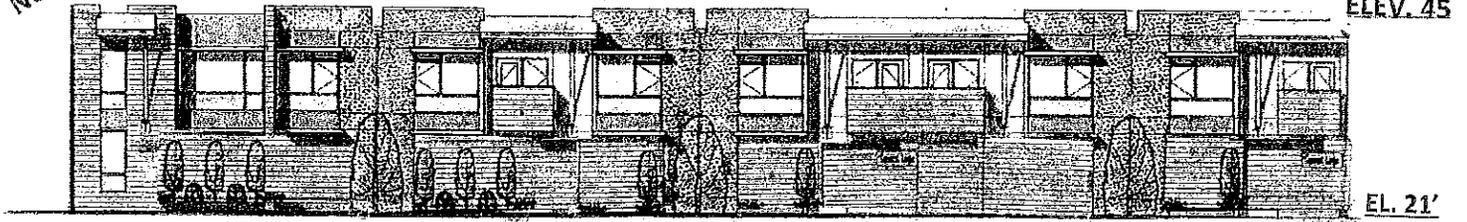
FLOOR PLAN FOR BUILDING 2 AND 3



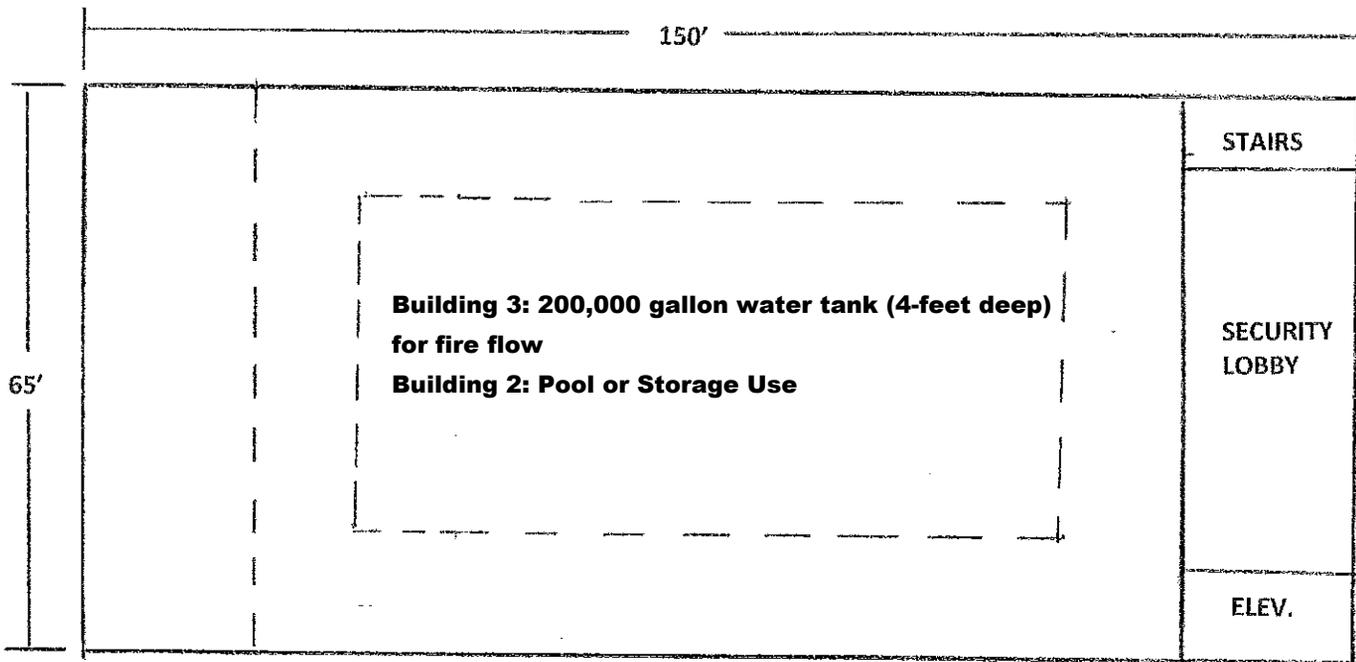
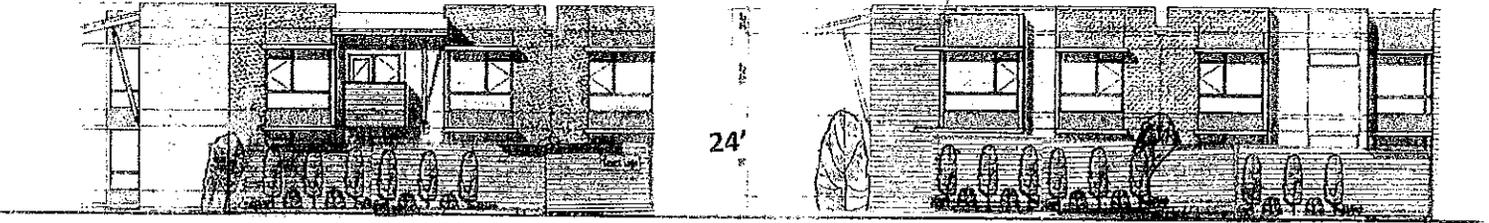
WELLNESS CENTER- BUILDING 3

(13 RESIDENTIAL UNITS)

NORTH/SOUTH ELEVATION



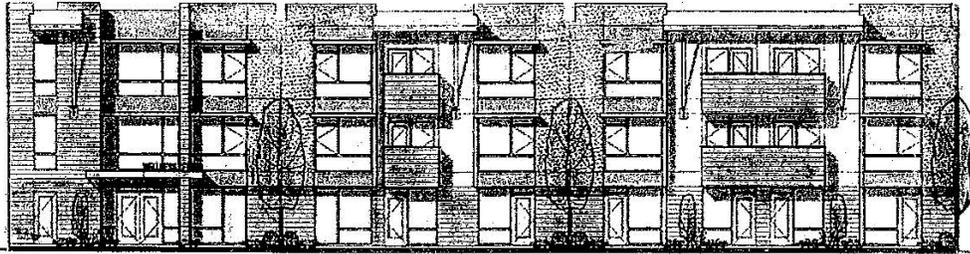
EAST/WEST ELEVATION



BASEMENT FOR BUILDING 2 AND 3

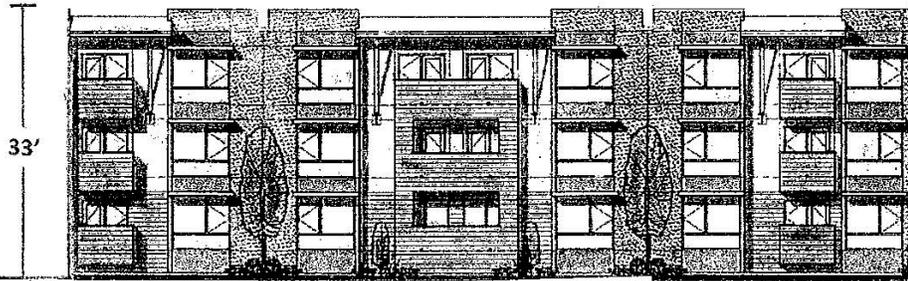
WELLNESS CENTER- BUILDING 4

(30 RESIDENTIAL UNITS)



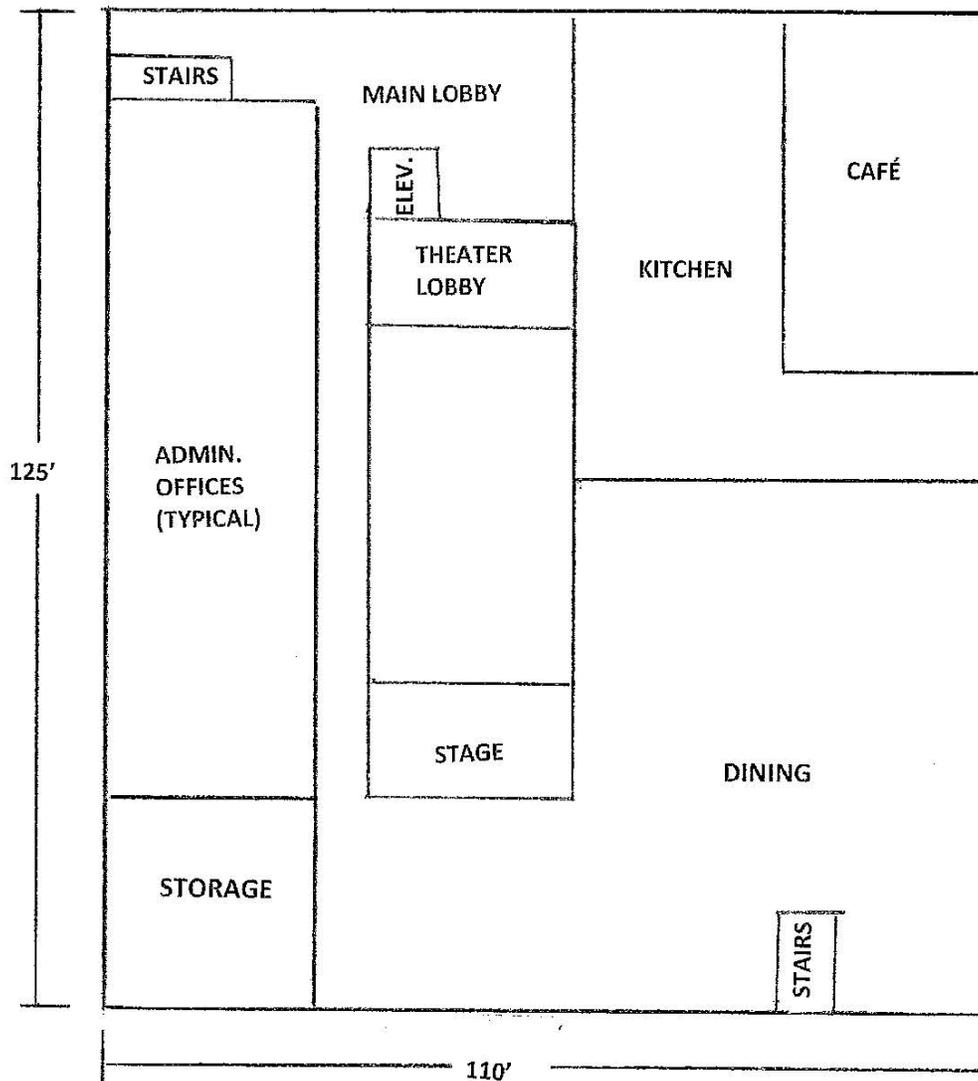
NORTH/SOUTH ELEVATION

EL. 54'



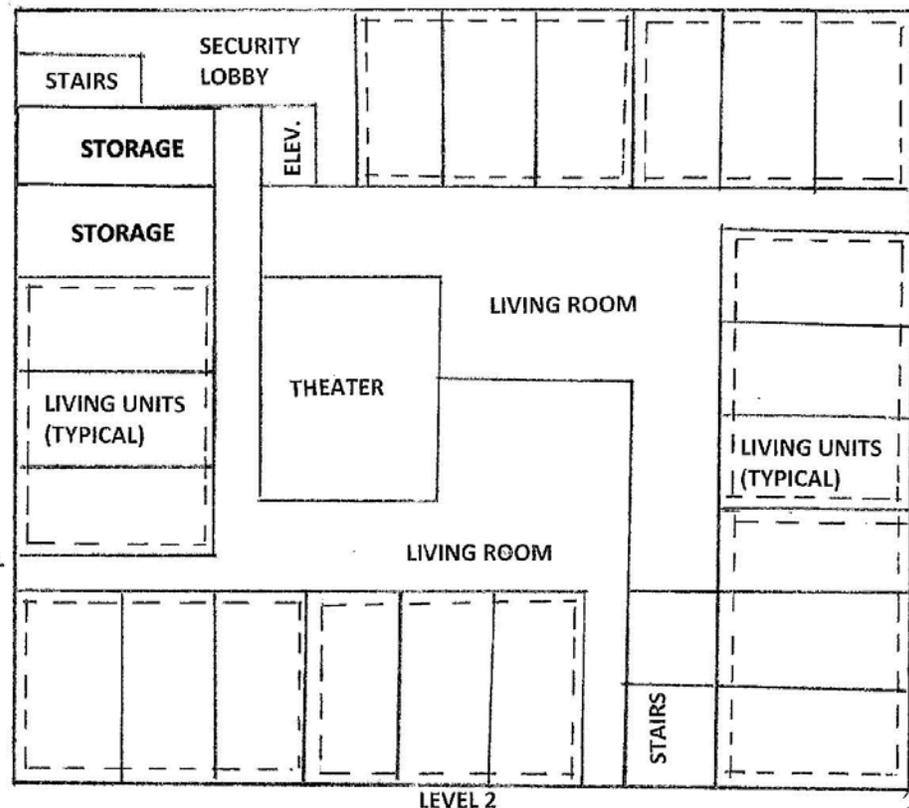
EL. 21'

EAST/WEST ELEVATION





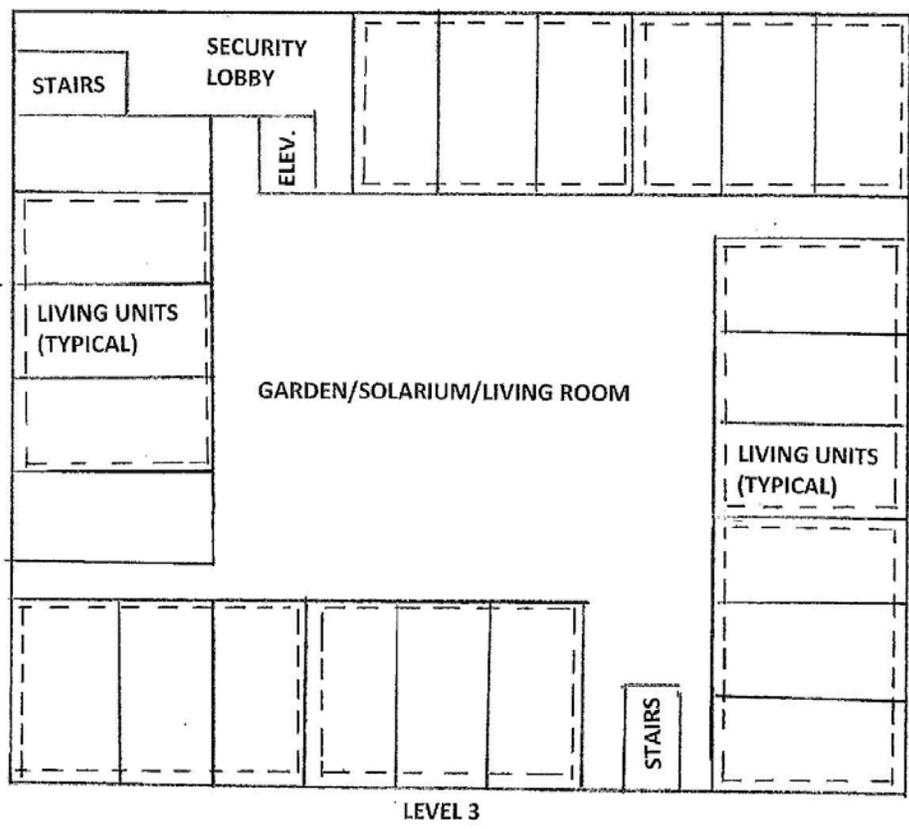
WELLNESS CENTER
BUILDING 4 - 2ND LEVEL



Building 4

WELLNESS CENTER
BUILDING 4 - 3RD LEVEL

SCALE: 3/64"=1'



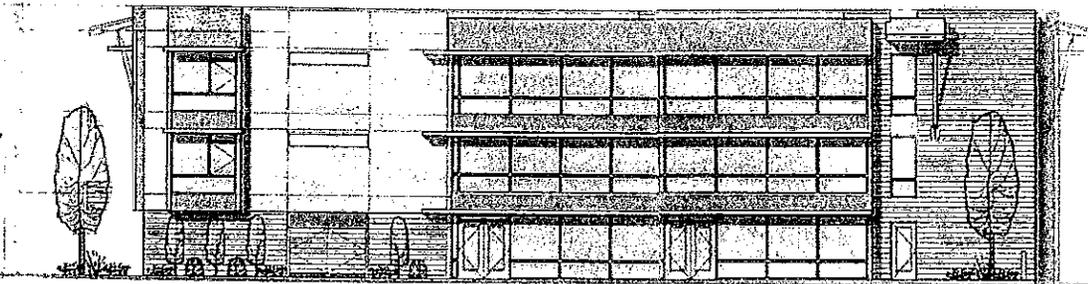
BUSINESS BUILDINGS A, C, E



NORTH/SOUTH ELEVATION

EL. 54'

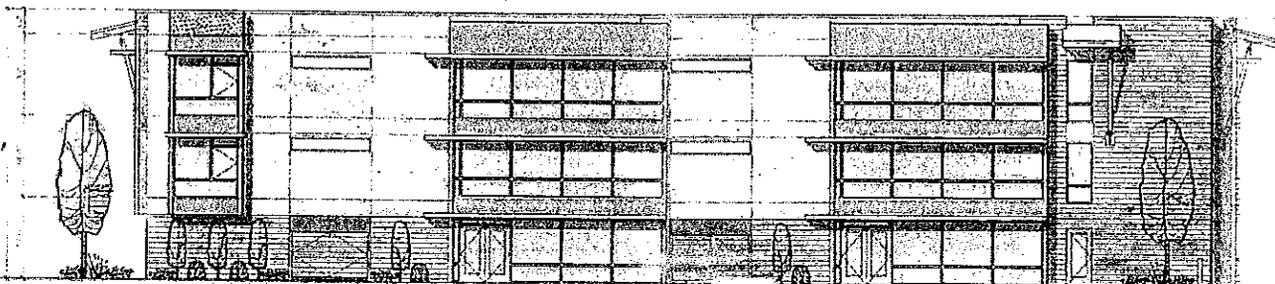
33'



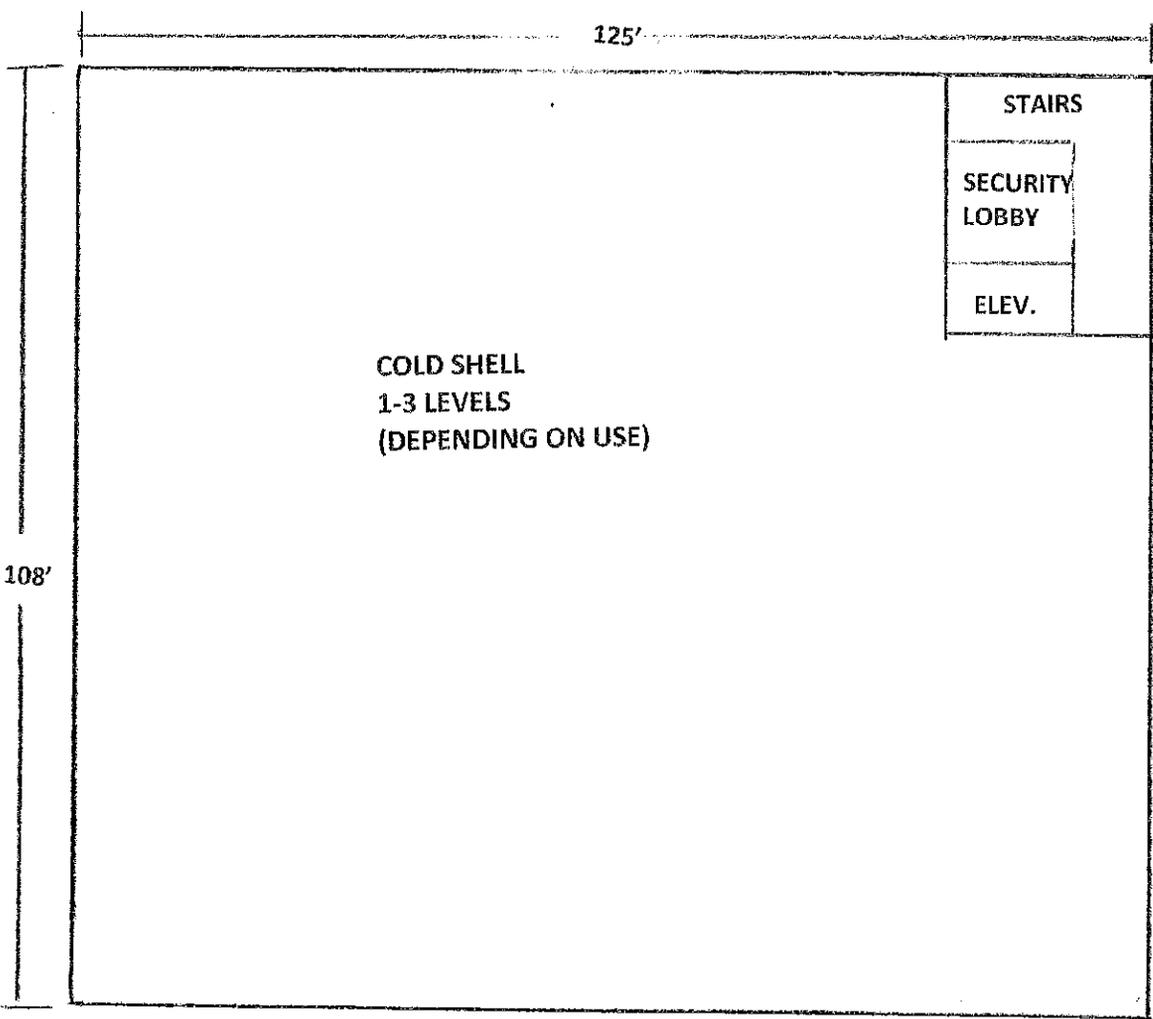
EL. 21'

EAST/WEST ELEVATION

33'



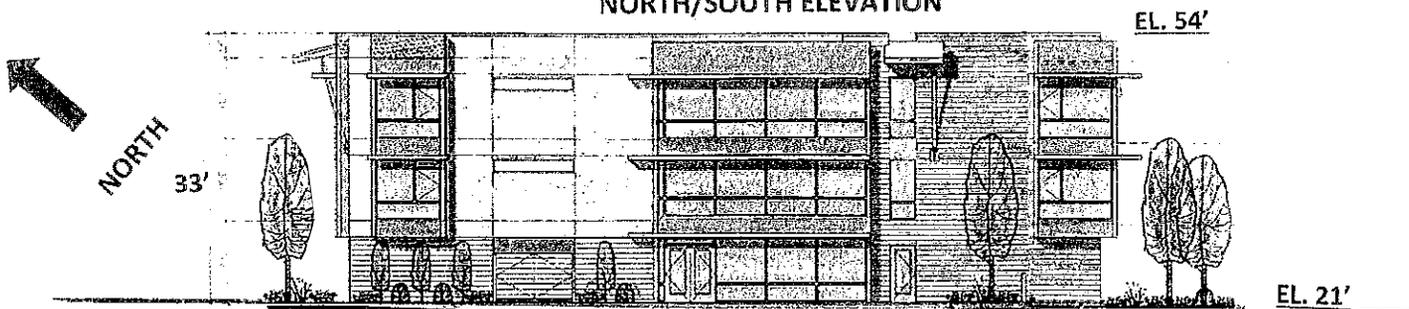
125'



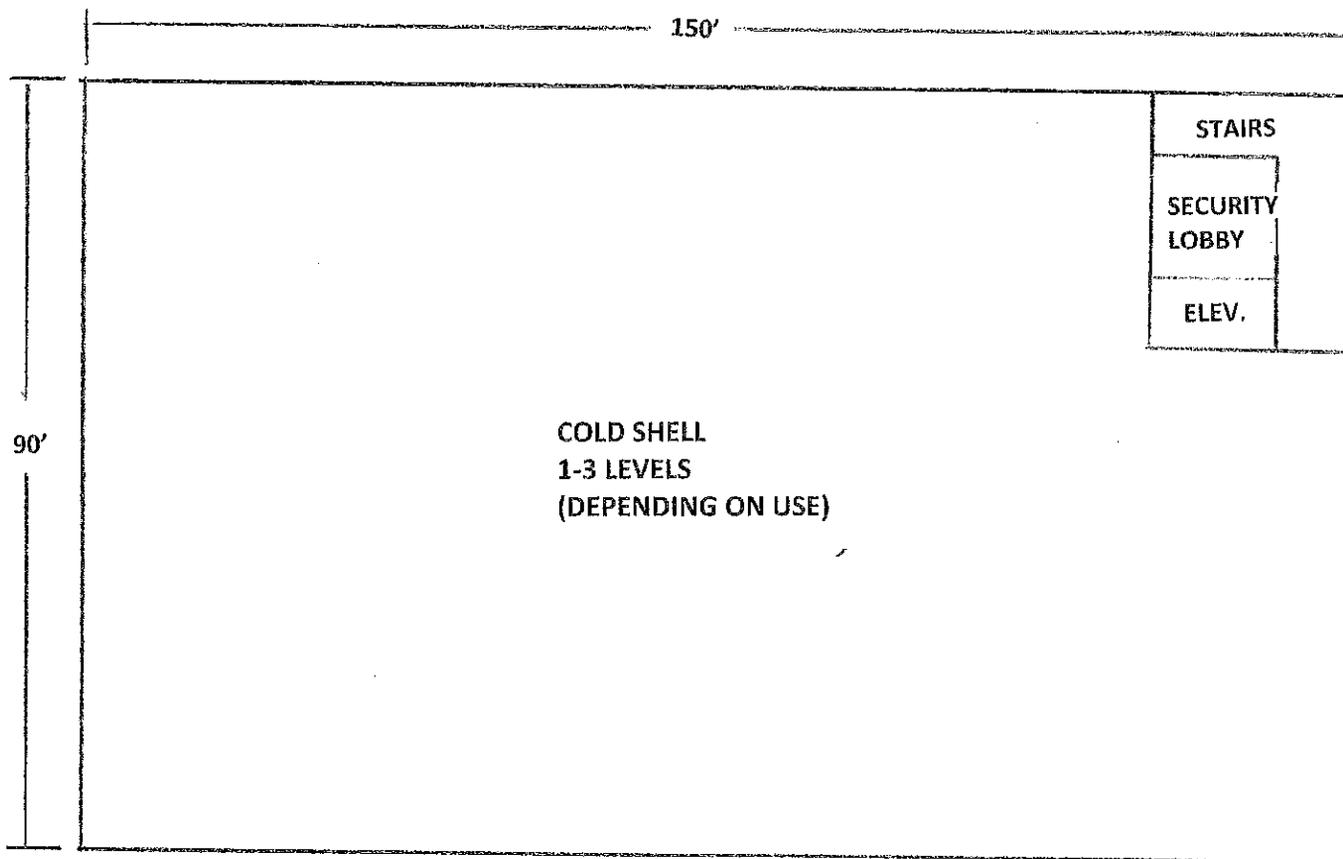
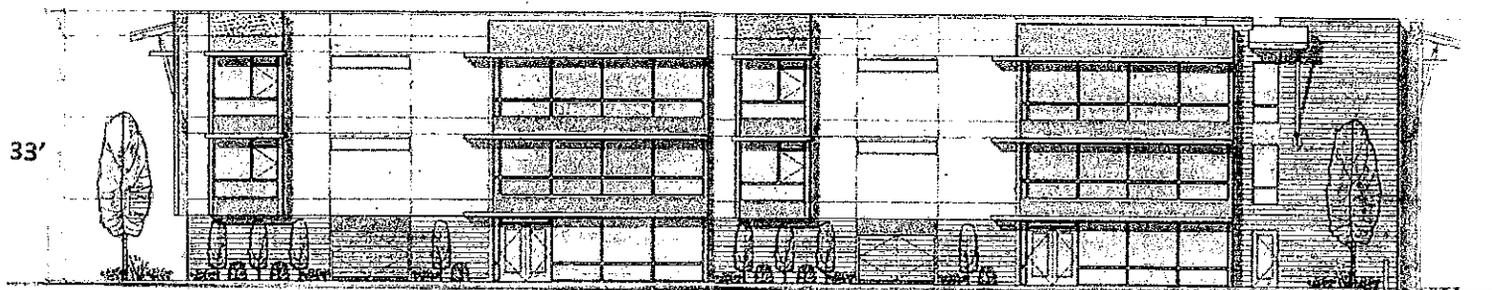
108'

BUSINESS BUILDINGS B, D

NORTH/SOUTH ELEVATION



EAST/WEST ELEVATION



Bay Ridge
81593 (32)
Base 100



Southern Moss
696 (42)
Base 200



Country Lane Red
Shake



Peacock Plume
Kelly Moore

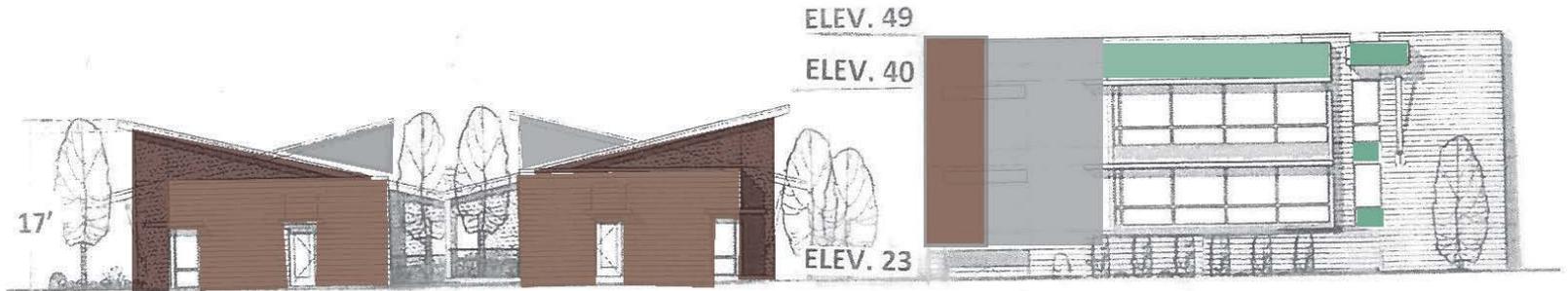


Timber Bark
Natural Wood Siding

WELLNESS CENTER- BUILDING 1 (GYM AND BASKETBALL)

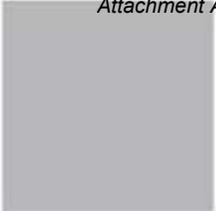


SOUTH ELEVATION

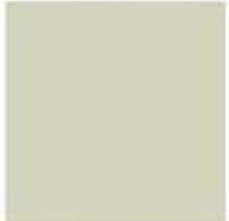


WEST ELEVATION

EAST ELEVATION



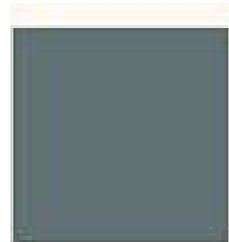
Bay Ridge
81593 (32)
Base 100



Southern Moss
696 (42)
Base 200



Country Lane Red
Shake



Boothbay Blue
Plank



Timber Bark
Natural Wood Siding

BUSINESS BUILDINGS A, C, E



NORTH/SOUTH ELEVATION

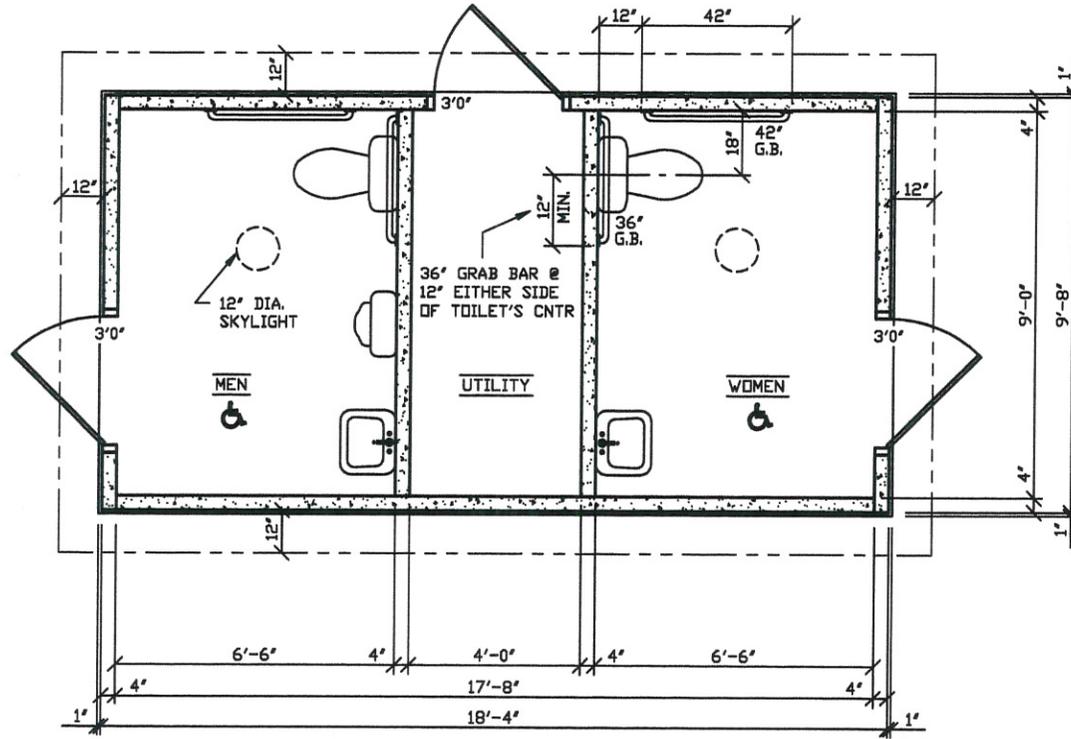


EAST/WEST ELEVATION





Precast/Preassembled Reinforced Concrete Bathroom



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

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

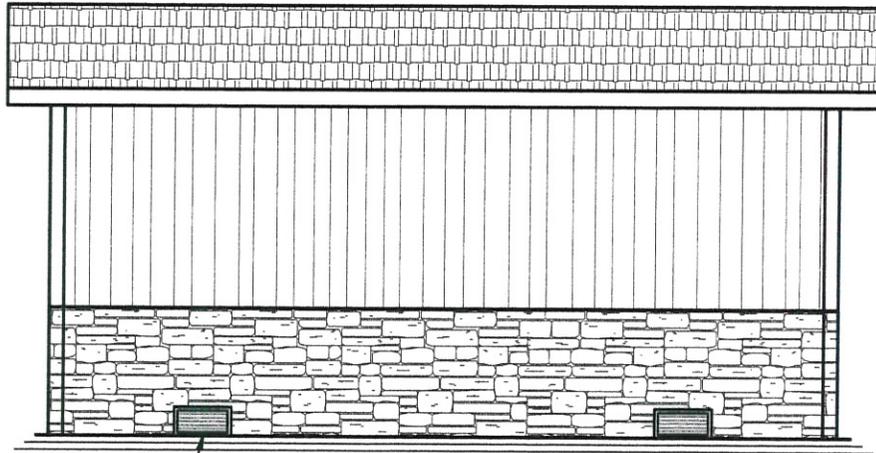
THIS DRAWING SHALL NOT BE COPIED OR SUBMITTED TO OTHERS WITHOUT THE CONSENT OF THIS COMPANY.

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

HUFFCUTT
 CONCRETE, INC

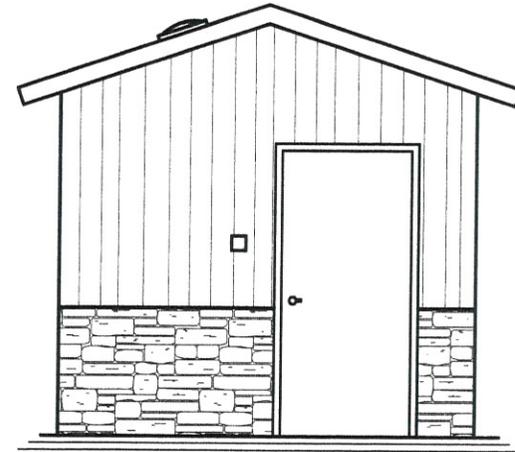


PROJECT:
 RR200
 BUILDING



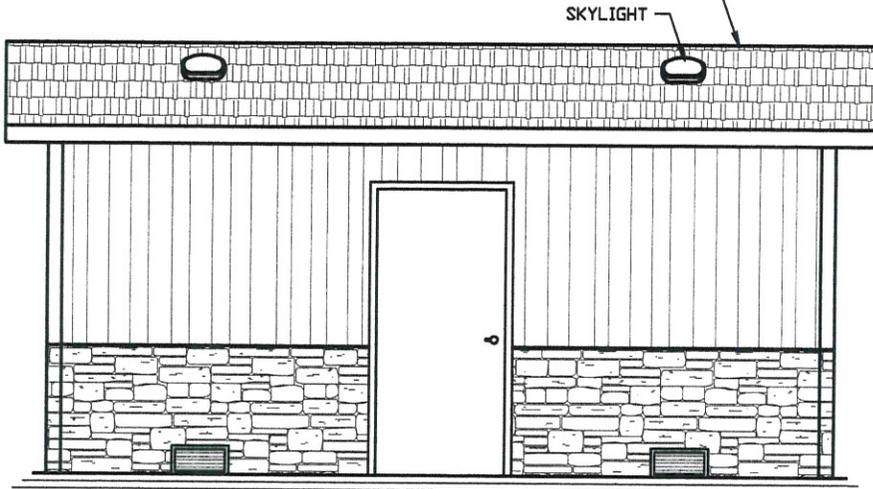
16' x 8' CAST ALUMINUM VENT

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

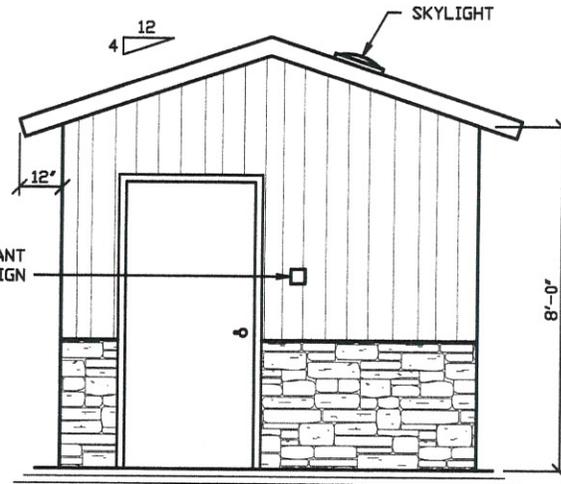


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

5" CONCRETE ROOF PANELS WITH CEDAR SHAKE SHINGLE APPEARANCE



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



ADA COMPLIANT RESTROOM SIGN

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

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

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HUFFCUTT CONCRETE, INC.



PROJECT:
RR200
BUILDING

2 4 2



County of San Mateo - Planning and Building Department

ATTACHMENT D

Attachment E

Big Wave North Parcel Alternative Amended EIR Mitigation Measures

The EIR mitigation measures adopted by the Board of Supervisors on March 15, 2011 include text changes made at the time of Board certification of the EIR as identified in the Staff Report. These changes are incorporated into the EIR mitigation language and are not identified with marked text. Amendments to the EIR mitigation measures are shown in track changes. Underlined text denotes new text. ~~Strike-out~~ text denotes deletion.

The property owner(s) shall comply with all mitigation measures listed below (which are derived from the Mitigation Monitoring and Reporting Program (MMRP) incorporated within the Final EIR and made available to the public on October 15, 2010). 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.

Mitigation Measure AES-4: Light Impacts to Day or Nighttime Views in the Area.	
•	Prior to the approval of final project plans, a detailed lighting plan shall be submitted to San Mateo County for review and approval, consistent with the County's requirements. The lighting plan shall prohibit light spillover across property lines and limit lighting to the minimum necessary for security and exterior lighting purposes, as determined by the Community Development Director. All lighting shall be designed to be compatible with surrounding development. The project shall not propose light sources that are atypical of the surrounding environment.
•	Reflective glass or other glaring building materials shall be discouraged. The exterior of the proposed building shall be constructed of non-reflective materials such as, but not limited to: high-performance tinted non-reflective glass, metal panel, and pre-cast concrete or cast in-place or fabricated wall surfaces. The proposed materials shall be reviewed and approved by the Community Development Director prior to approval of the Final Map.
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.
•	<u>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.</u>
•	<u>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.</u>

Mitigation Measure AQ-5: Sewage Treatment Odors.

~~The project applicant shall provide supporting engineering calculations and site plan details to verify the basis of design for the odor removal system. This information shall be supplied as part of the engineering report to be submitted at time of application for review and approval by the RWQCB for required permits for the sewage treatment plant.~~

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:

- (1) 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 ~~Game~~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.

(2)	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 Game 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 Game 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.

	<p>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.</p>
	<p>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.</p>
<p>Mitigation Measure BIO-1b: Special-Status Species.</p>	
<p>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:</p>	
	<p>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.</p>
	<p>If active nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with <u>CDFGW</u> 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 <u>CDFGW</u> 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.</p>
	<p>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 <u>CDFGW</u> and USFWS prior to initiation of grading in the nest-setback zone.</p>
<p>Mitigation Measure BIO-1c: Special-Status Species.</p>	
<p>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 <u>CDFGW</u>, 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.</p>	

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.	
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.
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.	
OR	
<p>If avoidance of site CA-SMA-151 is impractical or infeasible, a County-approved archaeologist shall be retained to conduct test excavations at the site to determine the integrity of its subsurface deposit. Additionally, a mitigation plan shall be developed by a County-approved archaeologist that addresses specific project impacts and outlines appropriate mitigation measures. At a minimum, the mitigation plan shall include the following:</p>	
•	Preparation of a research design that outlines regional issues and how they can be addressed through recovery of materials at CA-SMA-151;
•	Discussion of field, laboratory, and analytical methods;
•	Expected involvement of the Native American community;
•	Actions to be taken in the event that human remains are discovered;
•	Expected schedule for completing mitigation, including submittal of technical report; and
•	Curation plan for recovered materials.
<p>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.</p>	
Mitigation Measure CULT-2b: Archaeological Resources.	
<p>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.</p>	
Mitigation Measure CULT-2c: Archaeological Resources.	
<p>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.</p>	
Mitigation Measure CULT-3: Paleontological Resources.	
<p>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.</p>	

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.

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.

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).

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.

Mitigation Measure GEO-7: Pervious Pavements and Other Water/Wastewater Infiltration Systems.

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.

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.

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.

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.

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.

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.

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, ~~on-contour grassy swales, media filters,~~ 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

<p>Development Director, enabling the County to maintain the stormwater improvements should the HOA or other entity disband/or cease to perform its maintenance responsibilities.</p>
<p>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 (e.g., biofiltration features, wet ponds, vegetated swales, constructed wetlands, or media filters) 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.</p>
<p>The main post-construction water quality enhancement measure indicated by the applicant report is the use of rain gardens (constructed wetlands) <u>bioretention areas and infiltration trenches</u> 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.</p>
<p>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.</p>
<p>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.</p>
<p>Mitigation Measure HYDRO-6: Groundwater Quality.</p>
<p>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).</p>
<p>Any on-site wells left in service <u>for landscaping, gardening, and agricultural uses</u> should meet CDPH criteria for well protection. The property owner(s) shall prepare, if required by the CDPH or County Department of Health Services, a Drinking Water Source Assessment and Protection (DWSAP) application to identify and protect against potential well contaminants.</p>
<p>Mitigation Measure HYDRO-9: Exposure to Tsunami and Seiche.</p>
<p>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.</p>
<p>Mitigation Measure LU-2</p>
<p>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</p>

<p>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.</p>	
<p>Mitigation Measure LU-3</p>	
<p>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.</p>	
<p>Mitigation Measure LU-4</p>	
<p>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.</p>	
<p>Mitigation Measure NOISE-1: Construction Noise.</p>	
<p>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:</p>	
•	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.
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.	
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.	
Mitigation Measure TRANS-1: Intersection Level of Service and Capacity.	
<p><u>Mitigation Measure TRANS-1</u> <u>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 or other alternate mitigation acceptable to Caltrans and the County.</u></p> <p><u>Signal Warrant Analysis</u> <u>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.</u></p> <p><u>Roundabout</u> <u>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.</u></p> <p><u>Upon occupancy of the first building and at occupancy of each Office Park building until the warrant is met, the applicant shall submit a warrant study for the Highway 1 and Cypress Avenue intersection to the County to assess whether warrants for mitigation have been met. If and when warrants are met, the applicant shall obtain approval for implementation of any mitigation measure from Caltrans, comply with CEQA requirements, obtain any other necessary permits (e.g., encroachment permit, coastal permit), and install mitigation measure per County requirements.</u></p> <p><u>The property owner(s) shall submit a traffic report to the Department of Public Works prior to the approval by the Community Development Director for each building permit for the initial or every additional 40,000 sq. ft. of space at the Office Park property, until full buildout. In</u></p>	

addition, the property owner(s) shall submit traffic reports bi-annually until full project occupancy of the Office Park project. After full occupancy of the Office Park property, the property owner(s) shall submit one additional traffic report two (2) years after full occupancy to determine if mitigation measures are to be implemented. The report shall be signed and stamped by a Professional Transportation Engineer licensed in the State of California. The report shall identify the current (i.e., data collected within one (1) year of the report) Levels of Service (LOS) at the following intersections:

Intersections	Cumulative without Project (Worst Case LOS)**	If LOS falls BELOW this level, Mitigation Measures are required*:
Cypress Avenue and SR 1	E	E
Airport Street and Stanford/Cornell (Study Intersection 3 of DEIR)	A	E*
Broadway and Prospect Way (Study Intersection 2)	B	C
Prospect Way and Capistrano (Study Intersection 1)	B	C
State Route 1 and South Capistrano (Study Intersection 7)	C	C
State Route 1 and North Capistrano (Study Intersection 8)	C	C
<p>*LOS "trigger" levels for mitigation are based on levels directly below "cumulative with project" worst case LOS** for all intersections except for Airport Street and Stanford/Cornell, where "cumulative with project" worst case LOS is LOS B, while the trigger is LOS C.</p> <p>**Source: "Traffic Analysis of the Revised Access Plan for Big Wave Office Park and Wellness Center," prepared by Hexagon Transportation Consultants, Inc., dated November 17, 2010.</p>		

If the traffic report identifies that the proposed additional floor space at the Office Park property will trigger a lower level of service at the intersection of Cypress Avenue and SR 1, as shown in the table above, then a signal prior to issuance of any additional building permits. If traffic reports reveal that the LOS of any of the other intersections listed above (excluding Cypress Avenue and SR 1) fall below LOS C, it the property owner(s) shall implement the mitigation measures required by the Department of Public Works and the Planning and Building Department, subject to all necessary permitting and environmental review requirements, prior to issuance of any additional building permit. In the event that permits required for roadway or intersection improvements are not obtained, the methods for maintaining LOS C or better shall be achieved by reducing vehicle trips to and from the project site. The proposed method by which this reduction shall be achieved shall be submitted for the review and approval of the Planning and Building Department and the Department of Public Works, prior to issuance of any building permit. Subsequent administrative reviews, per Condition 4, shall demonstrate reduced vehicle trips, to the satisfaction of the Community Development Director.

In addition to LOS evaluations, the traffic reports shall also identify the length of the projected queues on each affected street in Princeton-by-the-Sea at peak commute periods, determine if there have been any impacts to pedestrian and bicyclist safety in the impacted area, take into

<p>consideration potential impacts of on- and off-site improvements to tsunami evacuation routes (including capacity limitations of driveway access improvements) and provide recommended mitigation measures that could be implemented to mitigate identified impacts. The property owner(s) will then be required to implement these mitigation measures, as approved by the Department of Public Works, the Planning and Building Department, Sheriff's Office of Emergency Services, and the Coastside County Fire Protection District, prior to the issuance of any building permit.</p>
<p>The project proposes to direct Office Park traffic away from Cypress Avenue and SR 1. However, should the property owner(s), at a future date, wish to revise the existing ingress/egress improvements for the Office Park project, such future modifications shall require a new Planning and Building Department application, accompanied by a traffic report that is signed and stamped by a Professional Transportation Engineer licensed in the State of California, and shall be subject to Department of Public Works review and approval. The traffic report shall determine the impacts of these modifications to the intersection at Cypress Avenue and SR 1 and shall recommend appropriate mitigation measures to mitigate any significant impacts. If the mitigation measures are accepted by the Department of Public Works, the property owners must install the mitigation measures prior to the issuance of a construction permit for the modifications.</p>
<p>Mitigation Measure TRANS-8: Construction.</p>
<p>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.</p>
<p>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.</p>
<p>Mitigation Measure UTIL-2: Wastewater Collection System Capacity.</p>
<p>The property owner(s) shall either: (a) revise the project design to limit the maximum amount of sewage flow to the Granada Sanitary District sewer system to that which can be accommodated by the existing 8-inch sewer line in Stanford Avenue and the Princeton Pump Station as determined by GSD; or (b) provide necessary expansion of the capacity of the sewer system to accommodate the addition of the expected maximum sewage flow of 26,000 gpd from the project. Any implementation of Mitigation Measure UTIL-2b would require separate CEQA review and permit review. file a complete Application with and obtain a Sewer Connection Permit from GSD. The applicant shall construct an 8-inch gravity sanitary sewer main line complying with GSD standard specifications and details that would run approximately 1,900 ft. north along the Airport Street right-of-way from the existing manhole at Airport Street and Stanford Avenue to the northern limit of the northern parcel (Figure 8). GSD currently estimates the required size of this sewer main to be 8 inches in diameter, but the final system and sizing shall be based on a detailed sewer system design and analyses satisfying GSD.</p>
<p>Mitigation Measure UTIL-4: Wastewater Recycling and Disposal Requirements.</p>
<p>The property owner(s) shall comply with State Health Department and RWQCB requirements for wastewater recycling.</p>
<p>Mitigation Measure UTIL-5: Wastewater and Recycling Water Flow Estimates.</p>
<p>The property owner(s) shall revise the project plans and water budget analysis to correct the inconsistencies in the water recycling assumptions and calculations, and shall use this</p>

information to verify: (a) the adequacy of plans for irrigation uses of recycled water; and (b) the sufficiency of the proposed landscape areas for winter season dispersal of all wastewater flow not distributed for toilet flushing. The project's use of treated wastewater for irrigation shall be managed and controlled to prevent changes in existing drainage and hydrology that could adversely impact the biology or hydrology of wetland habitats or result in ponding that could result in health, circulation, or structural stability problems. Prior to issuance of any grading permit, the property owner(s) shall submit a report, prepared by a biologist/hydrologist to determine appropriate recycled watering levels and landscaping to accommodate such watering levels for all seasons that is consistent with the above requirement and the revised water budget analysis. The report shall be submitted for review by the Environmental Health Division, RWQCB, and the County Planning Department. Use of recycled water for irrigation of landscaping and types and amounts of landscaping shall be monitored for two years by a biologist/hydrologist to adjust water levels and landscaping as necessary based on actual site conditions.

Mitigation Measure UTIL-6: Creek Crossing by Sewage Pipeline.

The project property owner(s) shall modify the current plans for sewer connection between the north and south parcels to provide either: (a) realignment and profile correction to accommodate a gravity sewer line; or (b) incorporation of a lift station on either the north or south parcel. The location and design of this lift station shall be submitted for the review and approval of permitting agencies.

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.