

ORDINANCE NO. .
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

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**AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN
THE COUNTY OF SAN MATEO AND BIG WAVE, LLC, PURSUANT TO
CHAPTER 24.5 (SECTIONS 6510, ET SEQ.), PART ONE, DIVISION VI (PLANNING)
OF THE SAN MATEO COUNTY ORDINANCE CODE**

The Board of Supervisors of the County of San Mateo, State of California,
ORDAINS as follows

SECTION 1. That certain Development Agreement, by and between the County of San Mateo and Big Wave, LLC, in the form submitted to this Board for consideration at its meeting of May 19, 2015, the full text of which is incorporated herein by reference, is hereby approved, and the President of the Board is hereby authorized and directed to execute the Development Agreement on behalf of the Board of Supervisors.

SECTION 2. FINDINGS. The Board of Supervisors hereby finds:

- (a) That the Development Agreement is consistent with the objectives, policies, and programs specified in the General Plan, Local Coastal Program and the Specific Plan for the project area. As discussed in Section F of the staff report to the Board of Supervisors that accompanied the Development Agreement, the project to which the Development Agreement applies is consistent with the General Plan, Local Coastal Program, and the Montara-Moss Beach-El Granada Community Plan. The Development Agreement incorporates by reference all conditions of project approval.

- (b) That the Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the zoning districts in which the Big Wave project is located. As discussed in Section F.4 of the staff report, the proposed uses of the Wellness Center and Office Park are permitted by the Zoning Regulations, and the Development Agreement incorporates all conditions of project approval, including restricting land use at the subject properties to the approved land uses.
- (c) That the Development Agreement is consistent with the development approvals issued for the project on May 19, 2015. The Development Agreement will not alter the development as approved in 2015 and it will secure rights for the implementation of the development as approved with conditions.
- (d) That the Development Agreement will not be detrimental to the health, safety, and general welfare of the general public. The project to which the Development Agreement relates is in compliance with all applicable land use regulations and the project's ongoing compliance with such regulations ensures that the Development Agreement will not be detrimental to the health, safety and general welfare of the general public.
- (e) That the Development Agreement will promote the orderly development of property or the preservation of property values in accordance with good land use practices. The project to which the Development Agreement applies

promotes orderly development of property and preserves property values by, among other things, providing needed housing for developmentally disabled citizens, and it requires the orderly development of the subject properties by establishing an order and a schedule for project construction that minimizes project impacts to the area.

SECTION 3. This Ordinance shall be effective thirty (30) days from the passage date thereof.

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