



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: April 24, 2015
Board Meeting Date: May 19, 2015
Special Notice / Hearing: 10-Day Notice/300 Feet
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Acting Community Development Director

Subject: Public hearing to consider: (1) the Certification of an Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (EIR) and Final EIR (2010 EIR) for the Big Wave North Parcel Alternative Project (Big Wave NPA Project), pursuant to the California Environmental Quality Act (CEQA); (2) a Use Permit, pursuant to Section 6500 of the Zoning Regulations, for the modern sanitarium component of the Wellness Center, outdoor parking uses in the Airport Overlay (AO) Zoning District, and an Outdoor Boat Storage Use; (3) a Major Subdivision, pursuant to the County Subdivision Regulations, of the north parcel into seven lots and the creation of up to 108, approximately 1,500 sq. ft., business condominium units; (4) a Minor Subdivision, pursuant to the County Subdivision Regulations, of the south parcel into two lots; (5) a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, appealable to the California Coastal Commission, for the proposed subdivisions, uses, and improvements; (6) a Design Review Permit, pursuant to Section 6565.3 of the Zoning Regulations, for proposed structures and associated grading; (7) a Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, to perform 735 cubic yards (cy) of cut for utility trenching and to place 16,400 cy of imported gravel; (8) Adoption of an Ordinance approving the execution of a Development Agreement to allow project construction over 15 years; and (9) Approve the execution of an Affordable Housing Agreement. The project involves the development of the north parcel (APN 047-311-060) with an Office Park, including five buildings containing approximately 155,500 sq. ft. of industrial/office/storage uses; a 3-building Wellness Center consisting of 70,500 sq. ft. of affordable housing and associated uses with a maximum of 57 bedrooms for a maximum of 50 developmentally disabled (DD) adults and 20 staff and approximately 20,500 sq. ft. of industrial/office/storage uses; and a total of 554 private parking spaces, as well as the development of the south parcel (APN 047-312-040) with a boat storage lot and 92 coastal

access public parking spaces. The Office Park and Wellness Center will contain no more than 176,000 sq. ft. of industrial/office/storage uses. The project is proposed on two undeveloped parcels along Airport Street in the unincorporated Princeton-by-the-Sea area of San Mateo County. (Appeal of the decision of the Planning Commission to approve this project.)

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

RECOMMENDATION:

Deny the appeal and uphold the decision of the Planning Commission by considering the following actions:

1. Certify the Addendum (“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 NPA Project by making the required findings listed in Attachment A of this report.
2. Approve a Use Permit for the modern sanitarium component of the Wellness Center and its accessory uses, outdoor parking uses in the Airport Overlay (AO) Zoning District, and an Outdoor Boat Storage Use by making the required findings and subject to the conditions of approval listed in Attachment A of this report.
3. Approve a Major Subdivision to subdivide the northern parcel (APN 047-311-060) into seven (7) lots with up to 108 business condominium units and a Minor Subdivision to subdivide the southern parcel (APN 047-312-040) into two (2) lots by making the required findings and subject to the conditions of approval listed in Attachment A of this report.
4. Approve a Coastal Development Permit, appealable to the California Coastal Commission, for the proposed subdivision, uses, and improvements by making the required findings and subject to the conditions of approval listed in Attachment A of this report.
5. Approve a Design Review Permit for the proposed project structures and associated grading by making the required findings and subject to the conditions of approval listed in Attachment A of this report.
6. Approve a Grading Permit to perform 735 cubic yards (cy) of cut for utility trenching and placement of 16,400 cy of imported gravel by making the required findings and subject to the conditions of approval listed in Attachment A of this report.
7. Adoption of an Ordinance approving the execution of a Development Agreement, as shown in Attachment O, to allow project construction in phases over a 15-year term.

8. Approve the execution of an Affordable Housing Agreement, as shown in Attachment P.

BACKGROUND:

Proposal

Basic Project Components

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

Wellness Center

- a. Building Design: The Wellness Center building would be constructed on a 6.61-acre lot (Lot 7 of north parcel) and would contain a total of 97,500 sq. ft. of building floor area, including approximately 20,500 sq. ft. of commercial space on the ground floor level. Maximum building height would be 28 feet and two stories (see Table 6 in Section F.3.h of this report). The building would contain a basketball court, gym, locker rooms, outdoor pool, industrial kitchen and a dining common area. The use of the recreational facilities would be restricted to Big Wave residents, staff, guests and Office Park employees. A 100,000- to 200,000-gallon fire tank would be located below the building to provide fire flow. No residential uses are proposed on the ground level floor. Building elevations, floor plans, and the architectural design concept are presented in Attachments D through G of this report. Solar panels would be mounted flat on rooftops, 6 inches above the roofs and are included in the proposed building height.
- b. Affordable Housing for DD Adults and their Aides: While the actual residential floor plan configuration of the Wellness Center would depend on demand, it would include no more than 57 bedrooms to provide affordable housing for a maximum of 50 developmentally disabled adults and 20 staff persons. A “Basic Residential Unit” contains two bedrooms, a shared living area, two bathrooms, and no kitchen. All food for Wellness Center residents 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., meal services and care assistance) and job opportunities due to a number of business operations that would employ residents, and, in some cases, generate revenue to help to maintain the economic sustainability of the Wellness Center.

- c. Ancillary Uses to Affordable Housing: These uses include, among others, recreational facilities (gym, basketball court, lockers, pool, theater), commercial kitchen, and laundry facilities, and administrative offices.
- d. Project-Related Business Operations to Generate Income for Wellness Center Residents: The DD adults residing at the Wellness Center would be employed by the Wellness Center and would also provide services to the adjacent Office Park, with the Wellness Center funded through association fees and shared development costs. Business operations would be managed by Big Wave Group, Inc., a non-profit corporation, and would include:
- (1) Big Wave (BW) Boat Storage: An outdoor boat storage area located on Lot 1 of south parcel, operated by the Wellness Center as a Big Wave business, would be located on the south parcel. The boat storage area would be 1.12 acres in size and provide 21 boat storage spaces, 14 vehicle parking spaces associated with boat use and storage, and a 190 sq. ft. precast concrete restroom building. Driveways would allow for boats with trailers to be backed into the spaces. Locked security fencing would be constructed around the lot perimeter, with combination access for the boat owners.¹ There would be no specific hours of operation, as the site would be accessible as needed by owners. The site would not be staffed full-time.
 - (2) Twelve (12) tenant spaces, consisting of approximately 20,500 sq. ft. of General Office, Research and Development, Light Manufacturing, and/or Storage uses, would be located within Wellness Center Buildings 1 and 2. Each tenant space would be accessible from the exterior of the building to provide separation and security from residential uses of the Wellness Center uses. Square footages of each business would be determined by prospective tenants and the parking required/available for each permitted use. As tenants occupy the buildings, site parking would be allocated according to County parking requirements.
 - (3) Other business operations: Big Wave (BW) Catering/Food Services; BW Energy; BW Farming; BW Water; BW Transportation; BW Recycling; BW Communications (Internet and telephone communications); and BW Maintenance.²
 - BW Catering/Food Services would operate a commercial kitchen in the Wellness Center Building that could provide food for up to 70 Wellness Center residents. The same facilities would provide catered meals to the office workers at the Office Park upon order. A café would serve residents on-site and would cater café offerings to the Office Park. It would not serve the public.

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

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

- BW Communications would provide Internet and telephone communications for the Wellness Center and Office Park through its employees and contractors.
- BW Energy would provide up to 600 kilowatts (kW) of solar voltaic, one to three million British thermal units (BTU) per hour of solar heating and one million BTU per hour of geothermal/evaporative cooling.
- BW Farming would operate an on-site organic farming operation for the production of agricultural commodities, including produce, chickens, and eggs for use at the Wellness Center. All farm and processed products would be used on-site or sold to Office Park employees only. Organic farming areas would also include an outdoor temporary native plant nursery that would supply about 15,000 to 30,000 plants per year for on-site landscaping projects. Nursery work would consist of potted plants. The nursery would be located behind the boat storage lot on Lot 1 of the south parcel.
- BW Maintenance would provide maintenance services for the Office Park and Wellness Center facilities and business operations. It would also provide laundry services in Building 4 for the Office Park and Wellness Center.
- BW Recycling would promote the purchase of recyclable materials and supplies for the Wellness Center and Office Park. It would collect and sort all metal, plastic, glass and paper recyclables, and compost food and landscape waste. Compost that meets organic standards would also be used in the proposed farming operations. Recycle bins and bins for food scraps and landscape collection would be stored indoors at the Wellness Center.
- BW Transportation would provide the following: collecting fees for event parking (e.g., Mavericks Surf Contest and Dream Machines) using private parking spaces on the north parcel, parking services and management at the Office Park, and shuttle services (involving only one van or bus) for the residents. Shuttle service would provide transportation to DD residents to off-site events and places of employment, as well as transport of food and produce to market. The shuttle bus would park in a designated parking space allocated to the Wellness Center.
- BW Water would provide maintenance of on-site water distribution lines from Montara Water and Sanitary District's main line and the

separate hot water and cold water pumping and treatment systems for the Office Park.

- e. Parking: Forty-two (42) private parking spaces for Wellness Center staff and businesses would be located on the north parcel.

Office Park

- a. Building Design: Five, 2-story Office Park buildings would be constructed on Lots 2-6 (see Attachment D to this report). Buildings would have a maximum height of 33 feet. In total, the buildings would offer approximately 155,500 sq. ft. of space. Floor plans and building elevations are presented in Attachments E through G of this report. Solar panels would be mounted flat on rooftops, 6 inches above the roofs and are included in the proposed building height.
- b. Proposed Uses: Within the Office Park buildings, the applicant proposes General Office, Research and Development, Light Manufacturing, and Storage uses, with square footages of each use to be determined by prospective tenants. The parking required/available for each permitted use is to be determined as tenants occupy the buildings and site parking is allocated according to County parking requirements. The Office Park buildings would be occupied by private firms with their own workers.
- c. Parking: Four hundred twenty (420) private parking spaces for Office Park tenants would be located on the north parcel. As discussed below, all coastal access parking will be located on the south parcel.

Proposed Subdivision

- a. North Parcel: The north parcel on which the Wellness Center and Office Park is proposed to be located (APN 047-311-060) would be subdivided into seven lots (designated by the applicant as Lots 1 through 7). Lot 1 includes the common areas of courtyards, parking lot, and walkways. Lots 2 through 5 include Office Park spaces located within three business buildings. Lot 7 includes the Wellness Center building, wetlands, and wetland buffer zones.
- b. South Parcel: The south parcel, on which the boat storage uses and all coastal access public parking are proposed to be located (APN 047-312-040), would be subdivided into two lots (designated by the applicant as Lots 1 and 2). Lot 1 includes the Boat Storage Lot and associated private parking and coastal access public parking spaces. Lot 2 includes 92 coastal access public parking spaces, areas to be farmed as organic garden, wetland, and wetland buffers.

Table 1 Big Wave NPA, Overview of Site Development/Subdivision		
North Parcel		
Lot 1	5.77 acres	Common Area: Courtyard, Parking Lot, Walkways
Lot 2	0.41 acres	Business Building
Lot 3	0.38 acres	Business Building
Lot 4	0.35 acres	Business Building
Lot 5	0.35 acres	Business Building
Lot 6	0.37 acres	Business Building
Lot 7	6.61 acres	Wellness Center, Wetlands, Wetland Buffer
South Parcel		
Lot 1	1.82 acres	Coastal Access Parking, Outdoor Boat Storage and Parking, Archaeological Reserve, Wetland Buffer, Undeveloped
Lot 2	3.4 acres	Coastal Access Parking, Wetland Buffer, Undeveloped

Archaeological Reserve on South Parcel

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

Restored Wetland Habitat and Buffer Areas

On the north parcel, the wetland boundary is delineated approximately 40 feet outside of the parcel boundaries along 820 feet of the property line on land owned by San Mateo County (APN 047-311-050). As shown in Attachment D to this report, all site development on the north parcel would be set back a minimum of 150 feet from the wetland boundary, where a minimum setback of 100 feet is required by the Local Coastal Program. Wetland habitat fencing (6-foot high willow wattle fence with a swing gate for fire access) would be constructed in Phase 1 at the start of construction for the Wellness Center. Organic gardening is proposed in the outer 50 feet of the wetland buffer zones.

On the south parcel, development is also located outside of a 150-foot wetland buffer zone. The proposed outdoor boat storage and public coastal access parking area would be located outside the buffer zone. A willow wattle fence would be installed along the southwestern property boundary to form a living fence that would provide security to the property (see Attachment D to this report). Native plant vegetation to improve wetland habitat values is proposed for the majority of the buffer zone. Organic

gardening is proposed in the wetland buffer zones. Organic gardening is proposed in the outer 50 feet of the wetland buffer zones.

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

Coastal Access Parking and Coastal Trail

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

Construction Phasing and Development Agreement

Construction Phasing over a 15-year timeframe from the date of final project approval would be allowed under the Development Agreement (Attachment O), proposed by the applicant, between the County and the property owners, which is subject to the approval of the Board of Supervisors.

As shown in the As-Conditioned Phasing Plan included as Attachment J, within one year of the final approval of the project, the property owners would initiate wetland restoration and construct a Class 1 trail along Airport Street. Within three years of the final approval of the project, the property owners would complete wetland restoration. Within five years of the final approval of the project, the property owners would complete Building 3 of the Wellness Center, private and public coastal access parking spaces associated with Building 3, and landscaping along both parcels along Airport Street. Within 12 years of the final approval of the project and prior to the construction of Office Park Buildings on Lots 4, 5, and 6, the property owners would complete the Wellness Center. Construction of all remaining aspects of the project shall be completed within 15 years of the final approval of the project. All land within the approved building envelope that remains undeveloped at the end of this period would be retained in open space.

Background

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

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

Location: The two subject parcels (the “north” parcel and the “south” parcel) are each relatively flat and gently sloped to the west and south. The two parcels presently

contain active agricultural fields irrigated by water from a well on the north parcel. A natural drainage running east to west separates the two parcels and drains into the Pillar Point Marsh, a salt marsh habitat. A total of 0.74 acres (32,180 sq. ft.) of the project site consists of wetlands, as defined by the California Coastal Act. A portion of the land constituting wetlands under the Coastal Act, 0.45 acres, is also considered Federal jurisdictional waters/wetlands, under the permit authority of the U.S. Army Corps of Engineers (USACOE).

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

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

Existing Zoning:

Northern Parcel

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

Southern Parcel

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

General Plan Designation: General Industrial and General Open Space

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Agriculture

Water Supply: Water supply for domestic use and fire suppression for the Office Park and Wellness Center would be provided by the Montara Water and Sanitary District (MWSD), subject to San Mateo County Local Agency Formation Commission (LAFCo) action. An 8-inch water main terminates on Airport Street at the Pillar Ridge Manufactured Home Community, approximately 1,210 feet north of the project's north parcel. The project requires the installation of an 8-inch water main extension to the project property along the Airport Street right-of-way to provide water for domestic use and fire suppression. A fire hydrant installed on the property would provide access to

fire flow. An existing 4-inch well water irrigation line provides non-potable water to the south parcel from an agricultural well, constructed in 1987, located on the north parcel. The existing agricultural well was approved by the San Mateo County Public Health Division for potable use for agricultural, single-family residential and commercial/industrial uses. The well is currently utilized for agricultural irrigation. This well water would continue to supply water for landscaping, gardening, and agricultural uses.

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

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

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

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

An Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (EIR) and Final EIR (2010 EIR) for the Big Wave North Parcel Alternative Project (Big Wave NPA Project) was issued with a 30-day courtesy public review period from July 31, 2014 to September 2, 2014. Under CEQA requirements, EIR Addenda do not require public review. The Final Addendum, which includes a description of minor project changes and response to comments, was released on November 5, 2014.³

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

Site Constraints: The 14.25-acre northern parcel contains a 125-foot wide Airport Overlay (AO) setback area along the eastern (front) property line, a minimum 100-foot wetland buffer zone along the south and west (rear and left) property lines, and an Alquist-Priolo Earthquake Fault Zone over a part of the western portion of the property. Fault trench studies of the portion of the property within the fault zone, prepared by Sigma Prime Geosciences, Inc., dated April 28, 2014 and January 5, 2015 and included in the Addendum, investigated the potential for traces of the Seal Cove Fault to exist on the project property. The studies found no evidence of fault traces. The 5.28-acre southern parcel contains a 125-foot wide Airport Overlay (AO) setback area along the eastern (front) property line and a minimum 100-foot wetland buffer zone along the north and west (right and rear) property lines.

Chronology:

<u>Date</u>	<u>Action</u>
February 25, 1987	- The existing agricultural well was approved by the San Mateo County Public Health Division for potable use for agricultural, single-family residential and commercial/industrial uses.
July 6, 2000	- Recordation of three Certificates of Compliance confirming the legality of three parcels including the project parcels (PLN 1999-00442).
October 18, 2005	- Application for 2010 Project is submitted and is deemed incomplete.

³ Addendum and Final Addendum are posted on the project website at: <http://planning.smcgov.org/big-wave-north-parcel-alternative-project>

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

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

- October 9, 2013 - Application for Big Wave North Parcel Alternative (Big Wave NPA Project) (PLN 2013-00451) submitted and deemed incomplete.

- April 2014

 - County contracts with TRA Environmental Services, Inc. (TRA), for project analysis and determination of the appropriate CEQA document to address project revisions in accordance with CEQA Guidelines Section 15164. County also contracts with Hexagon Transportation Consultants, Inc., to prepare a traffic report and Environmental Vision to prepare visual simulations.
- May 29, 2014

 - Application for Big Wave NPA Project deemed complete.
- June 2014

 - The County determines that an addendum to the 2010 EIR (Addendum) should be prepared, pursuant to Section 15164 of the CEQA Guidelines. County works with TRA to initiate preparation of the Addendum.
- July 31, 2014

 - Public release of EIR Addendum, which describes a 9-building project (Four Wellness Center and Five Office Park Buildings). Start of 30-day courtesy public review period set by the Community Development Director.
- July 31, 2014

 - Planning staff provides a courtesy update to the Airport Land Use Commission (ALUC) regarding the Big Wave NPA Project.
- August 13, 2014

 - Planning Commission hearing (Information Only Session).
- August 13, 2014

 - Presentation of the project to the Midcoast Community Council at its regular meeting.
- September 2, 2014

 - Close of 30-day public review period for the Addendum.
- July 10, 2014;
September 11, 2014;
October 9, 2014;
November 3, 2014

 - CDRC reviews the Big Wave NPA Project for compliance with design review standards over four meetings. The applicant modifies the project to address committee comments regarding building design and siting, parking lot design, grading, and landscaping. On November 3, 2014, in a 2:1 vote, the CDRC recommends denial of the project.
- November 5, 2014

 - Release of Final Addendum, which includes proposed minor modifications to the project, all comments on the Addendum received during the public review period and response to comments. The applicant consolidated the 9-building design into a 4-building design in response to comments from the Coastsides Design Review Committee's (CDRC) review of the project.

- November 12, 2014 - Planning Commission public hearing, where review of the project was continued based on the Commission's request for staff to clarify the impact of the California Lanterman-Petris-Short Act and the U.S. Supreme Court's *Olmstead v. L.C.* decision to the project and to address the following additional matters: (1) building elevations and a site plan prepared with a comparable level of professional detail as the original Big Wave NPA Project plans, (2) referral of the 8-building project to the CDRC for its review at one additional meeting, (3) referral of the 8-building project to the California Coastal Commission (CCC) and Midcoast Community Council (MCC), (4) additional time for the public to review the 8-building project, and (5) an updated staff report to describe the 8-building project.
- January 14, 2015 - Planning Commission certifies the Addendum to the Certified 2010 EIR, approves the Big Wave NPA 8-Building Project and recommends to the Board of Supervisors approval of the draft Development Agreement.
- January 29, 2015 - Appellant organizations Committee for Green Foothills, Loma Prieta Chapter, Sierra Club, San Mateo Chapter, Surfrider Foundation, and the Pillar Ridge Homeowners Association (Appellants) appeal the Planning Commission's decision.
- February 26, 2015 - Appellants, project representatives, and County staff meet to discuss appellants' concerns with the project.
- March/April 2015 - After the meeting, project representatives and appellants continued to discuss potential project modifications to address appellants' concerns. County staff works with all parties to revise the project description to incorporate changes that address appellants' project-related concerns.
 - County staff works with project representatives to draft an agreement for the provision of affordable housing at the Wellness Center and to update the draft development agreement.
- May 19, 2015 - Board of Supervisors public hearing.

DISCUSSION:

A. PLANNING COMMISSION ACTION

On January 14, 2015, with a vote of four in favor (Commissioners Dworetzky, Simonson, Hansson, Ramirez) and one opposed (Commissioner Kersteen-Tucker), the Planning Commission certified the Addendum to the Certified 2010 EIR; approved a Major Subdivision to subdivide the northern parcel into seven lots with up to 108 business condominium units and a Minor Subdivision to subdivide the southern parcel into two lots; and approved a Coastal Development Permit (appealable to the California Coastal Commission), a Use Permit, a Design Review Permit, and a Grading Permit for the project by making the findings and subject to the conditions of approval as listed in Attachment A (recommended minor revisions to the approved conditions are shown in tracked changes format). The Planning Commission also recommended that the Board of Supervisors approve the Draft Development Agreement, as revised during the meeting to correct typographical errors, to allow project construction in phases over a 15-year term.

B. APPEALS FILED

On January 29, 2015, the Committee for Green Foothills, the Surfrider Foundation, the Sierra Club, and the Pillar Ridge Homeowners Association filed an appeal of the decision. On February 26, 2015, County staff (including Project Planner, Community Development Director, and County Counsel), Coastal Commission staff, Linda Steele of Abilities United, and project representatives met with the following representatives of appellant organizations:

Eduardo Larenas, Chair, San Mateo Chapter, Surfrider Foundation
Michael Ferreira, Chair, Loma Prieta Chapter Conservation Committee,
Sierra Club
Ken King, Chair, Coastal Issues, Loma Prieta Chapter Conservation
Committee, Sierra Club
Lennie Roberts, Legislative Advocate, Committee for Green Foothills
Lisa Ketcham, Pillar Ridge Homeowners Association

Appellants' concerns were listed in a document titled "Appellants Requested Revisions/Clarifications re: Big Wave Project, dated February 26, 2015" (Attachment Q) and these concerns were discussed at the meeting. After the meeting, project representatives and Appellants continued to discuss potential project modifications to address appellants' concerns. On March 12, 2015, the applicant and Ms. Roberts informed the County that Big Wave had addressed appellants' concerns, as described in a document entitled *Big Wave's Agreement with Appellants Requests*, dated March 12, 2015 (Attachment R). The following is a summary of each concern and the agreed upon resolution of each concern:

1. The Appellants request that the applicant reduce impacts of the Wellness Center buildings on residents of the Pillar Ridge Manufactured Home Community ("PRMHC"), by increasing the distance of Wellness Center buildings from a 30-foot setback to a 65-foot setback from the shared property line with PRMHC. Within the 65-foot setback, the Appellants suggest a 10-foot wide landscaping strip adjacent to Wellness Center, an 18-foot wide area for parking stalls, a 24-foot wide area for a parking aisle/emergency fire access, and a 13-foot landscaping strip adjacent to the PRMHC's fence: The applicant has agreed to increase the setback from 30 feet to 65 feet from the shared property line with PRMHC, with landscaping, parking, and driveways, as described by the Appellants. The applicant states that this would be accomplished by shifting the Wellness Center and Office Park buildings within the 65-foot setback to the south and reducing an equivalent number of parking spaces on the southern end of the Office Park. The project modification is proposed by the applicant and would be implemented as proposed per Condition No. 5.o of the conditions of approval.
2. The Appellants request that the applicant move or fully mitigate the hazard from the adjoining propane tank facility; possibly relocating the facility to the boat storage parking area on the southern parcel: While propane storage is a permitted use in the M-1 Zoning District, the storage use at the facility has intensified at the property without proper permitting (i.e., Coastal Development Permit). Concerns voiced by the public involve unpermitted off-gassing activities at the property. The Coastside Fire Protection District and Planning and Building Department's Code Compliance Section are pursuing these potential violations separately from this permit. However, the applicant has agreed to work with San Mateo County and others to address safety concerns regarding the propane tank facility.
3. The Appellants request that the applicant replace the fiberglass roof of the recently proposed Wellness Center basketball court with a material that prevents light from shining through the roof and off the property: The applicant has agreed to provide an opaque coating on the proposed basketball court cover or alternate roof material that prevents outside illumination and miscellaneous light pollution. The project modification is proposed by the applicant and would be implemented as proposed per Condition No. 5.o of the conditions of approval.
4. The Appellants request that the applicant construct a Class 1 bike/pedestrian path along the east side of Airport Street and on the south side of Cypress Avenue from Airport Street to Highway 1: The applicant has agreed to provide a Class 1 trail along the length of the Big Wave Property on the east side of Airport Street if the County approves and selects the east side of Airport Street for the Coastal Trail. The applicant would provide a 5-foot sidewalk on the west side of Airport Street adjacent to its property if

the County decides to locate the bike/pedestrian trail and provides for the right-of-way for the trail on the east side of Airport Street. The project modification is proposed by the applicant and would be implemented as proposed per Condition No. 5.o of the conditions of approval.

5. The Appellants request that the applicant reduce the total square footage of commercial space to 155,000 sq. ft. (which was the original proposed square footage in 2006, current project square footage is 189,000 sq. ft., which may already have been reduced due to design changes): The applicant has agreed to reduce the total commercial square footage by an additional 13,000 sq. ft. for a total not to exceed 176,000 sq. ft. of business space on the north parcel. This may be achieved by a reduction in commercial space on the first floor of the Wellness Center (businesses that are not operated by the Wellness Center) or at the Office Park. The project modification is proposed by the applicant and would be implemented as proposed per Condition No. 5.o of the conditions of approval.
6. The Appellants request that the applicant provide a narrative and plans detailing the stormwater retention and pollution prevention system including calculations as to how it will meet the 10-year and 100-year storm event. County (or independent peer review) needs to review plans for adequacy prior to Board of Supervisors hearing on the appeal: The applicant provided the Appellants and CCC staff with a detailed narrative describing the project stormwater drainage system. The County's Department of Public Works staff, the Appellants, and CCC staff have reviewed the narrative and have found it to be adequate. The drainage narrative and calculations are included in Attachment S.
7. The Appellants request that the applicant place a conservation easement and/or deed restriction on the remainder of the southern parcel to ensure that no structures are built there in the future: The applicant agreed to a conservation easement or deed restriction on the southern parcel limiting any future development to 12,000 sq. ft. of building(s) at a maximum building height of 24 feet, and parking only on the area shown on the site plan approved by the Planning Commission as outdoor boat storage. The coastal access parking would remain as shown on the site plan approved by the Planning Commission. This easement or restriction is proposed by the applicant and would be implemented as proposed per Condition No. 5.o of the conditions of approval.
8. The Appellants request that the County add a statement that conditions of approval run with the land: All of the conditions of approval will run with the land, as is required by Condition Nos. 5.o and 60.g of the conditions of approval.

9. The Appellants request that the applicant discuss/clarify improvements to the intersection of Cypress Avenue and Highway 1, and feasibility of widening Cypress Avenue: The applicant agrees to install a signal or roundabout at the intersection at Cypress Avenue and Highway 1, as required by Condition No. 4.a.e (Mitigation Measure TRANS-1). The applicant also agrees to work with the County to direct bike and foot traffic to Marine Boulevard. These points are addressed in the Draft Development Agreement.
10. The Appellants note that the intersection at Prospect Way/Capistrano Road/Broadway already experiences congestion and request suggestions for improvements that would successfully address this problem area: Big Wave agrees to work with the County to address the concerns expressed by the appellants regarding the function of the Prospect Way/Capistrano Road intersection.

County staff has worked with Appellants, California Coastal Commission (CCC), and project representatives to reflect agreed upon project modifications in the draft conditions of approval, included in Attachment A. The Appellants, CCC staff, and project representatives have reviewed the conditions of approval and staff has incorporated edits to address their concerns in Attachment A. Changes to the conditions of approval, as approved by the Planning Commission, are summarized in Section D.3 of this report and shown in tracked changes in Attachment A.

C. COUNTY AND STATE ACTIONS ON THE 2010 PROJECT

1. County Approval of 2010 Project

On March 29, 2011, the Board of Supervisors certified the Draft EIR, Final EIR, and approved the 2010 Big Wave Wellness Center and Office Park Project (2010 Project). The 2010 Project proposed extensive development on both the north and south project parcels and included 225,000 sq. ft. of industrial and office space in eight buildings, a 70-bed Wellness Center that would be a residential living facility for developmentally disabled (DD) adults and their aides, a 20,000 sq. ft. storage/utility building, and 690 parking spaces. Water to the project would have been provided by an on-site well and sanitary sewer service was proposed to be provided by on-site wastewater treatment and disposal as recycled water, with connection to Granada Community Services District as a backup. A site plan of the 2010 Project is included as Attachment C.

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

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

- a. Water and Wastewater Supply: The 2010 Project is located within the County's urban/rural boundary and, therefore, must be served by adequate public utilities. In contrast with the 2010 Project, which relied on water supply from the existing agricultural well and an on-site wastewater treatment system, the Big Wave NPA Project proposes connection to public utilities. Municipal wastewater service will be provided by the Granada Community Services District (GCSD). Municipal water service would be provided by Montara Water and Sanitary District (MWSD); subject to Local Agency Formation Commission (LAFCo) approval of a sphere of influence amendment removing the project property from the Coastside County Water District (CCWD) sphere and placing it in the MWSD sphere to allow extension of water service outside MWSD current boundaries pursuant to Government Code Section 56133. Both MWSD and GCSD have confirmed adequate capacity to serve the project.⁴
- b. Tsunami Hazard: The proposed residential floor level of the 2010 Project of 20 feet National Geodetic Vertical Datum (NGVD) will be 8 feet lower than the 28 feet estimated wave height (Source: California Emergency Management Agency (CalEMA) Tsunami Inundation Maps), where the highest projected water level above-ground level at the location of the structure is approximately 14 feet. As proposed and conditioned, the project would establish a minimum finished ground level at the location of the residential structures of 22 feet NGVD and residential floor elevation of 35 feet NGVD in compliance with Section 6326.2(b) of the County Zoning Regulations, which addresses criteria for development in tsunami inundation areas.
- c. Views: The 2010 Project is significantly larger in mass and scale than surrounding development and would obstruct views of ridgelines and

⁴ Reference MWSD letters, dated January 28, 2014 and April 11, 2014; GCSD letter, dated January 28, 2014; and analysis contained in Addendum. The Coastal Commission has approved an amendment to MWSD's Public Works Plan (PWP) (2-06-006) removing a moratorium on the extension of water connections to new customers.

significant open space areas, which is inconsistent with the visual resources policies of the LCP. The project consolidates development on the north parcel, reduces maximum building height from 45 feet to 33 feet from grade, and incorporates architecture compatible with the Princeton community and view corridors through the project buildings.

- d. Geological Hazard: CCC staff requested additional studies because, in the opinion of the Staff Geologist, the complex nature (multiple splays) and the poorly constrained location of the Seal Cove Fault (part of the San Gregorio Fault Zone) warrant additional investigation to assure that structures for human habitation will not be constructed across an active fault. Fault Trench Studies, prepared by Sigma Prime Geosciences, Inc., dated April 28, 2014 and January 5, 2015 and included in the Addendum, investigated the potential for traces of the Seal Cove Fault to exist on the project property. The studies found no evidence of fault traces.

Subsequently and to this date, the applicant has continued to work with CCC staff and County staff to address CCC concerns. As described in Section B, above, CCC staff members were involved in discussions amongst County staff, the Appellants, and project representatives. Through these discussions, many of the concerns expressed by CCC staff members were addressed by project representatives through revisions to the project description, as further described in Section D.3 below.

D. DESCRIPTION OF PROJECT CHANGES FROM 2010 PROJECT

1. Applicant-Initiated Changes to the Project

Since the CCC's denial of the 2010 Project, the applicant has revised the project to reduce project scale, concentrate development on the north parcel, include a boat storage use on the south parcel, incorporate public water and sewer services, increase wetland buffers, reduce project grading, and reduce the project construction phasing timeframe from 20 years to 15 years. The Big Wave NPA Project (current project) reflects a working collaboration with the CCC and other agencies to address the issues of concern. San Mateo County is processing the revised project under a new permit application. An overview of the primary differences between the 2010 Project and the current project is presented in Table 2, below.

Table 2 Overview of Primary Project Changes from 2010 Project to Current Proposal		
	2010 Project*	Big Wave NPA 8-Building Project
Subdivision and Site Development	North Parcel: 10 lots for Office Park buildings, parking, and wetland buffer South Parcel: 3 lots for Wellness Center buildings, wetland buffer, public commercial storage building, and parking	North Parcel: 7 lots for Office Park and Wellness Center buildings, parking, and wetland buffer South Parcel: 2 lots for public boat storage, public parking, archaeological reserve, wetland buffer, and agriculture/organic gardening
Office Park/Industrial Use	8 buildings: 225,000 sq. ft. business space 92,000 sq. ft. footprint	Office Park: 5 buildings on 5 lots: Approx. 155,500 sq. ft. business space 74,500 sq. ft. footprint Wellness Center: Approx. 20,500 sq. ft. business space
Wellness Center	98,745 sq. ft. of affordable housing and associated uses 20,000 sq. ft. of utility and storage uses 70 Units: 50 DD Adults 20 staff persons	70,500 sq. ft. affordable housing and associated uses 57 Bedrooms: 50 DD Adults 20 staff persons
On-Site Parking Spaces	690	554
Maximum Building Height (feet from existing grade)	51 feet	33 feet
Site Coverage	Impervious cover: 3.4 acres Pervious cover: 7.5 acres	Impervious cover: 3.22 acres Pervious cover: 4.47 acres
Grading (cubic yards)	22,445 cubic yards of cut 26,050 cubic yards of fill (3,605 cubic yards of gravel import)	735 cubic yards of cut and backfill 16,400 cubic yards of fill (gravel import)
Water Service	Domestic water demand: 26,000 gpd: 10,000 gpd from existing on-site well and 16,000 gpd from wastewater recycling Connection to Coastside County Water District for emergency backup and fire protection (subject to LAFCo action) as an option Fire water demand: Wellness Center swimming pool or 180,000-gallon below-ground storage tank or a combination of	Domestic water demand: 15,500 gpd from Montara Water and Sanitary District (MWSD; subject to LAFCo action) Fire water demand: Connection to MWSD. Water storage tank (up to 200,000 gallons) below the Wellness Center Building Irrigation demand: 10,500 gpd from on-site well

Table 2 Overview of Primary Project Changes from 2010 Project to Current Proposal		
	2010 Project*	Big Wave NPA 8-Building Project
	municipal hookup and on-site storage Irrigation demand: 10,000 gpd from on-site well	
Wastewater Service	On-site wastewater treatment plant and disposal through a combination of municipal hookup to Granada Community Services District (GCSD) and on-site recycle water usage (drain fields eliminated in Final EIR) or municipal hookup only	Sewer service connection to GCSD for wastewater collection, transmission, treatment and disposal
Project Construction Phasing Timeframe	20 years	15 years
Wetland Buffer	North and south parcel buildings setback 100 feet from wetland boundary	North parcel buildings and south parcel boat storage, parking setback 150 feet from wetland boundary

Specifically, the Big Wave NPA Project proposes five rather than eight, Office Park buildings and reduces the Office Park square footage from 225,000 sq. ft. to 155,500 sq. ft. Parking is reduced from 690 to 554 spaces. Maximum building heights are reduced from 45 to 33 feet from grade. Total grading is reduced from 22,748 cubic yards (cy) of cut and 26,850 cy of fill to 735 cy of cut and 16,400 cy of gravel fill. Minimum wetland buffers are increased from 100 feet to 150 feet. First floor elevations of the Wellness Center buildings are raised for protection against tsunami run-up. Municipal water service would be provided by MWSD, subject to LAFCo action, rather than reliance on the on-site well. Wastewater service would be provided by GCSD and there would be no on-site wastewater treatment. The on-site well would be used for agricultural and irrigation purposes. Maximum duration of project construction for the Big Wave NPA Project pursuant to the proposed development agreement has been reduced from 20 years to 15 years.

2. California Coastal Commission Review of the Big Wave NPA 8-Building Project

The following section summarizes the latest comment letter dated January 14, 2015 (Attachment T), from Jeannine Manna, CCC District Supervisor, regarding the current 8-building project, and includes staff's response.

- a. Size, Scale, Density and Community Character: Ms. Manna provides a narrative and map-based analysis based on the size of building footprints for all existing buildings in Princeton, as shown in Attachment T. Ms. Manna states that only 1.5% or 6 of the 392 total buildings in Princeton have a building footprint greater than 15,000 sq. ft. and only 1% or 4 of all buildings have a building footprint between 10,000 sq. ft. and 15,000 sq. ft. The project buildings, with the exception of Wellness Center Building 3, have building footprints of between 15,000 and 20,000 sq. ft. Wellness Center Building 3 has a footprint of approximately 23,500 sq. ft. Based on the above, Ms. Manna concludes that the project would be the largest development in terms of total building footprint with heights greater than 30 feet to be allowed in the Princeton area and suggests that the project is out-of-scale with the Princeton area. Ms. Manna recommends that the County consider reduced scale alternatives at the site, as well as design measures to help reduce the perceived scale including wall indentations, varied rooflines that restrict tall structures to areas furthest from the road, projections that provide shadow patterns, and a small second story setback from the first story.

Staff's Response: On January 14, 2015, the Planning Commission found that the map provided by Ms. Manna illustrated existing development densities within Princeton that are more dense than the proposal, due to smaller lot sizes and dense development within areas of Princeton south of the project sites (likely due to requirements that allow up to 50% and 60% lot coverage in the Waterfront and Coastside Commercial Recreation (CCR) Zoning Districts). Also, the applicant has since revised the proposal to reduce project floor area by 13,000 sq. ft. of business space. Condition 4.a.a requires the applicant to comply with many of the suggested design measures. Also, the applicant has provided Ms. Manna financial data regarding the Wellness Center's reliance on subsidies from the Office Park, based on an assessment fee per square foot, which necessitates the current project size. Ms. Manna requested a higher assessment fee for higher intensity uses such as office use that require more parking and therefore could reduce overall project size and that staff include assessment fees paid to the Wellness Center as a condition of approval. Staff has included Condition No. 5.d.2 to include a \$0.05/sq. ft. per month assessment fee for non-office use, a \$0.08/sq. ft. per month fee for office use and a \$0.154/sq. ft. per month assessment fee in the event that only office uses are constructed, as agreed upon by the applicant.

- b. Project Uses and Phasing: Ms. Manna states that should the project use up all parking, water and/or sewer allocations with the construction of fewer than the approved number of buildings, the County

should include a mechanism to prohibit the development of the rest of the project at that time and not wait for the end of the 15-year term.

Staff's Response: The County recognizes that uses of the Office Park may change over time. For example, the site could be developed with higher intensity office uses initially but then after the intensity in use decreases over time to include more industrial tenants allowing for the construction of more buildings due to reduced parking demand. The 15-year construction timeframe allows for fluctuations in use, as provided in the example, where the property owner may pursue full build-out of the approved development up until the end of the 15-year term.

- c. Public Services: Ms. Manna states that while the staff report for the Planning Commission meeting of January 14, 2015, states that "the traffic report in the Final Addendum adequately evaluated traffic impacts from a mix of uses, including 84,000 sq. ft. of office plus the Wellness Center," it appears that the estimated office use utilized in that analysis was only 64,505 sq. ft. Also, Ms. Manna asks for a clear assessment of how the proposed project would affect traffic not just at intersections but along Highways 1 and 92 overall, as road segments analyzed in traffic reports for other projects showed higher levels of service for intersections and road segments.

Staff's Response: Staff clarifies that traffic analysis performed by Hexagon Transportation Consultants, Inc. (Hexagon), of project traffic impacts was based on a specific scenario involving a mix of industrial uses and 64,505 sq. ft. of office use at the Office Park. This scenario was chosen for the analysis to study the project's full traffic and parking impacts whereby all buildings would be constructed and all 554 parking spaces utilized. Hexagon has stated that the traffic estimated under this scenario would be representative of traffic in the event that only office uses (84,000 sq. ft.) were constructed at the Office Park.

Regarding road segment analysis, Hexagon has confirmed that, due to the number of intersections along Highway 1, road segment analysis of the highway would yield similar results to the intersection analysis that was performed. Regarding road segment analysis along the Coastal Zone portion of Highway 92, traffic along the highway is relatively continuous, with some traffic being diverted off the highway to/from Skyline Boulevard, the Skylawn Cemetery and Ox Mountain Landfill. However, traffic to/from the project to/from these areas would be minimal and would likely involve a significant number of commute travelers from "over the hill" who would remain on Highway 92 continuously. Therefore, road segment analysis performed at the

Highway 92 intersections with Main Street and Highway 1 would likely be consistent with the intersection analysis performed. Regarding weekends and summer time traffic, the traffic report of the Final Addendum shows that the Office Park would generate little traffic on weekends and its impact to Highway 1 on weekends would be minimal. Also, it states that the Wellness Center would also have little impact on traffic volumes on weekends and holidays simply because it generates so little traffic during any time period.⁵ Thus, the proposed project's impact on traffic volumes and intersection levels of service on weekends and holidays would be negligible.

- d. Availability of Water for Project: Ms. Manna acknowledges data regarding comparable industrial uses received from MWSD and asks further questions regarding the data provided. Ms. Manna also states that water verification should not occur exclusively at the building permit stage and that the applicant should be responsible for securing all the water necessary for the entire approved development.

Staff's Response: In email correspondence to staff dated April 23, 2015, Clemens Heldmaier, General Manager of MWSD, states that consistent with utility practice and particularly water utilities, MWSD provides an assurance of service upon issuance of a connection permit, conditioned on payment of all applicable fees and compliance with its regulations, so long as it has an adequate water supply available. Mr. Heldmaier states that, as per MWSD Code Section 5-3.216, a permit does not constitute a guarantee. He states that "however, based on the residential and commercial development limitations of the LCP and the historic pace of development within MWSD's service area, including the area encompassing the NPA Project, MWSD's water supply is adequate to serve the project within the foreseeable future. If, at the time of development, it appears that the supply is not adequate and MWSD determines that additional facilities are required to provide additional supply, then MWSD may apply to the CCC for an amendment to its Public Works Plan (PWP No. 2-06-006) in accordance with its certification (PWP Section 4.2)(p))."

- e. Encroachment of Parking Lot Planters into the 150-foot wetland buffer: Ms. Manna states that the proposed parking lot planters encroach into

⁵ The developmentally disabled residents of the proposed apartments would not drive and therefore would not generate traffic at any time. The proposed project provides space for staff of the Wellness Center to live on-site, so there is expected to be relatively little traffic generated by employees, either. Further, trips taken by employees on weekends and holidays are likely to have a different trip distribution pattern than recreational traffic, i.e., Wellness Center employees may head eastbound "over the hill" on Highway 92 or north on Highway 1 early in the day, whereas recreational traffic flows in the opposite direction in the mornings. The reverse patterns would occur at the end of the day.

the 150-foot wetland buffer. Condition 4.a.a requires the applicant to remove planters proposed within the 150-foot wetland buffer area.

3. Summary of Changes to Conditions of Approval

After the Planning Commission's review of the project, County staff has revised the conditions of approval, included in Attachment A, to address the applicant's concerns and to reflect project modifications made by the applicant to address Appellants and CCC staff concerns. The following is a summary of revisions to the conditions of approval:

- a. Staff removed language applying to all conditions of approval which required that, when a conflict exists between the approved project and the conditions of approval, the project size must be reduced (building and parking areas cannot be relocated to another part of the project site). Staff added this requirement to address CCC staff concerns regarding project size. Subsequently, the applicant has addressed this concern through their proposal to further reduce project size by 13,000 sq. ft. of business space.
- b. Staff consolidated a condition requiring project design changes (previous Condition No. 88) to improve conformance with design review standards with Condition No. 4.aa (Mitigation Measure LU-4), as staff found that the design changes provided specificity necessary for the implementation of Mitigation Measure LU-4.
- c. Staff added language to Condition Nos. 4.af (Mitigation Measure TRANS-8) and 81 and added new Condition Nos. 82 and 83 to address CalTrans comments on the Final EIR to prohibit construction truck traffic during peak commute hours and to communicate CalTrans review and permitting requirements for movement of oversized or excessive load vehicles and traffic restrictions and detours on State roadways.
- d. Staff has revised Condition No. 5.d.2 to include a \$0.05/sq. ft. per month assessment fee for non-office use, a \$0.08/sq. ft. per month fee for office use and a \$0.154/sq. ft. per month assessment fee in the event that only office uses are constructed, as agreed upon by the applicant to address CCC staff concerns.
- e. Staff has revised Condition 5.j to require the property owner of the Wellness Center to "encourage" residents to limit visitation and friend and family use of the Wellness Center to off-peak non-commute hours (not during weekdays 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) and weekends. Previously, the condition restricted visitation hours to outside of commute hours. The applicant has stated that

such as restriction would pose a hardship to families and friends of residents. Staff supports softening the language of this condition, which may result in a small increase in traffic during commute hours, on the basis that the proposed reduction of project size by 13,000 sq. ft. of business space would result in a reduction of project traffic larger than the slight increase in traffic resulting from this modification.

- f. As previously stated, staff has incorporated proposed project modifications to address Appellants' concerns in Condition No. 5.o.
- g. Staff has revised Condition No. 73 to address the applicant's request to build the Class 1 trail within two years (previously one year) from the date of final project approval. Staff is supportive of the applicant's request for one more year to construct the trail.

E. ENVIRONMENTAL REVIEW

1. Certification of 2010 Environmental Impact Report

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

2. County Decision to Prepare an Addendum

CEQA Guidelines Sections 15162 and 15164 collectively provide that when an EIR has been certified for a project, no subsequent EIR shall be prepared for the project unless (a) substantial changes are proposed in the project which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (b) there is a substantial change in circumstances causing new significant environmental effects or a substantial increase in the severity of a previously identified environmental effect; or (c) new information not known at the time of the certification of the previous EIR shows that the project will have significant effects not discussed in the previous EIR or that significant effects previously examined will be substantially more severe than shown in the previous EIR. If changes are made to a project but the circumstances described above do not exist, then the lead agency will prepare an addendum to the previous EIR.

The County has reviewed the Big Wave NPA Project application, reviewed comments from public agencies and committees received from project referral, subsequent technical studies, and the certified EIR for the Big Wave Wellness Center and Office Park to determine:

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

There are no new significant environmental impacts or previously identified significant impacts made more severe by project changes, new circumstances, or new information. Project changes are discussed in Section D of this report, above. An analysis of further project changes since the release of the Final Addendum is included in Section E.4 below. Although the project description has substantially changed from the 2010 Project, the changes have been designed with the expressed purpose and effect of reducing environmental impacts. The County has determined that the current project has environmental impacts that are materially the same as or reduced from those described in the 2010 EIR, as further discussed in Section E.5 below.

No substantial changes to the baseline conditions used in the 2010 EIR have been identified. New circumstances have come into existence and new information has been made available since certification of the 2010 EIR, including such as the adoption of the San Mateo County Local Coastal Program (LCP) Amendment for the Midcoast; adoption of the Final Revised Airport Land Use Compatibility Plan (ALUCP); the start of the Princeton Plan Update process; the adoption of the San Mateo County Energy Efficiency Climate Action Plan (EECAP); the adoption of a revised San Mateo County Initial Study Environmental Evaluation Checklist; and the publication of Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines. However, the new circumstances and new information do 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 the new circumstances and new information do not result in new significant impacts or increase the severity of known

significant impacts, nor do they alter the feasibility of project mitigation or alternatives.

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

3. Purpose of the Addendum

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

4. Project Changes After the Release of the Final Addendum

The Big Wave NPA 8-Building Project described in this report varies from the 4-building project described in Final Addendum. The current project was developed by the applicant in consultation with Lennie Roberts of Committee for Green Foothills and Coastal Commission staff, to address concerns with the architectural compatibility of the 4-building project with existing buildings in the area. The 4-building project included business buildings of an average size of 54,000 sq. ft. and a 97,500 sq. ft. Wellness Center. Under the current proposal, average business building size is 32,400 sq. ft. and average Wellness Center building size is 32,500 sq. ft. The 8-building project reduces building sizes to achieve a result similar to the 9-building (four Wellness Center and five Office Park buildings) project described in the Addendum released by the County on July 31, 2014.

The current project also includes minor project additions, specifically bridges that connect the Wellness Center buildings and a covered basketball court. Bridges are necessary to ease the safe travel of residents between buildings. The bridges would not be covered and would utilize steel construction. The covered basketball court is included in the total overall size of the Wellness Center and located within the Wellness Center

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

courtyard, as discussed in the Addendum. Drawings for the basketball court covering are provided in Attachment G. As proposed, these structures would be clustered with and within proposed Wellness Center buildings and would not add to the appearance of mass and bulk of project buildings.

The current project reduces business space square footage and maintains the same setbacks, parking, vehicular access, and wetland buffer areas of the 4-building project. As such, the 8-building project would not result in increased impacts to Air Quality, Biological Resources, Cultural Resources, Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Recreation, Transportation/Traffic, or Utilities and Service Systems. Therefore, the analysis of project impacts in these issue areas, as presented in the Addendum, remains adequate for the purpose of CEQA compliance. Additional analysis of project impacts of the 8-building project in the issue areas of Aesthetics, Public Services and Geology and Soils is included in Section E.5 of this report, below, and supplements the analysis of the Addendum.

The project changes are consistent with the findings of the Addendum and would not create new significant or more severe project impacts. Therefore, the Addendum remains the appropriate CEQA document to address project revisions in accordance with CEQA Guidelines Section 15164.

5. Summary of Project Impacts

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

Aesthetics. Compared to the 2010 Project, the current project reduces the maximum building heights from 45 to 33 feet and the number of buildings is reduced from ten to eight buildings. No Office Park or Wellness Center buildings are proposed on the south parcel, where most of the land would remain undeveloped. The visual character of the site is more fully retained by a significant reduction in the proposed density of development. Visual simulations of development proposed under the Big Wave NPA Project were prepared by Environmental Vision show that skyline views of Pillar Ridge from community vantage points are not interrupted by project buildings. Simulations were prepared for viewing locations of the project parcels from Airport Street, Highway 1, Capistrano Road, the Radio Tower, and Pillar Point Bluff, at time of the completion of project construction and 15 years

after project construction when landscaping has matured (see Attachment F of the Addendum).

As discussed previously, after the preparation of the Final Addendum, project building design was modified from a 4-building project to an 8-building project to address concerns with building size and scale. The 8-building project reduces overall project size by 13,000 sq. ft. and reduces average business building size by approximately 30,000 sq. ft. and average Wellness Center building size by approximately 60,000 sq. ft. by portioning project floor area over more buildings. However, the current 8-building project retains the building envelope presented in the Final Addendum where proposed setback and wetland buffer areas have not changed. Maximum building height was maintained at 33 feet. The analysis of project impacts in the area of aesthetics, including visual simulations, remains adequate for a general characterization of the project scale and view impacts from viewing locations of the Big Wave NPA Project. No additional mitigation measures are necessary.

Agriculture. Compared to the 2010 Project, which located the Office Park on the north parcel and the Wellness Center on the south parcel, the current project does not propose any Office Park or Wellness Center buildings on the south parcel. Approximately 5 acres of land on the south parcel would remain undeveloped, allowing for continued agricultural use by the Wellness Center as organic gardening. Loss of land available to agriculture is thereby reduced from the 2010 proposal.

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

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

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

Geology and Soils. Under the current proposal, rough grading and disturbance of project soils have been reduced from 22,445 cubic yards of cut and 26,050 cubic yards of fill to 735 cubic yards of cut and 16,400 cubic yards of fill consisting of gravel import. Potential for soil erosion and loss of topsoil is reduced. Fault trench studies found no evidence of fault traces on the project site. Site conditions of expansive soil and seismic risks are addressed by geological mitigation measures of Condition No. 4 and building permit requirements.

Climate Change. Under the current proposal, reduced emission sources identified in the Air Quality section above reduce greenhouse gas emissions. The project continues to be proposed as one that will qualify as a LEED certified project.

Hazards. The maximum tsunami wave height is estimated at 28 feet National Geodetic Vertical Datum (NGVD) based on the elevations of the inundation zone depicted on the California Emergency Management Agency (CalEMA) Tsunami Inundation Map. The current proposal raises the floor elevation of bedrooms within the Wellness Center to 35 feet NGVD or higher. See Table 3 of the Final Addendum for Wellness Center, Building Elevations. At 35 feet NGVD, the Big Wave NPA Project residential uses would be 7 feet above inundation water levels. This ensures that all residential uses would be at least 2 feet above inundation water levels as required by LCP Policy 9.3 and County Zoning Regulations Section 6326.2(b). These project modifications incorporate the requirements of Measure HYDRO-9 and reduce the project impacts to a level below those analyzed in the 2010 EIR.

Hydrology/Water Quality. Elimination of wastewater recycling from the current proposal 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 achieved by the current proposal reduce conflicts with LCP policies concerning public services, traffic and public access, protection of wetland and sensitive habitats, visual resources, and

hazards. Project changes eliminate a public commercial storage building from the portion of the project property within the Airport Overlay Zone.

Noise. Under the current proposal, noise from project construction activity, mechanical equipment on building rooftops, and project vehicle traffic has been reduced from levels of the 2010 Project, commensurate with the reduced scale in development.

Population/Housing. Under the current proposal, the 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. Under the current proposal, demand for services is reduced commensurate with the reduction in project scale. The Coastside County Fire Protection District has reviewed the current project and has preliminarily approved the project subject to Condition Nos. 65, 77, and 78 of Attachment A.

Traffic. An updated traffic report prepared by Hexagon Transportation Consultants indicates the change in project scale, specifically the reduction in total office space from 225,000 sq. ft. to 189,000 sq. ft. (now further reduced by another 13,000 sq. ft.) results in fewer project vehicle trips: from 2,123 daily trips estimated for the 2010 proposal to 1,479 daily trips. Adopted Mitigation Measure TRANS-1 addressing improvement of the Capistrano Road and Highway 1 intersection is still necessary and has been strengthened to require the applicant to obtain approvals for installation of a signal/roundabout prior to issuance of a building permit for the construction of any non-Wellness Center operated business space and installation of the signal/roundabout prior to occupancy of such space.

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

determined that GCSD has adequate capacity to serve the updated wastewater generation estimate of 15,500 gpd.⁷

Adequacy of EIR Mitigation. As previously discussed, project changes and new information do not result in new significant environmental impacts that have not been previously disclosed in the certified 2010 EIR. Several mitigation measures in the certified 2010 EIR no longer apply to the project, as they address project features which have been eliminated from the project design. Additionally, several measures have been amended to reflect changes in project features, project phasing, and Best Management Practices. The changes to these measures are minor. The certified 2010 EIR mitigation measures, as revised, remain adequate to fully address project changes proposed by the Big Wave NPA 8-Building Project; no new mitigation is required. Mitigation measures are included in Condition No. 4 in Attachment A.

F. COMPLIANCE WITH COUNTY REGULATIONS

1. Compliance with the County's General Plan

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

a. Soil Resources Policies

Policies 2.20 (*Regulate Location and Design of Development in Areas With Productive Soil Resources*) and 2.21 (*Protect Productive Soil Resources Against Soil Conversion*) call for land use and subdivision of productive soil resources to utilize appropriate management practices to protect against soil conversion, including, but not limited to, measures which require clustering of structures. Project sites contain prime soils and are currently farmed. However, the parcels are designated for urban land uses. As described in the Addendum, conversion of lands already designated for non-agricultural uses is not considered a significant impact. Also, the applicant proposes to continue to farm approximately 5 acres of the project sites. The

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

current project improves project compliance with these policies by consolidating Office Park and Wellness Center buildings on the north parcel and reducing the total number of separate project buildings.

b. Visual Quality Policies

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

c. General Land Policies

The General Plan land use designations for the project sites are General Industrial and General Open Space (limited to portions in delineated wetland areas and wetland buffer zones). The General Industrial land use designation is described as “Manufacturing and processing uses including but not limited to fabricating, assembling, and storing products.” As proposed and conditioned, the Office Park includes approximately 155,500 sq. ft. of General Office, Research and Development, Light Manufacturing, and/or Storage uses. The Wellness Center includes approximately 20,500 sq. ft. of the same types of uses, with the exception of those involving hazardous materials and a high level of noise generation, which are prohibited per Condition No. 53. Square footages of each use would be determined by prospective tenants and the parking required/available for each permitted use. As discussed in Section F.4 of this report, M-1 Light Industrial Zoning District Regulations applicable to the north parcel allow “Administrative, research and professional offices, excluding doctors and dentists,” as a permitted use. In its implementation of the General Plan, the Zoning Regulations define the specific type of light industrial land uses that are consistent and compatible with the General Plan. Therefore, in complying with the permitted uses of the zoning district, the proposed general office use complies with the General Industrial land use designation for the site. The proposed uses of the Office Park comply with this designation.

As discussed in Section F.4 of this report, the Wellness Center is a modern “sanitarium use,” a use allowed with a use permit by Section 6500.d.3 of the Zoning Regulations in any district, within the urban areas of the Coastal Zone, when found to be necessary for the public health, safety, convenience or welfare. The general purpose of a use permit is to allow a land use authority to consider special uses which

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

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

d. Urban Land Use Policies

Policy 8.1 (*Urban Land Use Planning*) calls for the County to plan for a compatible and harmonious arrangement of land uses in urban areas by providing a type and mix of functionally well-integrated land uses which meets general social and economic needs. Proposed Office Park uses are consistent with the zoning and land use designation for the area. The Wellness Center would provide housing and job opportunities for 50 disabled adults in an area that contains existing commercial, industrial, and residential uses. Due to the close proximity of the proposed uses, the residents of the Wellness Center would provide support services to businesses at the Office Park

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

without generating traffic and parking impacts. Therefore, the project, which provides additional housing and industrial/office building area, is consistent with the existing mix of uses in the area.

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

Policy 8.24 (*Buffers*) seeks to buffer industrial development when needed to protect adjacent land uses. As proposed and conditioned, the Wellness Center building is located 65 feet from the shared property line with the Pillar Ridge Manufactured Home Community to the north. The Wellness Center building, with residential and limited light industrial and office uses, would buffer neighboring residential uses from the office, research and development, light manufacturing, and/or storage uses of the Office Park. Project buildings are buffered from the Fitzgerald Marine Reserve to the west by a 150-foot wetland buffer zone. The project site is buffered from the Half Moon Bay Airport across the street to the east by a 160-foot front setback that, per Condition No. 47, contains only parking uses, trail uses and landscaping. The proposed boat storage use on the south parcel provides a transition from the proposed residential, office, and industrial uses of the north parcel to existing marine-related uses of the Princeton area.

Policy 8.42 (*Buildings*) encourages the construction of energy efficient buildings that use renewable resources, to the maximum extent possible. As proposed and conditioned, all buildings will achieve a certification from Leadership in Energy and Environmental Design (LEED).

e. Water Supply Policies

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

Table 3 Project Water and Wastewater Demand, Daily and Peak Flows			
Facility	# of Persons	Flow per Person (gpd)	Total Flow (gpd)
<i>Domestic Water Demand (MWSD) and Wastewater Demand (GCSD)</i>			
Wellness Center Residential	50	60	3000
Wellness Center Employees	20	44	880
Wellness Center Recreational Facilities	200	1.5	1500
Wellness Center Pool Evaporation	N/A	N/A	200
Wellness Center Catering, Cleaning and Laundry	50	9	435
Fire Tank Re-Fill	N/A	N/A	100
Office Park Business (Toilet Flushing and Hand Washing)	420	15	6,300
Office Park Business Average Operational Water Use	420	2.4	1000
Office Park Business Common Kitchens	420	2.4	1000
Boat Storage Restroom	1.3	65	85
Showers for Bicycle Transportation	100	10	1000
Total	491		15,500
<i>Non-Potable Water Demand (On-Site Well)</i>			
Organic Garden and Landscaping			10,500
Note: From Table 6 of the Final Addendum, where further detail is provided.			

Policy 10.10 (*Water Suppliers in Urban Areas*) calls for water systems to be considered the preferred method of water supply in urban areas and specifically discourages the use of wells to serve urban uses. However, the policy allows for well use when water quality and flow meets County and State standards, water flow is sufficient to meet the needs of the requested use, and the well is a safe distance from potential sources of pollution and other existing wells. As proposed and mitigated, the project will comply with the requirements of the County Environmental Health Division and the State Regional Water Quality Control Board. Regarding sufficient flow, historically, the on-site well has supported agricultural operations requiring approximately 10,700 gpd annually (DEIR p. IV.N-24). Estimated project irrigation demand of 10,500 gpd is consistent with historical irrigation demand for on-site agricultural use. No increase in well use is needed for the project. The existing well is located on the north side of the north parcel and would remain at that location. The well, which will only be used for irrigation purposes, would be surrounded by proposed parking and landscaping uses and would be protected per the requirements of the County Environmental Health Division.

f. Wastewater Policies

Policy 11.5 (*Wastewater Management in Urban Areas*) calls for sewerage systems to be considered as the appropriate method of wastewater management in urban areas. The current project proposes to connect to GCSD for wastewater conveyance and treatment services. Project wastewater demand is 15,500 gpd, as shown in Table 3, above. Based on capacity, flow, and assessment data provided by GCSD, Planning staff has determined that GCSD has adequate capacity to serve the updated wastewater generation estimate of 15,500 gpd. See Section E.5, above.

g. Transportation Policies

Policy 12.15 (*Local Circulation Policies*) calls for the County to plan for maximum freedom of movement and adequate access to various land uses; improved streets, sidewalks, and bikeways in developed areas; and minimal through traffic in residential areas, among other features. As discussed in detail in the Addendum, Hexagon Transportation Consultants, Inc., prepared a Traffic Impact Assessment of the Big Wave NPA Project to assess the impacts of the revised project against current background conditions. The report shows that most of the study intersections would operate at level of service (LOS) C or better under all conditions. The report identified that, at the intersection of Highway 1 and Cypress Avenue, the eastbound to northbound left turn movement would operate at LOS F under project conditions. How-

ever, project impacts would be mitigated to a less-than-significant level with the implementation of Mitigation Measure TRANS-1 (Condition No. 4.ae). Mitigation Measure TRANS-1 requires installation of a signal or a roundabout per CalTrans requirements, specifically requiring the applicant to obtain approval from CalTrans and obtain any other necessary permits (e.g., encroachment permit) prior to the issuance of a building permit for the construction of any non-Wellness Center operated business space, and to fund and install the mitigation measure per County requirements prior to occupancy of such space. To further ease traffic impacts, the applicant also proposes a Wellness Center shuttle, a multi-modal trail fronting the project sites along Airport Street, on-site bicycle showers/racks/lockers, as well as other measures required by City/County Association of Governments of San Mateo County (C/CAG) in a Transportation Demand Management (TDM) Plan, per Condition No. 31. Condition No. 36 prohibits construction traffic along Cypress Avenue, a largely residential street, thereby limiting traffic to non-residential streets in Princeton.

Policy 12.39 (*Pedestrian Paths*) calls for the provision of safe and adequate pedestrian paths in new development connecting to activity centers, schools, transit stops, and shopping centers. The project includes a Class 1 multiple use trail along the frontage of both properties that will ease multi-modal access along Airport Street. Also, per Mitigation Measure TRANS-1, the required intersection improvement plan submitted to CalTrans and the County would include details for a pedestrian crossing, and any other design features called for by the Comprehensive Transportation Management Plan currently being developed by the County. In order to separate pedestrians and bicyclists from vehicle traffic along the narrow portion of Airport Street that crosses over the drainage channel, the applicant proposes to install k-rails within this section of the Airport Street right-of-way (northbound only). As shown in the site plan (Attachment D), the applicant also proposes designated pedestrian pathways through the project site to ease on-site pedestrian access.

h. Natural Hazards Policies

Policy 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) calls to avoid the siting of structures in areas where they are jeopardized by geotechnical hazards, where their location could potentially increase the geotechnical hazard, or where they could increase the geotechnical hazard to neighboring properties. The 2010 EIR concluded that there were potentially significant impacts from liquefaction-induced ground surface settlement, surface manifestations of liquefaction such as sand boils or lurch cracking, and differential ground settlement resulting from

cyclic densification of loose sandy soils on the project site. The 2010 EIR also described the project site as containing expansive soils. As proposed and mitigated by Mitigation Measures GEO-3a, 3b, 4, and 6, all project buildings would incorporate structural design measures to ensure safety and reduce potentially hazardous conditions to an acceptable level. Per subsequent fault trench reports prepared by Sigma Prime GeoSciences, Inc., contained in the Addendum, there is no evidence of the Seal Cove Fault traces over the north parcel. The geotechnical investigation concludes that the project development would not be subject to fault rupture hazards associated with the Seal Cove Fault.

i. Noise Policies

Policy 16.2 (*Reduce Noise Impacts Through Noise/Land Use Compatibility and Noise Mitigation*) calls for the reduction of noise impacts through measures that promote noise/land use compatibility and noise mitigation. As discussed in the Noise Chapter of the 2010 EIR, project construction may result in potentially significant noise and ground-borne vibration impacts to off-site sensitive receptors. Per Condition 4.ab, the applicant would be required to implement noise muffling of construction equipment and install temporary sound barriers between the Pillar Ridge Manufactured Home Community and the Office Park building construction area. Per this condition, the applicant shall use drilled piles instead of impact pile drivers to minimize ground-borne vibration. The applicant would also be required to comply with the County's Noise Ordinance limiting construction hours to between 7:00 a.m. and 6:00 p.m. on weekdays and between 9:00 a.m. and 5:00 p.m. on Saturdays, and prohibiting construction on Sundays, Thanksgiving and Christmas, included as Condition No. 37. Conditions of approval, as discussed above, would further reduce project noise and vibration impacts, which will occur at less-than-significant levels.

Policies 16.5 (*Noise Reduction Along the Path and at the Receiver*) and 16.15 (*Architectural Design Noise Control*) promote noise reduction along the path and at the receiver through techniques which can be incorporated into the design and construction of new development, including, but not limited to, site planning, noise barriers, architectural design, and construction techniques, including (1) grouping noise sensitive rooms together separated from noise sources, (2) placing windows, vents and other openings away from noise sources, and (3) avoidance of structural features which direct noise toward interior spaces. As discussed in the 2010 EIR and the Addendum, the Wellness Center would be located in an area where noise levels are dominated by vehicular traffic on Airport Street and aircraft activity at

Half Moon Bay Airport. The 2010 EIR states that new residential projects generally provide an exterior-to-interior noise reduction of more than 30 dBA, thereby reducing estimated future exterior noise levels to those lower than the County Interior Noise Standard. The current project locates the Wellness Center and associated residential uses to the north parcel and increases the Wellness Center setback from the airport from the 2010 Project. Condition No. 38 requires the property owner(s) to comply with the techniques outlined by these policies. As a result, the Big Wave NPA Project impacts are below the levels analyzed in the 2010 EIR and consistent with these policies.

j. Airport Safety Policies

Half Moon Bay Airport is a general aviation, single runway airport, owned and operated by the County of San Mateo. The airport is administered by the County Department of Public Works. Airport Runway 12-30 is oriented northwest-southeast and is 5,000 sq. ft. long (physical length) and 150 feet wide. Runway 12 is the northern approach and Runway 30 is the southern approach.

Policy 16.42 (*Limit Land Uses at Ends of Runways*) limits land uses in approach zones, clear zones and other areas of high accident potential at ends of airport runways to low intensity, non-structural uses, including, but not limited to, agriculture, open space, and storage. The intent of the Airport Overlay (AO) Zoning District is to provide a margin of safety at the ends of airport runways by limiting the concentration of people where hazards from aircraft are considered to be greatest. No structures are proposed in areas of the AO Zoning District over both properties, only outdoor parking uses, trail uses and landscaping. Further discussion of project compliance with the regulations of the AO Zoning District is provided in Section F.4.d of this report.

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

⁹ While Airport Land Use Committee (ALUC) review of the project is not required as the project does not involve a General Plan Amendment or Rezoning, the project has been presented at two ALUC meetings,

k. Hazardous Materials Policies

Policy 16.48 (*Strive to Ensure Responsible Hazardous Waste Management*) directs the County to strive to ensure that hazardous waste generated within San Mateo County is stored, treated, transported and disposed of in a legal and environmentally safe manner so as to prevent human health hazard and/or ecological disruption. The applicant proposes to provide up to 155,500 sq. ft. General Office, Research and Development, Light Manufacturing, and/or Storage uses at the Office Park and 20,500 sq. ft. of such uses at the Wellness Center. Future businesses locating at the Office Park would be required by the County Environmental Health Division (Division) to complete and submit a Business Plan¹⁰ within 30 days of handling or storing a hazardous material equal to or greater than the minimum reportable quantities. If a Business Plan is required, inspection of the business, which includes a review of emergency response procedures and employee training records, would be performed at least once every two years. Monitoring by Division staff will ensure that project-generated hazardous waste is stored, treated, transported and disposed of in a legal and environmentally safe manner so as to prevent human health hazard and/or ecological disruption. Condition No. 71 requires all Office Park businesses and the Wellness Center to comply with Division requirements for the handling and/or storing of hazardous materials. Condition No. 53 prohibits hazardous materials within the tenant spaces of the Wellness Center.

Policy 16.53 (*Regulate Location of Hazardous Material Uses*) directs the County to regulate the location of uses involving the manufacture, storage, transportation, use, treatment, and disposal of hazardous materials to ensure community compatibility, as well as to provide adequate siting, design, and operating standards. Office Park buildings would be located within an M-1 Zoning District which allows for the storage of hazardous materials. While the Wellness Center includes approximately 20,500 sq. ft. of the business use, uses involving hazardous materials are prohibited at the Wellness Center per Condition No. 53.

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

most recently on July 31, 2014 where Planning staff provided an overview of the Big Wave NPA Project and the Addendum.

¹⁰ The Hazardous Materials Business Plan Program is also known as the Community Right to Know Program and any citizen has the right to review these plans upon request.

Among other goals, the Housing Element of the General Plan 2014-2022 (Housing Element) sets the following goals: (1) support of new housing for low- and moderate-income households, (2) promote sustainable communities through regional coordination efforts and locating housing near employment, transportation, and services, (3) promote equal housing opportunities, and (4) encourage energy efficiency and resource conservation in new and existing housing. The Housing Element describes the need for housing for special needs communities, specifically for disabled adults, stating that in 2012 there were 55,209 persons with disabilities Countywide, approximately 8% of the County's total population, with at least 10% of disabled persons reporting a mental or developmental disability.

The Housing Element shows that a significant portion of the developmentally disabled population lives with a parent or guardian. However, a significant portion of this population is also young, and the incidence of living with a parent or guardian drops significantly among older age groups. This indicates a need for assisted living of various types, including group homes and other facilities.

The following table provides discussion of the housing policies that support the construction of affordable housing for developmentally disabled adults:

Table 4 Policies and Programs Housing Element (2014-2022)			
Policy Number and Title		Policy	Discussion of Project Compliance
<i>Ensure Availability of Land and Infrastructure for a Range of Housing Types</i>			
HE 13	Monitor Progress in Achieving Sufficient New Housing Units to Match the Need Identified in the County's Fair Share Housing Allocation	This policy encourages the County to monitor its progress in supporting the creation of new housing units identified in the ABAG Sub-Regional Housing Needs Allocation (RHNA), both for total housing needs and for low- and moderate-income needs.	As proposed and conditioned, the property owner(s) shall maintain the rates for all bedrooms of the Wellness Center as affordable, such that residents shall be limited to those of Extremely Low Income, Very Low Income, and Low Income (as defined by the County's Housing Element), per Condition No. 5.k.* Income limits are shown in Table 5 of Section F.3.c below.
HE 15	Require Development Densities Consistent with General Plan	This policy encourages the Current Planning Section to, as part of staff reports to the Planning Commission and the Board on residential developments, continue to outline mitigation measures to reduce community concerns and environmental impacts other than lowering densities, and recommend reductions in density only after other	The project maintains the housing density, 50 DD residents and 20 aides, of the 2010 Project within a consolidated Wellness Center building.

Table 4 Policies and Programs Housing Element (2014-2022)			
Policy Number and Title		Policy	Discussion of Project Compliance
		mitigation measures have been determined to be infeasible.	
HE 17	Encourage Residential Mixed-Use and Transit Oriented Development (TOD)	This policy encourages a range of housing and mixed-use development in proximity to transit or within commercial districts. Policy specifically encourages infill development on vacant or redevelopable lots in already developed areas or near existing infrastructure.	
<i>Encourage the Development of Affordable Housing Including Housing for Special Needs Populations</i>			
HE 20	Support Development of Affordable and Special Needs Housing on Available Sites	<p>This policy encourages the Current Planning Section to continue to expedite permit review and waive planning, building and license fees for projects providing housing that is primarily affordable to extremely low-, very low-, and low-income households, including seniors and persons with disabilities.</p> <p>This policy also encourages the County to continue to support annexations to sewer and water providers to support new residential development.</p>	<p>The County expeditiously processed the application for the 2010 Project, approving the project in 2011. Subsequently, the project was denied by the CCC. The applicant submitted a new application for a revised project in 2013, whereby the County expeditiously processed the subject application. Application fees have been charged on a time-and-materials basis.</p> <p>The County supports the proposed sphere of influence amendment removing the project property from the Coastside County Water District (CCWD) sphere and placing it in the MWSD sphere to allow extension of water service outside MWSD's current boundaries pursuant to Government Code Section 56133.</p>
<i>Reduce Constraints to New Housing Development</i>			
HE 35	Promote Community Awareness and Involvement in Meeting Housing Needs	This policy encourages the County to engage in and support public awareness and education, civic engagement activities, and other community education and involvement efforts. Also, it promotes coordination and cooperation between developers, residents, property owners, and other stakeholders through the use of the Planning Department's Pre-Application Workshop process.	A pre-application for the 2010 Project was conducted in 2008. For the current proposal, the County has received public comment through the CEQA and permitting process. Both processes allowed for coordination and cooperation between residents, property owners, and other stakeholders, resulting in increased project compatibility with the community.

Table 4 Policies and Programs Housing Element (2014-2022)			
Policy Number and Title		Policy	Discussion of Project Compliance
<i>Promote Equal Housing Opportunities</i>			
HE 45	Ensure New Multi-Family Development Meets Accessibility Requirements	This policy encourages the Planning and Building Department to require that all new, multi-family construction meet the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.	Condition No. 54 requires the Wellness Center to meet the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.
<i>Encourage Energy Efficiency and Resource Conservation in New and Existing Housing</i>			
HE 48	Encourage Energy Efficiency and Resource Conservation in New and Existing Housing	Promote the use of solar roof systems and other passive solar devices to reduce the use of electricity and natural gas.	The proposal includes the use of solar panels (mounted flat 6 inches above the roof of the Wellness Center).
HE 49	Promote Higher Density and Compact Developments	Promote higher density, compact development, including mixed-use development, to reduce vehicle miles traveled and reduce use of water, land and other resources.	The proposal includes housing for 55 DD adults and 20 staff, on-site employment and recreational opportunities, as well as support services, for DD residents.
*For rental housing, the County does not consider housing priced for moderate-income households to meet the definition of affordable housing.			

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

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

a. Locating and Planning New Development

Policy 1.3(a) (*Definition of Urban Areas*) defines urban areas as those lands suitable for urban development because the area is either: (1) developed, (2) subdivided and zoned for development at densities greater than one dwelling unit/5 acres, (3) served by sewer and water utilities, and/or (4) designated as an affordable housing site in the Housing Component. Policy 1.3(b) recognizes that in order to make a logical urban/rural

boundary, some land has been included within the urban boundary which should be restricted to open space uses and not developed at relatively high densities, such as the subject property which is comprised entirely of prime agricultural soils and sensitive habitats, and adjacent to Pillar Point Marsh. The project sites are located within the urban/rural boundary as shown in LCP Map 1.4 and, as proposed, would be served by sewer and water utilities. The current project consolidates Wellness Center and Office Park buildings on the north parcel. The majority of the south parcel would remain undeveloped, with development consisting of public parking spaces as required by LCP Policy 10.22 and a boat storage use, both very low density uses. Wetland and wetland buffers areas would be restored as wetland habitat and remaining undeveloped areas of both properties (approximately 5 acres) would continue the current agricultural use.

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

Policy 1.4 (*Designation of Urban Areas*) calls for the designation as "urban" those lands shown inside the urban/rural boundary on the Land Use Plan Maps. Such areas include Montara, Moss Beach, El Granada, Princeton and Miramar. The project sites are designated for urban use.

Policy 1.18 (*Location of New Development*) directs the County to (a) direct new development to existing urban areas and rural service centers in order to: (1) discourage urban sprawl, (2) maximize the efficiency of public facilities, services, and utilities, (3) minimize energy consumption, (4) encourage the orderly formation and development of local governmental agencies, (5) protect and enhance the natural environment, and (6) revitalize existing developed areas; (b) concentrate new development in urban areas and rural service centers by requiring the "infilling" of existing residential subdivisions and commercial areas; (c) allow some future growth to develop at relatively

high densities for affordable housing in areas where public facilities and services are or will be adequate and where coastal resources will not be endangered; and (d) require the development of urban areas on lands designated as agriculture and sensitive habitats in conformance with Agriculture and Sensitive Habitats Component policies. The project is proposed on two undeveloped parcels between existing development to the north, south, and east. Both parcels are designated for urban land use. The project includes the development of affordable housing and would be served by adequate public water and wastewater supplies. The proposed development footprint has been reduced from the 2010 Project, resulting in increased wetland setback from 100 feet to 150 feet and increased protection of biological resources.

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas*) prohibits the issuance of permits for development in the urban area unless it can be demonstrated that such development can be served by adequate water supplies and wastewater treatment facilities. Specifically, development that relies upon municipal water and wastewater treatment systems shall not be approved if there is: (a) insufficient water and wastewater public works capacity within the system to serve the development or (b) evidence that the entity providing the service cannot provide such service for the development. In addition, new public water connections in the MWSD water service area will be allowed only if consistent with the MWSD Public Works Plan (Coastal Commission PWP No. 2-06-006). As discussed in Section 17.d (Utilities and Service Systems) of the Addendum, the project proposes to connect to MWSD for water supply, MWSD has adequate water supplies to serve the project, and MWSD would apply to the San Mateo County LAFCo for a sphere of influence amendment and application to extend water service pursuant to Government Code Section 56133. The CCC has amended the MWSD Public Works Plan to allow new connections to MWSD. Regarding wastewater service, proposed changes to the project eliminate on-site wastewater treatment and wastewater recycling. The project would connect to GCSD which has adequate capacity to convey project wastewater. Wastewater would be treated by the Sewer Authority Mid-Coastside (SAM) wastewater treatment plant, which has adequate capacity to treat project wastewater.

Policy 1.23 (*Timing of New Housing Development in the Midcoast*). In order to ensure that roads, utilities, schools and other public works facilities and community infrastructure are not overburdened by rapid residential growth, the policy limits the maximum number of new dwelling units built in the urban Midcoast to 40 units each calendar

year until various thresholds are met. The Wellness Center would not contain dwelling units within the meaning of Policy 1.23, which by definition contain a kitchen, but, rather, 57 bedrooms and one common commercial kitchen for communal dining. Based on the above, CCC staff, in an email dated April 22, 2014, concurred with the Planning and Building Department's interpretation that the policy does not apply to the Wellness Center.

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

Policy 1.35 (*Stormwater Best Management Practices*) requires all new land use development and activities to protect coastal water quality (among other ways by requiring implementation of stormwater best management practices). With the implementation of the proposed erosion sediment control plan, drainage and stormwater control plan, and Mitigation Measures HYDRO-3 through HYDRO-5, the project will comply with this policy.

b. Public Works Component

Policy 2.28 (*Management of Pillar Point Marsh*) requires, as a condition of development permit for any facilities to increase water supply, that any water system that presently draws or proposes to draw water from wells in the aquifer serving Pillar Point Marsh agree to participate in and assist in the funding of the hydrologic study of Pillar Point Marsh required by Policy 7.20 and to accept the restrictions resulting from that study. The project would result in equivalent or reduced use of water from the existing agricultural well, due to the project's proposed connection to MWSD for domestic water service and the use of the well for irrigation use only as is presently the case.

Policy 2.42 (*Capacity Limits*) limits expansion of roadways to a capacity which does not exceed that needed to accommodate commuter peak period traffic when build-out of the Land Use Plan

occurs and requires use of the requirements of commuter peak period traffic as the basis for determining appropriate increases in capacity.

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

Policy 2.52 (*Traffic Mitigation for all Development in the Urban Midcoast*) requires, in the urban Midcoast, applicants for new development, as defined in Section 30106 of the Coastal Act, that generates any net increase in vehicle trips on Highways 1 and/or 92, except for a single-family dwelling, a second dwelling unit, or a two-family dwelling, to develop and implement a traffic impact analysis and mitigation plan (TIMP). The current project incorporates pedestrian walkways and drop-offs for both the Wellness Center and Office Park. In addition to the Wellness Center shuttle, access trail, and public access parking spaces (not time restricted) described in the Addendum, the applicant will provide on-site bicycle racks/lockers as well as other measures required by City/County Association of Governments of San Mateo County (C/CAG) in a Transportation Demand Management (TDM) Plan. Based on the above and traffic mitigation measures included in Condition No. 4, the applicant's TIMP complies with this policy.

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

c. Housing Component

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

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

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

Policy 3.4 (*Diverse Housing Opportunities*) requires the County to strive to improve the range of housing choices, by location, type, price and tenure, available to persons of low and moderate income. The project proposes the development of housing for 50 developmentally disabled adults and 20 aides of extremely low, very low and low income.

Policy 3.5 (*Regional Fair Share*) defines the regional fair share assisted housing allocation for the San Mateo County Coastal Zone as that allocation which provides housing opportunities for low and moderate income households with members who reside, work or can be expected to work in the Coastal Zone.

Policy 3.6 (*Allocation of Affordable Units*) allocates 50% of "fair share" affordable units to the unincorporated area, with no more affordable units to be built in the rural unincorporated area than allowed by Policy 3.24, and 50% to Half Moon Bay, in order to reduce home-to-work

travel distance within the Coastal Zone, and to encourage shared responsibility for housing by subarea roughly proportional to employment opportunities available in the Midcoast. The project would create affordable housing for 50 developmentally disabled adults and 20 aides in an urban area of the Midcoast.

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

The Wellness Center would provide affordable housing for 70 people, helping the County of San Mateo to fulfill its affordable housing allocation. As stated previously, Condition No. 5.k requires the property owner to keep the rental rates for all 57 bedrooms of the Wellness Center as “affordable” (i.e., accessible to very low income, low income, and moderate income households). Per Condition No. 52, the Wellness Center would be required to prioritize disabled adults residing in the San Mateo County Coastal Zone over those who do not reside in the County Coastal Zone in the consideration of residential applications.

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

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

d. Energy Component

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

e. Agriculture Component

Policies 5.1 (*Definition of Prime Agricultural Lands*) and 5.2 (*Designation of Prime Agricultural Lands*) require the County to designate any parcel which contains prime agricultural lands as Agriculture on the Local Coastal Program Land Use Plan Map, with exceptions for State Park lands, rural service centers, and solid waste disposal sites. This requirement applies to parcels containing prime agricultural lands that are the subject of an LCP amendment. While the property contains prime agricultural lands, it is not the subject of an LCP Amendment. The current designation of the areas proposed for development is General Industrial. Agriculture will continue to be a permitted use on the property, and the project proposes to use approximately 5 acres of land for this purpose.

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

- (1) The existing availability of an adequate and potable well water source be demonstrated for all non-agricultural uses according to specific criteria. All non-agricultural uses would connect to MWSD for domestic water supply.
- (2) Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished. Historically, the on-site well has supported

agricultural operations requiring 10,700 gpd annually (DEIR p. IV.N-24). Estimated project irrigation demand of 10,500 gpd is similar to historical irrigation demand for on-site agricultural use. No increase in well use is needed for the project. Condition No. 28 requires the applicant to review the landscaping plan to use more drought-tolerant/native landscaping to further reduce well water demand.

- (3) All new non-agricultural parcels are severed from land bordering a stream and their deeds prohibit the transfer of riparian rights. The applicant proposes to locate project buildings on newly-created parcels which are surrounded by common property containing privately-owned wetlands and riparian areas. The on-site well will continue to be used for irrigation purposes; the property owner does not have riparian rights.

f. Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable, including wetland areas supporting rare, endangered, and unique species. As discussed in the Biological Resources Chapter of the 2010 EIR, the majority of the project site has been disturbed by agricultural activities and, therefore, the extent of natural vegetation communities and wildlife habitats on the site are limited to those that are contiguous to habitats in and around Pillar Point Marsh. Based on the foregoing, on-site sensitive habitat is limited to the areas of the riparian corridor (along the drainage swale) and delineated wetlands.

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

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

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

- (1) Permit only “resource dependent uses” in sensitive habitats. Resource dependent uses for riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs and habitats supporting rare, endangered, and unique species shall be the uses permitted in Policies 7.9, 7.16, 7.23, 7.26, 7.30, 7.2, 7.33, and 7.44, respectively, of the County Local Coastal Program on March 25, 1986. In compliance with these policies, within areas of the riparian corridor and delineated wetlands and their associated buffer zones, proposed uses would be limited to wetlands and upland landscaping that extend both foraging and breeding habitat currently available in Pillar Point Marsh for project area special-status species, as well as provide a wider, protected movement corridor through the site.
- (2) In sensitive habitats, require that all permitted uses comply with U.S. Fish and Wildlife and State Department of Fish and Game regulations. Implementation of Mitigation Measures BIO 1.a-4.a requires survey, monitoring, and protection of special-status species and thereby ensures project compliance with U.S. Fish and Wildlife and State Department of Fish and Game regulations.

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

- (1) As part of the development review process, require the applicant to demonstrate that there will be no significant impact on sensitive habitats. When it is determined that significant impacts may occur, require the applicant to provide a report prepared by a qualified professional which provides: (1) mitigation measures which protect resources and comply with the policies of the Shoreline Access, Recreation/Visitor-Serving Facilities and

Sensitive Habitats Components, and (2) a program for monitoring and evaluating the effectiveness of mitigation measures. As discussed in this report, the project, as proposed and mitigated, would comply with the applicable LCP policies. The Riparian and Waters/Wetland Ecosystem Restoration Final Basis of Design Report (Attachment B of the Addendum) prepared for the project includes a 10-year monitoring plan. The project includes the restoration and maintenance of wetland and buffer areas.

- (2) When applicable, require as a condition of permit approval the restoration of damaged habitat(s) when in the judgment of the Community Development Director restoration is partially or wholly feasible. The project, as proposed and mitigated, would not result in damage to or a significant impact to biological resources or habitats. The project also proposes to provide for functioning wetlands and uplands habitat within delineated wetland areas, buffer zones, and upland areas of the site.

Policy 7.9 (*Permitted Uses in Riparian Corridors*) – (a) Within riparian corridors, the policy permits only the following uses: (1) education and research, (2) consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code, (3) fish and wildlife management activities, (4) trails and scenic overlooks on public land(s), and (5) necessary water supply projects. Further, when no feasible or practicable alternative exists, the policy permits the following uses in riparian corridors: (1) stream dependent aquaculture, (2) flood control projects, (3) bridges, (4) pipelines, (5) repair or maintenance of roadways or road crossings, (6) logging operations, and (7) agricultural uses, provided no existing riparian vegetation is removed, and no soil is allowed to enter stream channels. Proposed uses within the restored riparian corridor would be limited to the allowable uses set forth in Policy 7.9. Also, see discussion under Policies 7.16 and 7.18, for wetlands.

Policy 7.11 (*Establishment of Buffer Zones*) – (a) On both sides of riparian corridors, from the “limit of riparian vegetation,” the policy requires development to extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams; (b) where no riparian vegetation exists along both sides of riparian corridors, the policy requires development to extend buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams; and (c) along lakes, ponds, and other wet areas, the policy requires development to extend buffer zones 100 feet from the high water point except for man-made ponds and reservoirs used for agricultural purposes for which no

buffer zone is designated. The project increases the wetland buffer zone on both project parcels from 100 feet to 150 feet, which exceeds the requirements of Policy 7.11. The project also includes the restoration and maintenance of wetland and buffer areas. Buffer areas are planted as a riparian corridor and uplands coastal scrub/shrub between the proposed development and the proposed riverine wetland ecosystem restoration area. Also, see discussion under Policies 7.16 and 7.18, for wetlands.

Policy 7.14 (*Definition of Wetland*) defines wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Furthermore, Policy 7.15 (*Designation of Wetlands*) designates the Pillar Point Marsh as wetlands requiring protection. A total of 0.74 acres (32,180 sq. ft.) of wetlands on the project site consists of wetlands as defined by the California Coastal Act and Policy 7.14. A portion of this total on the project site, 0.45 acres, is Federal wetlands and under the permit authority of the U.S. Army Corps of Engineers (USACOE). Wetland boundaries relative to the project site are shown on Attachment B to this staff report.

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

Policy 7.17 (*Performance Standards in Wetlands*) requires that development permitted in wetlands minimize adverse impacts during and after construction. Specifically, this policy requires that: (1) all paths be elevated (catwalks) so as not to impede movement of water, (2) all construction takes place during daylight hours, (3) all outdoor lighting be kept at a distance away from the wetland sufficient not to affect the wildlife, (4) motorized machinery be kept to less than 45-dBA at the wetland boundary, except for farm machinery, (5) all construction which alters wetland vegetation be required to replace the vegetation to the satisfaction of the Community Development Director including "no action" in order to allow for natural reestablishment, (6) no herbicides be used in wetlands unless specifically approved by the County Agricultural Commissioner and State Department of Fish

and Game, and (7) all projects be reviewed by the State Department of Fish and Game and State Water Quality Board to determine appropriate mitigation measures. Proposed wetland habitat creation is described in the Riparian and Waters/Wetland Ecosystem Restoration Final Basis of Design Report (Attachment B of the Addendum). Condition No. 25 requires habitat creation and monitoring activities to comply with this policy. Condition No. 20 requires the property owner(s) to record a conservation easement over all wetlands and wetland buffer areas which limits uses to those consistent with this policy.

Policy 7.18 (*Establishment of Buffer Zones*) states that buffer zones shall extend a minimum of 100 feet landward from the outermost line of wetland vegetation. This setback may be reduced to no less than 50 feet only where: (1) no alternative development site or design is possible; and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County and the State Department of Fish and Game. A larger setback shall be required as necessary to maintain the functional capacity of the wetland ecosystem. The project increases the minimum wetland buffer zone on both project parcels from 100 feet to 150 feet. Buffers would be planted with riparian and uplands coastal scrub/shrub vegetation between the proposed development and the proposed riverine wetland ecosystem restoration area. These buffers will maintain and enhance the functional capacity and biological productivity of the wetland ecosystem. Wetland restoration of areas within these zones would achieve restoration goals as outlined in the Riparian and Waters/Wetland Ecosystem Restoration Final Basis of Design Report (Attachment B of Addendum).

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

Policy 7.36 (*San Francisco Garter Snake*) calls on the County to prevent any development where there is known to be a riparian or wetland location for the San Francisco garter snake (SFGS) and requires developers to make sufficiently detailed analyses of any construction which could impair the potential or existing migration routes of the San Francisco garter snake. Such analyses will determine appropriate mitigation measures to be taken to provide for appropriate migration corridors. The San Francisco garter snake has been documented in the vicinity of the project site and has moderate potential to occur on the site. Condition No. 4.c (Mitigation Measure BIO-1a) requires a qualified biologist capable of monitoring projects with potential habitat for SFGS to perform pre-disturbance surveys and monitoring during the installation of all construction fencing and during habitat creation and planting activities outside of the construction zone, perform weekly site visits during construction, and prepare a training document for construction workers. As stated in the Addendum, the project could result in a potentially significant indirect impact to SFGS, which might use the drainage separating the two parcels and might use the site for overland movements. The proposed Big Wave NPA would result in impacts to SFGS being reduced to a level below those analyzed in the 2010 EIR due to increased wetland buffer areas. Mitigation Measure BIO-1a continues to mitigate impacts to migration routes to a less-than-significant level.

g. Visual Resources Component

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

Policy 8.5 (*Location of Development*), on rural lands and urban parcels larger than 20,000 sq. ft., the policy requires that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; (2) is least likely to significantly impact views from public viewpoints; and (3) is consistent with all other LCP requirements, best preserves the visual and open space qualities of the parcel overall. The project includes several features that help to minimize the visibility of the buildings and associated development. These features include the minimum 150-foot wetlands buffer around the perimeter of development on the north parcel. Part of this area would be used for organic gardening and the part of the buffer area closest to Pillar Point Marsh would be revegetated with riparian plant communities. Buildings are clustered and set back into the interior of the north parcel adjacent to the existing Pillar Ridge Manufactured Home Community. The proposed landscape plan includes screening of project buildings. Building heights have been lowered from the 2010 Big Wave Project. The project would not block views of the ocean or ridgelines.

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

Policy 8.10 (*Vegetative Cover*) requires the replacement of vegetation removed during construction with plant materials (trees, shrubs, ground cover) which are compatible with surrounding vegetation and are suitable to the climate, soil, and ecological characteristics of the area. The proposed area of development is disturbed both by historical and ongoing agricultural operations. Per Condition No. 59, proposed disturbance within wetland and wetland buffer areas includes organic agriculture outside of a 100-foot buffer and proposed wetland restoration within the 100-foot buffer. The Riparian and Waters/Wetland Ecosystem Restoration Final Basis of Design Report (Attachment B of the Addendum), prepared by an ecologist

specializing in wetlands, includes a description of existing plant species within the delineated wetlands and buffer areas as well as a planting plan designed to maintain the fidelity of native plant community structure, function, and composition. As stated in Condition No. 21, the property owner(s) shall implement the Riparian and Waters/Wetland Ecosystem Restoration Final Basis of Design Report and associated 10-year monitoring plan.

Policy 8.13 (*Special Design Guidelines for Coastal Communities*) applies special design guidelines to supplement the design criteria in the Community Design Manual (CDM). For the Princeton-by-the-Sea area, the policy calls for commercial development to reflect the nautical character of the harbor setting, utilize wood or shingle siding, employ natural or sea colors, and use pitched roofs. For industrial development, the policy calls for buildings to utilize architectural detailing, subdued colors, textured building materials, and landscaping to add visual interest and soften the harsh lines of standard or stock building forms normally used in industrial districts. Both the Wellness Center and Office Park buildings of the project utilize architectural detailing, subdued colors, textured building materials, and landscaping to soften and screen the proposed building forms. Specifically, the project proposes hardi-plank siding and shingles, as well as earth-toned exterior colors and accents to reflect the surrounding environment. As discussed in Section F.6 of this report, design recommendations have been added as Condition No. 4.aa to require further building articulation, additional building screening through landscaping, and to further simplify building designs to further improve conformity with buildings in the area.

Policy 8.15 (*Coastal Views*) calls for the County to prevent development (including buildings, structures, fences, unnatural obstructions, signs, and landscaping) from substantially blocking views to or along the shoreline from coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches. As discussed in Section 4.1 (Aesthetics) of the Addendum, the project would not obstruct coastal views and impacts would be less than significant. Further discussion is provided in Section E.5 of this report.

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

vegetation will be removed, as all construction will take place on land currently used for agriculture.

Policy 8.19 (*Colors and Materials*) (a) requires development to employ colors and materials in new development which blend, rather than contrast, with the surrounding physical conditions of the site; and (b) prohibits highly reflective surfaces and colors except those of solar energy devices. The project building finishes are proposed to be siding/stucco in pale neutrals with earth-toned accent colors, including four tones of the grey-brown-green family, two tones in the grey-green family and one tone of the grey-blue family. As proposed and conditioned, the proposed colors and materials would blend with the surrounding physical conditions of the site and, per Condition Nos. 4.a and 48.c, exterior materials, colors, and solar panels located on rooftops would not be reflective.

Policy 8.20 (*Scale*) requires development to relate proposed structures in size and scale to adjacent buildings and landforms. The project reduces maximum building height from 51 to 33 feet from grade, reduces total project size by 13,000 sq. ft. of business space, and clusters buildings against existing development leaving the south parcel largely undeveloped. All buildings are two stories in height. Façade articulation and the varying heights of the buildings help to further minimize visual impacts from viewing locations along Airport Street, the North Trail, and Highway 1. The applicant has also revised the landscape plan to provide a smoother transition from surrounding areas, providing low-level vegetation along Airport Street and taller trees for screening within the parking lot and in front of project buildings. As proposed and conditioned, the project buildings would relate in size and scale to adjacent buildings and landforms.

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

h. Hazards Component

Policy 9.1 (*Definition of Hazard Areas*) defines hazardous areas as fault zones and land subject to dangers from liquefaction and other severe seismic impacts, unstable slopes, landslides, coastal cliff

instability, flooding, tsunamis, fire, and steep slopes (over 30%). Fault trench studies included in the Addendum investigated the potential for traces of the Seal Cove Fault to exist on the project property. The studies found no evidence of fault traces. The 2010 EIR concluded that there were potentially significant impacts from liquefaction-induced ground surface settlement, surface manifestations of liquefaction such as sand boils or lurch cracking, and differential ground settlement resulting from cyclic densification of loose sandy soils on the project site. The 2010 EIR also described the project site as containing expansive soils. As proposed and mitigated by Mitigation Measures GEO-3a, 3b, 4, and 6, all project buildings would incorporate structural design measures to ensure safety and reduce potentially hazardous conditions to an acceptable level.

Policy 9.3 (*Regulation of Geologic Hazard Areas*) applies Tsunami Inundation Area Criteria (Section 6326.2), Seismic Fault/Fracture Area Criteria (Section 6326.3), and Slope Instability Area Criteria (Section 6326.4) of the Resource Management (RM) Zoning Ordinance to designated geologic hazard areas. Regarding mapped areas characterized by seismic faults and slope instability, Section 6326 prohibits within this area structures designed or intended for relatively dense human occupancy, including but not limited to multiple residential uses, schools and hospitals. As described above, fault trench studies found no evidence of fault traces and the project, with the required implementation of the mitigation measures of the Addendum, would incorporate structural design measures to ensure safety and reduce potentially geological hazardous conditions to an acceptable level.

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

- (1) Buildings or development used primarily by children or physically or mentally infirm persons, among other uses and development, shall not be permitted.

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

- (2) Residential structures may be permitted under the following circumstances:

- (a) The applicant submits a report prepared by a competent and recognized authority estimating the probable maximum wave height, wave force, run-up angle, and level of inundation in connection with the parcel or lot upon which the proposed development is to be located.

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

Table 6 Office Park and Wellness Center Building Elevations								
8-Building Project								
Building	WC 1	WC 2	WC 3	OP Lot 2	OP Lot 3	OP Lot 4	OP Lot 5	OP Lot 6
Average Existing Grade Elevation	22.5	22	20.5	21	21	20	19	19
Average Finish Grade Elevation	23	23	22	22.5	22.5	21	19.5	21
Slab Elevation	24	24	22.5	23.5	23.5	22	20.5	21.5
Max. Building Height from Finished Grade	28			33				
Max. Stories	2							

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

shall be allowed within that portion of the lot or parcel where the projected wave height and force is less than fifty (50) percent of the projected maximum unless the requirements of subsection b, (2), (a), and (c) are satisfied and the residential flood level is at least one (1) foot above the highest projected level of inundation.

The applicant has modified the project design by moving all Wellness Center buildings from the south parcel to the north parcel. This increases the natural grade elevation by 4 feet (from 14 to 18 feet NGVD). In compliance with this requirement, the floor height of all residential structures has been raised to a minimum height of 35 feet NGVD by placing them on the second floor. At 35 feet NGVD, the Wellness Center bedrooms would be 6 feet above inundation water levels. All residential uses would be at least 2 feet above the estimated inundation water level of 28 feet NGVD, as required by LCP Policy 9.3 and County Zoning Regulations Section 6326.2(b).

In compliance with this requirement, the project, as proposed and conditioned, would establish a minimum finished ground level of 22.1 feet NGVD at the location of the residential structures such that the projected wave height of 28 feet NGVD is less than six (6) feet above the ground level of the Wellness Center.

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

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

i. Shoreline Access Component

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some provision for shoreline access as a condition of granting development permits for any public or private development permits (except as exempted by Policy 10.2) between the sea and the nearest through road. The Office Park and Wellness Center developments would be located between the sea and the nearest through road, Airport Street. The applicant proposes a Class 1, 10-foot wide multiple use trail

(accommodates pedestrians and bicycles) along the Airport Street right-of-way fronting both parcels.

Policy 10.10 (*Fragile Resources-Sensitive Habitats*) requires the establishment of public access to sensitive habitats or their buffer zones, through grants or dedications of easements or other means, at the time a Coastal Development Permit is processed. Condition No. 29 requires the property owner(s) of the Office Park property to record an access easement allowing public access on privately-owned portions of the trail along Airport Street that is included in the Final/Parcel Maps for the proposed subdivision.

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

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

Policy 10.25 (*Access Trails in Fragile Resource Areas*) requires the applicant to conduct studies by a qualified person agreed upon by the County and the applicant, during the planning and design phase for access projects, to determine the least disruptive method of constructing access trails and associated improvements, and to consider in the study and implement appropriate levels of development and management practices to protect resources. Per Condition No. 66, the property owner(s) shall coordinate with the County Department of Parks regarding the location of the proposed Class 1, 10-foot wide multiple use trail within the Airport Street right-of-way. The trail would not adjoin any areas of sensitive habitat, except in areas of the drainage and the adjoining 150-foot wetland buffer zones. Condition No. 26 requires the property owner(s) to utilize methods to minimize

off-trail access within the 150-foot wetland buffer zone and drainage, subject to the review and approval of the Director of the County Department of Parks.

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

Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, the project must conform to public access and public recreation policies. The project site is located between the nearest public road and the sea. The following is a list of the applicable sections of Coastal Act access and recreation policies that apply to this project:

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

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

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

4. Compliance with Zoning Regulations

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

(1) Use Permit Required for the Wellness Center

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

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

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

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

While “sanitarium” is not specifically defined in the Zoning Regulations, it is defined in other sources in a manner that reasonably encompasses the Wellness Center concept, and the County may therefore conclude that the Wellness Center proposal falls within the meaning of “sanitarium.”

In order to approve the Use Permit for the sanitarium, the decision-making body must find that the use is “necessary for the public health, safety, convenience or welfare.” Staff concludes that there is a basis for such a finding. For example,

as discussed in Section F.3.c, above, with regard to LCP Policy 3.5 (*Regional Fair Share*), the project helps to meet the need within the unincorporated areas of the County for affordable housing, as allocated by the Association of Bay Area Governments (ABAG). As proposed and conditioned, the project would provide affordable housing for 50 DD adults, thereby helping to bridge the gap between the need for affordable housing and the supply of affordable housing in the County unincorporated area. Also, as discussed in Section F.2, above, the construction of the Wellness Center helps to achieve several goals outlined in the County Housing Element 2014-2022.

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

Uses Associated with the Sanitarium Use

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

(2) Office Park Business Buildings

Five, two-story Office Park buildings would be constructed on Lots 2 through 6 (Attachment D). The buildings would be 33 feet from the finished grade and would offer approximately 155,500 sq. ft. of space. Proposed uses within the Office Park buildings include General Office, Research and Development, Light Manufacturing, and Storage uses, with square footages of each use to be determined by prospective tenants. The parking required/available for each permitted use is to be determined as tenants occupy the buildings and site parking is allocated according to County parking requirements with a maximum of 462 private parking spaces for the Office Park. The Office Park

buildings would be occupied by private firms with their own workers.

The M-1 Light Industrial Zoning District allows administrative, research and professional offices, excluding doctors and dentists, as a permitted use. The section also allows a wide range of manufacturing uses as well as storage uses. Therefore, the proposed Office Park uses are principally permitted uses in this zoning district.

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

b. Project Compliance with the Waterfront (W) Zoning District (South Parcel)

Use Permit Required for the Boat Storage Lot

The applicant proposes an outdoor boat storage area (Lot 1), operated by the Wellness Center as a Big Wave business on the south parcel. The boat storage area would be 1.12 acres in size and provide 26 boat storage spaces (each 40-foot long by 12-foot 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. There would be no specific hours of operation, as the site can be accessed as needed by owners. Lot signage consists of a 12-inch square metal sign on the security gate with a contact phone number for the business manager. The site would not be staffed fulltime. Lighting includes the installation of 3-foot tall lighting bollards, with 30 feet minimum spacing, along the perimeter of Lot 1.

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

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

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

c. Project Compliance with Resource Management-Coastal Zone (RM-CZ) Regulations¹¹

Areas of Project Site Adjoining Drainage

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

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

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

A 125-foot wide portion along the front property line of the project site is within the Airport Overlay (AO) Zoning District. The intent of the AO District is to provide a margin of safety at the ends of airport runways by limiting the concentration of people where hazards from aircraft are considered to be greatest. All uses permitted by the underlying zoning

¹¹ This section includes a discussion of policies unique to the RM Regulations and development review criteria (or concepts not otherwise covered by policies of the General Plan and Local Coastal Program).

districts are permitted with a Use Permit in the AO District except residential use or uses with more than three (3) persons occupying the “site” at any one time. While no structures are proposed, private and public outdoor parking uses are proposed in areas of the AO Zoning District on both parcels. The County defines a “site” as a 5,000 sq. ft. area of land.¹² The total land area within this zone over both parcels is 211,200 sq. ft. (4.8 acres), including approximately 67,300 sq. ft. on the south parcel and 143,900 sq. ft. on the north parcel. The number of 5,000 sq. ft. “sites” is 42. Therefore, the maximum occupancy of land within the AO District is 126 persons at any one time. Due to the intermittent use of both private and public parking uses, it is reasonable to anticipate no more than 126 persons within the AO Zone at any one time.

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

e. Project Compliance with Parking Regulations

The applicant proposes General Office, Research and Development, Light Manufacturing, and Storage uses, in addition to the residential uses of the project, on the north parcel with square footages of each use to be determined by prospective tenants and the parking required/available for each permitted use. As tenants occupy the buildings, site parking will be allocated according to County parking requirements for a maximum of 462 private parking spaces for the Office Park and such allocation may impact the permissibility of future uses, based on the continuing availability of parking.

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

As shown in the table below, while a total of 462 parking spaces are adequate for this development, LCP Policy 10.22 (*Parking*) requires the property owner to designate and post 20% of the total spaces for

¹² Policy titled “Clarification of Maximum Density in the Airport Overlay (AO) Zone, dated April 29, 1992.

beach user parking between 10:00 a.m. and 4:00 p.m. As all 462 private spaces of required parking will be utilized during the day, the applicant proposes 92 additional public spaces to meet this requirement. The 92 coastal access public parking spaces would be located on the south parcel and reserved for beach user parking at all times. Condition No. 34 requires compliance with and maintenance of coastal access parking requirements for the life of the project. Condition No. 35 minimizes impervious surface by requiring the use of compact spaces (minimum dimensions: 8 feet by 16 feet) over at least 25% of project parking.

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

5. Compliance with Subdivision Regulations

North Parcel

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

South Parcel

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

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

a. Project Compliance with Park Dedication Requirement

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

b. Compliance with Findings Required for Subdivision Approval

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

Planning staff has reviewed the tentative map and found that, as proposed and conditioned, it would be consistent with the

County General Plan as discussed in Section F.1 of this report, above.

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

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

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

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

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

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

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

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

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

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

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

The property is not subject to a Williamson Act contract.

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

The proposed project would assist the area in achieving a jobs/housing balance by providing approximately 420 new jobs at the Office Park, 50 new jobs at the Wellness Center, and affordable housing for 70 persons, approximately 7 jobs per resident. By providing a substantial number of new job opportunities along with a moderate supply of new housing, the proposed project would not only provide jobs to employ future project residents, but provide additional jobs to employ existing and future residents in the surrounding community. The Addendum concludes that impacts related to population growth associated with project operations would therefore be less than significant and no mitigation measures are required. Therefore, the project would not result in a negative effect on regional housing needs.

Findings for Creation of Condominiums

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

6. Compliance with Design Review Regulations

a. CDRC Review of the Big Wave NPA Project

The Big Wave NPA Project was reviewed at the July 10, 2014, September 11, 2014, October 9, 2014, November 3, 2014, and December 18, 2014 meetings of the Coastside Design Review Committee (CDRC). On December 18, 2014, the CDRC in a 2:0:1 vote (Sarab, Whitaker; Williams absent) recommended denial of the Design Review (DR) Permit for the project, finding it fundamentally out of scale and out of character with the Princeton community. It should be noted that, since the CDRC's review of the project, the applicant has reduced project size by 13,000 sq. ft. of business space.

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

In conjunction with these findings, the CDRC expressed its thanks to the Planning Commission for another opportunity to review the project

with the most recent minor changes and strongly reaffirmed its previous recommendation to deny.

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

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

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

standards. The 8-building project includes changes made by the applicant to address design modifications discussed by the CDRC regarding visually breaking up large paved areas through textural variation and landscaping, improving design and articulation of Office Park facades, and improving and enlarging courtyard areas between buildings.

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

(a) Landscaping

Landscaping of the parking lot and undeveloped areas of the north parcel site has an informal character, to the extent feasible, and provides a smooth transition between the development and adjacent open space areas. As shown in the landscaping plan (Attachment H), the project incorporates low level landscaping, including shrubs and grasses, along the Airport Street frontage of both parcels, providing a transition between low-lying vegetation and ground cover in the surrounding areas to the project site. Perimeter landscaping is provided in a strip along Airport Street, as well as in a larger planted area at the north and south corners of the north parcel. Parking lot landscaping incorporates several planted islands consisting of trees and understory plants, located throughout the parking lot. While the project includes a narrow planting strip in front of the buildings on the north parcel, Condition No. 4.aa requires the property owner(s) to expand the planting strip to 10 feet in width to accommodate trees to provide further screening of the buildings. While islands are placed in a formal manner for parking efficiency, proposed tree and plant variety within each planter appear to have an “organic” form and help to minimize the formality of planter locations. Planting within the wetland buffers of the north parcel, as recommended by an ecologist (Lyndon C. Lee), would be informal in character and provides a smooth transition to the wetland areas of the south parcel that will be similarly landscaped.

(b) View Preservation

- 1) Views would be preserved by the proposed building heights. Proposed vegetation does not block views from scenic corridors and vista points. As discussed in the Addendum and Final Addendum, with the implementation of Mitigation Measure AES-4 (Review of Lighting Plans), project view impacts have been found to be less than significant. The 8-building project provides two east-west view corridors through the site. Per Condition No. 24, the property owner(s) are required to select and prune trees to a maximum height of 33 feet to enhance scenic views.
- 2) Public views within and from scenic corridors would be protected and development would not significantly obscure, detract from, or negatively affect the quality of these views. Based on the visual simulations prepared by a consultant retained by the County and included in the Addendum, proposed buildings do not significantly obscure, detract from, or negatively affect the quality of views from Highway 1 (View-points 2 and 3). The maturation of proposed landscaping within the north parcel parking lot and along building frontages would further screen buildings.

(c) Open Space Preservation

- 1) Structures would be sited to retain maximum open space and reduce the visual impact in scenic open spaces areas.
- 2) Structures would be clustered near existing structures.
- 3) Contiguous undeveloped lots under common ownership would be consolidated to create large building sites and encourage clustering, thereby retaining a greater area in open space.

The original Big Wave project included eight Office Park buildings on the north parcel and two Wellness Center buildings on the south parcel. The 8-building project clusters buildings on the north parcel, next to existing

buildings of the Pillar Ridge Manufactured Home Community. The siting of buildings maximizes wetland buffer areas and allows for large areas of the south parcel to remain undeveloped. The siting of the boat storage use on the south parcel clusters the use with existing industrial uses to the south.

(d) Paved Areas

- 1) Paved areas such as parking lots, driveways, and sidewalks would be well integrated into the site, relating to existing and proposed structures and landscaped to reduce visual impact. The project incorporates small, distinct paved parking lots and avoids the appearance of a large single paved lot. The proposed parking lot and building frontage would be landscaped using native trees species to break up the parking lot and screen the buildings. The buildings are sited at the rear of the parcel to maximize building setbacks from the airport and viewing locations on Highway 1. The proposed driveways are minimized such that landscaped areas along Airport Street are maximized. Per Condition No. 4.aa, the property owner(s) are required to use contrasting pervious paver types to provide contrast between pedestrian and vehicle areas and to include a 4' x 4' minimum landscape island for every ten spaces. Compliance with these conditions would further break up the appearance of large parking areas.
- 2) Parking areas would be screened from residential areas. In response to public comments from residents of the Pillar Ridge Manufactured Home Community, landscaping along the shared north property line has been minimized to reduce conflicts with existing utility lines and to minimize shade impacts. The applicant proposes to plant berries along the 8-foot high perimeter fence. Condition No. 4.aa requires the property owner(s) to replace berries, which can be invasive, with plants that are native, non-invasive, and drought tolerant.
- 3) Paving materials used for pathways, sidewalks, driveways, and parking areas would be textured or patterned to add visual interest, especially where

visible from above. Per Condition No. 4.aa, the property owner(s) are required to use contrasting pervious paver types to provide contrast between pedestrian and vehicle areas.

(e) Color and Materials

Exterior colors and materials would blend with the natural setting and surrounding neighborhood, through the use of natural materials and earth colors and avoidance of highly reflective surfaces and colors. Project colors and materials utilize earth-toned colors and natural-looking materials, with accent colors that are appropriate to the surrounding environment. The current color palette reduces the number of tones from the previously proposed color board, which included four tones for each of four-color families (grey-green, grey-brown-green, grey-blue, brown-grey-red). As shown in the color key on Attachment G, the new color palette uses the four tones of the grey-brown-green family, uses only two tones in the grey-green family and one tone of the grey-blue family. The proposed color palette, which is predominantly brown, would blend with the natural setting and surrounding neighborhood and does not utilize highly reflective surfaces (as prohibited by Condition Nos. 4.a and 48.c).

(f) Structural Shapes

- 1) Proposed simple structural shapes unify building design and maintain an uncluttered community appearance. The CDRC found that proposed design of the Office Park buildings utilizes unnecessarily complex structural shapes that do not unify building design and could contribute to a cluttered community appearance. Condition No. 4.aa, therefore, requires the property owners to work with a licensed architect to: (1) simplify the exterior design of the warehouse and office spaces of the Office Park, and (2) relate the architecture of the Office Park to the design of the Wellness Center buildings through subtle features.
- 2) Roofs of proposed buildings utilize simple shapes, non-reflective surfaces, and a simple range of materials and colors. The CDRC found that the roof plan of the Office Park buildings was unnecessarily

complex in order to accommodate multiple and varying roof designs within one building. Condition No. 4.aa requires the property owners to work with a licensed architect to simplify the design of Office Park buildings through a unifying building design, as described previously, and to simplify the roof plan. As previously discussed, the proposed 8-building project utilizes non-reflective surfaces and a simple range of materials and colors.

- 3) Stacks, vents, antennas and other equipment would be screened from view and located on the least noticeable side of the roof. Condition No. 4.aa requires the property owner(s) to screen all rooftop equipment.

(g) Scale

Proposed buildings relate in size and scale to adjacent buildings and to the neighborhood in which they are located. As previously discussed, the 4-building project previously reviewed by the Planning Commission included business buildings of an average size of 54,000 sq. ft. and a 97,500 sq. ft. Wellness Center. Under the current proposal, which includes five business buildings and three Wellness Center buildings, average business building size is 32,400 sq. ft. and average Wellness Center building size is 32,500 sq. ft. Building 3 of the Wellness Center is larger at 47,000 sq. ft. However, the “H” configuration of Building 3 and its location at the rear of the parcel reduces the appearance of massing and its visibility. As proposed and conditioned, the Wellness Center buildings relate in size to buildings in the surrounding area.

Table 9 Building Sizes for the 8-Building Project	
Building	Size
Business Building (Lot 2)	36,000 sq. ft.
Business Building (Lot 3)	32,700 sq. ft.
Business Building (Lot 4)	30,150 sq. ft.
Business Building (Lot 5)	30,750 sq. ft.
Business Building (Lot 6)	32,400 sq. ft.
Wellness Center Building 1	23,250 sq. ft.
Wellness Center Building 2	21,170 sq. ft.
Wellness Center Building 3	47,000 sq. ft.

7. Compliance with Grading Regulations

The project involves 735 cubic yards of cut and 16,400 cubic yards of fill, consisting of gravel import, necessary for installation of utilities and to raise the grade around the Wellness Center buildings from a low point of 19 feet NGVD to a minimum average of 22.1 feet NGVD for protection against tsunami run-up. Off-haul of excess earth would not be necessary. The project does not meet the criteria for an exemption under Section 8603 of the San Mateo County Ordinance Code and requires a grading permit.

In order to approve this grading permit, the Board of Supervisors must make the required findings established by the Grading Regulations. The findings and supporting evidence are outlined below:

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

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

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

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

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

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

G. PROPOSED DEVELOPMENT AGREEMENT

The development agreement is a contract between the applicant and the County whereby the County, in general, agrees that the regulations in place at the time the project is approved shall remain in place and that project approval time lines will be extended, in exchange for benefits from the applicant. The draft development agreement (draft agreement), included in Attachment O, is subject to review by the Planning Commission and approval of the Board. On January 14, 2015, the Planning Commission recommended that the Board of Supervisors approve the draft development agreement, as revised during the meeting to correct typographical errors, to allow project construction in phases over a 15-year term. If approved by the Board, the development agreement would provide the applicant with a level of regulatory certainty in the processing of necessary permits for the implementation of the approved project.

Under the proposed development agreement, construction of all remaining aspects of the project shall be completed within 15 years of the final approval of the Coastal Development Permit for the project. If fewer than the approved number of buildings have been built on the North Parcel at the end of the 15-year development term, rights to develop undeveloped land within the approved development footprint (parking and building footprints) on the North Parcel under the approved permits shall expire.

As the development agreement would incorporate by reference all conditions of project approval, the development agreement may provide additional assurance to the County of compliance with such conditions through the contractual agreement.

Specifically, while Section 5.3 of the draft agreement incorporates the phasing plan by reference, it further requires project aspects with the greatest public benefit, including the Wellness Center and the Class 1 trail along a portion of Airport Street, to be constructed within a specified timeframe.

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

H. PROPOSED AFFORDABLE HOUSING AGREEMENT

The draft affordable housing agreement included as Attachment P, as proposed by the applicant's legal counsel and reviewed and edited by the Office of the County Counsel, meets the requirements of Condition No. 5.k, which requires the property owner(s) to enter into a contract with the County for the maintenance of rates for all housing at the Wellness Center as affordable housing for the life of the project, prior to the final certificate of occupancy for housing at the Wellness Center.

I. REVIEWING AGENCIES

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

County Counsel has reviewed and approved the materials as to form and content.

Approval of this project contributes to the Shared Vision 2025 of a Livable Community by the construction of 57 units of affordable, special needs housing and the addition of

employment opportunities in an urban area of San Mateo County where many employed residents are traveling outside of their communities for work.

FISCAL IMPACT:

Nominal cost to the Planning and Building Department. Conditions of approval minimize costs associated with mitigation monitoring by the Planning and Building Department, by requiring the property owner(s) to post securities for the implementation of mitigation measures and to pay for the costs of associated monitoring.

ATTACHMENTS:

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

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map for the Big Wave Project Sites and Zoning Map
- C. 2010 Project Site Plan
- D. Site Plan and Tentative Map
- E. Wellness Center Floor Plans
- F. Office Park Floor Plans
- G. Building Elevations
- H. Landscaping Plan
- I. Grading, Utility and Erosion Control Plan and Civil Details
- J. As-Conditioned Phasing Plan
- K. As-Conditioned Easement Plan
- L. Boat Storage Bathroom Building
- M. Lighting Detail
- N. In-Lieu Fee Worksheet
- O. Proposed Draft Development Agreement and Draft Ordinance
- P. Draft Affordable Housing Agreement
- Q. Appellants Requested Revisions/Clarifications Re: Big Wave Project, dated February 26, 2015
- R. Big Wave's Agreement with Appellants Requests, dated March 12, 2015
- S. Big Wave Stormwater Infiltration Treatment System, Narrative and Calculations, dated April 4, 2015
- T. Coastal Commission Letter, dated January 14, 2015
- U. Planning Commission Letter of Decision, dated January 21, 2015

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit File Number: PLN 2013-00451

Board Meeting Date: May 19, 2015

Prepared By: Camille Leung
Project Planner

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS:

Regarding Environmental Review, Find:

1. That the Addendum and Final Addendum to the Certified 2010 Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (EIR) and Final EIR (2010 EIR) for the Big Wave North Parcel Alternative Project (Big Wave NPA Project) (Addendum), as reviewed by the Board of Supervisors at its meeting of May 19, 2015, is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. In particular, the County is specifically relying on information contained in the previously certified Draft EIR and Final EIR to make findings regarding approval of the Big Wave NPA Project. The County, as the Lead Agency, followed procedures required by CEQA, such that the public was provided meaningful opportunities to comment regarding potential environmental effects of the project.
2. That, on the basis of the Addendum, no substantial evidence exists that the project, as proposed, mitigated, and conditioned, will have a significant effect on the environment. The Addendum concludes that the project, as proposed and mitigated, will result in impacts that are less than significant including, but not limited to, the following:
 - a. Aesthetics: Maximum building heights are reduced from 45 to 33 feet and the number of office buildings is reduced from eight to five. No Office Park or Wellness Center buildings are proposed on the south parcel where most of the land would remain undeveloped. The visual character of the site is retained by a significant reduction in the proposed density. Visual simulations of project development prepared by Environmental Vision show that skyline views of the Pillar Point Bluff ridgeline from community vantage points are not interrupted by project buildings. With the implementation of

Mitigation Measure AES-4 of the Addendum, project impacts would be reduced to a less-than-significant level.

- b. Agricultural Resources: No Office Park or Wellness Center buildings are proposed on the south parcel. Roughly 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. The project would have a less-than-significant impact in this area. No mitigation measures are necessary.
- c. Air Quality: The revised project has reduced office space and fewer buildings, and parking spaces from the 2010 Project. Exhaust emissions from construction equipment and Office Park employee vehicles are reduced. A reduction in project grading from 22,445 cubic yards of cut and 26,050 cubic yards of fill to 735 cubic yards of cut and fill with 16,400 cubic yards of gravel import would reduce air pollutants, including dust, associated with earth movement. Elimination of the on-site wastewater treatment plant further removes an emission source from the project. With the implementation of Mitigation Measure AQ-2 of the Addendum, project impacts would be reduced to a less-than-significant level.
- d. Biological Resources: The development footprint is reduced, resulting in increased setback distances from the Pillar Point Marsh wetland from 100 feet to 150 feet. Fewer buildings, smaller parking areas, and increased wetland setbacks reduce the potential for polluted runoff to enter wetlands. Eliminating use of recycled wastewater on-site eliminates potential for saturated soils to indirectly affect biological resources of Pillar Point Marsh by altering the quantity or quality of drainage entering the marsh. With the implementation of biological mitigation measures contained in the Addendum, project impacts would be reduced to a less-than-significant level.
- e. Cultural Resources: Archaeological resources on the south parcel continue to be protected as undeveloped land that would be owned and managed by the Wellness Center. With the implementation of cultural mitigation measures of the Addendum, project impacts would be reduced to a less-than-significant level.
- f. Geology and Soils: Rough grading and disturbance of project soils have been reduced from 22,445 cubic yards of cut and 26,050 cubic yards of fill to 735 cubic yards of cut and fill with 16,400 cubic yards of gravel import. The potential for soil erosion and loss of topsoil is reduced. Same site conditions of expansive soil and seismic risks occur. With the implementation of geological mitigation measures of the Addendum, project impacts would be reduced to a less-than-significant level.

- g. Hazards: Residential housing in Wellness Center buildings are located at 35 feet NGVD or higher, approximately 6 feet above the tsunami inundation level of 28 feet NGVD. Exposure of Wellness Center residents to potential tsunami wave run-up is reduced by raising bedrooms above the potential maximum wave height. With the implementation of hazard mitigation measures of the Addendum, project impacts would be reduced to a less-than-significant level.
- h. Hydrology and Water Quality: Elimination of the on-site wastewater treatment and reuse from the project removes the potential for soils to become saturated with recycle water and the potential effect on the high ground water table. The amount of impervious and pervious surfaces is reduced by fewer buildings and reduced parking spaces resulting in a reduced volume of stormwater runoff. Potential water quality issues associated with use of treated wastewater on-site are eliminated. With the implementation of hydrological mitigation measures of the Addendum, project impacts would be reduced to a less-than-significant level.
- i. Land Use: Project changes reduce conflicts with Local Coastal Program policies concerning public services, traffic and public access, protection of wetland and sensitive habitats, visual resources, and hazards. Project changes eliminate a public commercial storage building from the portion of the project property within the Half Moon Bay Airport Overlay Zone. With the implementation of land use mitigation measures of the Addendum, project impacts would be reduced to a less-than-significant level.
- j. Noise: Noise levels from project construction activity, mechanical equipment on building rooftops, and project vehicle traffic are all reduced commensurate with the reduced scale in development from the 2010 Project. With the implementation of Mitigation Measure NOISE-1 of the Addendum, project impacts would be reduced to a less-than-significant level.
- k. Population/Housing: Reduced project scale reduces the number of Office Park employees on the project site resulting in a slightly reduced potential demand for project-related housing. The project would have a less-than-significant impact in this area. No mitigation measures are necessary.
- l. Public Services and Recreation: Demand for public services is reduced commensurate with the reduction in project scale from the 2010 Project. With the implementation of public service mitigation measures of the Addendum, project impacts would be reduced to a less-than-significant level.
- m. Transportation and Traffic: An updated traffic report prepared by Hexagon Transportation Consultants indicates the change in project scale, specifically

the reduction in office space from 225,000 sq. ft. to 189,000 sq. ft. (now 176,000 sq. ft.) which results in fewer project vehicle trips: from 2,123 daily trips to 1,479 daily trips. The adopted mitigation measure addressing improvement of the Capistrano Road and Highway 1 intersection is still necessary. With the implementation of transportation mitigation measures of the Addendum, project impacts would be reduced to a less-than-significant level.

3. That the mitigation measures identified in the Final Addendum, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6. Compliance with the conditions of approval listed below, which incorporate all mitigation measures of the Addendum, shall be monitored and confirmed according to implementation deadlines as specified within each condition. Given compliance with the conditions of approval, a Mitigation Monitoring and Reporting Program is not necessary.
4. That the Addendum reflects the independent judgment of San Mateo County.

Regarding the Major and Minor Subdivision, Find:

5. That, in accordance with Section 7013.3.b of the County Subdivision Regulations, the tentative maps, together with the provisions for their design and improvement, are consistent with the San Mateo County General Plan. The project has been reviewed by the Environmental Health Division, the Planning and Building Department, Department of Public Works, and the Office of the County Counsel and has been found to comply with the design and improvement requirements of the Subdivision Regulations.
6. That the site is physically suitable for the type and proposed density of development. As discussed in the EIR Addendum, the project, as proposed and mitigated, would not result in any significant impacts to the environment. As described in Sections F.1 and F.4 of the staff report, the project complies with both the General Plan land use density designation and applicable Zoning Regulations. As described in Section F.7 of the staff report, the project has been conditioned to minimize grading and comply with mitigation measures of the EIR, as listed in Condition No. 4, below, that minimize geotechnical, tsunami hazards and other hazards to the project site and immediate vicinity.
7. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially injure fish or wildlife or their habitat. Mitigation measures included as conditions of approval reduce project impacts to hydrology, water quality, and biological resources, to less-than-significant levels.

8. That the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. Per Condition No. 69, an existing 20-foot wide access and utility easement along the north side of the northern parcel shall be shown on the Final Map. The project would not change the boundaries of or impede access to this existing easement.
9. That the design of the subdivisions provides, to the extent feasible, for future passive or natural heating or cooling opportunities. As described in the Addendum, project buildings would be heated by solar power.
10. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The project includes a connection to GCSD to treat 15,500 gpd of wastewater. As discussed in the Final Addendum, there is adequate capacity to treat project-related wastewater.
11. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“the Williamson Act”).
12. That, per Section 7005 of the San Mateo County Subdivision Regulations, the proposed subdivisions would not result in a significant negative effect on the housing needs of the region. By providing a substantial number of new job opportunities along with a moderate supply of new housing, the proposed project would not only provide jobs to employ future project residents, but also provide additional jobs to employ existing and future residents in the surrounding community. The Addendum concludes that impacts related to population growth associated with project operations would therefore be less than significant and no mitigation measures are required. Therefore, the project would not result in a negative effect on regional housing needs.

Regarding the Coastal Development Permit, Find:

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

- b. The project, as proposed and conditioned, complies with applicable policies of the Housing Component in that it would provide affordable housing opportunities for disabled adults who reside in the San Mateo County Coastal Zone, and housing would maintain a sense of community character by being of compatible scale, size and design.
- c. The project, as proposed and conditioned, complies with applicable policies of the Energy Component in that the project incorporates the on-site use of non-polluting alternative energy resources, including energy produced from solar voltaics.
- d. The project, as proposed and conditioned, complies with applicable policies of the Agriculture Component in that the project is not located in an area designated for agricultural use and the project includes on-site agricultural uses.
- e. The project, as proposed and conditioned, complies with applicable policies of the Sensitive Habitats Component in that it will not result in significant impacts to special-status species, sensitive natural communities, protected wetlands, wildlife movement and habitat connectivity, or result in cumulative adverse impacts to biological resources. The project, as proposed and conditioned, incorporates a 150-foot wetland buffer zone on each project parcel, complies with permitted uses in wetlands and buffer zones, and will not result in significant impacts to the Pillar Point Marsh. Implementation of the mitigation measures of the Addendum is adequate to protect the California red-legged frog and the San Francisco garter snake within the project vicinity from harm.
- f. The project, as proposed and conditioned, complies with applicable policies of the Visual Resources Component in that the project would not result in any significant impacts to public views or scenic vistas, scenic resources, or the existing character or quality of the site and its surroundings, would not obstruct views of the Pillar Point Bluff ridgeline and the skyline, and complies with applicable design criteria of the County's Community Design Manual.
- g. The project, as proposed and conditioned, complies with applicable policies of the Hazards Component in that first floor elevations of the Wellness Center buildings will be 35 feet NGVD or higher, which is above the estimated tsunami inundation level. Required mitigation measures and compliance with applicable regulations reduce project impacts related to geology and soils leveling in a manner consistent with LCP requirements.
- h. The project, as proposed and conditioned, complies with applicable policies of the Shoreline Access Component of the LCP, and the Public Access and

Recreation policies contained in Chapter 3 of the Coastal Act of 1976 in that it will enhance public opportunities for coastal recreation and shoreline access in the construction of a Class 1 trail along Airport Street, complies with coastal access public parking requirements, and discourages off-trail access within the 150-foot wetland buffer zone and drainage, and does not displace any visitor-serving commercial recreational facilities.

Regarding the Use Permit, Find:

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

Regarding the Design Review, Find:

17. That the project has been reviewed by the Coastside Design Review Committee (CDRC) over five meetings. On December 18, 2014, the CDRC found that, while the applicant has responded to some previously recommended design changes, the project has remained out of scale and out of character with the Princeton

community and lacks adequate design work at all levels from schematic to detail, which should have been undertaken by a licensed design professional with substantial experience in projects of this scope, complexity and community impact. As detailed in this report, Planning staff of the Planning and Building Department has found that the project, as proposed and conditioned and as reduced further in size by 13,000 sq. ft. of business space, is in compliance with the standards for review listed in Section 6565.7 of the Design Review (DR) Zoning District Regulations, guidelines applicable to Princeton and the Coastal Zone, and the design criteria of the Community Design Manual. Condition No. 4.aa requires the property owner(s) to implement design changes that would result in additional façade articulation and further break up large paved areas, increasing project conformance with applicable design review guidelines.

Regarding the Grading Permit, Find:

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

CONDITIONS OF APPROVAL

Changes to the conditions of approval, as approved by the Planning Commission, are summarized in Section D.3 of the staff report and are shown in tracked changes, below.

General Project Conditions

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Board of Supervisors on May 19, 2015. Minor deviations are expected in order to meet tenant operational requirements (e.g., introduction of a roll-up door where plans show a window and door). Substantial changes to the approved plan (e.g., increase in the number of stories or substantial change in height or size), as determined by the Community Development Director, require a major amendment to the Design Review Permit and are subject to separate permitting. The introduction of any uses not expressly authorized by this permit, specifically General Office, Research and Development, Light Manufacturing, and Storage Uses (referred to as “business space,” all indoors), or any intensification of use, are subject to separate permitting.
2. This subdivision approval is valid for two years unless a longer period of validity is provided pursuant to a development agreement or other means, during which time a Final Map (“Final Map”) for the Major Subdivision (Office Park) and a Parcel Map for the Minor Subdivision (Wellness Center) shall be filed and recorded. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning and Building Department upon written request and payment of any applicable extension fees.

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

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

Use Permit for the Wellness Center, Parking Uses in the Airport Overlay (AO) Zoning District, and Boat Storage Uses: The Use Permit authorizes only those uses as described in the staff report dated May 19, 2015 and approved by the Board of Supervisors on May 19, 2015 for a sanitarium specifically for developmentally disabled adult housing, recreation, and employment; parking uses in the AO Zoning District; and the outdoor boat storage use. This use permit shall be subject to regular administrative reviews for compliance. Administrative reviews, including payment of the applicable fee to the County, shall be required to ensure compliance with the conditions of approval every year for the first two (2) years of operation of the Wellness Center, parking, and boat storage, respectively. If the facility is determined to be in compliance for the first two (2)

years of their respective operation, then subsequent administrative reviews will be required every two (2) years up to ten (10) years. Administrative reviews shall monitor compliance with all conditions of approval, with emphasis on monitoring compliance with Condition No. 21 (full implementation of approved wetlands restoration and habitat creation on both project sites).

Current Planning Section Conditions

4. The property owner(s) shall comply with all mitigation measures listed below (which are derived from the Final Addendum made available to the public on November 5, 2014):

a. **Mitigation Measure AES-4: Light Impacts to Day or Nighttime Views in the Area.**

Prior to the approval of final project plans, a detailed lighting plan shall be submitted to the San Mateo County Community Development Director 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 prohibited. The exterior of the proposed building shall be constructed of non-reflective materials such as, but not limited to: high-performance tinted non-reflective glass, metal panel, and pre-cast concrete or cast in-place or fabricated wall surfaces. The proposed materials shall be reviewed and approved by the Community Development Director prior to approval of the Final Map.

b. **Mitigation Measure AQ-2: Construction Emissions.**

The property owner(s) shall require all 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 or wash off the tires or tracks of all trucks and equipment leaving the site.
- Limit the area subject to excavation, grading, and other construction activity at any one time.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- Post a publicly visible sign with the name and telephone number of the construction contractor and San Mateo County staff person to contact regarding dust complaints. This designated construction contractor staff member shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Bay Area Air Quality Management District (“BAAQMD”) to ensure compliance with applicable regulations.

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

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

- Prior to and within three (3) days of installation of exclusion fencing (type to be determined through consultation with the California Department of Fish and Wildlife (“CDFW”) and the United States Fish and Wildlife Service (“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 CDFW and the USFWS shall be contacted immediately, and activities that could result in take shall be postponed until appropriate actions are taken to allow project activities to continue.
- During installation of grading and construction zone exclusion fencing, the biological monitor shall be present and will oversee the installation of all grading and construction fencing. The exclusionary fencing shall be installed on one parcel site first so that if any animals are within the grading and construction zone, they will have the opportunity to move out of the area freely.

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

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

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

A highly visible warning sign shall be installed along the project perimeter. The warning sign shall be in English and Spanish and shall state: "Stay Out - Habitat Area of Federally Protected Species." A document drop shall be attached to several warning signs and stocked with a supply of training documents.

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

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

The general contractor shall assign a crew member that will be responsible for conducting site inspections, monitoring gate opening and closing, and assuring that other species protection measures are in place and being enforced when the biological monitor is not present.

The crew member shall adhere to the procedures contained in the training document and shall be able to contact the biological monitor should any violations be noted or listed species observed on-site.

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

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

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

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

- If grading is scheduled during the active nesting period (March through August), a qualified wildlife biologist shall conduct a pre-construction nesting survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity.
- If active nests are encountered, species-specific measures shall be prepared by a qualified biologist in consultation with CDFW and implemented to prevent nest abandonment. At a minimum, grading in the vicinity of the nest shall be deferred until the young birds have fledged. A nest-setback zone shall be established via consultation with CDFW and USFWS, within which all construction-related disturbances shall be prohibited. The perimeter of the nest-setback

zone shall be fenced or adequately demarcated, and construction personnel restricted from the area.

- If permanent avoidance of the nest is not feasible, impacts shall be minimized by prohibiting disturbance within the nest-setback zone until a qualified biologist verifies that the birds have either (a) not begun egg-laying and incubation, or (b) that the juveniles from the nest are foraging independently and capable of independent survival at an earlier date. A survey report by the qualified biologist verifying that the young have fledged shall be submitted to CDFW and USFWS prior to initiation of grading in the nest-setback zone.

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

Project grading, construction, and staging activities shall not result in impacts to project area wetlands and/or habitat for special-status species known to occur in the vicinity of the site. The applicant's biologist has obtained a verified wetland delineation and has consulted with the regulatory agencies regarding special-status species. The property owner(s) shall continue to coordinate all project activities potentially regulated by State, Federal, and local agencies and shall obtain all necessary permits from CDFW, Corps of Engineers, USFWS, and the Regional Water Quality Control Board ("RWQCB") as required by Federal and State law to avoid, minimize or offset impacts to any species listed under either the State or Federal Endangered Species Acts or protected under any other State or Federal law.

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

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

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

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

- Fencing that obstructs wildlife movement shall be restricted to building envelopes and wildlife exclusionary fencing along special-status species protection corridors and shall not be allowed elsewhere on the site. Fencing that obstructs wildlife movement contains one or more of the following conditions: lowest horizontal is within 1.5 feet of the ground OR highest horizontal is over 6 feet OR top or bottom wire is barbed OR distance between top wires is less than 10 inches OR it combines with existing structures or fences, even on neighboring parcels, to create an obstacle to wildlife movement.
- Lighting shall be carefully designed and controlled to prevent unnecessary illumination of natural habitat on the site. Lighting shall be restricted to building envelopes, at the minimum level necessary to illuminate roadways and other outdoor areas. Lighting shall generally be kept low to the ground, directed downward, and shielded to prevent illumination into adjacent natural areas.
- Dogs and cats shall be confined to individual residences and the fenced portion of the building envelopes to minimize harassment and loss of wildlife.
- All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source.

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

All final improvements for the proposed project shall be designed and approved by County staff, as well as a County-approved qualified archaeologist, to avoid impacts to prehistoric archaeological site CA-SMA-151 due to the proposed development. To avoid impacts to CA-SMA-151, the archaeological site shall be excluded from disruption during project grading and construction and during project operation (excluding agricultural activities limited to soil disturbance within 6 inches of the existing grade). Avoidance shall be assured by fencing the site perimeter (to be confirmed by a County-approved qualified archaeologist or licensed surveyor prior to

any start of grading) to exclude construction equipment, particularly for grading activities. Fencing shall be removed when all construction activities are finished to avoid drawing attention to the site. Additionally, the area within the metes 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 CEQA requirements for disturbance of a mapped cultural resource.

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

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

An archaeologist determined by the County to be qualified to consult with representatives of Native American tribal groups shall monitor future ground-disturbing activities in the monitoring area north of site CA-SMA-151.

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

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

k. Mitigation Measure CULT-3: Paleontological Resources.

A paleontologist determined by the County to be qualified 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 the paleontological resources are evaluated for significance. Construction activities may continue in other areas. If any such resources are determined to be significant by the paleontologist, they shall be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.

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

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

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

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

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

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

o. **Mitigation Measure GEO-6: Expansive Soil.**

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

p. **Mitigation Measure GEO-7: Pervious Pavements.**

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

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

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

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

Prior to issuance of the grading permit "hard card" by the County Planning and Building Department, a Phase II Environmental Site Assessment (Phase II ESA) shall be performed at the project site to evaluate whether the recognized environmental conditions identified in the Phase I ESA represent an actual release of hazardous substances to soil or groundwater at the project site. To determine whether hazardous substances have migrated onto the project site from the north or northeast, a groundwater sample shall be collected from the agricultural supply well. The Phase II ESA shall include parameters that may be applied to a health risk assessment and

remediation (Site Management Plan) if soil is inappropriate for reuse and required to be transported off the project site. The recommendations of the Phase II ESA shall be incorporated into project plans to the satisfaction of the County and in conformance with applicable regulations. If soil is determined to be inappropriate for reuse and required to be transported off the project site, the change to the grading plans shall be considered a modification of the project, subject to the requirements of Condition 1.

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

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

- This parcel is adjacent to the Half Moon Bay Airport. Residents on this parcel may be subject to inconvenience or discomfort arising from airport operations, including but not limited to noise associated with aircraft landings, take-offs, in air maneuvers and fly-overs, and on-the-ground engine start-ups and taxiing. San Mateo County recognizes the value of the Half Moon Bay Airport to the residents of this County and seeks to protect airport operations from significant interference and disruption. With approval of the Wellness Center owners, it is understood on the part of both the Wellness Center property owner(s) and the Half Moon Bay Airport that airport operations are intended to continue, notwithstanding potential noise complaints received from property owners, residents, staff, guests, and others at the Wellness Center. In the event that the Wellness Center resident(s) or property owner(s) express an inability or unwillingness to accept such noise conditions authorized under the terms of the avigation easement and/or remain unsatisfied with the noise reduction measures being implemented by the airport, the affected resident(s) shall be relocated, with assistance provided by the property owner, to the satisfaction of the Planning and Building Department and/or the Department of Housing. This condition shall be included in all contracts including rental agreements between residents of the Wellness Center and the owners and/or operators of the Wellness Center.

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

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

Submittal of a project erosion control plan and SWPPP to San Mateo County for review shall be required as part of the building permit application. The erosion control plan shall include components for erosion control, such as phasing of grading, limiting areas of disturbance, designation of restricted-entry zones, diversion of runoff away from disturbed areas, protective measures for sensitive areas, outlet protection, and provision for revegetation or mulching. The plan shall also prescribe treatment measures to trap sediment once it has been mobilized, at a scale and density appropriate to the size and slope of the catchment. These measures typically include inlet protection, straw bale barriers, straw mulching, straw wattles, silt fencing, check dams, terracing, and siltation or sediment ponds. Other aspects of the SWPPP, especially those related to water quality, are discussed below for other mitigation measures.

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

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

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

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

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

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

The applicant's SWPPP shall identify the BMPs that will be used to reduce post-construction peak flows to existing levels in all on-site drainages where construction will occur. Neighborhood- and/or lot-level BMPs to promote infiltration of storm runoff shall be emphasized, consistent with San Francisco Bay RWQCB and SMCWPPP guidance for NPDES Phase 2 permit compliance. These types of BMPs, which may also enhance water quality, include infiltration basins and trenches, dry wells, rain gardens, and biofiltration features. BMPs shall be designed in accordance with engineering criteria in the California Stormwater BMPs Handbook or other accepted guidance and designs shall be reviewed and approved by the County prior to issuance of grading or building permits. The applicant shall prepare a clearly defined operations and maintenance plan for water quality and quality control measures. The design and maintenance documents shall include measures to limit vector concerns, especially with respect to control of mosquitoes. The applicant shall identify the responsible parties and provide adequate funding to operate and maintain stormwater

improvements (through a HOA, Geological Hazard Abatement District, CSD, CFD or similar organization). If lot-level BMPs are accepted by the County as a suitable control measure, the applicant shall establish a mechanism for enforcement to assure that BMPs functioning is being maintained as designed. The applicant shall also establish financial assurances, as deemed appropriate by the Community Development Director, enabling the County to maintain the stormwater improvements should the HOA or other entity disband/or cease to perform its maintenance responsibilities.

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

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

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

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

w. **Mitigation Measure HYDRO-6: Groundwater Quality.**

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

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

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

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

y. **Mitigation Measure LU-2**

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

z. **Mitigation Measure LU-3**

The property owner(s) shall comply with the following recommendations of the State Department of Transportation, Division of Aeronautics: (1) Federal Aviation Administration (FAA) Advisory Circular 150/5370-2E "Operational Safety on Airports during Construction" shall be incorporated into the project design specifications; (2) in accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace," a Notice of Proposed Construction or Alteration (Form 7460-1) shall be provided if required by the FAA; and (3) the location and type of landscape trees shall be selected carefully so they do not become a hazard to aircraft around the airport. Evidence of compliance with these requirements shall be submitted for the review and approval of the County Department of Public Works prior to the issuance of any building permit for project structures.

a.a. Mitigation Measure LU-4

The property owner(s) shall implement design changes as described below to improve project consistency with applicable policies of the LCP and the Community Design Manual, to the satisfaction of the County's Community Development Director, prior to the issuance of a building permit for each building.

The property owner(s) shall work with a licensed architect and shall achieve the following design changes without making other changes to shape, configuration, and location of buildings and parking. ~~Modifications to building and parking to achieve the following shall be achieved through reduction in building square footage (i.e., to achieve wall insets, increased landscaping, enlarged courtyard spaces) and a reduction in parking.~~

- a. Implement a minimum of 3 types (color and shape) of pervious pavers in parking areas, using contrasting types for pedestrian and vehicle areas. Provide a site plan showing application of paver types and material samples of each type (minimum 3'x3').
- b. Office Park: Break up flat wall planes (a 10-foot minimum inset/outset wall articulation is required for every 90 linear-feet of flat wall plane, no flat building side wall shall be longer than 90 feet in linear length).
- c. Improve courtyards between project buildings, by enlarging them and creating focal points (e.g., accent landscaping, outdoor furniture, sculpture).
- d. Break Up Parking: A 4'x4' minimum landscape island shall be provided for every 10 spaces; islands should vary in size and can be combined and clustered; landscaping shall vary within each island. Landscaping shall be added along all driveways and bulbs to provide further visual separation of parking areas, through the introduction of significantly-sized east-west oriented landscaping focal points.
- e. All North Parcel Buildings: Building height variation - maximum heights shall be lower near Airport Street and higher along the rear of the north parcel, but no higher than the maximum height of 33 feet.. In addition, the height of each building should vary over the facade length, in order to prevent an appearance of distinct tiers (e.g., front row, back row).
- f. The bathroom building on the south parcel shall have a similar design and appearance to the County Parks Department restroom ~~at the bluff.~~ at Mirada Surf West at Magellan or at the Pillar Point Bluff trailhead.

- g. All rooftop equipment shall be screened using materials and design consistent with the architecture of the buildings.
- h. Simplify structural shapes to unify design and maintain an uncluttered community appearance by:
 - (1) Simplifying the exterior design of the warehouse and office spaces of the Office Park through the use of a uniform building design.
 - (2) Relating the architecture of the Office Park to the design of the Wellness Center buildings through the use of common architectural features.
 - (3) Simplifying the roof design of the Office Park buildings.
 - (4) Relating the shade cover for the basketball court to the design of the Wellness Center buildings through the use of common architectural features.
- i. Landscaping Plan: The property owners shall submit a landscaping plan demonstrating compliance with the following requirements prior to the issuance of any building permits for development on the north parcel:
 - (1) The landscaping along the front of the buildings shall be widened to a minimum of 10 feet to accommodate trees to provide further screening of the buildings.
 - (2) Proposed planting of berries on the north perimeter fence shall be replaced with plants that are native, non-invasive, and drought-tolerant.
 - (3) Remove planters in the parking lot that encroach into the wetland buffer.

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

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

- All construction equipment shall be equipped with improved noise muffling, and maintain the manufacturers' recommended noise

abatement measures, such as mufflers, engine covers, and engine isolators in good working condition.

- Stationary construction equipment that generates noise levels in excess of 65-dBA Leq shall be located as far away from existing residential areas as possible. The equipment shall be shielded from noise sensitive receptors by using temporary walls, sound curtains, or other similar devices.
- Heavy-duty vehicle storage and start-up areas shall be located a minimum of 150 feet from occupied residences where feasible.
- All equipment shall be turned off if not in use for more than five minutes.
- Drilled piles or the use of sonic or vibratory pile drivers shall be used instead of impact pile drivers. The driving heads of sonic or vibratory pile drivers shall be screened on all sides by acoustic blankets capable of reducing noise levels by at least 15 dBA.
- Temporary barriers, such as flexible sound control curtains, shall be erected between the proposed project and the Pillar Ridge Manufactured Home Community to minimize the amount of noise during construction. The temporary noise barriers shall reduce construction-related noise levels at Pillar Ridge Manufactured Home Community to less than 80 dBA Leq.
- Two weeks prior to the commencement of grading or construction at the project site, notification must be provided to all occupants of the Pillar Ridge Manufactured Home Community that discloses the construction schedule, including the various types of activities and equipment that would be occurring throughout the duration of the grading and construction periods.
- Two weeks prior to the commencement of grading or construction at the project site, an information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours, per Condition 37, and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. The property owner(s) shall rectify all received complaints within 24 hours of their receipt. The County may be required to determine whether a complaint is reasonable and subject to being rectified. Should the property owner(s) consider a complaint to be unreasonable, the property owner(s) shall contact the County Planning Department within 24 hours of the receipt of the complaint to discuss how the complaint should be addressed.

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

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

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

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

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

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

Signal Warrant Analysis

With the project, the peak hour signal warrant would be met at the intersection of Highway 1 at Cypress Avenue. With signalization, this intersection would operate at LOS C under both the AM and the PM peak hours. Under signalized conditions, the existing roadway geometry would be adequate to handle the anticipated traffic demand.

Roundabout

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

Prior to the issuance of a building permit for any Office Park building or establishment of business use(s) at the Wellness Center (excluding Wellness Center-operated businesses), the property owner(s) shall obtain approval(s) for implementation of one of the two mitigation measures described above from the Community Development Director and Caltrans, and obtain any other necessary permits (e.g., encroachment permit). Prior to applying to Caltrans, the property owner(s) shall submit plans to the

Planning and Building Department, for the review and approval of the Community Development Director, showing the design and construction details for the required intersection improvements.

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

Construction of the approved mitigation measure is required prior to the occupancy of any Office Park Building or business space at the Wellness Center (excluding Wellness Center-operated businesses) unless the property owner(s) submits evidence that Caltrans has determined that the stoplight or roundabout should not be installed until the signal warrants are met. If this is the case, the property owner(s) shall submit a traffic report to the Department of Public Works after the occupancy of the first 30,000 sq. ft. of business space and after the occupancy of every additional 40,000 sq. ft. of business space, until full build-out or until the mitigation measure has been constructed. The report shall be signed and stamped by a Professional Transportation Engineer licensed in the State of California. Any mitigation shall be paid for by the property owner(s), at no cost to the County.

In the instance that a signal or roundabout is denied by Caltrans, occupancy of the Office Park and Wellness Center shall be limited to operations that generate no more than 104 vehicles in the AM and 50 vehicles in the PM, for the life of the project or until comparable mitigation is approved and installed.¹³ The property owners shall monitor project traffic in a manner that ensures compliance with this requirement, with data provided to the County upon the County's request.

¹³ From the August 2014 traffic report prepared by Hexagon Transportation Consultants, Inc., the traffic volume on Cypress Avenue is 84 vehicles during the AM peak hour and 69 vehicles during the PM peak hour. Based on Signal Warrant Part B, the volume on Cypress Avenue needs to reach 188 vehicles during the AM peak hour or 119 vehicles during the PM peak hour in order to meet the Signal Warrant Part B.

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

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

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

All hauling shall be conducted in the off-peak hours, so that slow trucks will not prolong the traffic queue along Highways 1 and 92 during the peak hour.

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

The property owner(s) shall file a complete Application with, and obtain a Sewer Connection Permit from, GCSD. The applicant shall construct an 8-inch gravity sanitary sewer main line complying with GCSD 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). GCSD 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 GCSD.

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

- To facilitate on-site separation and recycling of construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during construction. These bins shall be emptied and recycled as a part of the project's regular solid waste disposal program.
- The property owner(s) shall prepare and submit a facility recycling program for the collection and loading of recyclable materials prepared in response to the California Solid Waste Reuse and Recycling Access Act of 1991 as described by the CIWMB, Model Ordinance, Relating to Areas for Collecting and Loading Recyclable Materials in Development Projects, March 31, 1993. Adequate space or enclosures for recycling bins shall be provided at appropriate locations

to promote recycling of paper, metal, glass, and other recyclable material.

5. The property owner(s) of both the Wellness Center and the Office Park shall construct and maintain the project and project details, as approved by the County and California Coastal Commission (if applicable), over the life of the project including, but not limited to, the following features:
 - a. Project structures shall not exceed the size and maximum height of project structures as approved by the Board of Supervisors. For the Wellness Center, residential and accessory uses shall not exceed 70,500 sq. ft. and business uses of the Wellness Center shall not exceed 27,000 sq. ft. Business uses of the Office Park shall not exceed 162,000 sq. ft. In total, business space square footage at the Wellness Center and Office Park shall not exceed a total of 176,000 sq. ft.
 - b. Foundation systems shall utilize deep drilled piers and interlocking grade beams. No pile driving is permitted.
 - c. The project shall achieve a LEED rating.
 - d. For the life of the project, the property owner(s) of the Office Park and the Wellness Center shall maintain the funding and employment arrangement in substantial conformance with the description in the Addendum, Final Addendum, 2010 DEIR and FEIR including, but not limited to, the following details:

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

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

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

- (2) DD adults will also provide services to the Office Park, with the Wellness Center funded through association fees and shared development costs (page III-18 of the DEIR). Association fees paid by the owner(s) of the Office Park based on a minimum square footage assessment of a minimum of \$0.05 per square foot per month for non-office use and a minimum of \$0.08 per square foot per month for office use, or comparable, shall be paid to the Big Wave Group, Inc., a non-profit corporation, to benefit the Wellness Center. In the event that only office buildings and uses (84,000 square feet) are constructed at

the Office Park, association fees paid by the owner(s) of the Office Park to the Big Wave Group, Inc., shall be a minimum of \$0.154 per square foot per month.

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

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

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

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

agreement is subject to the availability and quality of such services and competitive costs that are at market rates or better.

- (4) Traffic and Parking Lot Management Agreement: The property owner(s) of the Office Park shall use best efforts to enter into an agreement with the Wellness Center, under fair and reasonable terms, that includes management of parking facilities to ensure consistency with the conditions of approval relating to traffic and parking, the C/CAG-approved TDM Plan, and ongoing traffic requirements based on future traffic studies. This agreement will also cover the provision of information and assistance to owners and tenants for compliance with the conditions of approval.
 - (5) Building Maintenance Services: The property owner(s) of the Office Park shall use best efforts to enter into an agreement with the Wellness Center, under fair and reasonable terms, to give the Wellness Center first priority for the provision of building maintenance services. This agreement is subject to the availability and quality of such services and competitive costs that are at market rates or better.
 - (6) Community Cooperation: The property owner(s) of the Office Park shall use best efforts to take reasonable measures to encourage tenants of the Office Park to utilize the products and services offered by the Wellness Center, including catered food, farm produce and baskets, and gym membership for walk-up Office Park employees. The services may include delivery.
- e. Implement the Riparian and Waters/Wetland Ecosystem Restoration Final Basis of Design Report for wetland restoration and habitat creation and associated 10-year monitoring plan, with the exception of grading activities described in the plan. No grading shall occur in the wetland and wetland buffer zones. While planting and maintenance may be done by the Wellness Center residents, monitoring shall be performed by a licensed biologist or ecologist.
 - f. Medical and dental office uses are prohibited in the M-1 Zoning District and shall be prohibited in the project.
 - g. Ensure that project parking meets parking requirements, including coastal access public parking requirements, as set forth in the conditions of approval. Parking shall serve the approved, designated uses and remain in compliance with parking requirements for both the Wellness Center and the Office Park for the life of the projects.
 - h. Washwater and runoff from surfaces and solar panels shall not drain to wetlands or buffer areas.

- i. The fitness center, café, and all other Big Wave businesses, with the exception of the boat storage business, will not be available to the general public, but limited to Wellness Center residents and guests and Office Park employees.
- j. Property owner shall encourage residents to limit visitation and friend and family use of the Wellness Center such that it will occur in off-peak, non-commute hours (i.e., not during weekdays 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) and weekends.
- k. The property owner(s) shall maintain the rental rates for all bedrooms of the Wellness Center as affordable, such that the rates are affordable to those of Extremely Low Income, Very Low Income, and Low Income, with the exception that residents may use up to 100% of their Social Security income for housing costs, which allows for residents who have no other income other than Social Security payments to use up to the full amount of their payment toward rental costs at the Wellness Center. For rental housing, the County does not consider housing priced for moderate income households to meet the definition of affordable housing. The Owner shall enter into an agreement with the County for the maintenance of rates for all housing at the Wellness Center as affordable housing for the life of the project, prior to the final certificate of occupancy for housing at the Wellness Center.
- l. All on-site farming shall be converted to organic following an allowed conversion period from the project approval date up to three (3) years. Use of synthetic fertilizers is prohibited for farming activities on the project sites.
- m. To the extent feasible, electric golf carts or the Wellness Center shuttle shall be used for travel between the Office Park and the Wellness Center. If golf carts are utilized, separate parking at the Office Park shall be provided for the golf carts.
- n. Vehicular use of all courtyard areas of the north parcel is prohibited, with the exception of emergency vehicles and fork lifts.
- o. The following project modifications, made by the applicant in response to the appeal to the Board of Supervisors of the Planning Commission's approval of the project, shall be incorporated into final project plans and specifications:
 - (1) The building setback from the shared property line with the Pillar Ridge Manufactured Home Community (PRMHC) shall be increased from 30 feet to 65feet. Within the 65-foot setback, the applicant shall provide a 10-foot wide landscaping strip adjacent to Wellness Center (Wellness Center balconies allowed to protrude 5 feet into this area), an 18foot wide area for parking stalls, a 24-foot wide area for a parking

aisle/emergency fire access, and a 13-foot landscaping strip adjacent to the PRMHC's fence. This shall be accomplished by shifting the Wellness Center and Office Park buildings to the south and reducing an equivalent number of parking spaces on the southern end of the Office Park.

- (2) The Project grading/fill shall not alter the natural drainage from the adjacent upslope bulk propane storage facility such that stormwater or heavier-than-air LP gas is deflected towards the homes at Pillar Ridge.
- (3) The basketball court cover shall be constructed of a material that prevents lighting from illuminating any areas outside of the basketball court.
- (4) The applicant shall construct a Class 1 trail along the full length of the Big Wave property (North and South parcels) on the east side of Airport Street if there is adequate right-of-way or County property available to accommodate such a Class 1 trail. In the event there is inadequate room for a Class 1 bikeway, a Class 2 bikeway shall be provided. The applicant shall also provide a 5-foot sidewalk on the west side of Airport Street adjacent to the subject properties. The bike trail and sidewalk shall be constructed prior to occupancy of any project buildings. The applicant is not required to provide any funds to purchase land or an interest on the east side of Airport Street for the trail. The failure of the County to secure approvals for trails would not prevent the recording of the Final Map.
- (5) The total project commercial square footage on the North Parcel shall not exceed 176,000 square feet.
- (6) Big Wave shall construct the project stormwater drainage system, as described in plans and narrative included as Attachment S of the staff report presented to the Board of Supervisors on May 19, 2015.
- (7) The applicant shall submit, for review and approval by the Community Development Director, a conservation easement or deed restriction for the South Parcel that limits future development to 12,000 square feet of buildings with a maximum height of 24 feet, and parking only in the area shown on the approved site plan as outdoor boat storage. Future use of the site shall also be restricted to an equal or higher priority use than the proposed boat storage. Uses allowed in the W (Waterfront) Zoning District that qualify as an equal or higher priority use for the purposes of this condition include the following: boat building, repair, sales and support establishments; retail marine-related stores; wholesale marine supply stores; sale of freshly caught fish; marine research facilities; boat launching and docking facilities; marine related

clubs, schools, and administrative offices; recreation areas; shoreline access; aquaculture; aquaculture processing facilities; parks; linear parks and trails; and restoration (as allowed under "other compatible uses"). The coastal access parking shall remain as shown on the approved site plan. Recordation of the of the conservation easement or deed restriction shall occur prior to, or concurrently with, the recordation of the final map.

- (8) The applicant shall take the legal actions necessary to ensure that all of the conditions of approval run with the land, including but not limited to Condition 60.g. Legal action required by the County may also include a deed restriction requirement including the entire set of conditions of approval.
- ~~(9) The applicant shall install a signalized intersection or roundabout at Cypress Avenue and Highway 1. The applicant shall work with the County to direct bike and foot traffic to Marine Blvd. and improve vehicular access along Cypress Avenue as required by project conditions.~~
- ~~(10) The applicant shall work with the County to improve the function of the Prospect Way/Capistrano Road intersection.~~

- 6. The property owner(s) shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of \$3,029.75 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a \$50 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.
- 7. Upon relinquishing ownership of Lot 1, Big Wave LLC shall form an association of all property owners on the north parcel (including the Wellness Center) for the management of parking on Lot 1, and shall transfer ownership of Lot 1 to that entity. The property owners association is responsible for ensuring that all uses on the north parcel comply with County parking regulations as described in Table 5 of the staff report prepared for the May 19, 2015 Board of Supervisors meeting.

A minimum number of parking spaces on the north parcel shall be allocated irrevocably by lot using a 1 parking space to 2,000 sq. ft. ratio as demonstrated in the schedule below. The minimum number of parking spaces allocated to each lot shall be shown on the Final Map and Covenants, Conditions and Restrictions (as applicable) for subdivision of the north parcel. No fewer than 42 irrevocable parking space licenses shall be issued to the residential uses of the Wellness Center. No more than 420 parking space licenses shall be issued to owners of business uses. No more than 462 parking spaces shall be provided at the north parcel.

Table 1	
<u>Example of Parking Allocation for Each Lot of the North Parcel</u>	
Lot	Minimum Number of Parking Spaces to be Allocated to Each Lot <u>per 1 space:2000 sq. ft. ratio</u>
Lot 1 (Common Parking Lot)	N/A
Lot 2	18
Lot 3	16
Lot 4	15
Lot 5	16
Lot 6	15
Lot 7 (Wellness Center)	
Residential and Accessory Uses	42
Business Uses	14
Total Parking Allocated to Lots	136
Total Parking to be Allocated via Parking Licenses	326
Total Parking Spaces on North Parcel	462

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

Department of Public Works - Contract and Bonding Requirements

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

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

Grading Permit Conditions

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

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

resubmitted to the Planning and Building Department for review. The County reserves the right to require additional (and/or different) erosion and sediment control measures during grading and/or construction if the approved plan proves to be inadequate for the unique characteristics of each job site.

15. Prior to the issuance of a grading permit “hard card,” the property owner(s) shall submit a schedule of grading operations, subject to review and approval by the Department of Public Works and the Current Planning Section. The submitted schedule shall include a schedule for, and details of, the off-site haul operations, including, but not limited to: gravel import site(s), size of trucks, haul route(s), time and frequency of haul trips, and dust and debris control measures. The submitted schedule shall represent the work in detail and project grading operations through to the completion of grading activities and stabilization of all disturbed areas of the site(s). As part of the review of the submitted schedule, the County may place such restrictions on the hauling operation, as it deems necessary. During periods of active grading, the property owner(s) shall submit monthly updates of the schedule to the Department of Public Works and the Current Planning Section.
16. The provision of the San Mateo County Grading Regulations shall govern all grading on and adjacent to the project sites. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in the grading operations shall meet spark arrester and fire fighting tool requirements, as specified in the California Public Resources Code.
17. Upon the start of grading activities and through to the completion of the project, the property owner(s) shall be responsible for ensuring that the following dust control guidelines are implemented:
 - a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at anytime during the course of the project.
 - b. A dust palliative shall be applied to the site when required by the County. The type and rate of application shall be recommended by the soils engineer and approved by the Department of Public Works, the Planning and Building Department’s Geotechnical Section, and the Regional Water Quality Control Board.
18. Final approval of all grading permits is required. For final approval of the grading permits, the property owner(s) shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project sites:

- a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Section.
- b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.

Cultural Resources

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

Wetlands and Landscaping

20. The property owner(s) of the Wellness Center and Office Park shall record an easement, subject to the approval of the Community Development Director, over the areas within delineated wetlands and buffer zones on each project site (as shown in Attachment K of the staff report), prior to issuance of any grading permit "hard card" for the respective site. The easement shall prohibit any parking, plowing, paving, grading, and/or construction within all delineated wetland and required 150-foot wetland buffer areas and limit uses within wetland and wetland buffer areas to uses that are consistent with Chapter 3 of the Coastal Act of 1976 and applicable policies of the County's Local Coastal Program, including but not limited to, Policy 7.16 (*Permitted Uses in Wetlands*), Policy 7.17 (*Performance Standards in Wetlands*), Policy 7.19 (*Permitted Uses in Buffer Zones*), and Policy 10.25 (*Access Trails in Fragile Resource Areas*). Trails and organic agriculture shall be allowed within the wetland buffer zone except within 100 feet of the wetland boundary. The property owner(s) may record one easement to satisfy both this condition and Condition No. 58.
21. Within 90 days of the date of final project approval, the property owner(s) shall provide a plan for the full implementation of the Riparian and Waters/Wetland Ecosystem Restoration Final Basis of Design Report that is consistent with the approved site plan and provides for the installation of wildlife protection fencing on

both sites, subject to the review and approval of the Community Development Director and the Director of County Parks. The property(s) shall coordinate with County Parks regarding how restoration work shall enhance the Pillar Point Marsh. Once approved, the plan shall be implemented within 60 days from the plan approval date. Wetland creation shall be fully implemented within the phasing discussed in the Development Agreement but no later than 3 years from the final project approval date.

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

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

24. Trees and vegetation shall be selected and pruned to a maximum height of 33 feet to enhance scenic views. The property owner(s) shall maintain approved landscaping for the life of the project.
25. The property owner(s) shall comply with LCP Policy 7.17 (*Performance Standards in Wetlands*), which requires compliance with the following: (1) all paths shall be elevated (catwalks) so as not to impede movement of water, and subject to separate CDP approvals, (2) all construction shall take place during daylight

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

26. The property owner(s) shall utilize methods to minimize off-trail access within the 150-foot wetland buffer zone and drainage, subject to the review and approval of the Director of the County Department of Parks (County Parks). The property owner(s) shall install trail signage, including signage listing access hours and prohibited uses and activities, as required by County Parks. The property owner(s) shall demonstrate compliance with shoreline access requirements prior to the issuance of the Certificate of Occupancy for any Office Park building. Trails shall be located a minimum of 100 feet from the edge of the wetlands.
27. Landscaping plans shall demonstrate compliance with the California Water Efficient Landscape Ordinance (AB 1881), prior to the Current Planning Section's approval of any building permit application.
28. The property owner(s) shall be required to replace project landscaping with more drought resistant plant species as necessary to prevent water well extractions from exceeding 10,500 gpd per year. All proposed ornamental landscaping and species not well suited to the coastal climate (e.g., Japanese Maple) shall be replaced with drought tolerant and native landscaping appropriate for the coastal climate.

Public Trail and Coastal Access Public Parking Spaces

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

Traffic and Parking

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

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

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

34. The property owner(s) shall comply with coastal access public parking requirements (minimum of 20% of all parking spaces available for beach parking). If a lesser amount of parking is built, the required coastal access public parking may be proportionally reduced. Required coastal access public parking spaces shall be reserved and clearly marked for such uses. Marking and spaces shall be maintained by the Property Owner(s) for the life of the project. Parking fees shall not be collected for coastal access public parking spaces.
35. A minimum of 25% of all parking spaces at the project sites shall be compact (minimum dimensions: 8 feet by 16 feet) and clearly marked as such. The property owner(s) shall provide parking spaces meeting the requirements for accessible parking as required by the Planning and Building Department (e.g., minimum of 9 accessible parking spaces for parking lots with 401 to 500 total parking spaces).
36. All construction traffic is prohibited along Cypress Avenue.

Noise

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

Tsunami Hazard

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

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

Aesthetics

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

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

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

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

- f. If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the property owner(s) shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Inspection Manager and the Community Development Director.

Airport

- 47. Only parking uses, trail uses and landscaping shall be located within the AO Zoning District.
- 48. Prior to the issuance of building permits for any building, the property(ies) shall demonstrate compliance with the following:
 - a. Submission of an Approved 7460-1 Form from the Federal Aviation Administration to the Current Planning Section.
 - b. Compliance with FAR Part 77.
 - c. An anti-glare, anti-reflective surface shall be used on all solar panels in order to minimize glare and reflection from the panels to ensure that the project does not interfere with air traffic patterns.
- 49. Landscaping shall be maintained at the height of the imaginary surface for the life of the project and no higher than 33 feet at any point.
- 50. The property owner(s) shall comply with policies of the San Mateo County Comprehensive Airport Land Use Plan (CLUP) regarding avoidance of hazards to aircraft in flight, by prohibiting uses with the following associated effects:
 - a. Any use that would direct a steady or flashing light of white, red, green, or amber color toward an aircraft engaged in an initial straight climb following take-off or toward an aircraft engaged in straight final approach toward a landing, other than FAA-approved navigational lights.
 - b. Any use that would cause sunlight to be reflected toward an aircraft engaged in a straight climb following take-off or toward an aircraft engaged in straight final approach toward a landing.
 - c. Any use that would generate smoke or rising columns of air.
 - d. Any use that would attract large concentrations of birds within approach climb-out areas.

- e. Any use that would generate electrical/electronic interference that may interfere with aircraft communication equipment and/or aircraft instrumentation.

Housing

- 51. A conservator shall review the signing of any waivers by DD residents, when a conservator has been granted the rights to manage the person or estate of a developmentally disabled adult residing at the Wellness Center.
- 52. The Wellness Center shall give preference to disabled adults residing in the San Mateo County Coastal Zone at the time of application for residence at the Wellness Center, over those who do not reside in the San Mateo County Coastal Zone in the consideration of residential applications.
- 53. No high level noise-generating uses or hazardous materials beyond those associated with general office uses are permitted within the tenant spaces of the Wellness Center. Noise levels shall be restricted to the maximum allowed in residential areas.
- 54. Prior to the issuance of a building permit for the Wellness Center, the property owner(s) shall demonstrate that the building is designed and constructed to meet the accessibility requirements of the Federal and State fair housing acts.

Water Conservation

- 55. Well water usage shall be limited to an average of 10,500 gpd over one year. Any additional water needed by the project must be supplied by the Montara Water and Sanitary District (MWSD). Well water shall be used for landscaping and irrigation purposes only.
- 56. The property owner(s) shall install only low-flow toilets and no flush urinals in the Wellness Center and Office Park bathrooms.
- 57. Under a mainline extension and water service agreement with MWSD, the property owner(s) shall convey waterline easements to serve the subdivided lots and shall construct and install water mains within the easements that shall be dedicated to MWSD in accordance with MWSD's water service regulations. Water meters shall be installed and recorded by MWSD for each building receiving water service. The water mains and meters shall be owned and operated by MWSD, likewise, in accordance with MWSD's regulations. MWSD shall make the metered water consumption data available, not more frequently than annually to the County, upon the County's request.

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

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

Agriculture

58. The property owner(s) shall record an easement over all areas of proposed agriculture over the project sites, as shown in Attachment K of the staff report. The easement shall preserve areas over both parcels shown as agriculture on the approved site plan for agricultural use only, subject to the restrictions outlined in Condition No. 59. The property owner(s) may record one easement to satisfy both this condition and Condition No. 20.
59. Restrictions on Areas Used for Agriculture:
 - a. Farming is prohibited within 100 feet of the wetland boundary.
 - b. Farming within the wetland buffer zone shall be limited to organic farming. No plowing is allowed in the buffer zone.
 - c. The keeping of chickens or other poultry shall be limited to 75 chickens per acre. Lighting, chickens, and chicken housing and associated washing activities shall be located outside of wetland and 150-foot wetland buffer areas. The keeping of other livestock or farm animals shall be prohibited.

Department of Public Works

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

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

Final Map and Parcel Map shall show the following:

- a. Easements, including benefitting party(ies), area, boundaries, and purpose(s) (i.e., private access, public access, drainage, conservation, farming).
- b. Proposed location for relocation of agricultural line between project parcels.

- c. On north parcel, all access bulbs shall be entirely located on Lot 1.
- d. Meets and bounds information for all property lines.
- f. Add Note: Project implementation and operation for the life of the project is subject to the Conditions of Approval, as approved by the County of San Mateo and California Coastal Commission (if applicable).

An air space map for business condominiums shall be filed prior to the individual sale of business condominiums. Multiple maps may be recorded after the final map is recorded.

- 61. The property owner(s) shall prepare a plan indicating the proposed sewer connection to Granada Community Services District (GCSD). This plan should be included with the improvement plans that show all of the subdivision improvements and submitted to the Department of Public Works for review. Nothing herein shall exempt the property owner(s) from securing all permits required for matters within GCSD's permit jurisdiction.
- 62. At the time a water connection is granted, the property owner(s) shall submit, to both the Department of Public Works and the Planning Department, written certification from MWSD stating that its requirements to provide water service connections to the parcels of this subdivision have been met.
- 63. Prior to recording the Final Map and Parcel Map, the property owner(s) will be required to submit to the Department of Public Works a complete set of improvement plans including all provisions for roadways, driveways, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and NPDES Permit, plus the applicable plan review fee.
- 64. Upon the Department of Public Works' approval of the improvement plans, the property owner(s) may be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works, if determined by the Department of Public Works to be applicable, as follows:
 - a. Faithful Performance - 100% on the estimated cost of constructing the improvements.
 - b. Labor and Materials - 50% of the estimated cost of constructing the improvements.
 - c. Warranty - 50% of the estimated cost of guaranteeing the improvements.

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

65. The property owner(s) shall comply with the following requirements for emergency access, prior to the issuance of any building permits for the Office Park:
 - a. All on-site and off-site access improvements at the Wellness Center and the Office Park shall be subject to the approval of the Sheriff's Office of Emergency Services, Coastside County Fire Protection District, and the Department of Public Works, to ensure that on- and off-site traffic improvements do not negatively impact site access or public road access during an emergency and are adequate for the purpose of emergency evacuation. The property owner(s) shall provide design specifications, including plans and elevations of improvements, to the reviewing agencies, prior to the issuance of any building permit for building construction.
 - b. Emergency service agencies shall possess all key(s) and code(s) necessary to open any devices that prohibit adequate access during an emergency. Also, key(s) and code(s) shall be maintained with a manager on-site at all times.
66. Prior to the recordation of the Final Map for subdivision of the north parcel, the property owner(s) shall install a 10-foot wide Class 1 trail along Airport Street, subject to review and approval by the Department of Public Works (DPW) and the issuance of an encroachment permit by DPW. The trail must be completed in a finished manner, to the satisfaction of the Department of Public Works, County Parks, and the Community Development Director. The property owner(s) shall coordinate with County Parks regarding the location of the trail along Airport Street.
67. Prior to occupancy of any Wellness Center building, the property owner(s) shall construct the approved road adjustment and install k-rails or other Department of Public Works approved safety barrier within the Airport Street right-of-way (northbound only) over the drainage channel. The area protected by the barrier shall accommodate pedestrian and bicycle access. The design of roadway improvements shall be subject to review and approval by the Department of Public Works and the Department of Parks prior to installation. An encroachment permit is required for all work within the County public right-of-way.

The barrier shall not be installed prior to occupancy if the applicant obtains permit approvals or demonstrates diligent pursuit of permit approvals (as determined by the Community Development Director), prior to occupancy of any Wellness Center building, for widening the bridge over the drainage to include a Class 1 trail, a separate project under CEQA and LCP. If, by the end of the third year following

final project approval, the bridge over the drainage has not been widened, the road adjustment and safety barrier shall be installed.

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

Environmental Health Division Conditions

71. The Wellness Center, all Office Park businesses, and businesses operated by Big Wave Group shall comply with Environmental Health Division requirements for the handling and/or storing of hazardous materials. Per Section 6324.6 (*Hazards to Public Safety Criteria*), manufacturing or storage of flammable or hazardous materials within mapped areas susceptible to tsunami inundation is prohibited.
72. The 12-inch clay cap sealing the well from the parking lot shall extend a minimum of 100 feet from any pervious surfaces.
73. Timing of Construction and Protection of Undeveloped Lands. The project will be constructed in accordance with the following timeline and other Planning conditions:

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

- a. Initiate implementation of the approved wetland restoration plan by establishing the nursery and seed stock of the plants that will be used for restoration; obtaining a grading and conducting the rough grading required to carry out the restoration plan and conducting said grading; planting areas disturbed by rough grading with the plant species called for by the restoration plan; and installing a barrier outside of the buffer zone following the completion of rough grading to prevent disturbance of the restoration area.
- b. Fence the cultural site area located on the Wellness Center Property, in accordance with a plan and design for such a fence that shall be submitted for the review and approval of the Community Development Director and shall minimize the visual impact of the fence by limiting its height and extent to the minimum necessary to avoid impacts to the cultural site, and by using materials that minimize view blockage and provide a natural appearance.

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

- c. Construct the Class 1 trail adjacent to Airport Street in accordance with a construction plan submitted for the review and approval of the County's Parks, Public Works, and Planning and Building Departments, as well as all other off-street improvements required by the Department of Public Works for recordation of the final map of the subdivision.

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

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

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

- a. Construct Building 3 of the Wellness Center (25 bedrooms), the access and infrastructure improvements required to provide ingress and egress to the Wellness Center, the Wellness Center courtyards, and the 42 parking spaces that will serve the Wellness Center, which shall be located immediately adjacent to Building 3 and signed and reserved for Wellness Center residents, staff, and visitors.

- b. Install at least 8 coastal access parking spaces on the south parcel, which shall be signed and reserved for use by the general public for the purpose of coastal access.
- c. Install the portion of the approved landscaping plans that is adjacent to Airport Street over both parcels, and that is located within the footprint of the improvements described above.
- d. Install the additional flexible sound barrier(s) if required by the County per Condition No. 4 a.b (Mitigation Measure NOISE-1).
- e. Construct business uses on Lot 7 or the approved Office Park Building on Lot 2 of the north parcel, to the extent necessary to support Wellness Center operations. Building permit shall include construction of County-required parking spaces; County-required coastal access public parking spaces (a minimum of 20% of private parking spaces) to be provided on the south parcel; associated parking lot landscaping; accessways/driveways; adjoining courtyards; water, wastewater, and drainage and stormwater treatment systems; and comply with all the conditions of approval and requirements of the Development Agreement. As described above, only as much parking as is required by the County for development approved under building permit(s) shall be constructed at one time. If required by the County, the additional flexible sound barrier(s), per Condition No. 4 a.b. (Mitigation Measure NOISE-1) will be installed during Wellness Center Construction. In no event will any construction for business uses take place prior to construction of the Wellness Center, Building 3.
- f. Developer shall implement shuttle services to assist with the transportation needs of Wellness Center residents.

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

Park and Coastal Access parking, simultaneously. No fill shall occur on the property outside of immediate areas proposed under a building permit for construction (i.e., building, access, and parking), to allow for agricultural use over areas that will be developed in a later phase.

Within 12 years of the final approval of the Coastal Development Permit for the project, the property owners shall:

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

Construction of all remaining aspects of the project shall be completed within 15 years of the final approval of the Coastal Development Permit for the project. If fewer than the approved number of buildings have been built on the North Parcel at the end of the 15 year development term, rights to develop undeveloped land within the approved development footprint (parking and building footprints) on the North Parcel under the approved permits shall expire.

Department of Parks

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

Building Inspection Section

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

Coastside County Fire Protection District (CCFPD)

77. The property owner(s) shall demonstrate compliance with all the requirements of the Coastside County Fire Protection District, including but not limited to, those

stated in the District's letter dated April 16, 2014 (Attachment M of the staff report). The property owner(s) shall comply with the proposal for fire protection and flow, as described in the Addendum, including construction of the following features:

- a. All Big Wave NPA buildings would be designed as Class 1 fire resistant (constructed from steel and concrete).
- b. Property owner(s) shall provide a 100,000 to 200,000 gallon storage tank or otherwise meet the requirements of CCFPD and MWSD. The tank shall be filled by MWSD water supplies. The tank shall be constructed from a minimum of 8-inch concrete walls and water sealed slab located approximately on the existing grade within the footprint of the Wellness Center Building (no additional excavation is required). The tank would be pier supported and range in depth between 3.5 feet and 5 feet deep.
- c. Property owner(s) shall provide booster pumps and an engine located within the building footprint. The pumps shall be powered by a 150 kw engine and deliver a minimum of 2,000 gallons per minute (gpm) at 60 pounds per square inch (psi). The engine exhaust would be completely silenced and scrubbed by discharging it below the parking lot gravel through an infiltration chamber.

78. The Planning and Building Department requires that fire access routes shall not be located within wetland areas, wetland buffer areas, or cultural resource areas.

San Mateo Local Agency Formation Commission (LAFCo)

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

Pacific Gas and Electric (PG&E) Company

80. The property owner(s) will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the project consistent with the General Order of the California Public Utilities Commission (CPUC).

CalTrans

81. Any work within the CalTrans' right-of-way shall not be commenced until CalTrans' requirements for the issuance of an encroachment permit have been met and such permit has been issued. Plans for such work shall be reviewed by CalTrans prior to the issuance of the permit. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating the State right-of-way must be submitted to: Office of Permits, California Department of Transportation, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures should be incorporated into the construction plans during the encroachment permit process. See website link below for more information:
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>.
82. Project work that requires movement of oversized or excessive load vehicles on State roadways, such as State Routes 1 and 92, requires a transportation permit that is issued by Caltrans. To apply, a completed transportation permit application with the determined specific route(s) for the shipper to follow from origin to destination must be submitted to the following address: Transportation Permit's Office, 1823 – 14th Street, Sacramento, CA 95811-7119. See the following website link for more information: <http://www/hq/traffops/permits/>.
83. If it is determined that traffic restrictions and detours are needed on or affecting the State highway system, a Transportation Management Plan (TMP) or construction TIS may be required and approved by Caltrans prior to construction. TMPs must be prepared in accordance with *California Manual on Uniform Traffic Control Devices* (CA-MUTCD). Further information is available for download at the following web address:
<http://www.dot.ca.gov/hq/traffops/signtech/mutcdsupp/pdf/camutcd2012/Part6.pdf>.

Please ensure that such plans are also prepared in accordance with the transportation management plan requirements of the corresponding jurisdictions. For further TMP assistance, please contact the Office Traffic Management Plans at (510)286-4579.

Granada Community Services District (GCSD)

82. Service by GCSD will be conditioned (among other requirements) upon compliance with all pertinent requirements of GCSD's District Code including, without limitation, submittal of an application for service accompanied by an application fee deposit, detailed plans and drawings for the construction of the project improvements, preparation of plans, specifications and drawings for the utility service conforming to GCSD's requirements, entering into all required agreements with GCSD providing for construction of the wastewater service facilities and that also cover any unique requirements regarding service to the NPA development, and payment of all fees, assessments and charges for

connection to the public sewer. Service is also subject to compliance with all necessary Federal, State, and Local requirements and/or approvals.

83. The property owner(s) shall obtain a sewer connection permit for the project from the GCSD and comply with all conditions of approval for said permit. The property owner(s) will be responsible for all fees (including sewer service, capacity, and Assessment District fees), engineering studies, and additional infrastructure required to serve the project.
84. The property owner(s) shall subscribe to and pay for the garbage collection and disposal system provided by the GCSD and otherwise comply with in all respects with the GCSD Ordinance Code provisions related to garbage, and diversion from the solid waste stream including in particular Article III thereof.
85. The following requirements regarding water and sanitary sewer service pertain to the CDP issued by the County:
 - a. An amendment to this Project CDP shall be required if water usage exceeds the standard established by subsection c. below or any use or structure is significantly increased or intensified where the increase or intensification has the reasonable potential to increase generation of wastewater, or the use of water supplied by MWSD, as determined by either the County, GCSD, or MWSD. Concern by these agencies that a potential project may result in such increase or intensification shall be communicated to the County and the applicant during building permit review of a project proposal or earlier.
 - b. Notice of any such amendment shall be provided at least 30 days prior to said amendment to all Responsible Agencies, including but not limited to GCSD and MWSD.
 - c. If water usage as metered for the Project CDP exceeds an average of 15,500 gpd over one year, then approval by Responsible Agencies GCSD and MWSD must be obtained and submitted to the Department of Planning and Building prior to County approval of any amendment to the Project CDP; furthermore this current Project CDP confirms the authority for such Responsible Agencies to require additional mitigation measures, charges or fees reasonably related to water service by MWSD and sewer service by GCSD if said standard is exceeded.

Montara Water and Sanitary District (MWSD)

86. Service for the NPA by MWSD is conditioned upon compliance with all pertinent requirements of MWSD's Water Code, including the following:

- a. Submittal of an application for service accompanied by detailed plans and drawings for the construction of the NPA improvements.
 - b. Submittal of plans, specifications and drawings for the water utility service conforming to MWSD's requirements.
 - c. Enter into a mainline/service agreement with MWSD providing for construction of the water service facilities and dedication thereof to MWSD.
 - d. Payments of all fees and charges required by the District's Water Code.
 - e. Receipt by the District of a copy of the Big Wave NPA Building Permit issued by San Mateo County.
87. Maintenance of water set-asides is subject to applicable MWSD fees and requirements.