

DESCRIPTION:

The land referred to herein is situated in the State of California, County of San Mateo, Unincorporated Area, and is described as follows:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF AIRPORT STREET, SAID STREET BEING PARCEL NO. 2 AS DESCRIBED IN THE GRANT DEED FROM JOSEPHINE C. VALENCIA TO THE UNITED STATES OF AMERICA RECORDED APRIL 30, 1943 IN BOOK 1057 OF OFFICIAL RECORDS AT PAGE 375, RECORDS OF SAID COUNTY, WITH THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY OF PARCEL 2 AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP FILED AUGUST 13, 1985 IN VOLUME 56 OF PARCEL MAPS AT PAGES 21 AND 22, RECORDS OF SAID COUNTY; THENCE ALONG SAID LINE OF AIRPORT STREET SOUTH 43° 00' 00" EAST 1151.64 FEET TO THE MOST NORTHERLY CORNER OF PARCEL NO. 3 AS DESCRIBED IN SAID DEED FROM VALENCIA TO THE UNITED STATES OF AMERICA; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL NO. 3 SOUTH 25° 49' 00" WEST 160.00 FEET TO A 3/4" IRON PIPE MONUMENT WITH SURVEYOR'S TAG "LS 5304"; THENCE SOUTH 49° 23' 42" WEST 232.18 FEET TO A 3/4" IRON PIPE MONUMENT WITH SURVEYOR'S TAG "LS 5304"; THENCE NORTH 63° 37' 49" WEST 846.23 FEET TO A 3/4" IRON PIPE MONUMENT WITH SURVEYOR'S TAG "LS 5304"; THENCE SOUTH 66° 29' 08" WEST 209.91 FEET TO A 3/4" IRON PIPE MONUMENT WITH SURVEYOR'S TAG "LS 5304" ON THE SOUTHEASTERLY BOUNDARY OF PARCEL 1 AS SAID PARCEL IS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE BOUNDARY OF SAID PARCELS 1 AND 2 OF SAID PARCEL MAP AND THE NORTHEASTERLY PROLONGATION THEREOF NORTH 25° 58' EAST 940.00 FEET TO THE POINT OF BEGINNING.

APN: 047-311-060 JPN: 047-031-311-01A & 047-031-311-01.01 A

DESCRIPTION:

The land referred to herein is situated in the State of California, County of San Mateo, Unincorporated Area, and is described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO CORRAL DE TIERRA PALOMARES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 27, BLOCK 13, AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "PRINCETON BY THE SEA", FILED IN BOOK 6 OF MAPS AT PAGE 32, RECORDS OF SAID COUNTY; THENCE NORTH 42° 03' 19" WEST 276.20 FEET TO A 3/4" IRON PIPE MONUMENT WITH SURVEYOR'S TAG "LS 5304"; THENCE NORTH 13° 40' 49" WEST 392.00 FEET TO A 3/4" IRON PIPE MONUMENT WITH SURVEYOR'S TAG "LS 5304" ON THE SOUTHEASTERLY LINE OF PARCEL NO. 3 AS DESCRIBED IN THE GRANT DEED FROM JOSEPHINE C. VALENCIA TO THE UNITED STATES OF AMERICA RECORDED APRIL 30, 1943 IN BOOK 1057 OF OFFICIAL RECORDS AT PAGE 375, RECORDS OF SAID COUNTY; THENCE ALONG SAID LINE NORTH 25° 49' 00" EAST 300.00 FEET TO THE SOUTHWESTERLY LINE OF AIRPORT STREET, SAID STREET BEING PARCEL NO. 2 AS DESCRIBED IN SAID DEED VALENCIA TO THE UNITED STATES OF AMERICA; THENCE ALONG SAID LINE SOUTH 43° 00' 00" EAST 538.62 FEET TO THE NORTHWESTERLY LINE OF SAID BLOCK 13; THENCE ALONG SAID LINE SOUTH 25° 29' 08" WEST 511.90 FEET TO THE POINT OF BEGINNING.

APN: 047-312-040 JPN: 047-031-312-01

May 27, 2015

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

Dear Mr. Peck:

Subject: **LETTER OF DECISION**
File Number: PLN 2013-00451
Location: Airport Street in Princeton-by-the-Sea
APNs: 047-311-060 and 047-312-040

On May 19, 2015, the San Mateo County Board of Supervisors considered (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



Exhibit B

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.

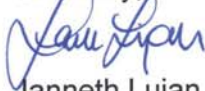
Based on information provided by staff and evidence presented at the hearing, the Board of Supervisors denied the appeal and upheld the decision of the Planning Commission to approve the project, making the Findings and adopting the Conditions of Approval, with staff-recommended changes to Condition 66 as discussed at the hearing, included as Attachment A of this letter.

The approval of the Coastal Development Permit is appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. A project is considered approved when the appeal period has expired and no appeals have been filed. Please contact the Coastal Commission's North Central Coast District Office at 415/904-5260 for further information concerning the Commission's appeal process.

Additionally, the Board of Supervisors adopted an Ordinance approving the execution of a Development Agreement to allow project construction over 15 years, with staff-recommended changes to Section 5.3 as discussed at the hearing; and approved the execution of an Affordable Housing Agreement. These actions are not appealable to the California Coastal Commission.

Please direct any questions regarding this matter to Camille Leung, Senior Planner, at 650/363-1826 or Email: cleung@smcgov.org. To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,



Janneth Lujan
Planning Commission Secretary

Attachment A: Findings and Conditions of Approval

cc: Department of Public Works
Building Inspection Section
Environmental Health Division
County Geologist
Coastside Fire Protection District

County Airports
Parks Department
County Counsel
City of Half Moon Bay
Local Agency Formation Commission
California Coastal Commission
Montara Water and Sanitary District
Granada Community Services District
Midcoast Community Council
Committee for Green Foothills
Princeton Citizens Advisory
MIG|TRA
Surfrider Foundation
Sierra Club
League for Coastsides Protection
Scott Holmes
David J. Byers
Stephen St. Marie

Attachment A

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

FINDINGS AND CONDITIONS OF APPROVAL

Permit File Number: PLN 2013-00451

Board Meeting Date: May 19, 2015

Prepared By: Camille Leung
Project Planner

Adopted By: Board of Supervisors

FINDINGS:

Regarding Environmental Review, Found:

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, Found:

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, Found:

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, Found:

- 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, Found:

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, Found:

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) 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) buildings supported on stiffened shallow foundations (i.e., footings with interlocking grade beams) bearing on a layer of well-compacted fill; (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 (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) supporting the buildings on stiffened shallow foundations (i.e., footings with interlocking grade beams) bearing on a layer of well-compacted fill; (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 (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.

- 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 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.¹ The property owners shall monitor project traffic in a manner than ensures

¹ 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.

compliance with this requirement, with data provided to the County upon the County's request.

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

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

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

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 65 feet. 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 subjectproperties. 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 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.

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-feet 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.
- e. 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. 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.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-3260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



June 22, 2015

Erin Deinzer
P.O. Box 371375
Montara, CA 94037

Subject: Your Appeal of San Mateo County's Action on the Big Wave Project

Dear Ms. Deinzer:

We received your appeal of San Mateo County's approval of a coastal development permit (CDP) for the Big Wave project (County CDP application PLN2013-00451). The purpose of this letter is to inform you that you don't have standing to appeal in this case, and thus we cannot file your appeal. As a result, the County's CDP action on this project is now final.

In order to appeal the County's decision, you must qualify as an "aggrieved person" under the Coastal Act (see Coastal Act Section 30801 attached). In this case, your only participation in the County's hearing process was as a member of the Midcoast Community Council (MCC), an advisory body to the San Mateo Board of Supervisors. You did not, however, participate as an individual, and as an individual you do not qualify as an aggrieved person with standing to submit an appeal. Your participation as a member of the MCC does not qualify you to file an appeal as an individual. To have so qualified, you would have needed to participate or made your views known as an individual in some manner in the process (e.g., testify at a Planning Commission or Board of Supervisors hearing, submit a letter to those bodies detailing your concerns, etc.).

Furthermore as to your appeal contentions, and as was explained to you by Jeannine Manna of my staff on June 17, 2015, we too are concerned about the effects of the drought on our state and coastal development in particular, but we believe that the County did in fact ensure that the project had an adequate water supply as required by the County's certified Local Coastal Program (LCP). This is evidenced in the County staff report to the Board of Supervisors that includes a breakdown of the water estimates, a description of water conservation measures included in the project, an analysis of consistency with LCP Policy 1.19, and a letter from Montara Water and Sanitary District (MWSD) confirming that they have adequate water supply to serve the project. Further, the County-approved project requires installation of only low-flow toilets and no flush urinals, installation of water meters, and recordation of water consumption data that will be provided to the County on an annual basis. Average consumption for the project is not to exceed 15,500 gpd and if exceeded, CDP conditions require Big Wave to apply for a CDP amendment to adjust allowable consumption, subject to MWSD's availability and approval prior to approval of a CDP amendment. The County CDP conditions also allow responsible

Erin Deinzer
Big Wave Appeal
June 22, 2015

agencies to require additional mitigation measures or charges or fees if water use limits are exceeded, outline conditions required to be met before service is provided by MWSD, and clarify that any water set asides for the project would be subject to fees. In addition, the letter from MWSD to County staff on April 23, 2015 regarding our earlier concerns also illustrates that there is available water to serve the project with an adequate gross supply for foreseeable future uses based on the growth rate in the Midcoast. MWSD's current water usage estimates by land use show that water use with the project will not exceed buildout estimates in the LCP (LCP Table 2.9), would not impact water allocations for Coastal Act or LCP priority uses (LCP Table 2.17), and would not require an amendment to MWSD's Public Works Plan. Given all of this included in the County action, we do not believe that the County-approved project lacks an adequate water supply or that its water use will have a significant impact on the existing or future water supply to Montara residents.

If you have any questions, please don't hesitate to contact me.

Sincerely,



Nancy Cave
District Manager
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
(415) 904-5290 Phone
(415) 904-5400 Fax
Nancy.Cave@coastal.ca.gov

Attachment: Section 30801 of the Coastal Act

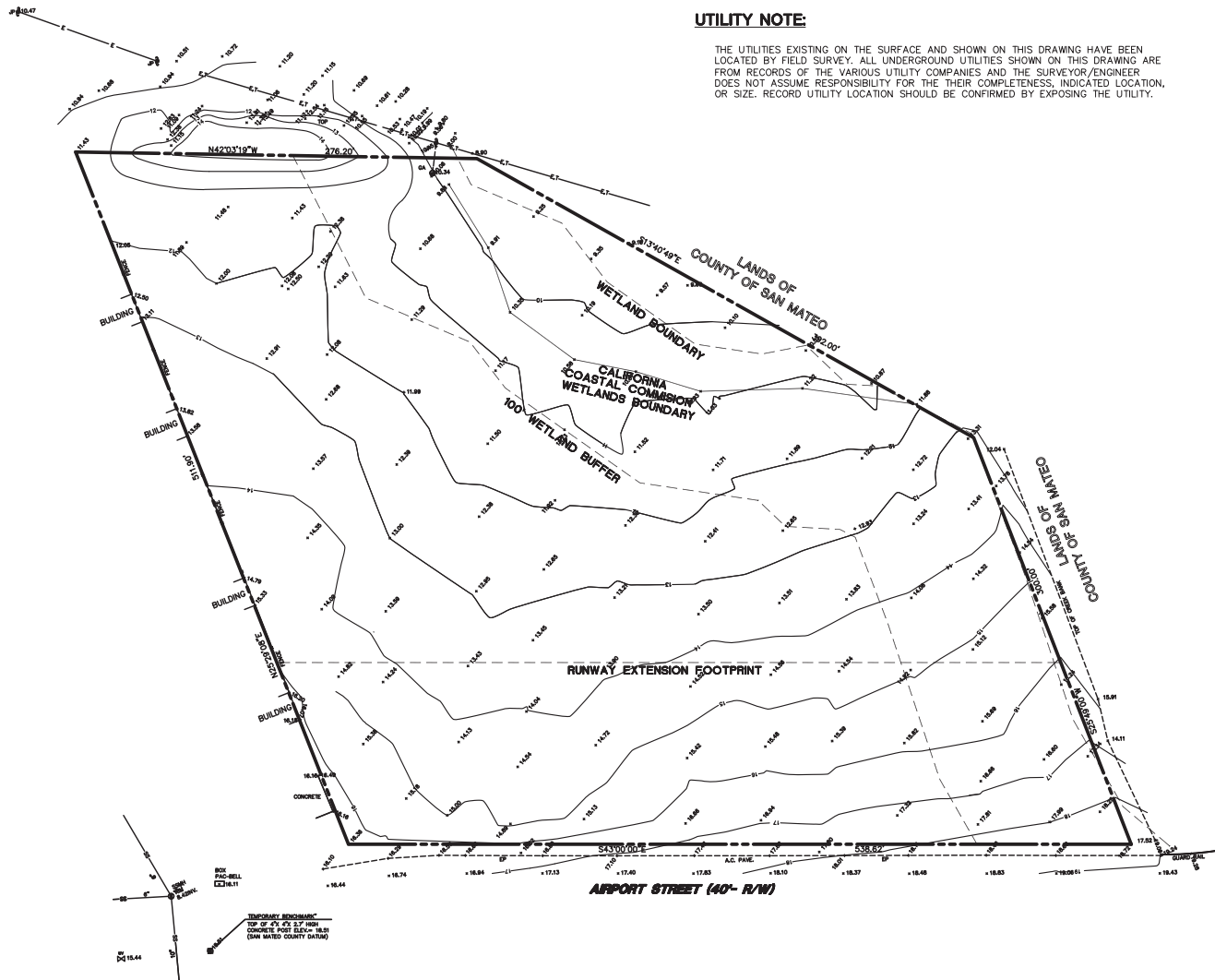
cc: Camille Leung, San Mateo County
Scott Holmes, Applicant
David Byers, Applicant's representative
Don Horsley, District 3 San Mateo County Supervisor

Attachment

Coastal Act Section 30801

Petition for writ of mandate; aggrieved person Any aggrieved person shall have a right to judicial review of any decision or action of the commission by filing a petition for a writ of mandate in accordance with Section 1094.5 of the Code of Civil Procedure, within 60 days after the decision or action has become final.

For purposes of this section and subdivision (c) of Section 30513 and Section 30625, an "aggrieved person" means any person who, in person or through a representative, appeared at a public hearing of the commission, local government, or port governing body in connection with the decision or action appealed, or who, by other appropriate means prior to a hearing, informed the commission, local government, or port governing body of the nature of his concerns or who for good cause was unable to do either. "Aggrieved person" includes the applicant for a permit and, in the case of an approval of a local coastal program, the local government involved.
(Amended by Ch. 285, Stats. 1991.)



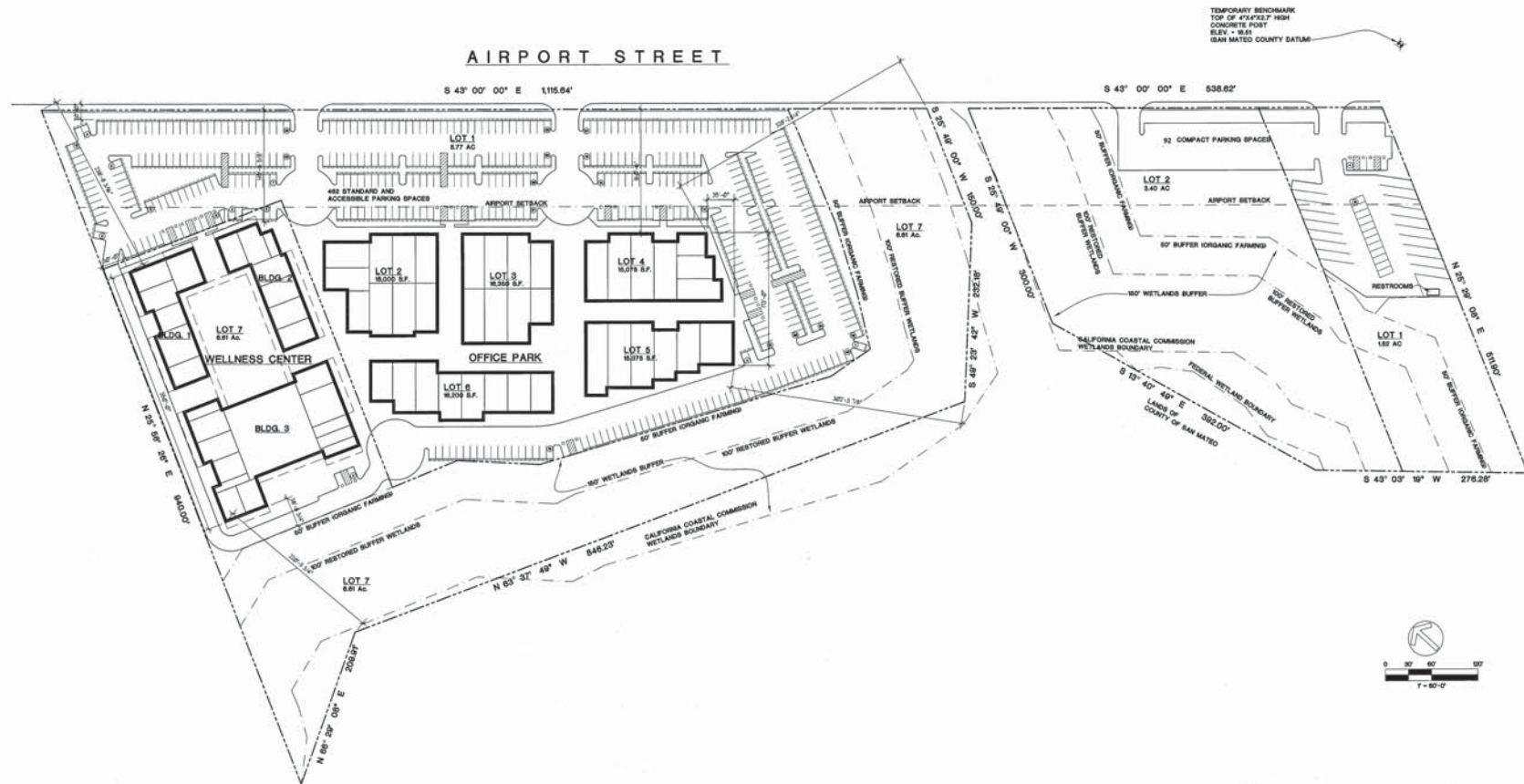
UTILITY NOTE:

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

LEGEND:

CB	CATCH BASIN
FF	FINISHED FLOOR ELEVATION
FP	FINISHED PAVEMENT
FL	FLOW LINE
TC	TOP OF CURB
TG	TOP OF GRATE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
INV.	INVERT
H.P.	HIGH POINT
G.B.	GRADE BREAK
JP	JOINT POINT
WM	WATER METER
DCV	DETECTOR CHECK VALVE
BFV	BACKFLOW
SS	NEW SANITARY SEWER LINE
SD	NEW STORM DRAIN LINE
G	GAS LINE
E	ELECTRIC LINE
W	WATER LINE
15	NEW CONTOUR LINE
FS	FIRE SERVICE LINE
DW	DOMESTIC WATER LINE
WW	WELL WATER
RW	RECYCLED WATER
PVJT	PRIVATE JOINT TRENCH
PJT	PUBLIC JOINT TRENCH
RWD	RAINWATER DRAIN

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



UTILITY NOTE:

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

EASEMENT NOTE:

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

GRADING QUANTITIES

NORTH PARCEL	CUT (CY):	FILL (CY):
UTILITY TRENCHING:	640	0
GRAVEL MATERIAL	0	15,000
SOUTH PARCEL	96	0
UTILITY TRENCHING	9	1400
GRAVEL MATERIAL		
TOTAL	736	16,400

RECORD OWNER AND SUBDIVIDER:

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

LAND SURVEYOR AND CIVIL ENGINEER:

MOLECO & ASSOCIATES
865 COTTER STREET
SAN CARLOS, CA 94070
(510) 583-8500

ASSESSOR'S PARCEL NUMBERS

047-311-060 AND 047-312-040

EXISTING & PROPOSED ZONING

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

UTILITIES:

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

FLOOD ZONE:

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

LEGEND:

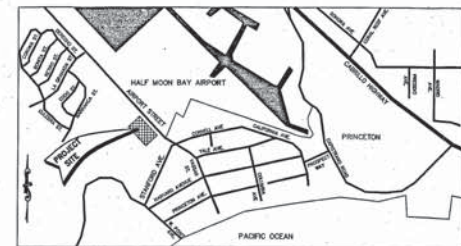
C	COMPACT PARKING
EL	ELEVATION
EP	EDGE OF PAVEMENT
PH	FIRE HYDRANT
S	STANDARD PARKING
SMH	SANITARY SEWER MANHOLE
WV	WATER VALVE
WM	WATER METER
—O—	GAS LINE
—E—	ELECTRIC LINE
—FS—	FIRE SERVICE
—DW—	DOMESTIC WATER
—SS—	SANITARY SEWER
—P—	"PRESERVE" SIZE "UC"

PARKING NOTE:

TYPICAL STANDARD PARKING STALL DIMENSIONS = 9' X 18'
TYPICAL COMPACT PARKING STALL DIMENSIONS = 8' X 18'
TYPICAL HANDICAP PARKING STALL DIMENSIONS = 9' X 18' WITH 8' WIDE UNLOADING AREA
TOTAL NUMBER OF PARKING STALLS = 554
80% DESIGN SPEED FOR DRIVEWAYS, ENTRANCES AND EXITS

TREE NOTE:

THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTIES



LOCATION MAP

NOT TO SCALE

PROPOSED DEVELOPMENT FOR

BIG WAVE

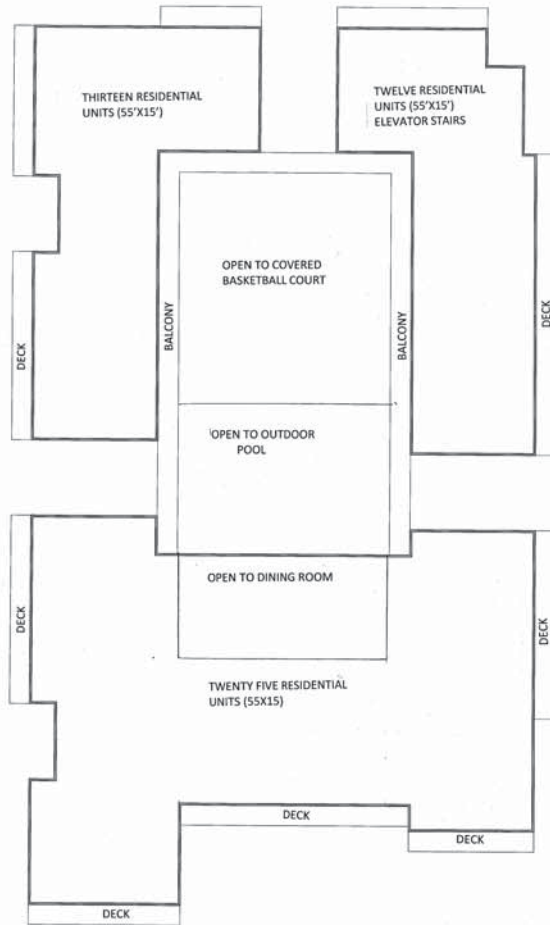
WELLNESS CENTER AND OFFICE PARK

VESTING TENTATIVE MAP FOR RESIDENTIAL WELLNESS CENTER AND COMMERCIAL CONDOMINIUM PURPOSES BIG WAVE BUSINESS PARK (VERSION 3 SHEET TO THE 6-30-2014 VESTING TENTATIVE MAP)

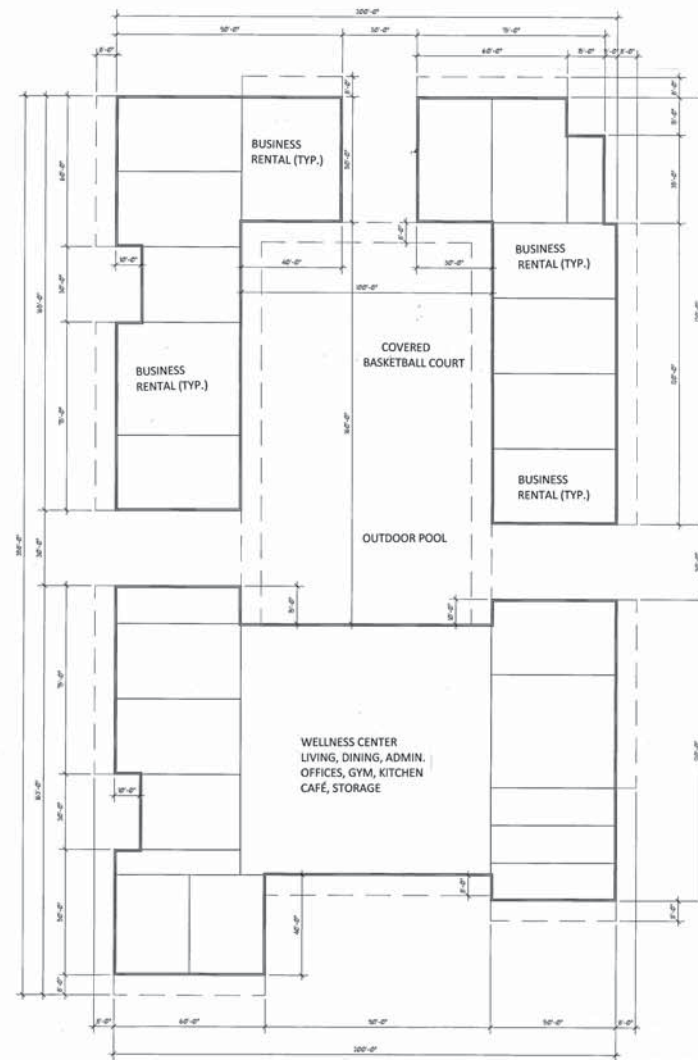
VESTING
TENTATIVE MAP
SITE PLAN

C-1

Exhibit E



SECOND FLOOR
(WELLNESS CENTER
RESIDENTIAL UNITS)



FIRST FLOOR
(WELLNESS CENTER
COMMUNITY ROOMS
AND BUSINESS RENTALS)



Issue date: 11-11-2014 Description:

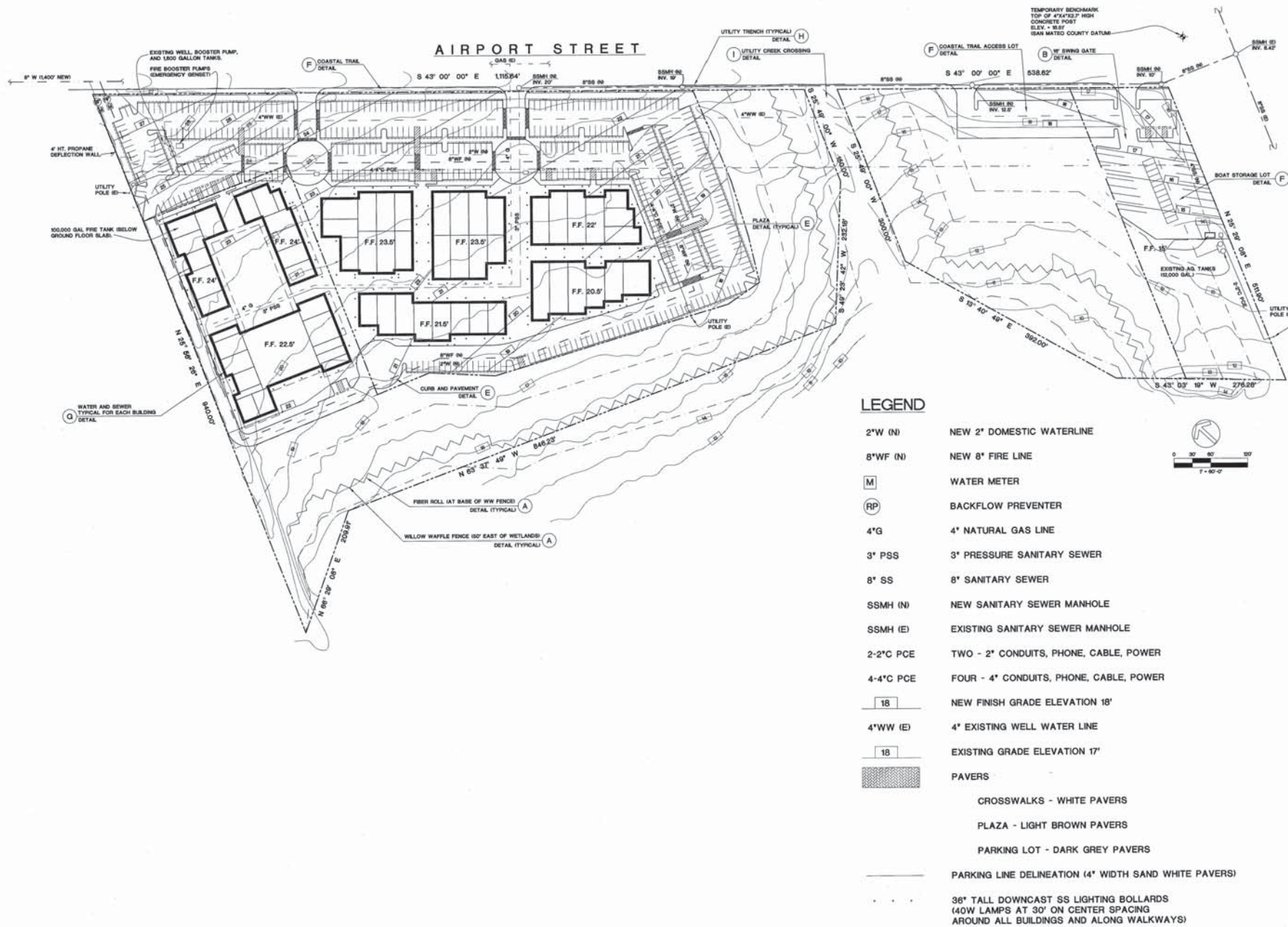
PROPOSED DEVELOPMENT FOR
BIG WAVE
WELLNESS CENTER AND OFFICE PARK
VESTING TENTATIVE MAP FOR RESIDENTIAL WELLNESS CENTER AND
COMMERCIAL COMMUNITY ROOMS BIG WAVE BUSINESS CENTER
(REVISION SHEET TO THE 6-30-2014 VESTING TENTATIVE MAP)

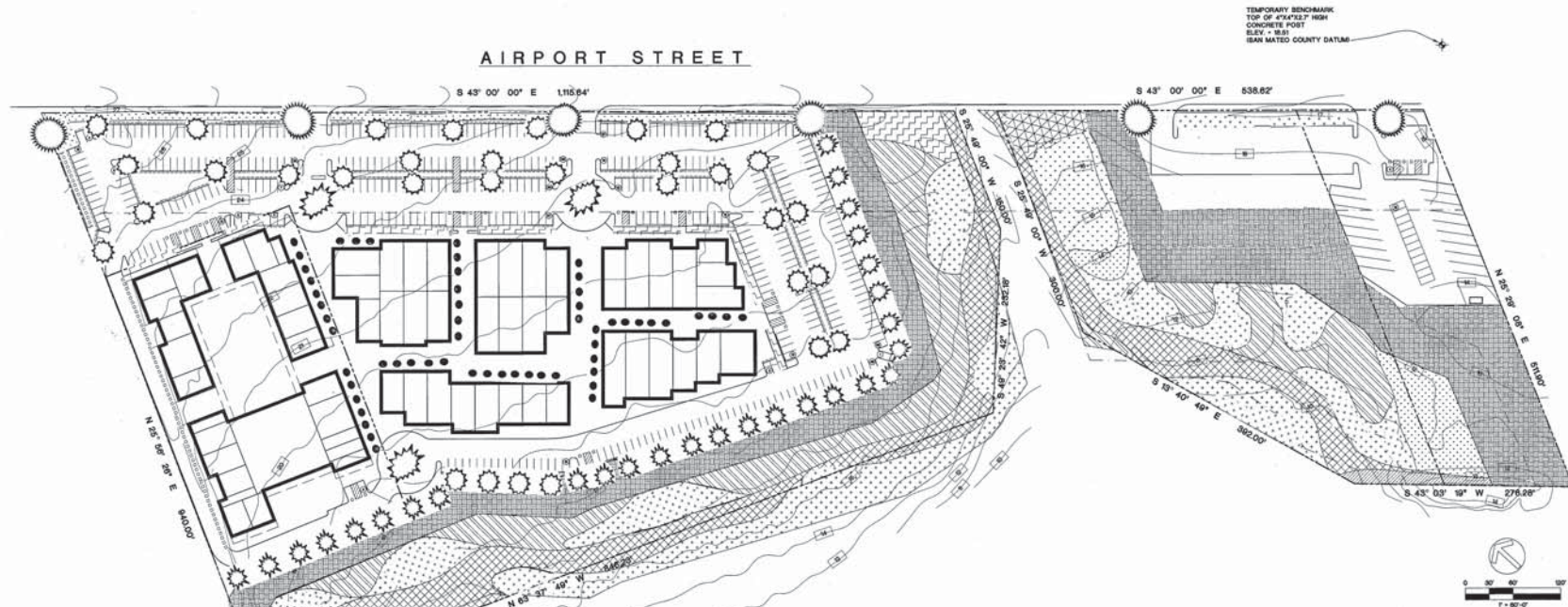
Drawn by: checked by: job number:

PORTION OF
LOT 7

C-3

all drawings and written portions prepared by the architect and are not to be used for any other purpose without the written consent of the architect.





TEMPORARY BENCHMARK
TOP OF 4"X4"X17" HIGH
CONCRETE POST
ELEV. = 188.1
SAN MATEO COUNTY DATUM



LEGEND

- TURNAROUND ISLANDS**
PLANTING AREA: 20' CIRCLE
TREES: CATALINA IRONWOOD
GROUND COVER: DOUGLAS IRIS, WOOD STRAWBERRY, ASTER, BUCKWHEAT, YARROW
- PARKING LOT PLANTERS**
PLANTING AREA: 4'X10' STRIP EVERY 10 SPACES
TREES: CAL WAX MYRTLE, CAL BAY LAUREL, CREPE MYRTLE, CAL LILAC (RANDOM SELECTION)
GROUND COVER: CAL FESCUE, MENDOCINO REED GRASS, DEER GRASS, ASTER, BUCKWHEAT, YARROW
- PARKING LOT ENTRANCES**
PLANTING AREA: 10'X17'
TREES: MONTEREY CYPRESS (SINGLE TREE)
GROUND COVER: CAL FESCUE, MENDOCINO REED GRASS, DEER GRASS, ASTER, BUCKWHEAT, YARROW
- PARKING LOT PERIMETER**
PLANTING AREA: 10'X1400'
TREES: APPLE, COASTAL FRUIT TREES
GROUND COVER: BERRIES, GLOBE ARITCHOKE, ORGANIC VEGETABLES
- COURTYARD PLANTERS**
PLANTING AREA: HALF WINE BARRELS, 200 RANDOM SHRUBS: BLUEBERRY, TRELLISED MARIONBERRY, BLACKBERRY, GOOSEBERRY, ESPALIERED FRUIT
GROUND COVER: STRAWBERRY
- COASTA RIPARIAN FOREST**
PLANTING AREA: 1 ACRE
TREES: ALUNUS RUBRA, SALIX LUODE (1" O.C.)
SHRUBS: SALIX LASIOLEPS, SALIX SITCHENSIS (4" O.C.)
GROUND COVER: DIKANTHE SARMENTOSA (400, 2" O.C.)
JUNCUS EFFUSUS (400), SCORPUS MINOCARPUS (400, 2" O.C.)
- BUILDING FRONTAGE PLANTING STRIP**
PLANTING AREA: 10' WIDE X 600', 4" O.C.
TREES: CAL WAX MYRTLE, CREPE MYRTLE, CAL BAY LAUREL
SHRUBS: CEANOTHUS, PURPLE HOP BUSH, CHAPEREL CURRENT, COFFEE BERRY, TOYON BERRY
GROUND COVER: WOOD STRAWBERRY, DEER GRASS, MENDOCINO REED GRASS, PACIFIC REED GRASS, ASTER, BUCKWHEAT, YARROW
- MIXED WILLOW SHRUB SCRUB**
PLANTING AREA: 0.5 ACRES (4" O.C.)
SHRUBS: SALIX LASIOLEPS (200), SALIX SITCHENSIS (200), ARTEMISA DOUGLASSIANA (100), LORNICERA (200)
- WILLOW WATTLE**
PLANTING AREA: 0.25 ACRES
TREES: SALIX LUCIDA (200)
SHRUBS: SALIX LASIOLEPS, CERMERIA CERASIFORMS
FORBS: SCORPULANIA CA.
- PILLAR RIDGE/WELLNESS CENTER PL. STRIP**
PLANTING AREA: 8' X 500', 4" O.C.
SHRUBS: CALIFORNIA WAX MYRTLE, CEANOTHUS
GROUND COVER: WOOD STRAWBERRY, DEER GRASS, MENDOCINO REED GRASS, PACIFIC REED GRASS, ASTER, BUCKWHEAT, YARROW
- RUSH MEADOW/EDGE MEADOW**
PLANTING AREA: 1 ACRE (4" O.C.)
GRAMINOIDS: JUNCUS, BALTICUS (500), JUNCUS EFFUSUS (500), JUNCUS PATENS (500), SCORPUS MINOCARPUS (1000), POTENTILLA (500)
- UPLAND FORREST**
PLANTING AREA: 0.4 ACRES
TREES: ALUNUS RUBRA (40), ACER MACROPHYLLUM
SHRUBS: BROMUS CARINATUS (400), WIS DOUGLASSIANA (500)
- AIRPORT STREET PLANTING STRIP**
PLANTING AREA: 10' WIDE X 500', 4" O.C.
TREES: CAL WAX MYRTLE, CREPE MYRTLE, CAL BAY LAUREL
SHRUBS: CEANOTHUS, PURPLE HOP BUSH, CHAPEREL CURRENT, COFFEE BERRY, TOYON BERRY
GROUND COVER: WOOD STRAWBERRY, DEER GRASS, MENDOCINO REED GRASS, PACIFIC REED GRASS, ASTER, BUCKWHEAT, YARROW
- ORGANIC GARDEN**

PROPOSED DEVELOPMENT FOR

BIG WAVE

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

WELLNESS CNTR.
OFFICE PARK

PROPOSED
LANDSCAPE
PLANTING
PLAN

L101

GEORGE MEU ASSOCIATES
ARCHITECTURE PLANNING

all drawings and written material appearing herein
are the property of George Meu Associates and shall
remain the property of George Meu Associates and shall
not be used for any other project without the written
consent of George Meu Associates.

Final (100%) Basis of Design Report

**Riparian & Waters/Wetland
Ecosystem Restoration
Big Wave Wellness Center and Office Park
San Mateo County, California**



March 18, 2012

Prepared for



Big Wave Group
1333 Jones Street
Suite 307
San Francisco, CA 94109

Prepared by

**Esa K Crumb
With
Peggy Fiedler, PhD.**

***Formerly With WSP Environment and
Energy***

5920 McBryde Ave
Richmond, CA 94805

Exhibit H

DISCLAIMER

Peggy Fielder and Esa Crumb provided professional guidance in the preparation of this 100% design report for use by the Big Wave Group. The initial basis of design report was prepared by WSP Environment and Energy, Ecosystem Services and Restoration. Ms. Fielder and Ms. Crumb contributed to the preparation of the draft versions of this basis of design report under WSP Environment and Energy.

Waters/wetlands boundaries, as described in a previous report by WSP (2008), are conditional upon final approval by the U.S. Army Corps of Engineers, San Francisco District and the California Coastal Commission. Results and conclusions of the waters/wetland delineation are based upon information provided by public domain (*e.g.*, U.S. Geological Survey 7.5' topographic quadrangles, the Natural Resources Conservation Service Soil Surveys, and air photographs from various sources), as well as on-site reconnaissance, data collection, and analyses by standard methods. They represent the best professional judgment of the WSP Environment and Energy personnel.

Esa Crumb
Ecologist
Formerly with Ecosystem Science & Restoration Services
WSP Environment and Energy

Date

Peggy Fiedler, PhD
Wetland Ecologist
Formerly with Ecosystem Science & Restoration Services
WSP Environment and Energy

Date

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EXECUTIVE SUMMARY

The Big Wave Wellness Center and Office Park Project (Project) consists of the construction of a residential village and an adjacent commercial property/office park complex. The residential village is designed to provide affordable housing and independent living for a developmentally disable community, and the office park is designed similarly to provide a state-of-the-art “green”, LEED-certified working environment. The primary objective of the Project is to construct innovative living and work environment that foster independent and meaningful living/work experiences for disable adults. The proposed Project also includes restoration of the waters of the U.S. including wetlands (i.e. waters/wetlands) and California Coastal Commission (state) wetlands on the property that are currently used in agricultural production.

This basis of design report outlines a restoration plan for the riparian/wetland ecosystem that encompasses the federal and state waters/wetlands and a 100-foot buffer that lie within the project area. This 100% restoration design describes a suite of activities that would increase waters/wetland ecosystem functions, and to develop a native, diverse, and aesthetically pleasing landscape. Best management practices for stormwater treatment are designed to incorporate retention/detention microdepressions planted with native species.

The riparian/wetland ecosystem restoration plan includes five elements:

1. Earthwork, including mass and fine grading,
2. Placement of large wood,
3. Planting and irrigation,
4. Weed management, and
5. Monitoring and adaptive management

The riparian/wetland ecosystem restoration design integrates the built environment with natural communities through utilization of native species for landscaping, locally adapted plant stock, and when possible use of plant material collected from the Project site and adjacent areas. Additionally, the project design encourages community involvement by offering educational opportunities for village residents in the restoration process as well as via foot path planned within the restoration buffer. If implemented as designed, the riparian/wetland ecosystem will result in an increase in the hydrologic, biochemical, native plant community, and faunal support/habitat functions of the currently farmed wetland areas. A monitoring and adaptive management program will be implemented to ensure success of the restoration efforts.

I. INTRODUCTION

The Big Wave Wellness Center and Office Park (Project) consists of the construction of a residential village and an adjacent commercial property/office park complex. The residential village will provide affordable housing and independent living for a developmentally disabled community and the office park is designed similarly to provide a state-of-the-art “green” LEED-certified work environment. The primary objective of the project is to construct an innovative living and work environment that fosters independent and meaningful living/work experiences for disabled adults.

The proposed Project also includes a restoration plan for the riparian/wetland ecosystem which for the purposes of this Project includes: (a) restoration of the waters of the U.S., including wetlands, (b) California Coastal Commission (state) wetlands, and (c) a 100-foot wide buffer around these sensitive habitats. The majority of all three areas is currently used in agricultural production. For the purposes of this Project, a “riparian/wetland ecosystem” is defined as upland, transitional, and waters/wetland habitats, all of which will be restored in a complex mosaic within a 100-foot buffer adjacent to existing federal and state waters/wetlands. Restoration of the buffer will provide significant benefits to waters/wetland ecosystems functions, relative to existing conditions, particularly with respect to the native plant and animal communities. Of particular importance is the restoration of potential breeding habitat for the California red-legged frog (*Rana aurora draytonii*) and potential foraging habitat for the San Francisco garter snake (*Thamnophis sirtalis tetrataenia*). The restoration design integrates the built environment with natural communities through the utilization of native species for landscaping, locally adapted plant stock, and when possible use of plant material obtained from the Project site and adjacent habitat. Additionally, the Project design encourages community involvement by offering educational opportunities for village residents in the restoration process and through the inclusion of an informal foot path within the restored buffer.

A. Project Site

The Big Wave Project Site (Project Site) is located in unincorporated San Mateo County, adjacent to Princeton-by-the-Sea, California (**Figure 1**). The site consists of two agricultural fields totaling 19.5 ac. These fields are separated by a small, county-owned, intermittent stream that is an extension of San Mateo County’s Pillar Point Marsh. As such, it drains directly to the Pacific Ocean, entering the Pacific Ocean via Pillar Point Harbor immediately north of the mouth of Denniston Creek.

The Project Site is bordered to the northeast by the Half Moon Bay Municipal Airport (**Figure 2**) and to the south by Pillar Point Marsh, a nature reserve that is part of the County of San Mateo Fitzgerald Marine Reserve complex managed by the County’s Parks and Recreation Division. A public trailer park is immediately north of the Project Site along Airport Road. Elevation at the Project Site ranges from 9.0 to 27.7 feet NGVD. The agricultural fields are generally flat, but slope gently to the south and west.

B. Existing Conditions at the Big Wave Project Site

1. Soils and Geomorphic Context

The Project Site is situated on the uplifted Half Moon Bay marine terrace formation within a partially filled coastal basin. The coastal basin consists of Pleistocene coarse grained, alluvial fan and stream terrace deposits. Underlying sediments include poorly consolidated sand, gravel, and silt comprising the headward-most extent of old alluvial fans (Brabb and Pampeyan 1983). Montara Mountain, a northern spur of the Santa Cruz Mountain sequence of the Outer Coast Ranges, separates this low-lying coastal area from San Francisco Bay to the north and east.

Soils within the Project Site are mapped by the Natural Resources Conservation Service (NRCS, formerly U.S. Department of Agriculture Soil Conservation Service) as Denison clay loam on nearly level slopes (DcA) and Denison clay loam on nearly level slopes that are imperfectly drained (DdA) (NRCS 1961). These soils are derived from granitic alluvium, and have formed on low coastal terraces under the influence of herbaceous vegetation (grass). Denison clay loam soils occur on 0 to 2 percent slopes and the mapping unit has approximately 1 percent hydric inclusions, which typically are found in depressions across the mapping unit. Denison clay loam soils are generally highly fertile. Overall, Denison soils are classified as fine, smectitic (i.e., clay derived from the alteration of the minute glass in volcanic ash, formerly known as bentonite), isomesic (i.e., summer and winter temperatures differ by less than 6° at 50 cm depth), pachic argixerolls (see Soil Survey Staff 2006).

2. Climate

The Project Site has a mild Mediterranean type climate maintained by persistent sea breezes. Temperatures rarely exceed 90°F and seldom drop below 32°F. Average daily temperatures (by month) range from 51°F to 59°F (NRCS 2007). Cloud coverage and fog are common during the evening and early morning hours, but typically dissipate during mid-day. Total average annual precipitation is 28 inches (NRCS 2007).

3. Hydrology

Hydrologic inputs to the Project Site are dominated by precipitation and surface runoff. The majority of surface runoff comes to the Project Site via the Half Moon Bay Airport storm water runoff collection system. Within the airport property, runoff is consolidated in a series of channels, culverts, and pipes leading to a pair of concrete culverts (44" diameter) that run southwest under Airport Street. The 44" culverts form the headward-most extent of a stream reach of an unnamed, intermittent tributary that bisects the Project Site. This tributary passes through two culverts under West Point Avenue and connects with the tidally influenced Pillar Point Marsh, eventually flowing into Pillar Point Harbor (WSP 2008a).

4. Plant Communities

The Project Site, consisting of two more or less adjacent agricultural fields, currently is under active cultivation. The site is annually plowed, diked, and planted in one or more rotations, therefore, little to no adventive (uncultivated) vegetation persists or has the opportunity to colonize across the majority of the Project Site. In those areas where agricultural clearing had not

occurred recently (e.g., along Airport Street verge and in very small, scattered patches within agricultural fields), non-native annual grasses and herbs occur. Dominant species along the main verge include wild oats (*Avena* spp.), bristly oxtongue (*Picris echioides*), and common vetch (*Vicia sativa*).

Along the unnamed intermittent tributary that bisects the property and the southern perimeter of the property adjacent to Pillar Point Marsh, riparian (palustrine scrub shrub) and seasonal freshwater wetland plant communities persist (palustrine persistent and non-persistent emergent) (Cowardin et al. 1979). Dominant species along the drainage include willows (*Salix lasiolepis*, *S. scouleriana*, *S. sitchensis*), California blackberry (*Rubus ursinus*), and poison hemlock (*Conium maculatum*). Dominant species along the southern edge of the property included slough sedge (*Carex obnupta*), soft rush (*Juncus effusus*), silverweed (*Potentilla anserina* var. *pacifica*), field mint (*Mentha arvensis*), arroyo willow (*Salix lasiolepis*), and California blackberry. Overall, the vegetation on the proposed Project Site has been significantly altered and reflects a long history of regular disturbance and agricultural cultivation.

5. Protected Species

No rare plants of conservation concern have been observed on the project site (WSP 2008b). Four rare plant species have been documented by the California Natural Diversity Database (CNDDB) within two miles of the Project Site but they are unlikely to occur on the Project Site due to lack of suitable habitat.

No rare, threatened or endangered animal species have been observed on the Project Site (WSP 2008b). The WSP field team observed 29 wildlife species on the property during a Spring 2008 field survey. One species on the watch list of the California Department of Fish and Game, the sharp-shinned hawk, was observed flying above the property during a late winter 2008 biological survey. Two special status animal species, *Rana aurora draytonii* (California red legged frog) and *Geothlypis trichas sinuosa* (saltmarsh common yellowthroat), have been recorded in the past on adjacent property (CNDDB 2008). The California red legged frog, including one adult and one sub-adult, were observed in a wetland near the Project Site near West Point Road on May 7, 1999 (CNDDB 2008). Saltmarsh common yellowthroat has been observed near the site in the past; specifically, observations of individuals or breeding pairs were recorded in 1985, 1988, 1989, and 1990, but this species has not been officially documented near the site since then (CNDDB 2008). During a 2008 field effort, the WSP field team observed one common yellowthroat perched in willows in the wetlands adjacent to and to the southwest of the Project Site. These protected species are not expected to occur on the Project Site currently as no suitable breeding or foraging habitat exists.

6. Extent of Jurisdictional Waters/Wetlands and Their Buffers

Approximately 0.45 acres of wetlands of “other waters” (Type 3 waters of the U.S.), 0.74 acres (32,180 ft²) of California Coastal Commission waters/wetlands, and 4.26 acres of buffer were delineated at the Big Wave Project Site (WSP 2008a, **Figure 3**). The great majority of these waters/wetlands are found along the southern margin of the property. The proposed development will avoid all direct impacts to waters/wetlands and the 100 foot buffer set back.

II. OBJECTIVES

WSP Environment & Energy (WSP) was retained by Big Wave Group to assist in the restoration of the native coastal ecosystems at the Project Site. The purpose of the restoration effort is to increase the functioning of the native coastal ecosystems at the Project Site. Specifically, WSP was asked to

1. prepare a restoration plan for riparian waters/wetland ecosystem within the buffer area of the Project Site
2. design a natural landscaping plan of native species for the residential and commercial areas, and
3. assist in the design of natural storm water management/rain garden system using native plant species genetically adapted to the central coast of California.

Sections III, IV and V of this report describe designs developed the buffer restoration, native landscaping, and natural storm water management, respectively.

III. DRAFT (100 %) RIVERINE WETLAND ECOSYSTEM DESIGN

A. Guiding Principles

We used the following set of principles to guide design of the riverine/riparian waters/wetland ecosystem restoration as follows:

1. Give due diligence to federal, state and local regulatory requirements
2. Target no net loss of waters/wetlands area and/or ecosystem functioning
3. Base the restoration design on attainable regional reference conditions
4. Aim to restore the native hydrological, biogeochemical, plant community, and faunal support/habitat functioning
5. Target restoration of riverine ecosystem functions (*e.g.*, through maintaining hydrological connectivity within the landscape and restoring microtopography), and
6. Integrate the form and function of the natural and the constructed landscapes.

B. U.S. Army Corps and EPA 2008 Guidance on Wetlands Compensatory Mitigation

In April 2008, the U.S. Army Corps of Engineers along with the U.S. Environmental Protection Agency issued new standards to improve wetland restoration and protection policies (Federal Register 2008). The new “wetlands compensatory mitigation standards” were offered to promote the use of best available science, promote innovative approaches to the “no net loss of area and/or function” national policy, and to focus on the results of restoration and protection.

Relevant to the Big Wave Wellness Center and Office Park Project, these new Corps/EPA mitigation standards reaffirm the mitigation sequence of avoid, minimize, and mitigate (compensate). The Big Wave Project is avoiding all impacts to existing waters/wetlands (including both waters of the U.S. and Coastal Commission wetlands) and therefore is in line with the new guidance on mitigation sequencing. As described in this basis of design, the proposed restoration of riparian areas adjacent to waters/wetlands will likely result in expansion of at minimum 5.43 acres of state wetlands.

C. General Description and Design Rationale

The riparian waters/wetlands ecosystem buffer design includes 8 plant community types that support approximately 60 native California taxa (**Figure 4, Figure 5, Figure 6**). The community types are based upon the U.S. Fish & Wildlife Service’s hierarchical classification system (Cowardin et al. 1979) of five wetland systems – marine, estuarine, riverine, lacustrine, and palustrine. Only wetlands within the palustrine system are appropriate to the Project Site. As such, two palustrine forest communities, two palustrine sub-scrub communities, two palustrine (persistent) emergent communities are proposed. Additionally, two upland communities, one supporting native grassland/wildflower species is proposed in areas adjacent to lands to remain in organic farming, as well as an upland willow stand which will serve as a natural viewpoint barrier. The wildflower areas will serve to attract beneficial and desirable insects to the organic gardens.

A total of 33 polygons at the Wellness Center and Office Park (inclusive) will be restored, representing a total of 5.43 acres of riparian and waters/wetlands within the buffer and across the built landscape. Specifically, a total of 2.28 acres of palustrine forest, 1.25 acres of palustrine scrub shrub, 1.90 acres of palustrine emergent wetlands will be restored, in addition to 0.79 acres of upland native grassland/wildflower fields and 0.22 acres of upland willow stands.

In the design process of the riparian buffer along the adjacent waters/wetlands of Wellness Center and Office Park, we focused on achieving the highest level of ecosystem functioning possible. Design elements relative to ecosystem function were developed based on site history and landscape context and will be monitored over a minimum of ten years post restoration. Importantly, an increased level of function has to be achieved while also achieving a natural, unbroken, visually attractive transition between the restored ecosystem and the residential/commercial landscape. To achieve this target, we relied upon

1. A reference database and draft hydrogeomorphic guidebook for 3rd and 4th order riverine waters/wetlands of the central California coast (NWSTC 1996) developed to assist in the design, permitting and monitoring of riverine restorations within this reference domain (biogeographic province)
2. Relevant literature, reports, flora documentation, and
3. Cumulative 60+ years of professional experience working in wetland ecosystems along the central coast of California.

This 100% restoration design is based upon a suite of activities that would increase waters/wetlands ecosystem functions and develop a native, diverse, and aesthetically pleasing landscape. Elements of the restoration design are focused around five phases of work

1. Earthwork, including mass and fine grading,
2. Placement of large wood,
3. Native species plantings,
4. Weed management, and
5. Monitoring and adaptive management.

Our rationale for implementation of each technique is described in the following text.

1. Earthwork

Natural transitions within the landscape will need to be restored as a result of historic land uses and the integration of wild and urban environments. Mass grading can restore landscape hydrologic connectivity creating smooth transitions within and between wetland and upland habitat. In addition, mass grading is extremely effective at removing weeds through eliminating standing biomass and elimination of a viable seed bank in the upper soil horizon(s). Earthwork also decreases competition from well-established weeds and, with standard grading techniques such as ripping and/or disking, helps loft soil, blend top and sub-soil horizons, and prepare a successful planting environment.

Fine grading involves the use of directed time to grade microtopographic features within the riverine and riparian environments. Finish grading may also involve the placement of large wood structures, and will thus provide an essential element of an ecosystem (detritus). These wood structures will mimic dead and decomposing features of a woody riparian ecosystem, including snags (standing dead), decadent/decaying logs, and log jam features of floodplains and fluvial systems, as described in the following paragraph.

2. Installation of large wood and log structures

Prior to grazing, clearing, industrial uses, and intense water management in California, large wood was a part of natural ecosystems. Log structures can be placed above and/or below ground. Large wood provide numerous ecosystem functions, for example log structures create roughness (*i.e.*, increase Manning's *n*) which slows water flow and spreads it out to promote maximum contact of water with the floodplain surface. Log structures can be strategically placed in order to deflect flood waters away from civil structures including roadways, bridges, *etc.* Large wood creates hydraulic complexity within a reach through dissipation, focusing, and/or adding complexity to the riverine ecosystem and thereby provide habitat for aquatic invertebrates and vertebrates, including fish. Placement of large wood and log structures creates microtopographic variation with abrupt gradients in site water balance which allows for increased plant diversity and variety of habitat microsites.

3. Planting and Irrigation

Planting will be conducted to maintain fidelity to native plant community structure, function, and composition for the Project Site. A native plant nursery may be established on site for the project to provide nursery stock, to hold for planting, and to generate replacement stock should replacement planting become necessary after the project is completed. Collection of seed will be conducted as close to the Project Site as possible to ensure reestablishment of a suite of locally adapted native plants. Restoring native plants also will increase the detrital pool (in this case, primarily quickly decomposing carbon sources) that has been removed due to intensive farming. Native plant community restoration improves hydrologic and biogeochemical functioning on the site and provides habitat for native fauna by offering hiding, resting, escape, breeding, and foraging habitats. Establishment of native plants will lead to relative exclusion of non-native and invasive weeds and will provide vertical and horizontal structure within the landscape.

The irrigated portion of the project comprises approximately 1.0 acres of planted upland forested vegetation along Airport Street and the parking lot common space areas and along the property line with the Pillar Ridge Community. The forested vegetation along Airport Street will include approximately 20,000 square feet of Redwood Groves with fern understory, approximately 20,000 square feet of mixed Madrone, Red Alder and Big Leaf Maple and Arroyo Willow and approximately 5,000 square feet of mixed Madrone, Red Alder and Big Leaf Maple in the parking lot and common areas. Approximately 2 acres will be developed for organic no-till farming. The restored wetlands portion of the project abuts the Pillar Point Marsh. Approximately 5 acres of wetlands are restored bringing the total irrigated land to 9 acres, seven acres in native plants and 2 acres in organic gardening.

The Pillar point marsh formed with what appears to have been an abundance of fresh surface water. The more clayey DcA (Denison Creek Clay Loam) soils pass through the site near the drainage ditch and appear to follow the old Denison Creek channel (2006 Soil Survey SSURGO database and 2009 Big Wave DEIR). Dennison Creek was most likely diverted to its current discharge location prior to the preparation of the 1861 Map of Pillar Point provided in “An Analysis of the Geographic Extent of Waters of the United States, Including Wetlands on the Big Wave Property, San Mateo County, California” (WSP 2008). This diversion reduced the original watershed supporting the marsh from about 5 squares miles to one square mile (2009 DEIR for Big Wave Project, page IV.H-8). The fresh water supply to the marsh was further reduced by artificial fill for the Airport Property in 1940, filling for the Princeton Development in the 1920’s to 1940’s, the filling for the Pillar Point housing project in the 1960, drainage systems in the airport and along Airport Street and the elimination of the GSD wastewater discharge into the marsh in 1982. As a result, the majority of the fresh water supply to the Pillar Point marsh is from surfacing groundwater (Fitzgerald Marine Reserve Master Plan 2002, page 134).

The Airport Subbasin Water Balance illustrated in Table 6 (San Mateo County Midcoast Ground Water Study Phase II, 2007, page 49) shows an average groundwater inflow of approximately 900 acre-feet. Of this volume, approximately 400 acre feet is pumped by and diverted by wells from CCWD and MSWD and exported from the watershed into the SAM sewer system and discharged into the ocean.

To protect the functional health of the marsh, a key project goal is to maximize infiltration into the shallow groundwater table and to minimize the export of fresh water from the groundwater subbasin into the SAM sewer system. To maximize groundwater infiltration, the Project Description proposes that all rainwater up to a 10 year storm will be treated and infiltrated. To minimize groundwater pumping and the exporting of fresh water from the subbasin, the project description proposes all wastewater will be recycled and treated to Title 22 for unrestricted reuse (tertiary treatment with nutrient removal, <2 MPM total coliform, <1 mg/l NO₃, <5 mg/l SS). The project description proposes that recycled water will be used for toilet flushing and solar system washdown (to reduce potable water demand) and all remaining recycled water (up to 10,000 gallons per day) will be available for irrigation.

To maximize the potential for maintaining fresh the fresh water to the marsh, the available recycled water will be applied all year through a subsurface irrigation system. The average application rate is so low (calculated at approximately 0.04 inches per day over the 9 acres under irrigation), that the impacts of irrigating even during wet weather conditions will be will be less than significant in terms of saturation and runoff or water quality. Irrigation during the winter will insure that the soil will maintain moisture even during dry periods. The peak irrigation flow rate will be 7 gallons per minute. Seven gallons per minute will provide adequate flow for a 0.5 acre drip irrigation system. Approximately 18 separate irrigation circuits will be utilized. Irrigation timing will be such that each circuit is irrigated at least once a week for six hours. The maturity of the plants under irrigation and operational experience will be key to the actual rate adjustment. To insure optimal irrigation rates, each circuit will be programmed seasonally for the application. As the wetlands mature, the irrigation eventually will be reduced in this area. As the landscaping matures, the irrigation will increase in this area. As additional organic farming increases, the farming irrigation will increase in this area. The initial irrigation rates are illustrated in the following Table (**Table 1**).

Table 1. Irrigation Requirements for the Big Wave Project

Description	Area (ft ²)	Dry Season Application Rate (inches/week)	Wet Season Application Rate (inches/week)	Dry Season Volume (gallons/day)	Wet Season Volume (gallons/day)
Organic Farming:					
Trees and Vines	40,000	0.5	0.5	2000	2000
Vegetables	40,000	0.5		2000	
Winter Vertical Gardens	20,000		1		2000
Landscaping:					
Redwood Groves	20,000	0.5	0.5	500	500
Upland Trees	20,000	0.5	0.5	500	500
Parking Lot Trees	5,000	0.5	0.5	100	500
Wetlands Restoration:					
Forested	140,000	0.25	0.25	3000	3000
Scrub	50,000	0.25	0.25	1200	1200
Rush/Sedge	50,000	0.25		1200	
Total:				10,500	9700

4. Weed Management Strategy

Several aggressive, non-native plant species are present at or near the Project Site, including, Himalayan blackberry [*Rubus discolor*] and German ivy [*Delairea odorata*]). Invasive weed species not only degrade the plant community functions, but also threaten the success of a restoration project. Therefore, an integrated weed/pest management strategy should be developed and implemented in tandem with the restoration project. The weed management strategy begins with control of existing weeds adjacent to the restoration area through hand pulling, approved localized chemical application, and/or mowing. Installing native plants species with rapid growth rates and/or at high densities will help to quickly develop a canopy which excludes weed recruitment. Continued maintenance including hand weeding and replanting of plants which suffer mortality should be conducted following restoration.

5. Maintenance, Monitoring and Adaptive Management

To ensure that restoration is a success and that appropriate adaptive management/contingency measures are used, the Project Site will be monitored following restoration for a minimum of 5 years. Project targets and standards articulated in the Project monitoring plan will be established at the beginning of the restoration project and based on the assessment of the path that will achieve stated goals. The monitoring design will include methods to quantify and document each project target and standard and will identify criteria for success. Monitoring protocols will include a combination of photo points, topographic surveys, soil profiles, invertebrate surveys, and/or assessment of vegetation cover and composition. In case project standards and/or success criteria are not met, an adaptive management strategy with contingency measures will be included as part of the monitoring plan. In the event of failure to achieve a project standard,

recommended contingency measure(s) will be outlined (e.g., weeding, grading, planting) and implemented as soon as possible.

D. Construction Sequencing

Project construction will be phased; construction of the Wellness Center and restoration of the adjacent waters/wetlands and uplands will occur as Phase 1 and 2 respectively. Following completion of the first two phases, buildings and infrastructure associated with the Office Park will be built contingent upon demand for office space. The additional phases of the Office Park will be built as businesses negotiate space and lease contracts. The adjacent waters/wetlands and uplands to the Office Park will be built following Phase 3- development of the initial Office Park buildings and infrastructure. Phase 4 construction of waters/wetlands and uplands is anticipated to integrate the live/work component of the Wellness Center key goal of encouraging community involvement by residents.

The various tasks associated with the Project Site restoration plan are described in general terms in the following text, which will be used to guide the development of construction plans and specifications.

1. Earthwork (mass and finish grading)

- a) Grade to create a smooth transition to the surrounding landscape
- b) Grade surrounding landscape to increase rugosity in the surrounding landscape. Rugosity is a measure of small-scale variations and complexity or surface roughness.
- b) Using directed time, construct and link microtopographic depressions with adjacent wetland features

2. Log Structures

Large wood on and within the active channel and on the adjacent floodplain and associated stream terraces is an integral structure variable of fluvial systems and an equally important link for plant and animal support ecosystem functions. As such, large wood structures will be constructed across the wetland/riparian buffer.

- a) Using directed time, install large wood structures as articulated in the planting plan and other construction documents. These structures shall consist of single logs or piles of logs on and beneath final grade (**Figure 7**).

3. Planting

- a) Through mass grading remove all existing weeds and where possible, seed source in the upper 6 inches of soil
- b) Lay out (i.e. stake) planting plan as designed (**Figure 4**)
- c) Install native nursery stock according to planting plan using a suite of plant community types suited to microsite conditions and with fidelity to reference system conditions (**Figure 5**).

- d) Mulch entire planted and seeded areas with a minimum of 4" lift of sterile (weed-free) straw
- e) Following grading activities, install a temporary irrigation system to provide irrigation water to all planted areas across the wetland and riparian buffer, redwood groves, upland areas, and upland forest areas. A temporary irrigation plan will be designed prior to project implementation.

6. Weed Control

After initial establishment of restored riparian/wetland and upland ecosystem areas and functioning, management of weeds/invasive species will become a high priority. Implementation of weed management must address several key factors including: 1) re-emergence of weeds from onsite seed banks, 2) establishment of existing populations of weeds that were not removed in the initial clearing effort, and 3) colonization of restored areas from offsite exotic seeds sources. Weed control efforts should be adapted with an integrated program which includes mowing, hand weeding, if necessary chemical control, and replanting as needed. Weed control will be required as part of the monitoring, maintenance, and adaptive management activities.

7. Monitoring Maintenance and Adaptive Management

- a) Assume a ten year monitoring interval with monitoring reports completed at year 0 (baseline), 1, 2, 5, and 10
- b) Conduct two site visits per survey year, wet and dry season. During each visit, characterize the site through the collection of site data referencing project standards including hydrologic, biogeochemical, plant community and faunal support/habitat functions
- c) Prepare monitoring report by the end of each surveying year. Based on observations, recommend any necessary maintenance and or adaptive management measures
- d) Implement maintenance and adaptive management measures, including weeding, as necessary

E. Sediment and Erosion Control

Restoration construction should be initiated and completed during the dry season (May to November). All construction activities must adhere to the project-specific Storm Water Pollution and Prevention Plan (SWPPP) and associated Temporary Erosion and Sediment Control (TESC) plan, both of which must be prepared and submitted by the Big Wave Group LLC or its consultants to the regulatory community prior to project implementation.

The first step will be to install sediment and erosion control measures according to the SWPPP and TESC. Upon completion of earthwork and log structure installation (*e.g.*, creating microdepressions, installing log jam, *etc.*), temporary irrigation must be installed to ensure successful post-construction planting. In addition, Big Wave Group or its consultants may be required to prepare and submit a monitoring plan to regulatory agencies, as part of the monitoring agreement with regulatory agencies (*i.e.* Coastal Commission).

F. Proposed Design for Riverine Waters/Wetlands Ecosystem

Specific project standards and associated success criteria (*i.e.*, field indicators/measurements) have been developed for riparian ecosystem restoration project. The proposed restoration design places emphasis on the following four project targets:

Project Target 1: Increase waters/wetlands habitat patch size for native waters/wetlands animal species typical of the central California coast

Project Standard: Success Criteria

1. Increase Patch Size: Dominant coverage by native communities within 100 foot buffer, aim for one hundred percent coverage

Project Target 2: Establish and maintain diverse native plant communities, with nursery stock genetically adapted to the restored riparian and waters/wetlands ecosystem restoration project site

Project Standard: Success Criteria

1. Percent cover of native tree species in riparian forest communities: Greater than or equal to 90%
2. Percent cover of native shrub species in forest and scrub-shrub communities: Greater than or equal to 40% and less than or equal to 75%
3. Percent cover of native forbs, graminoids, ferns, and fern allies in palustrine persistent and non-persistent emergent community types: Greater than or equal to 90%.
4. Percent cover of native forbs, graminoids, ferns, and fern allies in forest and scrub shrub communities: Greater than or equal to 20% and less than or equal to 75%.
5. Percent of native species cover in each stratum: greater than or equal to 85%
6. Vigor of planted stock: Greater than or equal to 80% survival.

Project Target 3: Increase microtopographic complexity (i.e., microdepressions, large wood structures) within the restored riparian and waters/wetlands ecosystem restoration project site

Project Standard: Success Criteria

1. Structural features: Large wood remain structurally stable
2. Microtopographic roughness: Constructed microtopographic features remain intact

Project Target 4: Increase the faunal support/habitat function for native species within the restored riparian and waters/wetlands ecosystem restoration project site

Project Standard: Success Criteria

1. *Vegetative strata*: forest communities- three or more strata (*i.e.* trees, shrubs, herbs, with sampling/seedling and/or vines as additional stratum) scrub-shrub communities- greater than 2 strata
2. *Faunal diversity*: restoration site continues to attract a diversity of native wildlife
3. *Canopy cover*: greater than 80% cover by 2 or 3 strata in forest and scrub-shrub communities.

G. Expected Changes in Ecosystem Functions Following Restoration

The proposed riverine/riparian ecosystem restoration plan is expected to result in the increase in ecosystem functioning as considered by four types of wetland functions: (1) hydrologic, (2) biogeochemical, (3) plant community, and (4) faunal support/habitat functions. Comparisons between current (existing) conditions on the site and wetland conditions expected five years after restoration were assessed using best professional judgment. It should be noted that the riparian restoration will result in the increase of 5.43 wetland acreage under jurisdiction of the California Coastal Commission, but is not expected to add any increase in federal jurisdiction.

Factors affecting the ability of the wetlands at the Project Site to perform ecosystem functions include, but are not limited to the following:

- 1) Degradation from historical land use,
- 2) Intensity of cropping practices,
- 3) Historic modifications to hydrologic features of the site,
- 4) Non-native species, and
- 5) Urbanization in surrounding landscape.

1. Hydrologic Functions

Energy Dissipation. Energy dissipation is defined as: *The transformation and/or reduction of the kinetic energy of water as a function of the roughness of the landscape and channel morphology, and vegetation.*

Existing conditions at the Project Site do not allow for significant energy dissipation because the site is cleared and farmed. However, installation of large wood, establishment of complex microtopography, and a diverse plant community including trees will promote an increase in this function.

Surface & Subsurface Storage of Water. Surface & Subsurface Storage of Water is defined as: *The presence of soil and/or geologic materials within the creek ecosystem, including the hyporheic zone, that have physical characteristics suitable for detention, retention, and transmission of water.*

The Project Site is currently leveled and degraded by agricultural activities. However, this function is recoverable with the proposed restoration through establishment of microtopographic depressions, installation of large wood above and below ground, and development of a plant community with complex vertical structure.

Landscape Hydrologic Connections. Landscape Hydrologic Connections is defined as: *The maintenance of the natural hydraulic connectivity among source areas of surface and subsurface flow to riverine waters/wetlands and other downgradient waters/wetlands.*

This hydrologic function at the Project Site is degraded due to ditching associated with road construction and the agricultural activities on the property. The down gradient connection is culverted under and interrupted by West Point Road. This function is only modestly recoverable with the proposed wetland and riparian ecosystem restoration.

2. Biogeochemical Functions

Cycling of Elements & Compounds. Cycling of Elements & Compounds is defined as: *The short- and long-term transformation of elements and compounds through abiotic and biotic processes that convert chemical species (e.g., nutrients and metals) from one form, or valence, to another.*

The Project Site is not functioning at a high level in its existing conditions because the original slope wetlands and associated hyporheic zone have been filled, drained, and degraded by agricultural activities. However, this function is recoverable with the proposed restoration due to increased microtopographic variation, installation of large wood, and establishment of a diverse plant community.

Removal of Imported Elements & Compounds. Removal of Imported Elements & Compounds is defined as: *The removal of imported nutrients, contaminants, and other elements and compounds in surface and groundwater.*

The Project Site currently is functioning at a low level because the original riparian zone has been leveled and degraded as a result of agriculture and road building activities. This function is recoverable with the proposed restoration.

Retention and Detention of Particulates. Retention and Detention of Particulates is defined as: *The deposition and retention of inorganic and organic particulates ($>0.45\mu\text{m}$) from the water column, primarily through physical processes.*

The Project Site currently is functioning at a low level because the original riparian zone has been leveled, degraded, and invaded by a large number of non-native species as a result of agriculture and road building activities. This function is recoverable with the proposed restoration.

Organic Matter Export. Organic Matter Export is defined as: *The export of dissolved and particulate organic carbon from a wetland.*

The Project Site currently is functioning at a low level because the original riparian zone has been leveled and degraded as a result of agriculture and road building activities. This function is recoverable with the proposed restoration.

3. Plant Functions

Characteristic Plant Communities. Characteristic Plant Communities is defined as: *The physical characteristics and ecological processes that maintain the indigenous living plant biomass.*

The Project Site currently is functioning at a low level because the original riparian zone has been leveled, degraded and invaded by a large number of non-native species as a result of agriculture and road building activities. This function is recoverable with the proposed restoration. The Project Site may be expected to achieve a reference condition after a longer period of time that exceeds the expected ten-year monitoring program.

Characteristic Detrital Biomass. Characteristic Detrital Biomass is defined as: *The process of production, accumulation, and dispersal of dead plant biomass of all sizes.*

The Project Site currently is functioning at a low level because the original riparian zone has been leveled, degraded, and invaded by a large number of non-native species as a result of agriculture and road building activities. This function is recoverable with the proposed restoration and will likely achieve reference standard functioning after ten years or more, i.e., within or after the duration of the ten-year monitoring program

4. Faunal Support Habitat Functions

Spatial Structure of Habitat. Spatial Structure of Habitat is defined as: *The capacity of waters/ wetlands to support animal populations and guilds through the heterogeneity of structure of vegetative communities.*

The Project Site currently is functioning at a low level because the original riparian zone has been leveled, degraded, and invaded by a large number of non-native species as a result of agriculture and road building activities. This function is recoverable with the proposed restoration and will likely achieve reference standard functioning after ten years or more, i.e., within or after the duration of the ten-year monitoring program.

Habitat Interspersion & Connectivity. Habitat Interspersion & Connectivity is defined as: *The capacity of waters/wetlands to permit aquatic, semi-aquatic, and terrestrial organisms to enter and leave a riverine ecosystem via large, contiguous plant communities to meet life history requirements.*

The Project Site currently is functioning at a low level because the original characteristic physical complexity of an associated riparian community is not present nor is it juxtaposed in a mosaic of coastal scrub, sage scrub, perennial grasslands, vernal swales and depressions characteristic of the central Coast Ranges. This function is recoverable with the proposed restoration, and possible reference standard functioning after ten years or more, largely through the restoration of the riverine vegetative structure and adjacent plant communities.

Distribution & Abundance of Vertebrates. Distribution & Abundance of Vertebrates is defined as: *The capacity of waters/wetlands to maintain characteristic density and spatial distribution of vertebrates (aquatic, semi-aquatic and terrestrial).*

The Project Site currently is functioning at a low level because the original characteristic physical complexity of an associated riparian community is not present nor is it juxtaposed in a mosaic of coastal scrub, sage scrub, perennial grasslands, vernal swales and depressions characteristic of the central Coast Ranges. This function is recoverable with the proposed restoration, and possible reference standard functioning after ten years or more, largely through the restoration of the riverine vegetative structure and adjacent plant communities.

Distribution & Abundance of Invertebrates. Distribution & Abundance of Invertebrates is defined as: *The capacity of waters/ wetlands to maintain the density and spatial distribution of invertebrates (aquatic, semi-aquatic and terrestrial).*

The Project Site currently is functioning at a low level because the original characteristic physical complexity of an associated riparian community is not present nor is it juxtaposed in a mosaic of coastal scrub, sage scrub, perennial grasslands, vernal swales and depressions characteristic of the central Coast Ranges. This function is recoverable with the proposed restoration, and possible reference standard functioning after ten years or more, largely through the restoration of the riverine vegetative structure and adjacent plant communities.

VII. BEST MANAGEMENT PRACTICES FOR STORMWATER TREATMENT

San Mateo County (County) has established best management procedures for the treatment of storm water because federal and state laws require municipalities to reduce pollution to waters of the U.S. by storm waters. According to the San Mateo County's website (<http://www.flowstobay.org/p2business/bestmanagementpractices.html>), cities within the County are governed under the *San Mateo Countywide Water Pollution Prevent Program* as part of the City/County Associate of Governments of San Mateo County. As such, the County has published procedures, guidelines, etc. to reduce and prevent pollution to the adjacent waters. The storm water treatment system proposed for the Big Wave Project incorporates the County's overall approach and practices for storm water.

Design features for storm water pollution prevention by the Project include separate storm water retention and detention ponds for relatively dirty storm water (*e.g.*, water from parking lots) and relatively clean water (*e.g.*, roof water runoff). Separate water delivery systems for clean and dirty storm water will be constructed at each of the developments (*i.e.*, office park and wellness center). Comparatively dirty storm water will be filtered through a series of grit removal, oil/water separators, and then directed to retention/detention microdepressions (**Figure 8** and **Figure 9**) within the riparian restoration zone through a storm water swale prior to overland flow into the existing wetlands. Similarly, clean storm water will be directed to a separate series of retention/detention microdepressions via a similar storm water swale (**Figure 10**). A portion of the clean storm water will be directed to an infiltration basin (one at each development) to recharge ground water. In short, the bioswale/microdepression system will serve to improve water quality in the adjacent existing waters/wetlands ecosystems by treating storm water in a series of treatments as described above.

VIII. CONCLUSIONS

As presented in this *100% Design Report*, the Big Wave Wellness Center and Office Park Project consists of the construction of a residential village and an adjacent commercial property/office park complex. The proposed wetland and riparian ecosystem restoration project also includes restoration of the waters of the U.S. including wetlands, California Coastal Commission wetlands that currently exist as agricultural land. Specifically, the Project will restore a complex mosaic within a 100 foot buffer adjacent to existing federal and state waters/wetlands to provide significant benefits to waters/wetlands ecosystem functions, particularly native plant and animal communities relative to existing conditions. A total of 6 plant community types, primarily native forest, scrub shrub, and perennial sedge/rush meadows, composed over approximately 60 native plant species arrayed in 33 planting polygons represent the riparian/wetland ecosystem restoration design. Of particular importance is the restoration of potential breeding habitat for California red-legged frog, and potential foraging habitat for the San Francisco garter snake, two native vertebrates not known to utilize the Project Site, but which may be able to establish viable populations as a result of the restoration effort.

If implemented as designed as designed, the riparian/wetland ecosystem will result in an increase in the hydrologic, biogeochemical, native plant community, and faunal support/habitat functions of the currently farmed wetlands. Equally importantly, the Project represents a state-of-the-art integration of the natural and built environments through the restoration of the immediate landscape immediately surrounding the Office Park and Wellness Center, and through the utilization of native species for landscaping, locally adapted plant stock, and propagules obtained from the Project Site and the adjacent landscape.

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X. FIGURES

Figure 1. Regional Project Site Overview



(Map Reference: <http://cwp.resources.ca.gov>)

Figure 2. Big Wave Project Site Location



Figure 6. Plant Community Development of Restoration Plantings

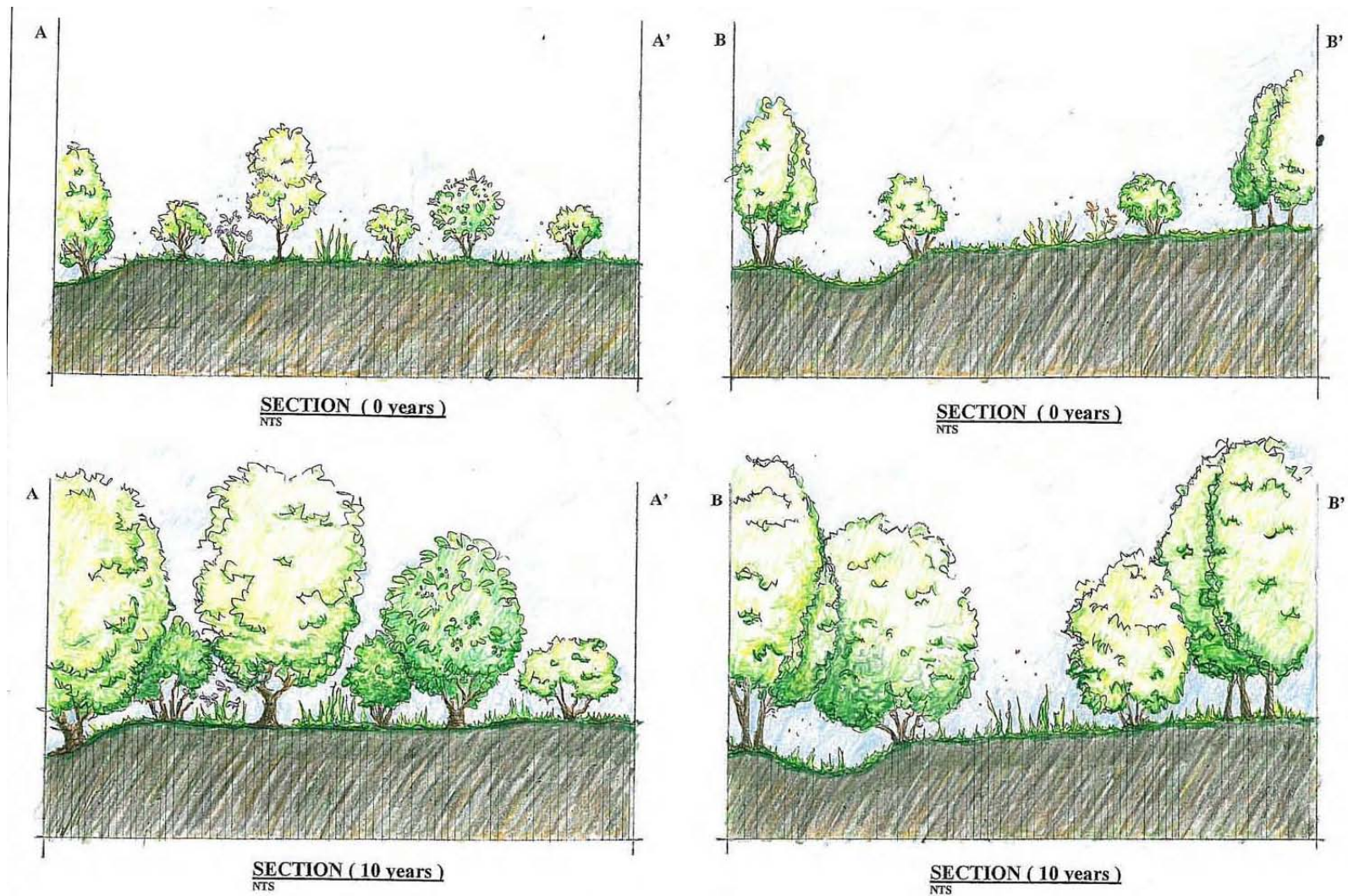


Figure 7. Large Wood Installation Diagram

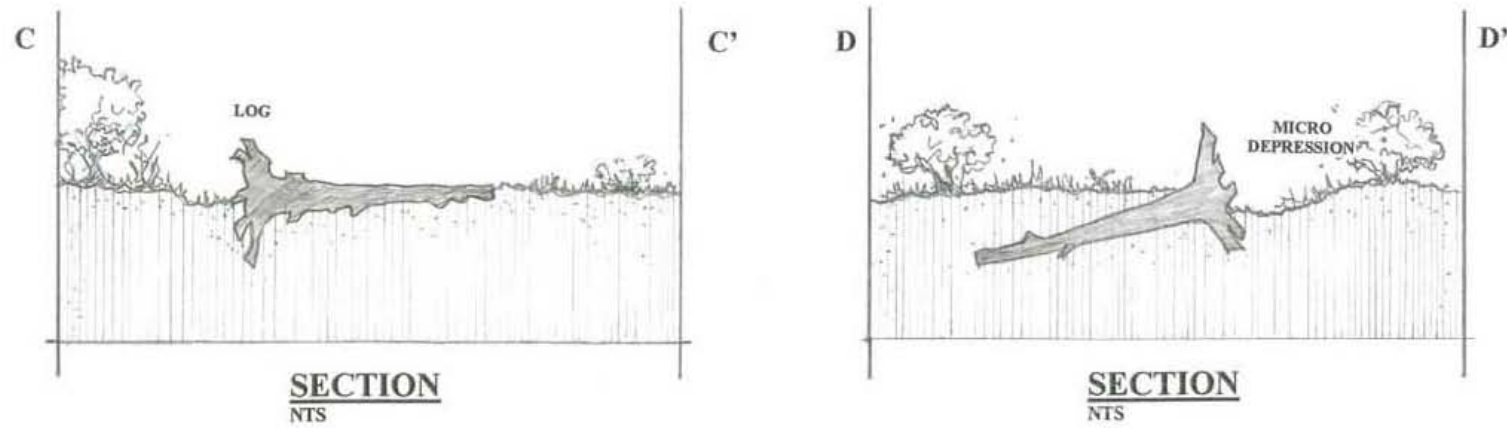


Figure 8. Large Storm Water Basin

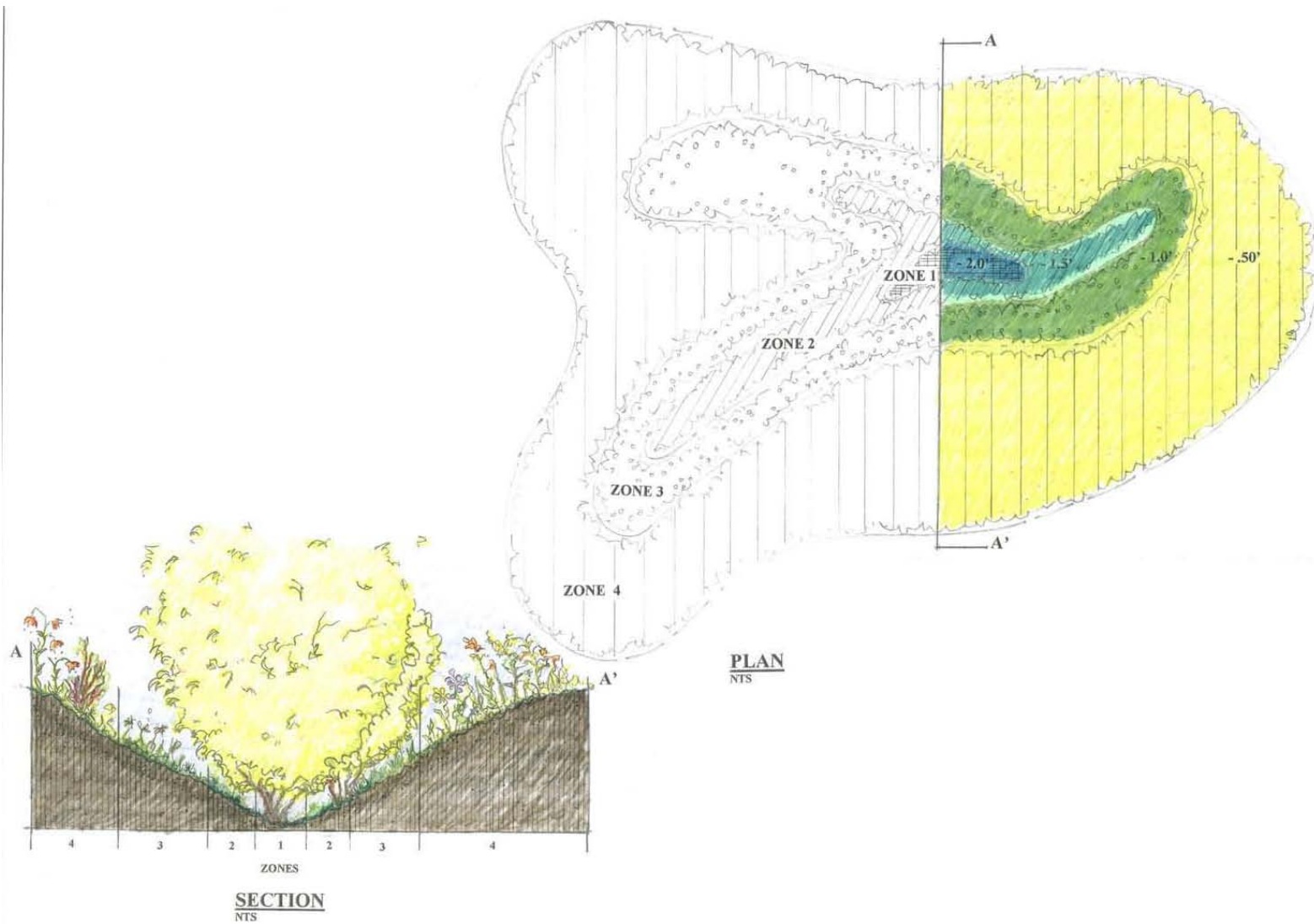


Figure 9. Small Storm Water Basin

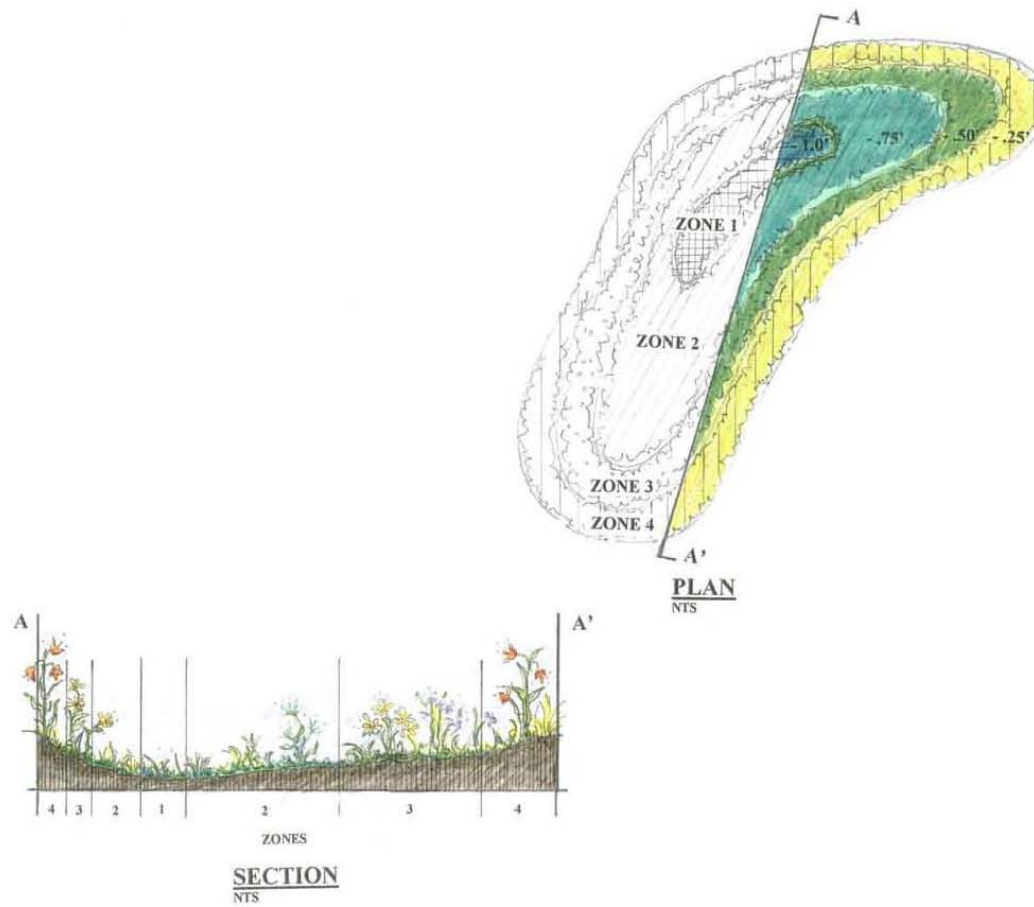
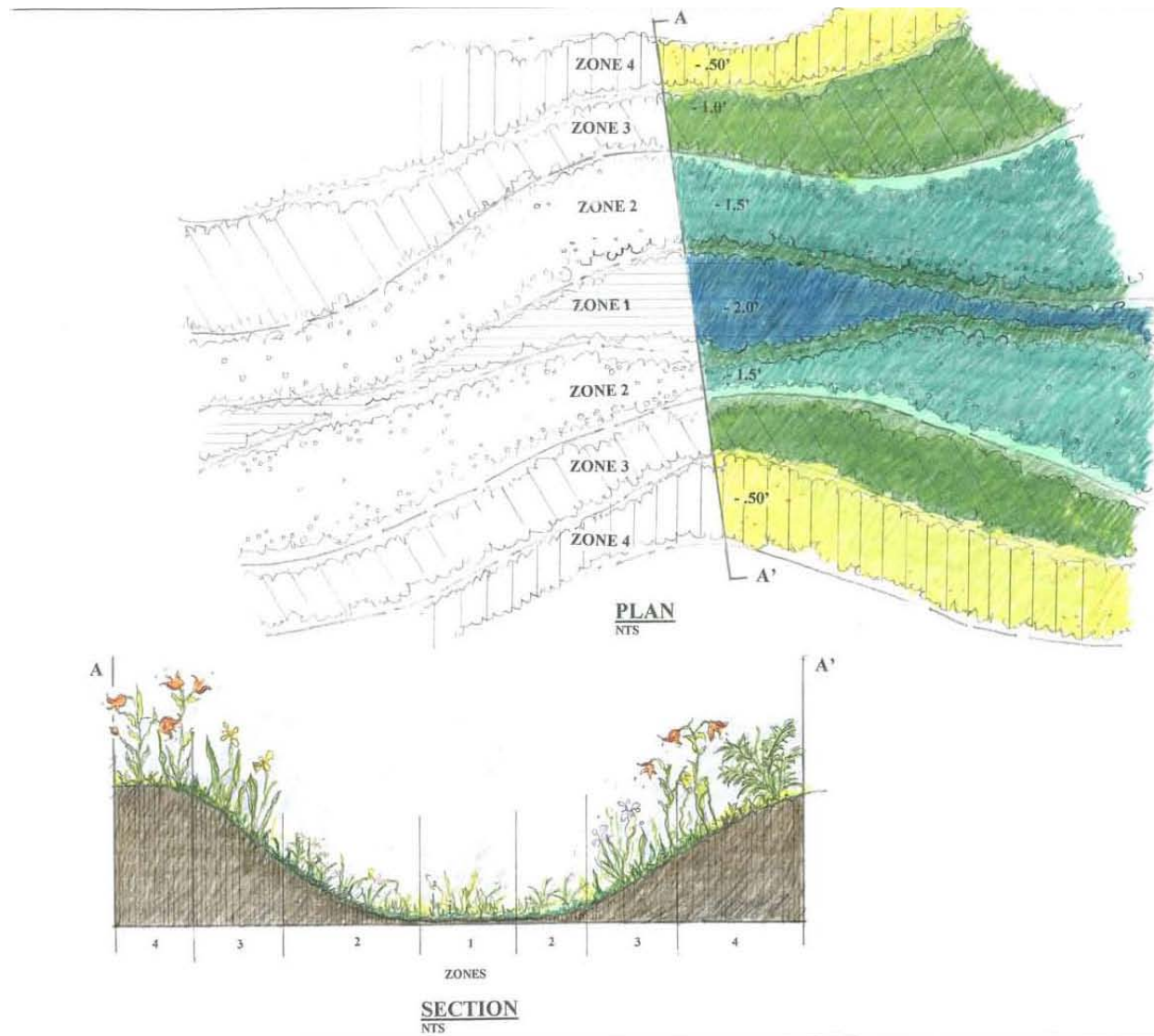
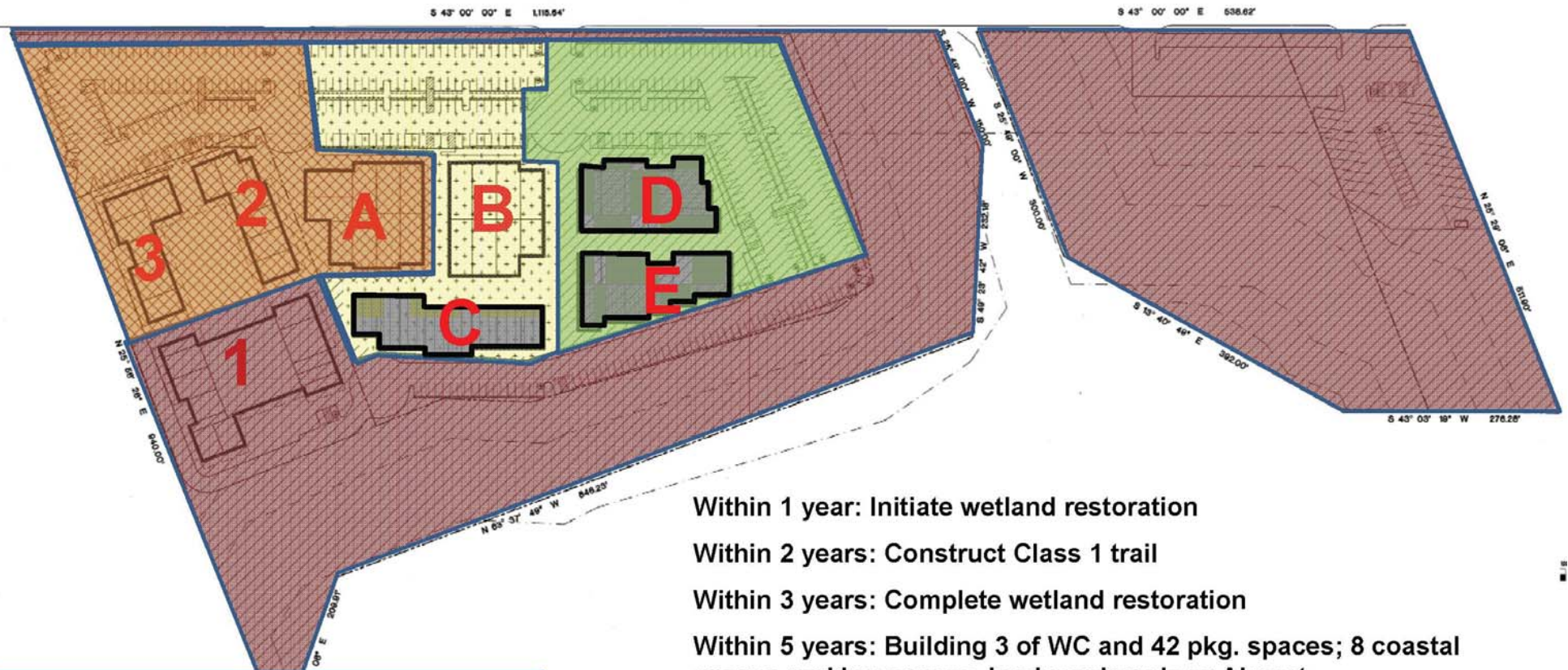


Figure 10. Stormwater Swale





Order of Building Construction

Color areas (in rainbow order) show area to be developed along with corresponding building

Within 1 year: Initiate wetland restoration

Within 2 years: Construct Class 1 trail

Within 3 years: Complete wetland restoration

Within 5 years: Building 3 of WC and 42 pkg. spaces; 8 coastal access parking spaces, landscaping along Airport

Within 12 years: Complete Wellness Center (must be prior to Office Park Bldgs. 4, 5, and 6)

Within 15 years: Complete project