



# BOARD OF SUPERVISORS

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Board of Supervisors Chambers  
400 County Center, Redwood City

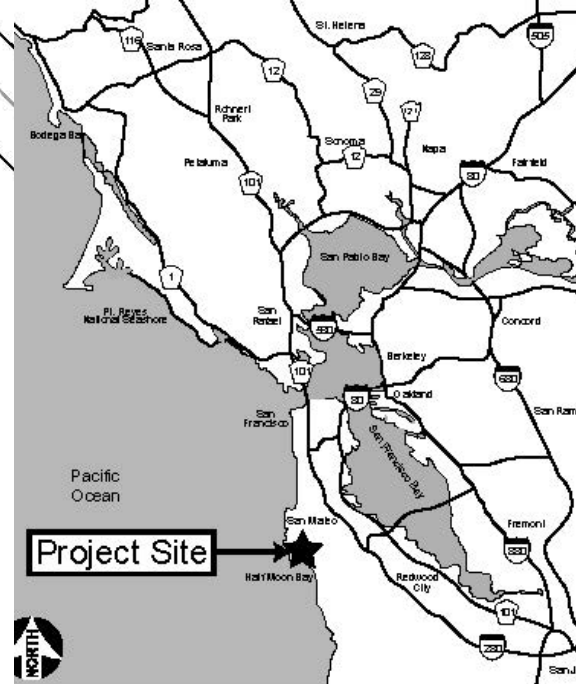
## ITEM #5

Applicant: . . . . . **Jeff Peck, Big Wave, LLC**

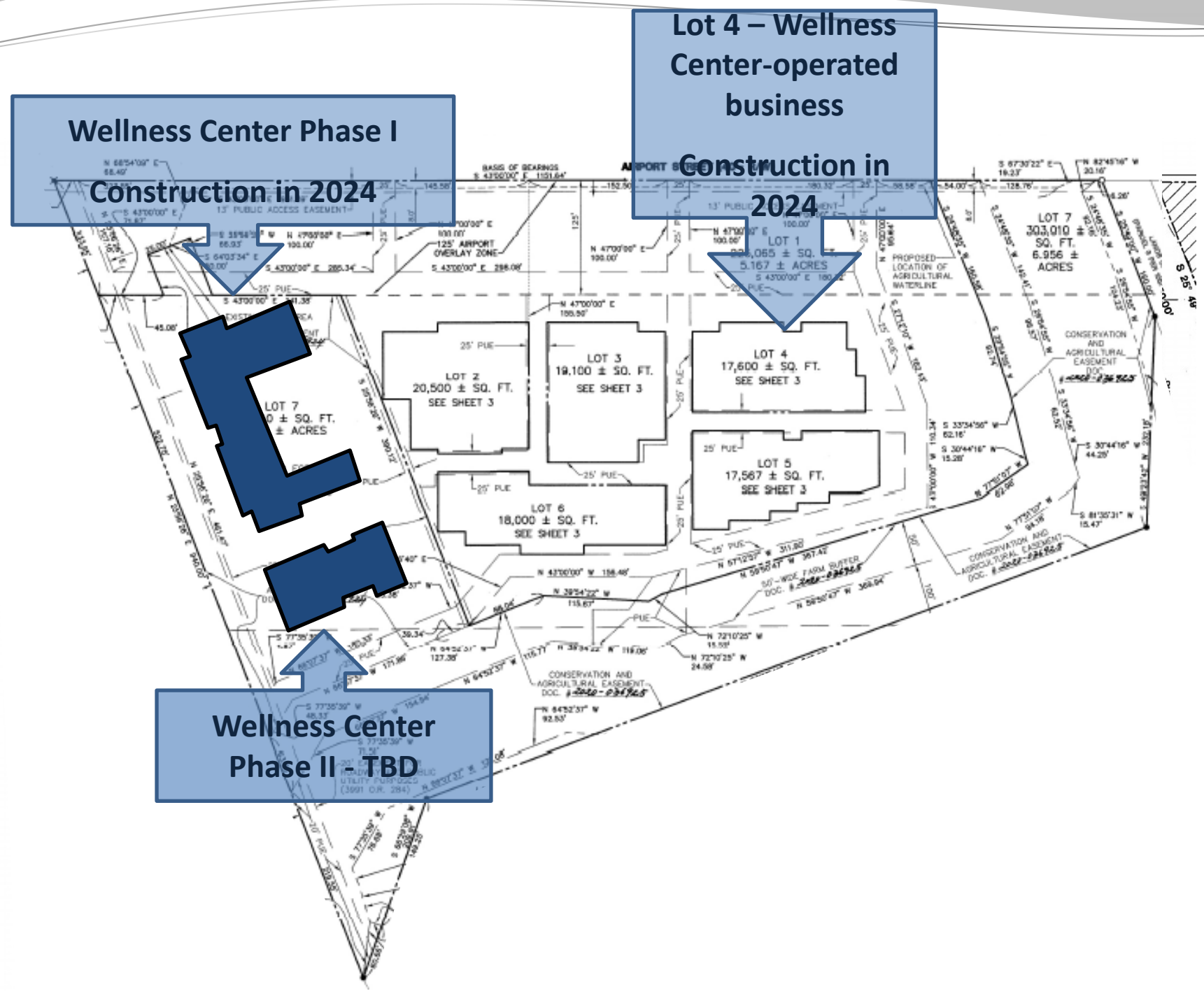
Location: . . . . . **Airport Street, Princeton**

Project Description:

**Adoption of an Ordinance approving a 4<sup>th</sup> amendment to the Development Agreement between the County of San Mateo and Big Wave (Big Wave, LLC and Big Wave Group)**



**North Parcel**



**Big Wave North Parcel Alternative Project** was approved in 2015 with a Wellness Center building (affordable housing and light industrial tenant spaces) & 5 Office Park Buildings.



# Amendment Context

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- Condition No. 1 authorizes the Community Development Director to approve minor changes to the approved permits.
- Adoption of an ordinance is necessary to amend the Development Agreement.



# Proposed Minor Changes

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- 1. Change to Condition 4.a.e. (Mitigation Measure TRANS-1) to allow Big Wave to construct and occupy a limited amount of the Big Wave NPA Project prior to the construction of required intersection improvements.**

The condition requires construction of a signal or roundabout at Cypress Avenue, prior to the occupancy of any Office Park Building or business space at the Wellness Center (excluding Wellness Center-operated businesses).

The existing condition allows for a limited amount of project-generated traffic (with trip limits based on a 2014 traffic report) in the event that the Caltrans application for intersection improvements at Cypress Avenue is denied by CalTrans:

- 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.*



## Proposed Minor Changes

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As proposed to be revised, this condition would read as follows:

- *In the instance that a signal or roundabout is denied by Caltrans, or if approval has not been obtained from Caltrans by January 1, 2024, notwithstanding reasonable efforts by the Developer, as determined by the Planning Director, 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. The property owners shall monitor project traffic in a manner that ensures compliance with this requirement, with data provided to the County upon the County's request.*



## Change to Mitigation Measure TRANS-1

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### Chronology for Cypress Avenue Intersection Improvement:

- Big Wave applied for a Caltrans permit in 2016 and, while the permit has not been denied, it was deemed incomplete.
- July 2022: Connect the Coastside for the Midcoast adopted by County
- September 2022: With San Mateo County Transportation Authority (SMCTA) and Caltrans, the County initiated the Moss Beach State Route (SR) 1 Congestion and Safety Improvements Project, which includes improvements to the Cypress Ave./Hwy 1 intersection.



## Change to Mitigation Measure TRANS-1

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County's ongoing work with Caltrans and SMCTA:

- The County has been recommended for grant funding for the next phase of the Moss Beach SR 1 Congestion and Safety Improvements Project, and will continue to seek funding for future phases, including design, right-of-way acquisition, and construction.
- The County anticipates completion of the Cypress Ave./Hwy 1 intersection improvements in 2030
- The several-year process can be seen as a functional denial of the application from the perspective of project feasibility.



## Proposed Minor Changes

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2. Big Wave also proposes to remove Condition 72, as it is not required by County Environmental Health:

*72. The 12-inch clay cap sealing the well from the parking lot shall extend a minimum of 100 feet from any pervious surfaces.*

Staff believes the change is a minor modification of the CDP and would not significantly impact the existing well, ground water in the area, and other coastal resources:

- County Environmental Health has determined no such requirement applies to agricultural wells.
- Condition may have pertained to an earlier version of the project which included conversion of the existing agricultural well to a domestic well. The project now involves connection to a public water supply for domestic water use and maintenance of the well for agricultural use only.



# Proposed Minor Changes

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- Director of Planning and Building has determined that the instant changes proposed by Big Wave are minor in nature.
- Staff consulted with Coastal Commission staff who concurs that the modification is minor in nature.



## RECOMMENDATION

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Conduct a public hearing on the introduction of an ordinance approving a **Fourth Amendment of the Development Agreement** regarding construction of the Big Wave North Parcel Alternative Project ("Big Wave NPA Project") and the amended and restated development agreement:

- A) Open public hearing
- B) Close public hearing
- C) Introduction of an ordinance approving a Fourth Amendment of the Development Agreement regarding construction of the Big Wave North Parcel Alternative (NPA) Project, and waive the reading of the ordinance in its entirety.