



County of San Mateo

Planning & Building Department

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FINAL NOTICE OF LOCAL DECISION

April 1, 2011

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

Scott M. Holmes
635 Railroad Avenue
Half Moon Bay, CA 94019

Dear Mr. Peck and Mr. Holmes:

Subject: **LETTER OF DECISION**

File Numbers: PLN2005-00481 and 2005-00482
Location: Airport Street and Stanford Avenue, Princeton
APNs: 047-311-060 and 047-312-040

On March 29, 2011, the San Mateo County Board of Supervisors considered the following matters, upon consideration of appeals of the decision of the San Mateo County Planning Commission:

(1) Certification of an Environmental Impact Report (EIR) consisting of a Draft EIR and a Final EIR for the Big Wave Wellness Center and Office Park; (2) the proposed Use Permit, Major and Minor Subdivisions, Coastal Development Permit, Design Review Permit, and Grading Permit; and (3) adoption of an Ordinance approving the execution of a Development Agreement with the County of San Mateo. The Board of Supervisors' decision regarding this project is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Board of Supervisors denied the appeals, certified the EIR (DEIR and FEIR), and approved the necessary permits for the project (4-0 vote) by making the required findings in Attachments A and B, and subject to the conditions of approval in Attachment A, including modifications recommended by Staff for conditions 17, 19.g, and 5.ff. The Board of Supervisors also referred the Development Agreement to the Planning Commission for a recommendation regarding modifications that have been made to the Development Agreement that were not previously considered by the Planning Commission.

Jeff Peck
Scott Holmes
April 1, 2011
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If you have questions regarding this matter, please contact Camille Leung at 650/363-1826.

Sincerely,



Rosario Fernandez
Planning Commission Secretary
Bosdec0329V_rf (jn BW)

Attachment A – Findings and Conditions of Approval
Attachment B – CEQA Findings of Fact of the Board of Supervisors for the Big Wave
Wellness Center and Office Park Project, March 28, 2011

cc:	Dave Byers	Jonathan Wittwer
	Nicole Demartini	Ryan Moroney
	Kathryn Slater-Carter	Lennie Roberts
	Mike Ferreira	Edmundo Larenas
	Carol Ford	Lisa Ketcham
	Ken King	Len Erickson
	David Vespremi	Dave Schricker
	Debby Lesser	William Nack
	Richard V. Johnson	Paul Perkovic
	Terry Gossett	Charise McHugh
	Judy Taylor	Oscar Brun
	Devon Yoshimini	Karen Holmes
	Sabrina Brennan	Vanessa Castaneda
	Francisco Castaneda	William Botieff
	James Larimer	Bill Sanders
	Patrick Winnen	Hal Bohner
	Holly Winnen	Heather Winnen
	Dave Worden	Bill Kehoe
	Carlyle Ann Young	Teri Chatfield
	Nina Pellegrini	Barry Benda
	Dan Haggerty	Mary Lou Williams
	Helena Pisani	Marilyn McCahon Wendt
	Cynthia Giovannoni	Allie Molina
	Patricia Hanson	Linda McCluskey
	Jim Sell	Naomi Patridge
	Sue Digre	James Larimer
	William Botieff	California Coastal Commission
	Sarah Damron	

Enclosure: San Mateo County Survey - An online version of our Customer Survey is also
available at: <http://www.co.sanmateo.ca.us/planning/survey>

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

FINDINGS AND CONDITIONS OF APPROVAL

Permit File Numbers: PLN 2005-00481; 482

Board Meeting Date: March 29, 2011

Prepared By: Camille Leung, Project
Planner

Adopted By: Board of Supervisors

FINDINGS:

Regarding Environmental Review:

1. Findings made by the County Board of Supervisors for the Environmental Review of the Project are contained in "CEQA Findings of Fact of the San Mateo County Board of Supervisors for the Big Wave Wellness Center and Office Park Project," dated March 28, 2011 (Attachment B).

Regarding the Major and Minor Subdivisions, Found:

2. 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.
3. That the site is physically suitable for the type and proposed density of development. As discussed in the EIR, the project, as proposed and mitigated, would not result in any significant impacts to the environment. As described in Sections II.B.1 and II.B.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 II.B.6 of the staff report, the project has been conditioned to minimize grading and comply with mitigation measures of the EIR that minimize geotechnical, tsunami hazards and other hazards to the project site and immediate vicinity.
4. That the design of the subdivisions 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. The applicant proposes a mutual water system to supply approximately 16,000 gallons per day (gpd) of water, where 26,000 gpd of water is required for project operation. As described in the FEIR, the other water demands (approximately 10,000 gpd) will be supplied using recycled water that is treated to Title 22 standards for drinking water. Section 7024.3.a.2

of the Subdivision Regulations allows for use of a mutual water company as a water source in an urban area if the Community Development Director determines connection to an existing water supply system to be infeasible. Condition 9 requires the applicant to actively pursue a water connection to CCWD for the potable water and fire suppression needs of the entire project. In the instance that permit approvals necessary for water connection are not obtained, the proposed well may be used to serve the project. Condition 75 requires the property owner(s) to comply with the annual well monitoring and reporting requirements. Condition 74 requires the property owner(s) to submit reports to the Environmental Health Division and the Planning and Building Department evaluating the impact of the well on groundwater and surface water levels and quality and plant species and animals of water dependent sensitive habitats to ensure that the level of extractions protect sensitive habitats and what measures should be taken if and when adverse effects occur. Additional mitigation measures included as conditions of approval reduce project impacts to hydrology, water quality, and biological resources, to less than significant levels. The proposed water systems have been reviewed by the Environmental Health Division and, as proposed and conditioned, meet the Division's requirements.

5. That the design of the subdivisions 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. An existing 20-foot wide access and utility easement along the north side of the northern parcel is shown on the Vesting Tentative Map (Attachment N). The project would not change the boundaries of or impede access to this existing easement.
6. That the design of the subdivisions provides, to the extent feasible, for future passive or natural heating or cooling opportunities. As described in the EIR, project buildings would be heated by solar power. Additionally, the proposed project would include the development of a geothermal cooling system.
7. That the discharge of waste from the proposed subdivisions 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. As described in the Utilities and Service Systems Section of the EIR, the project, as proposed and mitigated, would result in less than significant impacts to the capacity of wastewater treatment and collection facilities. The applicant intends to recycle the majority of wastewater generated on-site through a membrane bioreactor water recycling system designed to meet State Title 22 requirements for unrestricted reuse. The applicant will recycle 16,000 gpd of treated wastewater through toilet flushing, subsurface landscape irrigation, and surface and solar panel washdown uses. All unused or untreated wastewater will be discharged into Granada Sanitary District (GSD) system at a flow and volume equivalent to eight (8) EDUs. The project provides flow equalization that has a maximum flow rate of 10 gpm. Condition 5.hh requires the property owner(s) to limit the maximum amount of sewage flow to the

GSD sewer system to that which can be accommodated by the existing 8-inch sewer line in Stanford Avenue and the Princeton Pump Station or to perform improvements to the GSD system as necessary to accommodate wastewater flows from the project.

8. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("the Williamson Act").
9. 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. As discussed in the Population and Housing Section of the EIR, the proposed project would assist the area in achieving a jobs/housing balance by providing approximately 630 net new jobs¹ and 57 new housing units, or approximately 11 jobs per dwelling unit. By providing a substantial number of new job opportunities along with a moderate supply of new housing, the proposed project would not only provide adequate jobs to employ future project residents, but provide a surplus of jobs to employ existing and future residents in the surrounding community. 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:

10. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.4 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. If a water connection to CCWD is granted, the project would meet the objective of infill in that the project sites would be served by the sewer district and water district. In the instance that a connection to CCWD cannot be secured, the project, as proposed and conditioned, would meet the general objective of infill in that the project sites would be served by the sewer district and water to the project sites would be supplied in a manner that incorporates progressive methods to limit project demand for well water (e.g., wastewater treatment, recycling, and reuse).

¹ Table 1 (Trip Generation) of the report prepared by Hexagon Transportation Consultants, Inc., dated November 17, 2010, estimates 585 jobs at the Office Park. The DEIR estimates Wellness Center employment at 45 jobs, for a total of 630 jobs.

- b. The project, as proposed and conditioned, complies with applicable policies of the Public Works Component in that increased on-site well production will comply with State and local regulations and the amount pumped would be limited to a safe yield factor which will not impact water dependent sensitive habitats, riparian habitats and marshes.
- c. 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 Coastal Zone and housing would maintain a sense of community character by being of compatible scale, size and design.
- d. 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, solar heating, geothermal/evaporative cooling, and wind power.
- e. 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.
- f. 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 100-foot wetland buffer zone on each project parcel, complies with permitted uses in wetlands and buffer zones, will not result in significant impacts to the Pillar Point Marsh (wetland habitat creation is intended to benefit the biologic productivity and habitat of the marsh). Implementation of the mitigation measures of the EIR are adequate to protect California Red-Legged Frog and San Francisco Garter Snake within the project vicinity from harm.
- g. 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 Pillar Point and the skyline, and complies with applicable design criteria of the County's Community Design Manual.
- h. The project, as proposed and conditioned, complies with applicable policies of the Hazards Component in that first floor elevations of Wellness Center buildings will be 20 feet NGVD, which is above the estimated maximum elevations of a 100-year flood event, sea level rise and the peak tsunami

inundation. Direct damage or indirect threats to public health and safety, proposed domestic water pumping facilities, and the sewage treatment and recycling facilities, is unlikely in the event of occurrence of a natural hazard(s). Required mitigation measures and compliance with applicable regulations reduce project impacts related to geology and soils leveling a manner consistent with LCP requirements.

- i. 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 beach user parking requirements, and discourages off-trail access within the 100-foot wetland buffer zone and drainage, and does not displace any visitor-serving commercial recreational facilities.
11. That, where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project site is located between the nearest public road and the sea. The project conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976. The proposed trail and required beach user parking spaces will enhance public opportunities for coastal recreation and shoreline access.

Regarding the Use Permit, Found:

12. That the 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). For 2007 to 2014, ABAG allocates a need for 881 affordable housing units in the area, where 523 units exist. Affordable housing for the disabled in San Mateo County is even more limited. Based on a review of County Housing Department data, only 356 units are available for the disabled of which only 194 units (or 54%) are affordable. As proposed and conditioned, the project would provide 57 units of affordable housing, thereby helping to bridge the gap between the need for affordable housing and the supply of affordable housing in the County unincorporated area.
13. 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 structure located within the AO Zoning District would contain

10,000 sq. ft. commercial public storage uses, 6,000 sq. ft. for communications and backup power, and 4,000 sq. ft. for miscellaneous storage uses, as proposed and conditioned, complies with applicable policies of the San Mateo County Comprehensive Airport Land Use Plan (CLUP), the County LCP and the AO Zoning District regulations and, as discussed in the EIR, would not result in significant environmental impacts. As proposed and conditioned, the project would incorporate disclosures and mitigations adequate to address the concerns expressed by the Federal Aviation Administration, including Conditions 55 and 56 which minimize noise impacts to Wellness Center residents and Condition 5.t which protects airport operations from potential noise complaints from Wellness Center residents.

14. 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 II.B.3 of the staff report.

Regarding the Design Review, Found:

15. That the project, as proposed and conditioned, is found to be 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. The Wellness Center buildings vary between one and three stories, are well articulated and are compatible in size and scale with other buildings in Princeton. The varying heights of the eight (8) Office Park buildings under Alternative C help to further minimize visual impacts from viewing locations along Airport Street, the North Trail, and Highway 1. Condition 47 requires the applicant to implement the design "overlays," which further reduces the appearance of building mass and incorporates architectural details of the Wellness Center and Princeton into the design of Office Park structures.

Regarding the Grading Permit, Found:

16. That the granting of the permit to perform 26,050 cubic yards of balanced cut and fill will not have a significant adverse effect on the environment. As discussed in the EIR, 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.
17. 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.

18. 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 II.B.1 of the staff report.

CONDITIONS OF APPROVAL:

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 March 29, 2011. Minor revisions or modifications to the approved project may be made subject to the review and approval of the Community Development Director. Revisions or modifications deemed by the Community Development Director to be a major modification shall be subject to review and approval by the Planning Commission at a public hearing.
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 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 required).
3. The Final Map and Parcel Map shall be recorded pursuant to the plans and requirements below, as approved by the Board of Supervisors; any deviation from the approved plans shall be reviewed and approved by the Community Development Director as per Condition 1.
 - a. The property owner(s) of the Office Park shall print the following note on all lease agreements for Office Park space AND record the following note on the Final Map and as a deed restriction on all Office Park parcels for which a building is proposed:

Only land use and development approved by the County of San Mateo Board of Supervisors on March 29, 2011 (and approved by the California Coastal Commission on _____) or land use otherwise permitted by the County of San Mateo shall be permitted on the subject parcels of this subdivision. On March 29, 2011, the Board of Supervisors approved 225,000 sq. ft. of mixed-use office development, to include no more than 90,000 sq. ft. (or 40%) of administrative, research and professional office use (which uses shall not include doctor and dentist office use) **over the sum total of all the properties on the Office Park site**. Other approved uses include 56,250 sq. ft. (or 25%) of research and development use, 45,000 sq. ft. (or 20%) of light manufacturing use, and 33,750 sq. ft. (or

15%) of storage uses, **over the sum total of all the properties on the Office Park site**. Any intensification of use beyond the approved levels of use over the sum total of all the properties on the Office Park site will be subject to County permitting and State CEQA requirements. Reduced areas of office use and increased areas of research and development use, light manufacturing use and storage use over the sum total of all the properties on the Office Park site may be permitted without additional County permitting and State CEQA requirements, if such percentages are not deemed to be an intensification of use, as determined by the Community Development Director.

Construction of Office Park buildings shall proceed in the following manner: All buildings, with the exception of Buildings A and H (northern-most buildings), may be developed in any order. Construction of Building A and/or H may not commence until a building permit has been issued for Building B, C, F, or G, such that the gap between Building A and/or H and another constructed Office Park building would not exceed the area of one non-constructed building.

Outdoor areas shall be improved (e.g., use of courtyard, plazas, and landscaping) to enhance the spatial relationship of constructed buildings, subject to review and approval by the Community Development Director. The Developer shall demonstrate compliance with this requirement prior to occupancy of any Office Park building that is not located directly adjacent to a constructed Office Park building.

- b. The following deed restriction shall be recorded on Lot 3 (parking lot parcel) of the Wellness Center:

The 50-space parking lot shall serve the following approved and designated uses of the Wellness Center and remain in compliance with parking requirements for the life of the projects.

Wellness Center Required Parking Spaces		
Proposed Use	Type of Use	Parking Spaces
50 dwelling units	50 special needs individuals who do not drive	0
20 dwelling units	20 live-in staff (caregivers and employees)	20
Commercial public storage	Pick-up/drop-off services	10

Wellness Center Required Parking Spaces		
Proposed Use	Type of Use	Parking Spaces
Services (e.g., laundry, dog grooming, maintenance/janitorial)	Pick-up/drop-off services	10
Total of Parking Spaces Above		40
Parking Spaces Reserved for Beach User Access		10
Total Required Parking Spaces		50

4. The Office Park and Wellness Center developments are subject to separate monitoring and/or renewal processes, as described below:

Wellness Center: The term of the Use Permit for the sanitarium and the commercial public storage use, miscellaneous storage, communication/backup power use located within the Airport Overlay (AO) Zoning District shall be ten (10) years from the date of the effective final decision. Thereafter, the property owner(s), if desiring to continue the sanitarium use at this site, shall submit an application to the Planning and Building Department for the renewal of this use permit six (6) months prior to expiration of this permit. This use permit shall also 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. If the facility is determined to be in compliance for the first two (2) years of operation, then subsequent administrative reviews will be required every two (2) years, with permit renewal required after ten (10) years. Administrative reviews and reviews for Use Permit renewals shall monitor compliance with all conditions of approval, with emphasis on Condition 9 (connection to a municipal water supplier). Administrative reviews shall monitor compliance with all conditions of approval, with emphasis on monitoring compliance with Condition 27 (full implementation of approved wetlands restoration and habitat creation on both project sites).

Office Park: The Coastal Development Permit and Design Review Permit for the Office Park shall be subject to regular administrative reviews for compliance. Administrative reviews, including payment of applicable fees to the County, shall be required to ensure compliance with the conditions of approval **every year after occupancy of the first Office Park building for 50 years**. Planning staff may, at their discretion, contract administrative review services to an independent contractor at cost, plus an additional 10% payable to the County for contract administration. A waiver of an administrative review by the Community Development Director may be requested by the property owner(s) if there has been no change in occupancy (including occupancy of additional buildings or building area), no change in property ownership, and no change in tenant(s), since the last administrative review conducted. Waiver of such review shall be at the sole

discretion of the Community Development Director. Administrative reviews shall monitor compliance with all conditions of approval, with emphasis on monitoring compliance with Condition 3.a (intensity of approved uses) and Condition 27 (full implementation of approved wetlands restoration and habitat creation on both project sites). For each administrative review, the property owner(s) shall submit current floor plans of all occupied building areas, with a breakdown of current uses by square feet.

The Wellness Center shall work with the County to maintain compliance with the approved types and amounts of uses at the Office Park, including but not limited to restricting those utility services not affecting public health to non-compliant owners and tenants until violations are resolved to the County's satisfaction.

Current Planning Section Conditions

5. The property owner(s) shall comply with all mitigation measures listed below (which are derived from the Mitigation Monitoring and Reporting Program (MMRP) incorporated within the Final EIR and made available to the public on October 15, 2010). When timing has not been specified below, then mitigation timing and monitoring shall be as specified in the MMRP, the terms and requirements of which are incorporated herein by reference.
 - 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 San Mateo County for review and approval, consistent with the County's requirements. The lighting plan shall prohibit light spillover across property lines and limit lighting to the minimum necessary for security and exterior lighting purposes, as determined by the Community Development Director. All lighting shall be designed to be compatible with surrounding development. The project shall not propose light sources that are atypical of the surrounding environment.
 - Reflective glass or other glaring building materials shall be discouraged. The exterior of the proposed building shall be constructed of non-reflective materials such as, but not limited to: high-performance tinted non-reflective glass, metal panel, and pre-cast concrete or cast in-place or fabricated wall surfaces. The proposed materials shall be reviewed and approved by the Community Development Director prior to approval of the Final Map.

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

The property owner(s) shall require the grading and construction contractor(s) to implement a dust control program. The program shall be applied to all construction activities involving grading, excavation, and use of unpaved areas for staging, extensive hauling of materials, or building demolition. The dust control program shall include the following measures:

- Water all active construction areas at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more).
- Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- Limit traffic speeds on unpaved roads to 15 miles per hour (mph).
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.
- Install wheel washers for all existing, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Limit the area subject to excavation, grading, and other construction activity at any one time.

c. **Mitigation Measure AQ-5: Sewage Treatment Odors.**

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

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

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

- (1) Prior to and within three (3) days of installation of exclusion fencing (type to be determined through consultation with CDFG and USFWS), the monitor shall survey the location for the installation for the presence of WPT, SFGS and CRLF. In addition, should any burrows be observed, the burrows shall be inspected by the biologist to determine if any are being used by any of the species. Should any of these species be observed, the area shall be vacated and reinspected in one week. If no animal use is noted, the burrows shall be carefully excavated using a small trowel or shovel. Careful prodding using a blunt object will aid in determining the course of the tunnel such that the tunnel is excavated from the sides rather than the top, reducing the potential for any injury should an animal be present. Excavated burrows with no WPT, CRLF or SFGS shall be left open so they cannot be reoccupied. If any non-listed species are located, they shall be translocated outside of the construction zone. Should any individual WPT, CRLF or SFGS be found during the field survey or excavation, the area where that individual has been found shall remain undisturbed. If any life stage of the WPT, SFGS or CRLF is found during these surveys or excavations, the Department of Fish and Game and the U.S. Fish and Wildlife Service shall be contacted immediately, and activities that could result in take shall be postponed until appropriate actions are taken to allow project activities to continue.
- (2) During installation of grading and construction zone exclusion fencing, the biological monitor shall be present and will oversee the installation of all grading and construction fencing. The exclusionary fencing shall be installed on one parcel site first so that if any animals are within the grading and construction zone, they will have the opportunity to move out of the area freely.

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

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

The biological monitor shall prepare a training document in both English and Spanish about the animals of concern, their identification,

and the methods of avoidance and reporting requirements and procedures, should the species be observed. The document shall provide photographs of the species and notification numbers for the monitor, the Department of Fish and Game, 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.

e. **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 CDFG 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 CDFG 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 CDFG and USFWS prior to initiation of grading in the nest-setback zone.

f. **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 CDFG, Corps, USFWS, and the RWQCB as required by Federal and State law to avoid, minimize or offset impacts to any species listed under either the State or Federal Endangered Species Acts or protected under any other State or Federal law.

g. **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.

h. **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.

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

All final improvements for the proposed project shall be designed and approved by County staff, as well as a County-approved qualified archaeologist, to avoid impacts to prehistoric archaeological site CA-SMA-151 due to the proposed development. To avoid impacts to CA-SMA-151, the archaeological site shall be excluded from disruption during project grading and construction and during project operation (excluding agricultural activities limited to soil disturbance within 6 inches of the existing grade). Avoidance shall be assured by fencing the site perimeter (to be confirmed by a County-approved qualified archaeologist or licensed surveyor prior to any start of grading) to exclude construction equipment, particularly for grading activities. Fencing shall be removed when all construction activities are finished to avoid drawing attention to the site. Additionally, the area within the meets and bounds of identified site CA-SMA-151 shall be included in a deed restriction recorded with the County Recorder's Office that permanently protects this archaeological resource. The deed restriction shall limit uses within the site perimeter of CA-SMA-151 to farming within the existing plow zone (within 6 inches of the existing grade) and require any ground-disturbing activity or development within the cultural site perimeter to be subject to a Coastal Development Permit and meet California Environmental Quality Act (CEQA) requirements for disturbance of a mapped cultural resource.

OR

If avoidance of site CA-SMA-151 is impractical or infeasible, a County-approved archaeologist shall be retained to conduct test excavations at the site to determine the integrity of its subsurface deposit. Additionally, a mitigation plan shall be developed by a County-approved archaeologist that addresses specific project impacts and outlines appropriate mitigation measures. At a minimum, the mitigation plan shall include the following:

- Preparation of a research design that outlines regional issues and how they can be addressed through recovery of materials at CA-SMA-151;
- Discussion of field, laboratory, and analytical methods;
- Expected involvement of the Native American community;
- Actions to be taken in the event that human remains are discovered;
- Expected schedule for completing mitigation, including submittal of technical report; and
- Curation plan for recovered materials.

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

j. **Mitigation Measure CULT-2b: Archaeological Resources.**

A qualified archaeologist, as determined by the County, who can consult with representatives of Native American tribal groups shall monitor future ground-disturbing activities in the monitoring area north of site CA-SMA-151.

k. **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 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.

I. **Mitigation Measure CULT-3: Paleontological Resources.**

A qualified paleontologist, as determined by the County, shall monitor future ground-disturbing activities in native soil both on-site and off-site as related to the project. In the event that paleontological resources are discovered during grading and/or excavation, the monitor shall be empowered to temporarily halt or divert construction in the immediate vicinity of the discovery while it is evaluated for significance. Construction activities could continue in other areas. If any findings are determined to be significant by the paleontologist, they shall be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.

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

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

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

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

drilled piers, driven piles or propriety piles (i.e., torque-down piles and auger cast piles); and (4) constructing a structural slab that spans supported between columns.

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

Additional subsurface exploration using rotary-wash drilling methods and/or CPTs and consolidation laboratory testing shall be performed to better characterize the subsurface conditions and soil properties at the site. Based on the results of subsurface investigation, total and differential ground settlement due to cyclic densification, post-liquefaction reconsolidation, and consolidation settlement due to building loads and fill placement shall be reevaluated. The final geotechnical investigation report shall provide mitigation measures for ground settlement, to the satisfaction of the County Planning and Building Department's Geotechnical Engineer. Potential mitigation measures may include: (1) improving the soil with deep soil compaction techniques, such as DDC, RIC, or equivalent method, to reduce the potential for total and differential ground settlement; (2) supporting the buildings on stiffened shallow foundations (i.e., footings with interlocking grade beams) bearing on a layer of well-compacted fill; (3) supporting the buildings on deep foundations such as drilled piers, driven piles or propriety piles (i.e., torque-down piles and auger cast piles); and (4) constructing a structural slab that spans supported between columns. If deep foundations are selected, they shall be designed to accommodate load conditions resulting from post-liquefaction reconsolidation and consolidation due to the placement of new fill (if applicable).

p. **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.

q. **Mitigation Measure GEO-7: Pervious Pavements and Other Water/Waste-water Infiltration Systems.**

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

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

To ensure the property owner(s)' geotechnical consultant is given the opportunity to participate in the final design and construction phases of the project, the property owner(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)' 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.

s. **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.

t. **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 successors 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.

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

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

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

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

v. **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.

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

The applicant shall prepare and submit a comprehensive erosion control plan and SWPPP. Potential construction-phase and post-construction pollutant impacts from development can be controlled through preparation and implementation of an erosion control plan and a SWPPP consistent with recommended design criteria, in accordance with the NPDES permitting requirements enforced by SMCWPPP and the San Francisco Bay RWQCB. The erosion control plan forms a significant portion of the construction-phase controls required in a SWPPP, which also details the construction-phase housekeeping measures for control of contaminants other than sediment, as well as the treatment measures and BMPs to be implemented for control of pollutants once the project has been constructed. The SWPPP also sets forth the BMPs monitoring and maintenance schedule and identifies the responsible entities during the construction and post-construction phases.

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

Geological Hazard Abatement District, CSD, CFD or similar organization). If lot-level BMPs are accepted by the County as a suitable control measure, the applicant shall establish a mechanism for enforcement to assure that BMPs functioning is being maintained as designed. The applicant shall also establish financial assurances, as deemed appropriate by the Community 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 (e.g., biofiltration features, wet ponds, vegetated swales, constructed wetlands, or media filters) will function as intended, design must be consistent with engineering criteria, as set forth in guidance such as the recently revised California Stormwater BMPs Handbook for New and Redevelopment. These types of structural BMPs are intended to supplement other stormwater management program measures, such as street sweeping and litter control, outreach regarding appropriate fertilizer and pesticide use practices, and managed disposal of hazardous wastes.

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.

x. **Mitigation Measure HYDRO-6: Ground 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 should meet CDPH criteria for well protection. The property owner(s) shall prepare, if required by the CDPH or County Department of Health Services, a Drinking Water Source Assessment and Protection (DWSAP) application to identify and protect against potential well contaminants.

y. **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.

z. **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.

aa. **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.

bb. **Mitigation Measure LU-4**

The property owner(s) shall comply with the recommendations of the County's Coastsides Design Review Officer to implement changes as necessary to the Office Park building to improve consistency with applicable policies of the LCP and the Community Design Manual, to the satisfaction of the County's Coastsides Design Review Officer, prior to the issuance of a building permit for each building.

cc. **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 43, and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. The property owner(s) shall rectify all received complaints within 24 hours of their receipt. The County may be required to determine whether a complaint is reasonable and subject to being rectified. Should the property owner(s) consider a complaint to be unreasonable, the property owner(s) shall contact the County Planning Department within 24 hours of the receipt of the complaint to discuss how the complaint should be addressed.

dd. **Mitigation Measure PS-1: Police Services.**

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

ee. **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.

ff. **Mitigation Measure TRANS-1: Intersection Level of Service and Capacity.**

The property owner(s) shall submit a traffic report to the Department of Public Works prior to the approval by the Community Development Director for each building permit for the initial and every additional 40,000 sq. ft. of space at the Office Park property, until full buildout. In addition, the property owner(s) shall submit traffic reports bi-annually until full project occupancy of the Office Park project. After full occupancy of the Office Park property, the property owner(s) shall submit one additional traffic report two (2) years after full occupancy to determine if mitigation measures are to be implemented. The report shall be signed and stamped by a Professional Transportation Engineer licensed in the State of California.

The report shall identify the current (i.e., data collected within one (1) year of the report) Levels of Service (LOS) at the following intersections:

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

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

In addition to LOS evaluations, the traffic reports shall also identify the length of the projected queues on each affected street in Princeton-by-the-Sea at peak commute periods, determine if there have been any impacts to pedestrian and bicyclist safety in the impacted area, take into consideration potential impacts of on- and off-site improvements to tsunami evacuation routes (including capacity limitations of driveway access improvements) and provide recommended mitigation measures that could be implemented to mitigate identified impacts. The property owner(s) will then be required to implement these mitigation measures, as approved by the Department of Public Works, the Planning and Building Department, Sheriff's Office of Emergency Services, and the Coastside County Fire Protection District, prior to the issuance of any building permit.

The project proposes to direct Office Park traffic away from Cypress Avenue and SR 1. However, should the property owner(s), at a future date, wish to revise the existing ingress/egress improvements for the Office Park project, such future modifications shall require a new Planning and Building Department application, accompanied by a traffic report that is signed and stamped by a Professional Transportation Engineer licensed in the State of California, and shall be subject to Department of Public Works review and approval. The traffic report shall determine the impacts of these modifications to the intersection at Cypress Avenue and SR 1 and shall recommend appropriate mitigation measures to mitigate any significant impacts. If the mitigation measures are accepted by the Department of Public Works, the property owners must install the mitigation measures prior to the issuance of a construction permit for the modifications.

gg. **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.

hh. **Mitigation Measure UTIL-2: Wastewater Collection System Capacity.**

The property owner(s) shall either: (a) revise the project design to limit the maximum amount of sewage flow to the Granada Sanitary District sewer

system to that which can be accommodated by the existing 8-inch sewer line in Stanford Avenue and the Princeton Pump Station as determined by GSD; or (b) provide necessary expansion of the capacity of the sewer system to accommodate the addition of the expected maximum sewage flow of 26,000 gpd from the project. Any implementation of Mitigation Measure UTIL-2b would require separate CEQA review and permit review.

ii. **Mitigation Measure UTIL-4: Wastewater Recycling and Disposal Requirements.**

The property owner(s) shall comply with State Health Department and RWQCB requirements for wastewater recycling.

jj. **Mitigation Measure UTIL-5: Wastewater and Recycling Water Flow Estimates.**

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

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

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

II. **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.
6. The property owner(s) of both the Wellness Center and the Office Park shall construct and maintain the project and project details, as described in the certified EIR, 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 Planning Commission.
 - b. Foundation systems shall utilize deep drilled piers and interlocking grade beams. No pile driving is permitted.
 - c. Design all structures to comply with design of the tsunami report prepared by Scott Holmes and reviewed by David Skelly in a letter dated October 14, 2010.
 - d. The project shall connect to the Granada Sanitary Sewer District (GSD) for a minimum of eight (8) EDUs.
 - e. The project shall achieve a Gold or Platinum LEED rating.
 - f. For the life of the project, the property owner(s) of the Office Park and Wellness Center shall maintain the funding and employment arrangement in substantial conformance with the description in the Draft and Final EIR, 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 37 low-income

developmentally-disabled (DD) adults living on-site, as well as an additional four full-time and four part-time jobs for staff to manage the various operations (page IV.K-11 of the DEIR).

- 2) BW Farming will operate and farm the following: (1) 12 acres of row crops (within an off-site location adjacent to the Half Moon Bay Airport, Airport Street and SR 1; (2) a 5-acre on-site native plant nursery; and (3) an existing 20-acre off-site farm (located on Lobitos Creek Road) which is also not a part of the project. The 12 acres of land proposed for use in row crops would be located immediately east of the Wellness Center property within an existing farm; would be leased by BW; and would produce conventional (organic) produce. Off-site farm activities will occur with a shuttle van during off-peak hours. The native plant nursery would include two on-site 8,000 sq. ft. potting yards where approximately 30,000 pots would be raised outdoors under irrigation (no associated structures); one located in the east corner of the Office Park property and one located in the north east corner of the Wellness Center property. This nursery would continue to supply about 15,000 to 30,000 native plants per year for on-site restoration projects. The 20-acre farm is an existing farming and cattle operation that would be leased by BW and converted to a long-term, sustainable organic farm. This farm would include free-range poultry for organic eggs and fryers; free-range livestock for organic milk, yogurt and ice cream; and hay and vegetable crops. Dairy, poultry and farm produce would be processed in the commercial kitchen located within Building 1. This operation will be capable of generating up to 5,000 dozen eggs per year; 1,000 pounds of organic free-range chicken; 2,000 gallons of organic milk from free-range cows; 1,000 gallons of organic yogurt; 1,000 gallons of ice cream; and 5 tons of fresh produce. During the week, all farm and processed products, including poultry, eggs, organic milk, yogurt, ice cream, and vegetable crops, will be used on-site or sold to Office Park employees only. Sales of farm and processed products to members of the public will be restricted to farmer's markets on the weekends. The BW Farming operations would provide potential employment opportunities for the DD residents (approximately 10 residents of the Wellness Center), one farm manager full-time, as well as 10% of a farmer's time.

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

- 3) 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, or

comparable, shall be paid to the Big Wave Group, Inc., a non-profit corporation, to benefit the Wellness Center.

- 4) 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 Catering/Food Services; BW Energy; BW Farming; BW Water; BW Transportation; BW Recycling; BW Communications (Fiberlink); and BW Maintenance. The Wellness Center will also provide 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 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:

- a) **Mutual Water Company:** The property owner(s) of the Office Park shall enter into an agreement with the Wellness Center that includes the purchase of potable water, irrigation and on-site wastewater services, as managed and operated by the Wellness Center. This agreement will include the maintenance of the well, water treatment plant, water recycling plants, drip irrigation systems, parking lot infiltration systems, and stormwater management systems on both properties. Services associated with stormwater management systems include litter control and parking lot vacuuming and cleaning. This agreement is subject to the availability and quality of such services and competitive costs that are at market rates or better.
- b) **Landscape and Wetlands Maintenance Service Agreement:** The property owner(s) of the Office Park shall be required to contract with the Wellness Center 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.
- c) **LEED Building Maintenance Agreements:** The property owner(s) of the Office Park shall be required to enter into an agreement with

the Wellness Center 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.

- d) Communications Systems Management Agreement: The property owner(s) of the Office Park shall be required to enter into an agreement with the Wellness Center 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.
- e) Shuttle Services Agreement: The property owner(s) of the Office Park shall be required to enter into an agreement with the Wellness Center to provide shuttle services for at least 50 Office Park employees, as described in the FEIR. The agreement should also encourage expansion of this service.
- f) Traffic and Parking Lot Management Agreement: The property owner(s) of the Office Park shall be required to enter into an agreement with the Wellness Center that includes management of parking facilities to ensure consistency with the conditions of approval relating to traffic and parking 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.
- g) Building Maintenance Services: The property owner(s) of the Office Park shall be required to enter into an agreement with the Wellness Center 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.
- h) Community Cooperation: The property owner(s) of the Office Park shall be required 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, laundry service, dog walking and grooming services (for the office workers who will drop off their pets on the way to work), gym membership and supplies for walk-up Office Park employees. The services may include delivery.

- g. Implement the finalized and approved 90% Design Report for wetland restoration and habitat creation and associated 10-year monitoring plan.
- h. Retain no more than the maximum total square footage of each approved use. Medical and dental office uses are prohibited in the M-1 Zoning District.
- i. Ensure that parking provided for each phase of Office Park and Wellness Center construction meets parking requirements, including beach user 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 the life of the projects.
- j. Wash and runoff from surfaces and solar panels shall not drain to wetlands or buffer areas.
- k. The fitness center will not be available to the general public. Visitation and friend and family use of the Wellness Center will occur in off-peak non-commute hours (weekdays 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 8:00 p.m.) and weekends.
- l. The property owner(s) shall maintain the rates for all 57 units of the Wellness Center as affordable, such that residents and aides shall be limited to those of Extremely Low Income, Very Low Income, Low Income, and Moderate Income (as defined by the County's Housing Element, definitions included as Attachment CC of the staff report), 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.
- m. All on-site farming shall be converted to organic following an allowed conversion period from the approval date up to three (3) years. Use of synthetic fertilizers is prohibited for farming activities on the project sites.
- n. Prior to the occupancy of any Office Park building, the property owner(s) shall implement shuttle services to the Office Park (to accommodate a minimum of 50 cars and their drivers) for the purpose of reducing project traffic on Cypress Avenue, Prospect Way, Broadway to Cornell Avenue, Harvard Avenue, and Yale Avenue, or equivalent traffic reduction measures, subject to the review and approval of the Community Development Director.
- o. To the extent feasible, electric golf carts shall be used for travel between the Office Park and Wellness Center.

- p. Only recycled water shall be used for landscape irrigation, except that landscaping watering shall be permitted if the project site does not generate 10,000 gpd of recycled water. Well water may be used for agricultural irrigation.
7. Per CEQA Section 15095, the property owner(s) shall provide a copy of the final certified Final EIR to all responsible agencies. The property owner(s) must complete this requirement within fourteen (14) days of the final approval of this project.
8. The property owner(s) shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of \$2,792.25 (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.
9. The property owner(s) shall actively pursue a water connection from Coastside County Water District (CCWD) for the potable water and fire suppression needs of the entire project, and shall demonstrate such efforts by submitting a complete application to LAFCo requesting annexation to CCWD, as well as a joint application with CCWD to the Coastal Commission requesting the amendment to CDPs A-1-HMB-99-20 and A-2-SMC-99-63 required for such a connection, within 90 days of the approval of this permit, and by diligently pursuing the approval of these applications. If and when a water connection is approved and installed, the existing well on the project site shall be closed to the property owner(s) for all uses other than agricultural use, per the requirements of the Director of the Environmental Health Division and other applicable regulatory agencies. For as long as LAFCo determines not to authorize the annexation of the project sites to the service area boundaries of CCWD and/or the Coastal Commission fails to grant the amendments to the Coastal Development Permits for the El Granada Pipeline necessary for connection of the project to CCWD, the proposed well may be used to serve the project, subject to the requirements of Condition 74.
10. The property owner(s) shall comply with the requirements of all local review agencies, including any requirements not expressly listed below.

Contract and Bonding Requirements

11. 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 staff's fully-weighted cost (salary and benefits) for time and materials, plus 10%, as required in the current Planning Service Fee Schedule. Planning staff may, at its discretion, contract these services to an independent contractor at cost, plus an additional 10% for contract administration.

12. Prior to the recordation of the Final/Parcel Maps, and in accordance with the County Subdivision Regulations Section 7033 et seq.; the applicant shall furnish to the County good and sufficient security in the form of the following (unless otherwise authorized by the County):
 - a. Performance Security (100% of estimated cost),
 - b. Materials and Labor Security (50% of estimated cost), and
 - c. Warranty Security (50% of estimated cost)

These securities are based on the full cost of designing and constructing a traffic signal at the intersection of Cypress Avenue and SR 1 and/or other mitigation measures required by the Department of Public Works (DPW) based on DPW approved traffic analyses, as required by Mitigation Measure TRANS-1, with annual adjustments (as required by the Department of Public Works) based on the Consumer Price Index for work and infrastructure involved in construction of a signal and/or other DPW-approved mitigation measures. The applicant shall submit a bona fide estimate for all costs involved in the construction of a traffic signal and/or other DPW-approved mitigation measures, including, but not limited to, the cost of studying, designing, coordinating, and construction of a traffic signal and/or other DPW-approved mitigation measures per the approval of the Department of Public Works and CalTrans.

13. 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.
14. The property owner(s) of the Wellness Center and Office Park shall maintain the pervious surface parking lot, wastewater treatment system, water distribution system, all public trails, beach user parking, wetlands habitat, project landscaping, and LEED rated features, as approved, for the life of the project.

Grading Permit Conditions

15. The property owner(s) is required to comply with the County's Drainage Policy and the approved Erosion and Sediment Control Plan, except that the finished grade elevations along the western edge of the Wellness Center and Office Park buildings shall be revised to the satisfaction of the Community Development Director in order to reduce unnecessary fill (e.g., site plans show finished grades at elevations at 18 feet along the western edge of buildings, when lower finished grade elevations may be acceptable).
16. 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.

17. Two separate "hard cards" for project **rough** grading, one for the Wellness Center site and one for the Office Park site, are required subject to the approval of the Planning and Building Department's Geotechnical Engineer, Department of Public Works and the Current Planning Section.
18. 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."
19. 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) are 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 applicant 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. Visible markers (a minimum of 4 feet in height) shall be placed along the development-side edge of the 100-foot wetland buffer zone for each parcel after rough grading of wetland and buffer areas required for restoration and construction of wetland habitat. Markers shall remain in place for the duration of grading and construction on both parcels.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting construction access routes and stabilizing designated access points.
20. While the property owner(s) must adhere to the final approved Erosion and Sediment Control Plan (per Condition 15) 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.
21. 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 winterizing the area 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.

22. 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 grading operations shall meet spark arrester and fire fighting tool requirements, as specified in the California Public Resources Code.
23. 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.
24. 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

25. 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, Landscaping, and Trails

26. The property owner(s) of the Wellness Center and Office Park shall record a conservation easement, over the areas within delineated wetlands and buffer zones on each project site, prior to issuance of any grading permit "hard card" for the respective site. The conservation easement shall prohibit any paving and/or construction within all delineated wetland and required wetland buffer areas and shall be in a form that is subject to the approval of the Community Development Director. The conservation easement shall 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*).
27. The property owner(s) shall provide a plan for the full implementation of the proposed wetland habitat creation (including finalization of the 90% Basis of Design Report to reflect the approved site plan), landscaping, and installation of wildlife barriers on both sites, subject to the review and approval of the Community Development Director, prior to the issuance of the first building permit for each site. Wetland creation, as approved by the Board of Supervisors, shall be fully implemented on the Wellness Center site within five years and on the Office Park site within 20 years.
28. Prior to issuance of the first building permit for the Wellness Center site and prior to issuance of every building permit for the Office Park, the property owner(s) shall revise planting plans to suit the approved site plans for the Wellness Center and Office Park, retaining the overall square footage of proposed landscaping, subject to the approval of the Community Development Director.
29. Prior to issuance of the first building permit for the Wellness Center site and prior to issuance of every building permit for the Office Park, the property owner(s) shall revise parking lot landscaping for both sites such that tree planting occurs in an irregular fashion that appears natural, subject to the approval of the Community Development Director.
30. Prior to issuance of the first building permit for the Wellness Center site and prior to issuance of every building permit for the Office Park, the property owner(s) shall

revise the landscaping plan to utilize landscaping to further break up the large amount of parking, subject to the approval of the Community Development Director.

31. Trees at the Office Park property shall be selected so as to block the views of the proposed buildings and will be maintained so as to not block the sun to the single-story homes on the northern side (Pillar Ridge property), subject to the approval of the Community Development Director.
32. 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, (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.
33. Prior to the recordation of the Final Map for the Office Park, the reference to a trail connection to POST land along the 20-foot access and utility easement located along the northern side of the parcel shall be removed, as shown on the recorded Final Map.
34. Prior to the recordation of the Final Map for the Office Park, the property owner(s) of the Office Park property shall record an access easement, to the satisfaction of the Planning and Building Department and the Department of Public Works, allowing public access on the trail along Airport Street and on the northern boundary of the Office Park property adjoining the Pillar Ridge property, which shall be shown on the Final Map for the Office Park subdivision.
35. The property owner(s) of the Office Park shall, for the life of the project, maintain the public trail in a clean and safe manner and to clearly identify the trail with signage visible along Airport Street in perpetuity.
36. The property owner(s) shall utilize methods to minimize off-trail access within the 100-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 this shoreline access requirement prior to the issuance of the Certificate of Occupancy for any Office Park building.

37. 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.

Traffic and Parking

38. The property owner(s) of the Office Park shall construct a shower and locker facility for every 56,250 sq. ft. of office space constructed. Prior to the issuance of any building permit for any project structure that would generate a net 100 or more peak hour trips on the Congestion Management Program 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," subject to review and approval by C/CAG, in order to minimize peak hour trips. The approved TDM Plan shall 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 Congestion Management Program roadway network. The TDM Plan shall be implemented for the life of the project.
39. Loading bays of the Office Park buildings closest to the Mobile Home Park shall be located at the rear or south side of the buildings.
40. The property owner(s) shall install adequate golf cart parking spaces on both properties such that no golf carts would occupy required parking spaces, park on Airport Street, 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.
41. The property owner(s) shall comply with beach user parking requirements (minimum of 20% of all parking spaces available for beach parking) at the Wellness Center site (minimum of 10 parking spaces based on a total of 50 parking spaces) and at the Office Park site (minimum of 104 parking spaces based on a total of 518 parking spaces). If a lesser amount of parking is built, the required beach parking shall be proportionally reduced. Required beach user spaces shall be reserved and clearly marked for such uses.
42. 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.

Noise

43. The property owner(s) shall comply with the County's Noise Ordinance limiting construction and grading activities during the hours to 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.
44. Prior to issuance of any building permit for Wellness Center residence(s), 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 noise sensitive rooms together separated from noise sources, (2) placing windows, vents and other openings away from noise sources, and (3) avoidance of structural features which direct noise toward interior spaces.

Tsunami Hazard

45. 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.
46. 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.

Aesthetics

47. Prior to issuance of a building permit for each Office Park building, the property owner(s) shall demonstrate in the submitted plans application of the design "overlays" (included as Attachment O), as approved by the Board of Supervisors, which further reduce the appearance of building mass and incorporate architectural details of the Wellness Center and Princeton into the design of Office Park structures.
48. Prior to issuance of a building permit for each Wellness Center building, the property owner(s) shall demonstrate in the submitted plans that he/she has adapted the original design of the Wellness Center (as shown in building elevations included in the DEIR) to the approved site plan for the Wellness Center,

subject to the approval of the County's Design Review Officer, with the exception of the proposed orange color (this color is not permitted).

49. Prior to issuance of a building permit for each Wellness Center building, the property owner(s) shall demonstrate in the submitted plans that the he/she has visually and/or physically broken up the mass of Wellness Center Building A, or better balance the sizes of the Wellness Center buildings, while retaining the maximum total square footage of the Wellness Center, subject to the approval of the County's Coastside Design Review Officer.
50. The project shall utilize existing utility poles. No new utility poles shall be constructed. Per LCP Policy 2.24, treatment plant facilities shall be designed and landscaped to be visually compatible with surrounding areas, particularly nearby residences or recreational areas.
51. For the Office Park, only parking uses, trail uses and landscaping shall be located within the AO Zoning District.

Airport

52. The property owner(s) of the Wellness Center shall comply with Section 6288.2 (Uses Permitted) of the Zoning Regulations for all areas of the site located within the AO Zoning District, such that residential uses are excluded from the AO Zoning District area and that, for permitted uses, there are no more than three (3) persons occupying a site at any one time.
53. Storage of bulk petroleum products or chemicals is prohibited within all areas of the property located within the Airport Overlay (AO) Zoning District.
54. 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.
55. The property owner(s) shall comply with requirements of the AO Zoning District.
56. The property owner(s) shall submit a revised Wellness Center site plan to show the following modifications, subject to the review of the Coastsides Design Review Officer and the approval of the Community Development Director. While it is acknowledged that the implementation of Items a and b in the below list may result in changes to the footprint of Buildings A and B, the following shall remain as approved by the Board of Supervisors: total building area and footprint, building area and footprint of structures located within the AO Zoning District, maximum building heights, and visual appearance.
- a. Relocate the residential units so that they are as far as possible from the airport without encroaching into wetland buffer zones.
 - b. Locate non-residential uses along the length of Building A of the Wellness Center, such that the non-residential areas are used to separate and buffer the residential units from the airport, further insulating the units from airport related noise.
 - c. Construct the residential units such that all face to the west and away from the airport, whereby no residential windows will face the airport and the residents.

Housing

57. A conservator shall review the signing of any waivers by DD residents, when a conservator has been granted rights to manage the person or estate of a developmentally disabled adult residing at the Wellness Center.
58. a. The Wellness Center shall give preference to disabled adults residing in the Coastal Zone, at the time that they apply to reside at the Wellness Center, over those who do not reside in the Coastal Zone in the consideration of residential applications.
- b. All non-ambulatory residents (i.e., residents who are not able to walk) of the Wellness Center will be required to have a shared or full time live-in aide, as a condition of residency. A shared aide is permitted only if the aide utilized by the non-ambulatory resident is shared with only one other resident, who is an ambulatory resident.

Department of Public Works

59. The property owner(s) shall submit a Final Map for the Office Park and a Parcel Map for the Wellness Center to the Department of Public Works for review and recording.
60. The property owner(s) shall prepare a plan indicating the proposed sewer connection to Granada Sanitary District (GSD). This plan should be included with the improvement plans that show all of the subdivision improvements and submitted to the Department of Public Works and the Environmental Health Division for review. Nothing herein shall exempt the property owner(s) from securing all permits required for matters within GSD's permit jurisdiction.
61. 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 the applicable Water District stating that its requirements to provide water service connections to the parcels of this subdivision have been met.
62. Prior to recording the Final Map or 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 applicable plan review fee.
63. Upon the Department of Public Works' approval of the improvement plans, the applicant may be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works, if determined by the Department 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
64. 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. Use of the northernmost driveway of the Office Park shall prohibit access by regular project traffic, using measures (e.g., electronic monitoring, financial disincentives, Knox box, chain link or gate) and signage approved by the Sheriff's Office of Emergency Services, Coastside County Fire Protection

District and the Department of Public Works. The driveway shall be utilized for emergency evacuation purposes only. Free and clear access to the driveway shall be maintained at all times. The property owner(s) shall construct and install signage and measures to limit access, prior to the occupancy of any Office Park building.

- b. The property owner(s) shall implement traffic deterrents (e.g., electronic monitoring, financial disincentives, gate) at the Wellness Center which deters Office Park traffic from making U-turns within the Wellness Center property, prior to the occupancy of any Office Park building. Such access improvements at the Wellness Center and 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.
 - c. All on-site and off-site access improvements at the Wellness Center and 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 permits at the Wellness Center and Office Park sites.
 - d. 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. Two different phone numbers for site management personnel shall be posted at the northernmost driveway of the Office Park at all times.
65. The property owner(s) shall install a 10-foot wide Class 1 trail along the front of both project sites, in a finished manner, subject to review and approval by the Department of Public Works (DPW) and the issuance of an encroachment permit by DPW. The trail on both the subject properties must be completed in a finished manner, to the satisfaction of the Department of Public Works, Department of Parks, and the Community Development Director, prior to building permit issuance for any Wellness Center building.
66. Prior to occupancy of any Wellness Center building, the property owner(s) shall construct the approved road adjustment and install k-rails within the Airport Street right-of-way (northbound only) over the drainage channel. The area protected by the k-rail 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 k-rail would not be installed prior to occupancy if, by the end of the fifth year following final project approval, the bridge over the drainage is widened to include a Class 1 trail--a separate project under CEQA and LCP. If, by the end of the fifth year following final project approval, the bridge over the drainage has not been widened, the road adjustment and k-rail shall be completed within one year, unless otherwise authorized by the Department of Parks and the Department of Public Works.

67. 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. Individual operation and maintenance agreements for the Wellness Center and Office Park developments 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.
68. As described in Alternative C of the EIR, the property owner(s) of the Office Park property(ies) shall implement adequate incentives, as determined by the Department of Public Works, to prohibit project and construction traffic along Cypress Avenue, thereby limiting traffic to non-residential streets in Princeton. All proposed street improvements shall be subject to the review and approval of the Department of Public Works.
69. Prior to the recordation of the Final Map for the Office Park parcel, the access and utility easements on the Office Park 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.
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. All Office Park businesses and the Wellness Center shall comply with Environmental Health Division requirements for the handling and/or storing of hazardous materials.
72. Mutual Water Company: The operator shall obtain a license from the State Department of Public Health.
73. The 12-inch clay cap sealing the well from the parking lot shall extend a minimum of 100 feet from any pervious surfaces.
74. During the first year of operation of the domestic well, the property owner(s) shall submit reports to the Environmental Health Division and the Planning and Building Department prepared by a licensed civil engineer evaluating the impact of the well on groundwater and surface water levels and quality and plant species and animals of water dependent sensitive habitats to determine if the preliminary safe yield adequately protects the sensitive habitats and what measures shall be taken if and when adverse effects occur.
75. The property owner(s) shall comply with the annual monitoring and reporting requirement of Section 4.68.250 of Chapter 4.68 (Wells) of the San Mateo Ordinance Code, which requires any well used or operated as a domestic water supply to have a meter installed on the well to record the volume of water used. A record of such water usage shall be submitted by the permittee to the County Health Officer annually, unless otherwise requested by the County Health Officer.

Department of Parks

76. Prior to the recordation of the Final Map and/or the Parcel Map, 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 of both properties 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.
77. 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 19.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

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

Coastside County Fire Protection District

79. 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 December 22, 2010 (Attachment AF). Specifically, the property owner(s) of the Wellness Center shall comply with the "Fire Access" requirements of this letter.

The Planning and Building Department requires that fire access routes on the Wellness Center site shall not be located within wetland areas, wetland buffer areas, or cultural resource areas. Fire access routes on the Office Park site shall not be located within wetland areas, wetland buffer areas, or earthquake fault zones.

LAFCo

80. The property owner(s) are 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) are responsible for application and fees to the San Mateo Local Agency Formation Commission.

Pacific Gas and Electric (PG&E) Company

81. The property owner(s) will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate the project.

CalTrans

82. 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.

Granada Sanitary District (GSD)

83. The applicant shall obtain a sewer connection permit for the project from the Granada Sanitary District and comply with all conditions of approval for said permit. The applicant 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 applicant shall subscribe to and pay for the garbage collection and disposal system provided by the Granada Sanitary District and otherwise comply with in all respects with the GSD Ordinance Code provisions related to garbage, including in particular Chapter 3 thereof.

Cmlv BW LOD Attachment A.doc

**CEQA FINDINGS OF FACT
OF THE SAN MATEO COUNTY
BOARD OF SUPERVISORS**

**FOR THE
BIG WAVE WELLNESS CENTER AND OFFICE PARK PROJECT**

March 28, 2011

1. OVERVIEW AND INTRODUCTION

These Findings are made with respect to the “**Project Approvals**” (as defined below) for the Big Wave Wellness Center and Office Park Project (the “**Project**” or “**Big Wave Project**”) and state the findings of the Board of Supervisors (the “**Board**”) of the County of San Mateo (the “**County**”) relating to the potentially significant environmental effects of the Project to be developed in accordance with the Project Approvals.

The following Findings and the attached Mitigation Monitoring and Reporting Program (“**MMRP**”) are required by the California Environmental Quality Act (“**CEQA**”), Public Resources Code Sections 21081, 21081.5 and 21081.6, and Title 14, California Code of Regulations (the “**CEQA Guidelines**”) Sections 15091 through 15093, for the Big Wave Project.

Pursuant to Public Resources Code Section 21081 and CEQA Guidelines Section 15091, no public agency shall approve or carry out a project where an Environmental Impact Report (“**EIR**”) has been certified, which identifies one or more significant impacts on the environment that would occur if the project is approved or carried out, unless the public agency makes one or more findings for each of those significant impacts, accompanied by a brief explanation of the rationale of each finding. The possible findings, which must be supported by substantial evidence in the record, are:

- A. Changes or alterations have been required in, or incorporated into, the project that mitigate or avoid the significant impact on the environment.
- B. Changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
- C. Specific economic, legal, social, technological or other considerations, make infeasible the mitigation measures or project alternatives identified in the EIR.

For those significant impacts that cannot be mitigated to below a level of significance, the public agency is required to find that the specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant impacts on the environment.

As discussed in detail below, the project would not result in any significant unavoidable effects; all significant impacts would be reduced to a less than significant level with implementation of the mitigation measures identified in this EIR.

2. PROJECT DESCRIPTION

The Big Wave Project is comprised of two primary components, the Wellness Center and the Office Park. The Wellness Center component was analyzed in the

EIR and is fully described in Section III of the October 2009 Draft EIR and Section III.A of the October 2010 Final EIR for the Big Wave Project. The Office Park component was analyzed in the EIR and is fully described as Alternative C in Section VI.C of the October 2009 Draft EIR and in Section III.B (pages 43 through 50) of the October 2010 Final EIR for the Big Wave Project. The project developer, Big Wave, LLC, proposes construction of an office park and a sanitarium, to be developed on two adjacent parcels (approximately 20 acres) that are separated by a natural drainage swale. The Office Park would be developed on the northern parcel and would consist of eight buildings, including four 3-story buildings and four 2-story buildings, totaling 225,000 sq. ft. of area, plus associated common areas, a communications building, and a 640-space parking lot. The Wellness Center would be developed on the southern parcel, and would include a modern sanitarium providing a maximum of 57-apartment style and single-story style residential units for use by up to 50 developmentally disabled (“DD”) residents and 20 staff members. The Wellness Center includes a 50-space parking lot. The proposed 10,000 sq. ft. storage facility associated with the Wellness Center would be located within the Half Moon Bay Airport Overlay (AO) Zoning District along the north side of the property. The Wellness Center buildings would also house 4,300 sq. ft. of compost and private storage uses, as well as 4,000 sq. ft. of communications equipment use.

Big Wave, LLC, is the developer for the Big Wave Project. Scott Holmes is the project applicant.

3. PROJECT APPROVALS

All of the following actions are referred to collectively as the “**Project Approvals.**” The Project Approvals constitute the “**Project**” for purposes of CEQA and CEQA Guidelines Section 15378 and these determinations of the Board.

- A. Use Permit, pursuant to Sections 6288.2 and 6500(d)3 of the County Zoning Regulations, for the modern sanitarium component of the Wellness Center and its accessory uses, as well as proposed uses to be located within the AO Zoning District consisting of 10,000 sq. ft. of commercial public storage use, 6,000 sq. ft. of communications and backup power uses, and 4,000 sq. ft. of miscellaneous Wellness Center storage uses, respectively;
- B. Major Subdivision, pursuant to Section 7012 of the County Subdivision Regulations, to subdivide the northern parcel of the project site into ten (10) lots as described in Alternative C of the FEIR and a Minor Subdivision to subdivide the southern parcel of the project site into three (3) lots;
- C. Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, for eight (8) Office Park buildings (four 2-story and four 3-story buildings) containing a total of 225,000 sq. ft. of mixed-office uses and a 640-space parking lot as described in Alternative C of the FEIR, two (2) Wellness Center buildings (one single-story building and one 3-story building)

containing a maximum of 57 dwelling units to provide affordable housing for a maximum of 50 DD adults and 20 staff persons and a 50-space parking lot, a 10,000 sq. ft. commercial public storage use, wetland habitat creation and other landscaping, associated fencing and grading, use of an existing agricultural well for domestic purposes, and establishment of a mutual water service company and a community wastewater treatment and recycling system;

- D. Design Review Permit, pursuant to Section 6565.3 of the County Zoning Regulations, for proposed structures and associated grading;
- E. Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, to perform 26,050 cubic yards of balanced cut and fill;
- F. Adoption of an Ordinance approving the execution of a Development Agreement in the form included as Attachment G of staff report.

4. PROJECT OBJECTIVES

The project applicant's objectives for the project include:

- To create an independent, inclusive DD community of people and businesses through a privately funded Wellness Center and Office Park. In addition to providing recurring funding for the Wellness Center, the adjacent Office Park would provide meaningful and reliable full-time and part-time employment to DD adults while providing living and employment opportunities for DD adults and benefiting the Coastside community;
- To build a profitable commercial development that is large enough to provide for the long-term sustainability of the Wellness Center and Office Park by locating the Wellness Center within walking/wheelchair distance to the Office Park, and to give low-income DD residents the ability to provide services to the Office Park;
- To provide living, social, and employment services (including entrepreneurship/business ownership) to DD adults through the development of residential, recreational, and commercial uses on donated land and via shared development costs;
- To adhere to existing zoning laws that allow for special needs residential and commercial use on the same site and allows for nearby employment opportunities and develop the project to be consistent with local General Plan goals;
- To provide for an enriched quality of life for DD residents via safe and secure homes, home ownership, healthy organic diets by building a commercial kitchen and dining room services, recreational and artistic opportunities within walking distance, continuing education, a strong sense of community pride

and interaction, daily on-site assistance and commercial enterprises and job/career opportunities;

- To take advantage of existing public transportation routes to provide Wellness Center residents and non-residents access to and from the project site to reduce commute distances/times for Coastside residents by providing high-paying local jobs;
- To build aesthetically pleasing Class A office space to create local, high-paying jobs;
- To phase the construction of the eight Office Park buildings as demand and sound business practices dictate;
- To integrate environmental sustainability through a variety of specific environmental goals, including, but not limited to, a sophisticated, grid-connected solar renewable energy system to lower costs, wetlands restoration and enhanced-functioning biological habitats, alternative transportation, pollution reduction, and climate-friendly development to reduce adverse environmental impacts;
- To protect surface and ground water resources with water recycling and ground infiltration systems that minimize uncontrolled surface runoff;
- To ultimately reduce traffic congestion on State Route ("SR") 1 and SR 92 by offering local employment and reverse commute traffic flow;
- To provide office space and building energy-efficient solar-powered affordable housing at below market-rate and provide ownership opportunities to create local, clean, secure and monitored community-centric involvement. It is a goal of the Wellness Center to be affordable to individuals living only on Social Security disability income, among other individuals who qualify for affordable housing;
- To provide leading-edge telecommunications systems for the residents of the Wellness Center and tenants of the Office Park, as well as the entire Coastside;
- To provide high-paying employment opportunities for other local Coastside residents who want to live and work in the community;
- To provide a source of financial upward mobility potential to all members of the DD community;
- To build a facility for meetings, educational/recreational opportunities working with numerous service providers and cultural longevity, emotional support,

recreational opportunity and offices for housing professionals and support staff for the Coastside DD community;

- To provide space for gardens to grow organic food for consumption;
- To create covenants, deed restrictions and an independent Board of Directors to implement Big Wave's goals and objectives;
- To create a financially sustainable community that generates recurring, inflation-adjusted revenue to cover administration costs in perpetuity;
- To provide numerous meaningful job opportunities for the DD community that provide work for those that have limited skill potential, as well as those that have very high skill potential; and
- To build a community that provides meaningful volunteer activities to local high school students, college students and other interested groups.

5. RECORD OF PROCEEDINGS

For purposes of CEQA and these Findings, the Record of Proceedings for the Project consists, at a minimum, of the following documents:

- The Notice of Preparation (“**NOP**”) and all other public notices issued by the County in conjunction with the Project;
- The Big Wave Wellness Center and Office Park Draft EIR (October, 2009) and Final EIR (October, 2010) and all documents cited or referred to therein;
- All comments submitted by agencies or members of the public during the 64-day public comment period in the Draft EIR;
- All comments and correspondence submitted to the County with respect to the Project, in addition to timely comments on the Draft EIR;
- The MMRP for the Project;
- All findings and resolutions adopted by County decision makers in connection with the Project, and all documents cited or referred to therein;
- All reports, studies, memoranda, staff reports, maps, exhibits, illustrations, diagrams or other planning materials relating to the Project prepared by the County or by consultants to the County, the Applicant, or responsible or trustee agencies and submitted to the County, the Applicant, or responsible or trustee agencies and submitted to the County, with respect to the County's

compliance with the requirements of CEQA and with respect to the County's actions on the Project;

- All documents submitted to the County by other public agencies or members of the public in connection with the Project, up through the close of the public hearing on March 29, 2011;
- Minutes, as available, of all public meetings and public hearings held by the County in connection with the Project;
- Any documentary or other evidence submitted to the County at such information sessions, public meetings, and public hearings;
- Matters of common knowledge to the County, including, but not limited to those cited above; and
- Any other materials required to be in the record of proceedings by Public Resources Code Section 21167.6, subdivision (e).

The custodian of the documents comprising the record of proceedings is the County's Planning and Building Department, whose office is located at 455 County Center, Second Floor, Redwood City, CA 94063.

The Board has relied on all of the documents listed above in reaching its decision on the Big Wave Project.

6. PROCEDURAL HISTORY

The County released an NOP of an EIR for the Project on November 5, 2008.

Christopher A. Joseph and Associates (CAJA) prepared a Draft EIR (DEIR) entitled "Big Wave Wellness Center and Office Park Draft Environmental Impact Report" under the direction of the County Planning and Building Department. The DEIR consists of the DEIR and Appendices, consisting of Appendix Volume I (Appendices A through E) and Appendix Volume II (Appendices F through K). The Draft EIR is dated October 2009.

A Notice of Completion and copies of the DEIR were delivered to the State Clearinghouse (SCH No. 2008102109) on October 21, 2009. The DEIR was circulated for a duly noticed 45-day public review period that began on October 22, 2009 and ended on December 24, 2009.

A Notice of Availability (NOA) of the Draft EIR was posted by the County Clerk on October 22, 2009, and published in the Half Moon Bay Review and San Mateo County Times (both newspapers of general circulation serving the area in which the project is located). Although not required by CEQA, the notice was also sent by mail to interested parties (those who had provided comments during the

scoping period), responsible agencies, and adjacent properties, including all addresses at the Pillar Ridge Mobile Home Park. Copies of the DEIR were made available for review at the County of San Mateo Planning and Building Department and the Half Moon Bay Library, and an electronic link to the DEIR in “.pdf” format was posted on the County’s website.

On November 9, 2009, the County of San Mateo sent a revised NOA to the State Clearinghouse and others who were sent the original NOA stating that the public review period for the Project had been extended from 45 days to 64 days, ending on December 24, 2009, to allow more time for responsible agencies and interested members of the public to review the DEIR. In a memorandum dated November 17, 2009, the State Clearinghouse acknowledged and notified all reviewing agencies of the public review period extension.

The County’s Planning Commission held an informational public hearing on November 17, 2010 to receive comments on the Draft EIR.

The County of San Mateo Planning and Building Department prepared a Final EIR (FEIR) entitled “Big Wave Wellness Center and Office Park Final Environmental Impact Report.” The FEIR consists of a description of changes to the project description, an analysis of potential impacts resulting from changes to the project description, a section showing changes and corrections to various sections of the EIR, and comments and responses to comments on the DEIR. The FEIR consists of three volumes: (1) Volume I, consisting of an Introduction, Response to Comments (Part I), Corrections and Additions to the Draft EIR, Mitigation Monitoring and Reporting Program, Preparers of the Final EIR, and Bibliography; (2) Volume II, consisting of Response to Comments (Part II); and (3) Volume III, consisting of Response to Comments (Part III), and its Appendices (Appendix A through J). The FEIR is dated October 2010.

The FEIR was released and distributed to public agencies and other commenters on the DEIR and for public review, on October 15, 2010, more than 10 days in advance of the scheduled date of consideration of the document for certification by the County Planning Commission. Although not required by CEQA, a Notice of Availability (NOA) of the FEIR was published in the Half Moon Bay Review and San Mateo County Times (both newspapers of general circulation serving the area in which the project is located). The notice was also sent by mail to interested parties (those who had provided comments on the Draft EIR), responsible agencies, and adjacent properties, including all addresses at the Pillar Ridge Mobile Home Park. Copies of the FEIR were made available for review at the County of San Mateo Planning and Building Department and the Half Moon Bay Library, and an electronic link to the FEIR in “.pdf” format was posted on the County’s website.

Copies of the DEIR and FEIR, including appendices, studies, documents and reports referenced in the Draft and final EIRs are available for public review at the Planning and Building Department, 455 County Center, Second Floor, Redwood

City, CA 94063. A copy can also be viewed online at the following website:
<http://www.co.sanmateo.ca.us/portal/site/planning>.

The County Planning Commission held a public hearing on November 17, 2010 and November 23, 2010 to consider the DEIR and FEIR and Project Approvals and to issue its recommendation concerning the proposed Development Agreement to the Board of Supervisors. At the conclusion of the Planning Commission public hearing of November 23, 2010, the Commission certified the EIR, approved the Project, and recommended that the Board of Supervisors approve the Development Agreement, subject to the revised findings and conditions of approval.

Prior to the end of the 10-business day appeal period, separate appeals of the Planning Commission's decision to approve the Project were filed by Granada Sanitary District (GSD), Montara Water and Sanitary District (MWSD), and the Committee for Green Foothills and its co-appellants (Surfrider Foundation, San Mateo County Chapter Sierra Club Loma Prieta Chapter, California Pilots Association, Pillar Ridge Homeowners Association, and the San Mateo County League for Coastsides Protection).

The Board held a public hearing on March 15, 2011, and March 29, 2011, to consider the DEIR and FEIR, Project Approvals, and the adoption of an Ordinance approving the execution of a Development Agreement.

7. FINDINGS OF FACT

A. IMPACTS DECLARED TO BE LESS THAN SIGNIFICANT (NO MITIGATION REQUIRED)

The Board agrees with the FEIR with respect to all environmental impacts identified in that document as being "less than significant" or as having "no impact," and finds that those impacts have been described and analyzed accurately and are less than significant or will have no impact for the reasons described in the EIR. Reference should be made to the DEIR and FEIR for a more complete description of the findings regarding these impacts.

This finding applies to the following impacts:

Aesthetics Impacts:

- The Project does not result in a substantial adverse effect on public views and scenic vistas.
- The Project does not substantially damage scenic resources, including, but not limited to trees, rock outcroppings, or historic buildings within a State Scenic Highway.

- The Project does not significantly degrade the existing visual character or quality of the site and its surroundings.
- The project would not result in significant construction-related visual impacts.
- Additional changes brought about by the related projects in conjunction with the Project would yield less than significant cumulative aesthetic impacts (see DEIR Page IV.A-29).

Agricultural Impacts:

- The Project does not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance ("Important Farmland") to non-agricultural use.
- The Project does not involve changes in the existing environment which could result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance ("Important Farmland") to non-agricultural use (see DEIR Page IV.B-19).
- The Project's contribution to significant cumulative impacts to agricultural resources would be less than significant (see DEIR Page IV.B-19).

Air Quality Impacts:

- The Project is consistent with the applicable Air Quality Plans, including the 2000 Bay Area Air Quality Management District Clean Air Plan (see DEIR Page IV.C-14).
- The Project does not generate significant operational emissions (see DEIR Page IV.C-20).
- The Project does not expose sensitive receptors to substantial pollutant concentrations (see DEIR Page IV.C-26).
- The Project does not have a significant effect on greenhouse gas emissions and climate change (see DEIR Page IV.C-28).
- The cumulative air quality impacts associated with the implementation of the Project would be less than significant (see DEIR Page IV.C-37).

Biological Resources Impacts:

- The Project would not directly affect any known occurrences of special-status plant species on the site (see DEIR Page IV.D-94).

- The Project would not result in impacts to sensitive natural community types (see DEIR Page IV.D-98).
- The Project will not directly impact wetlands (see DEIR Page IV.D-98).
- The Project would conform to local policies and ordinances related to the protection of vegetative, water, fish and wildlife resources (see DEIR Page IV.D-99).
- The Project does not contribute to significant cumulative impacts to area biological or wetland resources; cumulative impacts would be less than significant (see DEIR Page IV.E-1).

Cultural Resources Impacts:

- The Project does significantly impact known historic or potentially historic resources on the project site (see DEIR Page IV.E-14).
- The project does not significantly impact human remains (see DEIR Page IV.E-17).

Geology and Soils Impacts:

- Project impacts related to fault rupture are less than significant (see DEIR Page IV.F-18).
- Project impacts related to ground shaking are less than significant (see DEIR Page IV.F-19).
- Project impacts to soils erosion and loss of topsoil are less than significant (see DEIR Page IV.F-22).
- The Project's contribution to cumulative impacts related to geology and soils would be less than significant (see DEIR Page IV.F-24).

Hazards and Hazardous Materials Impacts:

- Hazardous material impacts associated with construction and operation of the Project are less than significant (see DEIR Page IV.G-20).
- Impacts associated with the risk of upset and accidental release of hazardous materials onto the Project site from previous illegal dumping are less than significant (see DEIR Page IV.G-22).

- Impacts associated with the risk of upset and accidental release of hazardous materials onto the project site from non-point source pollutants are less than significant (see DEIR Page IV.G-22).
- Impacts associated with the migration of Potential Solvents in Groundwater from Hydraulically Up-Gradient Properties onto the project site are less than significant (see DEIR Page IV.G-22).
- Impacts associated with the potential release of Hazardous Substances or Petroleum Products in Soil or Groundwater which may have migrated onto the project site are less than significant (see DEIR Page IV.G-23).
- The Project would not significantly interfere with an adopted emergency response plan or emergency evacuation plan (see DEIR Page IV.G-26).
- Impacts from wildland fires to the Project site would be less than significant (see DEIR Page IV.G-26).
- With full compliance with local, state, and federal laws pertaining to hazards and hazardous materials, the Project's contribution to cumulative impacts with respect to these matters would be less than significant (see DEIR Page IV.G-27).

Hydrology and Water Quality:

- The Project will have a less than significant impact with respect to water quality standards and waste discharge requirements (see DEIR Page IV.H-48).
- The effect of project pumping on local and regional aquifers would be less than significant (see DEIR Page IV.H-49).
- Project effects on recharge to the Half Moon Bay Terrace aquifer will be less than significant (see DEIR Page IV.H-50).
- The Project would not place housing within a 100-year Flood Hazard Area and would have no impacts in terms of impeding or redirecting 100-year flood flows (see DEIR Page IV.H-59).
- The Project will not expose people or structures to flooding as a result of dam or levee failure (see DEIR Page IV.H-60).

Land Use and Planning Impacts:

- The Project does not result in a division of an established community (see DEIR Page IV.I-31).

- The Project would not conflict with any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan (see DEIR Page IV.I-38).
- Development of the Project, in conjunction with related projects, would not result in cumulatively considerable effects with respect to land use (see DEIR Page IV.I-38).

Noise Impacts:

- Future exterior and interior noise levels for the Project associated with airport and roadway noise would not exceed County standards at the project site (see DEIR Page IV.J-21).
- Potential impacts of mechanical equipment noise levels generated by the Project to residents of the Wellness Center or the mobile home park would be less than significant (see DEIR Page IV.J-21).
- The potential noise associated with the Project's MBR plant is negligible (see DEIR Page IV.J-22).
- Potential noise impacts associated with parking from implementation of the Project is less than significant (see DEIR Page IV.J-22).
- Traffic generated by the Project will increase local noise levels by a maximum of 1.0 dBA CNEL, which would be imperceptible to most people. This impact would be less than significant (see DEIR Page IV.J-22).
- Due to this distance, and along with the numerous intervening structures located between these two sites, a substantial increase in construction noise levels and/or ground-borne vibration would not occur should construction for this related project occur at the same time as the Project; cumulative impact would be less than significant (see DEIR Page IV.J-23).
- The increases in noise levels at the existing residential areas located along the study area roadways would not exceed the thresholds of significance utilized for this analysis and the cumulative impact would be less than significant. Study area roadways with existing sensitive land uses along the roadway segment include the following: Cabrillo Highway (SR 1), between Cypress Avenue and Capistrano Road (north); Cabrillo Highway (SR 1), between Capistrano Road (north) and Capistrano Road (south); Cabrillo Highway (SR 1), north of Cypress

Avenue; Cabrillo Highway (SR 1), south of Capistrano Road (south); Airport Street, between Los Banos Avenue and La Granada Avenue; Airport Street, between La Granada Avenue and Stanford Avenue; and Airport Street, north of Los Banos Avenue (see DEIR Page IV.J-24).

Population and Housing Impacts:

- Impacts related to population growth resulting from temporary jobs from project construction are less than significant (see DEIR Page IV.K-10).
- Impacts related to population growth associated with project operations are less than significant (see DEIR Page IV.K-10).
- By providing a substantial number of new job opportunities along with a moderate supply of new housing, the Project would not only provide adequate jobs to employ future project residents, but provide a surplus of jobs to employ existing and future residents in the surrounding community and impacts related to population growth associated with project operations would therefore be less than significant (see DEIR Page IV.K-13).

Impacts to Public Services:

- Project impacts to school services are less than significant (see DEIR Page IV.L-28).
- The Project's impacts on existing parks and recreational facilities are reduced to a less than significant level due to the fact that the Project provides on-site open space, common areas and recreational amenities, together with the payment of any required fees (see DEIR Page IV.L-47).
- Project impacts associated with library services would be less than significant (see DEIR Page IV.L-54).
- The Project's cumulative impacts with respect to police protection would be less than significant (see DEIR Page IV.L-11).
- The Project's cumulative impacts with respect to fire protection services would be less than significant (see DEIR Page IV.L-23).
- The Project's cumulative impacts associated with school services would be less than significant (see DEIR Page IV.L-29).
- The Project's cumulative impacts to park and recreation services would be less than significant (see DEIR Page IV.L-48).

- The Project's cumulative impacts associated with library services would be less than significant (see DEIR Page IV.L-54).

Transportation/Traffic Impacts:

- The Project would not substantially increase hazards due to a design feature or incompatible uses and transportation/traffic impacts would therefore be less than significant (see DEIR Page IV.M-37).
- Overall project impacts associated with site access and on-site circulation would be less than significant (see DEIR Page IV.M-37).
- The Project would not result in inadequate emergency access (see DEIR Page IV.M-38).
- The Project would not result in inadequate parking capacity (see DEIR Page IV.M-38).
- Project impacts related to transit services would be less than significant (see DEIR Page IV.M-40).
- Project impacts related to the availability of pedestrian and bicycle facilities would be less than significant (see DEIR Page IV.M-40).
- Project impacts to the intersections of Highway 92 and Highway 1, as well as Highway 92 at Main Street, would be less than significant. The Project would reduce traffic traveling eastbound from the Coast on Highway 92 for employment by 60 trips in the AM peak hour and by 53 westbound trips in the PM peak hour.

Impacts to Utilities and Service Systems:

- If the Project contributes waste water flow to the Sewer Authority Mid-Coastside (SAM) system due to exigent circumstances (due to, for example, a short term need to repair or maintain the on-site waste water recycling system), the additional flow contribution to the system would amount to about 1.1 percent of the available surplus treatment capacity in the system, which would be a less than significant impact (see DEIR Page IV.N-15).
- The Project would be required to comply with all applicable requirements of local regulatory agencies providing utility services to the Project site, including the Granada Sanitary District. With such compliance, and the Project would not result in a significant impacts (see DEIR Page IV.N-16).

- The existing well capacity on the Project site would be sufficient to meet the Project's anticipated net water demand. This therefore represents a less than significant impact (see DEIR Page IV.N-35). Moreover, the Project applicant will seek approval for annexation to the Coastsides County Water District ("CCWD") and, if such annexation is approved by the Local Agency Formation Commission and CCWD service is extended to the Project site, the Project impact on existing water suppliers would be less than significant (see DEIR Page IV.N-35).
- Provision of potable water from the on-site well represents a less than significant impact on water supplies (see DEIR Page IV.N-36).
- The Project's water treatment system capacity exceeds the treatment needs for the Project and, therefore, water treatment is a less than significant impact (see DEIR Page IV.N-37).
- Impacts associated with solid waste service during operation of the Project would be less than significant (see DEIR Page IV.N-44).
- Project impacts associated compliance with statutes and regulations related to solid waste would be less than significant (see DEIR Page IV.N-46).
- The Project will not result in wasteful, inefficient use or unnecessary consumption of energy and impacts would be less than significant (see DEIR Page IV.N-57).
- The Project would not have a cumulative effect that would diminish the availability of water supply for other projects in CCWD service area. Cumulative water supply impacts would be less than significant (see DEIR Page IV.N-37).
- Cumulative increases in solid waste would be within the excess capacity currently available and projected to be available at Ox Mountain Landfill; cumulative impacts associated with solid waste would be less than significant (see DEIR Page IV.N-47).
- The project would not contribute to a cumulatively considerable effect on energy consumption and cumulative impacts would be less than significant (see DEIR Page IV.N-59).

Impacts Found to be Less Than Significant:

Section 15128 of the CEQA Guidelines states: "An EIR shall contain a statement briefly indicating the reasons that various possible significant

effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR.” Based on the analysis done for the preparation of various DEIR sections, the County, as the Lead Agency, has determined that implementation of the Project would not result in significant environmental impacts to the environmental impact topics listed in Section V.D of the DEIR. Therefore, these environmental impact topics are not discussed in detail in the EIR (DEIR Pages V-4 through V-7).

B. IMPACTS DETERMINED TO BE LESS THAN SIGNIFICANT WITH IMPLEMENTATION OF MITIGATION MEASURES (“MM”)

The Final EIR identifies the following significant environmental impacts associated with the Project and Mitigation Measures adopted to reduce these significant impacts to a less than significant level.

- (1) MMRP. The MMRP will apply to all Mitigation Measures adopted with respect to the Project pursuant to all of the Project Approvals and will be implemented.
- (2) Project Approvals Incorporate the Mitigation Measures and the MMRP. The Mitigation Measures and MMRP have been incorporated into the Project Approvals and have thus become part of and limitations upon the entitlement conferred by the Project Approvals and are enforceable by the County.
- (3) Impacts Summarized. The descriptions of the impacts in these findings are summary statements. Mitigation Measures are numbered to correspond to listings in the DEIR and FEIR. Reference should be made to the DEIR and FEIR for a more complete description.

Impact AES-4:

Create a New Source of Substantial Light or Glare which Would Adversely Affect Day or Nighttime Views in the Area

Mitigation Measure(s):

Mitigation Measure AES-4: *Create a New Source of Substantial Light or Glare Adversely Affect Day or Nighttime Views in the Area.*

- Prior to the approval of final project plans, a detailed lighting plan shall be submitted to San Mateo County for review and approval, consistent with their requirements. The lighting plan shall prohibit light spillover across property lines and limit lighting to the minimum necessary for security and exterior lighting purposes, as determined by the Community Development Director. All lighting shall be designed to be compatible with surrounding development. The project shall not propose light sources that are atypical of the surrounding environment.

- Reflective glass or other glaring building materials shall be discouraged. The exterior of the proposed building shall be constructed of non-reflective materials such as, but not limited to: high-performance tinted non-reflective glass, metal panel, and pre-cast concrete or cast in-place or fabricated wall surfaces. The proposed materials shall be reviewed and approved by the Community Development Director prior to approval of the Final Map.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide further clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: With the implementation of Mitigation Measure AES-4, potential project impacts related to the creation of a new source of substantial light or glare that would adversely affect day or nighttime views in the area would be reduced to a less than significant level (DEIR Page IV.A-28).

Impact AQ-2: **Construction and Operation Emissions**

Mitigation Measure(s):

Mitigation Measure AQ-2: Construction Emissions.

The applicant shall require the construction contractor 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 two 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 ten days or more).
- Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- Limit traffic speeds on unpaved roads to 15 miles per hour (mph).
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.
- Install wheel washers for all existing, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Limit the area subject to excavation, grading, and other construction activity at any one time.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions and additional requirements to provide further clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: With the implementation of Mitigation Measure AQ-2, the project, air quality impacts related to construction of the project would be less than significant (DEIR Page IV.C-19).

Impact AQ-5:
Objectionable Odors

Mitigation Measure(s):

Mitigation Measure AQ-5: Sewage Treatment Odors.

The project applicant shall provide supporting engineering calculations and site plan details to verify the basis of design for the odor removal system. This information shall be supplied as part of the engineering report to be submitted for review and approval by the Regional Water Quality Control Board ("RWQCB").

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure AQ-5, would reduce air quality impacts related to sewage treatment odors to a less than significant level (DEIR Page IV.C-28).

Impact BIO-1:
Special-Status Wildlife Species

Mitigation Measure(s):

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 as follows:

- (1) Prior to and within three days of installation of exclusion fencing (type to be determined through consultation with CDFG and USFWS), the monitor shall survey the location for the installation for the presence of WPT, SFGS and CRLF. In addition, should any burrows be observed, the burrows shall be inspected by the biologist to determine if it is being used by any of the species. Should any of these species be observed, the area shall be vacated and reinspected 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 re-occupied. If any non-listed species are located, they shall be translocated outside of the construction zone. Should any individual WPT, CRLF or SFGS be found during the field survey or excavation, the area where that individual has been found shall remain undisturbed. If any life stage of the WPT, SFGS or CRLF is found during these surveys or excavations, the Department of Fish and Game and the U.S. Fish and Wildlife Service shall be contacted immediately, and activities that could result in take shall be postponed until appropriate actions are taken to allow project activities to continue.

- (2) During installation of construction zone exclusion fencing, the biological monitor shall be present and will oversee the installation of all construction fencing. The exclusionary fencing shall be installed on one parcel site first so that if any animals are within the 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 construction zone for the presence of WPT, SFGS and CRLF. If any life stage of the SFGS or CRLF is found during these surveys, the Department of Fish and Game and the U.S. Fish and Wildlife Service shall be contacted immediately, and activities that could result in take shall be postponed until appropriate actions are taken to allow project activities to continue.

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

The biological monitor shall prepare a training document in both English and Spanish about the animals of concern, their identification, and the methods of avoidance and reporting requirements and procedures, should the species be observed. The document shall provide photographs of the species and notification numbers for the monitor, the Department of Fish and Game, and the U.S. Fish and Wildlife Service. The training document and contact information for the monitor shall be posted at the construction zone and maintained in the monitoring log.

Every contractor, sub-contractor and construction worker shall be provided a copy of the training document in advance of their respective 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 construction is 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 site 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 construction activities and or modify all or some 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 construction zones.

The biological monitor shall complete daily monitoring reports for each day present, to be maintained in a monitoring log-book 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 construction modifications required to protect habitat.

The monitoring log-book with compiled reports shall be submitted to the Executive Director upon cessation of construction as part of a construction monitoring report.

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

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 CDFG 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 CDFG 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 CDFG and USFWS prior to initiation of grading in the nest-setback zone.

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

Proposed project construction activities will 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 applicant shall continue to coordinate all project activities potentially regulated by State, Federal, and local agencies and shall obtain all necessary permits from CDFG, Corps, USFWS, and the RWQCB as required by federal and State law to avoid, minimize or offset impacts to any species listed under either the State or federal Endangered Species Acts or protected under any other State or federal law.

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.

Implementation: These Mitigation Measures are included in the conditions of approval for the Project, with minor revisions and additional requirements to provide further clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measures BIO-1a, BIO-1b, BIO-1c and BIO-1d, would reduce potential impacts to special status wildlife species to a less than significant level (DEIR Page IV.D-94).

Impact BIO-4:
Wildlife Movement and Habitat Connectivity

Mitigation Measure(s):

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.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project.

Finding: Changes or alterations have been required in, or incorporated into, the Project that would further reduce or avoid the identified less than significant impact on the environment.

Rationale for Finding: Although wildlife movement and habitat connectivity impacts were found to be less than significant, implementation of Mitigation Measure BIO-4a would further protect wildlife habitat resources (DEIR Page IV.D-98).

Impact CULT-2:
Archaeological Resources

Mitigation Measure(s):

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 construction. 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, identified site CA-SMA-151 shall be included in a deed restriction recorded with the County Recorder's Office to further protect this archaeological resource. The deed restriction shall limit uses within the site perimeter of CA-SMA-151 to farming within the existing plow zone and require any ground disturbing activity or development within the cultural site perimeter to be subject to a Coastal Development Permit and meet California Environmental Quality Act (CEQA) requirements for disturbance of a mapped cultural resource.

OR

If avoidance of site CA-SMA-151 is impractical or infeasible, a County-approved archaeologist shall be retained to conduct test excavations at the site to determine the integrity of its subsurface deposit. Additionally, a mitigation plan shall be developed by a County-approved archaeologist that addresses specific project impacts and outlines appropriate

mitigation measures. At a minimum, the mitigation plan shall include the following:

- Preparation of a research design that outlines regional issues and how they can be addressed through recovery of materials at CA-SMA-151;
- Discussion of field, laboratory, and analytical methods;
- Expected involvement of the Native American community;
- Actions to be taken in the event that human remains are discovered;
- Expected schedule for completing mitigation, including submittal of technical report; and
- Curation plan for recovered materials.

The site may continue to be used for growing crops, provided that no ground disturbing activity such as ripping, plowing, disking, etc., is allowed to extend deeper than the existing plow zone (approximately six inches from the existing grade). However, building on the flake scatter portion of the site would also be allowed as long as the improvements would require no 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.

Mitigation Measure CULT-2b: Archaeological Resources.

A qualified archaeologist, as determined by the County, and a Native American shall monitor future ground-disturbing activities in the monitoring area north of site CA-SMA-151.

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 until the County Planning Department is contacted and agrees upon a qualified archaeologist to be brought onto the project site to properly assess the resources and make recommendations for their disposition. Construction activities could continue in other areas. 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, land owner, and the County; and a report prepared according to current professional standards.

Implementation: These Mitigation Measures are included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measures CULT-2a, CULT-2b, and CULT-2c, would reduce direct and indirect impacts to archaeological site CASMA-151 to a less than significant level (DEIR Page IV.E-15).

Impact CULT-3:
Paleontological Resources

Mitigation Measure(s):

Mitigation Measure CULT-3: Paleontological Resources.

A qualified paleontologist, as determined by the County, shall monitor future ground-disturbing activities in native soil both on-site and off-site as related to the project. In the event that paleontological resources are discovered during grading and/or excavation, the monitor shall be empowered to temporarily halt or divert construction in the immediate vicinity of the discovery while it is evaluated for significance. Construction activities could continue in other areas. If any findings are determined to be significant by the paleontologist, they shall be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure CULT-3 would reduce impacts to any potential paleontological resources to a less than significant level (DEIR Page IV.E-17).

Impact GEO-3:
Seismic-Related Ground Failure

Mitigation Measure(s):

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. Potential mitigation measures may include, but are not limited to: (1) over-excavating and replacing loose sandy soil with compacted engineered fill; (2) applying deep soil compaction techniques, such as DDC, RIC, or equivalent soil densification method; and

(3) designing building foundations to accommodate total and differential ground settlement resulting from cyclic densification, as well as post-liquefaction settlement and consolidation ground settlement (if applicable).

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

Additional subsurface exploration using rotary-wash drilling methods and/or 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. Potential mitigation measures may include: (1) improving the soil with deep soil compaction techniques, such as DDC, RIC, or equivalent method, to reduce the liquefaction potential; (2) buildings supported on stiffened shallow foundations (i.e., footings with interlocking grade beams) bearing on a layer of well-compacted fill; (3) buildings supported on deep foundations such as drilled piers, driven piles or propriety piles (i.e., torque-down piles and auger cast piles); and (4) constructing a structural slab that spans supported between columns.

Implementation: These Mitigation Measures are included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measures GEO-3a and GEO-3b would reduce cyclic densification impacts and potentially significant liquefaction and associated hazard impacts, respectively, to less than significant levels (DEIR Pages IV.F-20 and 21).

Impact GEO-4:
Total and Differential Settlement

Mitigation Measure(s):

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. Potential mitigation measures may include: (1) improving the soil with deep soil compaction techniques, such as DDC, RIC, or equivalent method, to reduce the potential for total and differential ground settlement; (2) supporting the buildings on stiffened shallow foundations (i.e., footings with interlocking grade beams) bearing on a layer of well-compacted fill; (3) supporting the buildings on deep foundations such as drilled piers, driven piles or propriety piles (i.e., torque-down piles and auger cast piles); and (4) constructing a structural slab that spans supported between columns. If deep foundations are selected, they shall be designed to accommodate load conditions resulting from post-liquefaction reconsolidation and consolidation due to the placement of new fill (if applicable).

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure GEO-4 would reduce total and differential settlement impacts to a less than significant level (DEIR Page IV.F-21).

Impact GEO-6:
Expansive Soil

Mitigation Measure(s):

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. 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.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure GEO-6 would reduce expansive soil impacts to a less than significant level (DEIR Page IV.F-23).

Impact GEO-7:

Pervious Pavements and Other Water/Wastewater Infiltration Systems

Mitigation Measure(s):

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

Considering the near-surface soil may consist of moderately to highly expansive clay, special subgrade preparation, and foundation and pavement design recommendations shall be required to prevent the 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 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. Potential mitigation measures may include: (1) collecting and redirecting surface and subsurface water away from the proposed building foundations; (2) using permeable base material within pavement areas; and (3) installing subdrains to collect and redirect water from areas that could adversely impact building foundations and vehicular pavement to a suitable outlet.

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

To ensure the applicant's geotechnical consultant is given the opportunity to participate in the final design and construction phases of the project, the applicant'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 applicant's consultant shall provide a final statement 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.

Implementation: These Mitigation Measures are included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measures GEO-7 and GEO-8 would reduce impacts associated with the permeable pavement system to a less than significant level (DEIR Page IV.F-23).

Impact HAZ-2:
Accidental Release of Hazardous Materials

Mitigation Measure(s):

Mitigation Measure HAZ-2: Accidental Release of Hazardous Materials. Prior to approval of final development plans, 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.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions or additional requirements to provide further clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure HAZ-2, which requires the project plans to incorporate the recommendations of the Phase II ESA, would reduce impacts associated with the accidental release of hazardous materials to a less than significant level (DEIR Pages II-17 and IV.G-24).

Impact HAZ-3:
Hazards Associated with Airport Operations

Mitigation Measure(s):

Mitigation Measure HAZ-3: Hazards Associated with Airport Operations. Prior to approval of final development plans, an aviation easement shall be prepared for the project site, in a form satisfactory to the County Director of Public Works. The navigational 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 an airport and the noise level inherent in the use. The following statement shall be included in the details of the aviation 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, existing and future, from significant interference and disruption. With approval of the Wellness Center, it is understood on the part of both the Wellness Center property owner(s) and the Half Moon Bay Airport that airport operations shall take precedence and priority over potential noise complaints received from property owners, residents, staff, guests, and others from 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 aviation 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 between residents of the Wellness Center and with property owners.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Although the Project would result in a less than significant impact associated with airport safety hazards to people residing or working in the area of a public airport, implementation of Mitigation Measure HAZ-3 is provided to assure that impacts remain less than significant (DEIR Pages IV.G-25 and 26).

Impact HYDRO-3:
Substantially Alter Drainage Patterns Resulting in Increased Erosion or Siltation

Mitigation Measure(s):

Mitigation Measure HYDRO-3: Alteration of Drainage Patterns Resulting in Increased Erosion or Siltation.

The applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) for the proposed project. The applicant's SWPPP shall identify the BMPs to control erosion and sedimentation and provide for treatment of 80 to 85 percent of post-construction runoff from new impervious areas. Neighborhood- and/or lot-level treatment Best Management Practices ("BMPs") shall be emphasized, consistent with San Francisco Bay RWQCB and SMCWPPP guidance for National Pollutant 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 BMP 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 BMP functioning is being maintained as designed. The applicant has included a detailed maintenance schedule, which includes monthly inspection of system components, annual weeding, annual replanting, bi-annual cleaning of catch basins, bi-monthly parking lot vacuuming, and daily trash pickup in the parking lots.

Submittal of a project erosion control plan and SWPPP to San Mateo County for review shall be required as part of the building permit application. The erosion control plan shall include components for erosion control, such as phasing of grading, limiting areas of disturbance, designation of restricted-entry zones, diversion of runoff away from disturbed areas, protective measures for sensitive areas, outlet protection, and provision for revegetation or mulching.

The plan shall also prescribe treatment measures to trap sediment once it has been mobilized, at a scale and density appropriate to the size and slope of the catchment. These measures typically include inlet protection, straw bale barriers, straw mulching, straw wattles, silt fencing, check dams, terracing, and siltation or sediment ponds. Other aspects of the SWPPP, especially those related to water quality, are discussed below for other mitigation measures.

Landscape plans showing the grassy swales and indicating flow paths shall also be provided.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure HYDRO-3 would reduce Project impacts related to the alteration of drainage patterns resulting in increased erosion or siltation to a less than significant level (DEIR Pages IV.H-53).

Impact HYDRO-4:
Substantially Alter Drainage Patterns Resulting in Increased Flooding

Mitigation Measure(s):

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 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 prior to issuance of grading or building permits.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure HYDRO-4 would reduce Project alteration of drainage patterns potentially resulting in increased flooding to a less than significant level (DEIR Page IV.H-54).

Impact HYDRO-5:

Create or Contribute Runoff Water Which Would Exceed the Capacity of Existing or Planned Stormwater Drainage Systems or Provide Substantial Additional Sources of Polluted Runoff

Mitigation Measure(s):

Mitigation Measure HYDRO-5: Surface Water Runoff Quality.

The applicant shall prepared 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 BMP monitoring and maintenance schedule and identifies the responsible entities during the construction and post-construction phases.

The applicant's SWPPP shall identify the BMPs that will be used to reduce post-construction peak flows to existing levels in all on-site drainages where construction will occur. Neighborhood- and/or lot-level BMPs to promote infiltration of storm runoff shall be emphasized, consistent with San Francisco Bay RWQCB and SMCWPPP guidance for NPDES Phase 2 permit compliance. These types of BMPs, which may also enhance water quality, include infiltration basins and trenches, dry wells, rain gardens, on-contour grassy swales, media filters, and biofiltration features. BMPs shall be designed in accordance with engineering criteria in the California Stormwater BMP 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 BMP 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 (e.g., biofiltration features, wet ponds, vegetated swales, constructed wetlands, or media filters) will function as intended, design must be consistent with engineering criteria, as set forth in guidance such as the recently revised California Stormwater BMP 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 report is the use of rain gardens (constructed wetlands) to control pollutants. Locations and designs of the stormwater infiltration system should be provided to the County 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.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure HYDRO-5 would reduce the Project's potential effect on surface quality to a less than significant level (DEIR Page IV.H-57).

Impact HYDRO-6:

Otherwise Substantially Degrade Groundwater Quality

Mitigation Measure(s):

Mitigation Measure HYDRO-6: Ground Quality.

The applicant shall abandon all unused wells on the project site consistent with San Mateo County Department of Environmental Health 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 should meet CDPH criteria for well protection. The applicant shall prepare, if required by the CDPH or County Department of Health Services, a Drinking Water Source Assessment and Protection (DWSAP) application to identify and protect against potential well contaminants.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure HYDRO-6 would reduce Project impacts to groundwater quality to a less than significant level (DEIR Page IV.H-59).

Impact HYDRO-9:

Expose People or Structures to Inundation by Seiche, Tsunami, or Mudflow

Mitigation Measure(s):

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

In areas subject to tsunami and seiche effects, implementing agencies 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.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure HYDRO-9 would reduce impacts from exposure to tsunami and seiche to less than significant levels (DEIR Page IV.H-61).

Impact LU-2:
Conflict with Applicable Land Use Plans, Policies, or Regulations

Mitigation Measure(s):

Mitigation Measure LU-2

The property owner 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 shall obtain all necessary approvals from the Coastal Commission prior to the initiation of any development within areas of CCC jurisdiction.

Mitigation Measure LU-3

The applicant 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.

Mitigation Measure LU-4

The applicant shall comply with the recommendations of the County's Coastsides Design Review Officer to implement changes to the Office Park buildings that improve consistency with applicable policies of the LCP and the Community Design Manual, prior to the project approval by the Planning Commission.

Implementation: These Mitigation Measures are included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Although the Project is in general conformity with the policy language and furtherance of the policy intent of applicable land use plans, policies, and regulations (DEIR Page IV.I-32), implementation of Mitigation Measures LU-2, LU-3, and LU-4, provides further assurance that the Project will remain in compliance with applicable land use plans, policies, and regulations to assure that impacts remain less than significant (FEIR Pages III.B-22 and B-23).

Impact NOISE-1:
Construction Noise

Mitigation Measure(s):

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 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 El Granada Mobile

Home Park to minimize the amount of noise during construction. The sound control curtains shall reduce construction-related noise levels at the El Granada Mobile Home Park 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 the immediate surrounding off-site residential uses 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 and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. The applicant shall rectify all reasonable 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 applicant consider a complaint to be unreasonable, the applicant shall contact the County Planning Department within 24 hours of the receipt of the complaint to discuss how the complaint should be addressed.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure NOISE-1 would reduce construction noise impacts to a less than significant level (DEIR Page IV.J-18).

Impact PS-1:
Police Services

Mitigation Measure(s):

Mitigation Measure PS-1: Police Services.

Provide on-site manned security with clear lines of communication to fire and emergency medical response.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Although impacts related to police services from the Project were found to be less than significant, Mitigation Measure PS-1 was added to further ensure that impacts related to an increased demand for police services associated with the Project would remain less than significant (DEIR Page IV.L-10).

Impact PS-2:
Fire Protection Services

Mitigation Measure(s):

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.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Although impacts related to fire services from the Project were found to be less than significant, Mitigation Measure PS-2a was added to further ensure that impacts related to demand for fire services associated with the Project during construction would remain less than significant (DEIR Page IV.L-21).

Impact TRANS-1:
Intersection Level of Service and Capacity

Mitigation Measure(s):

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

The property owner shall submit a traffic report to the Community Development Director, at full occupancy of every 60,000 sq. ft. of office space, until full project occupancy, and submit traffic reports bi-annually after full project occupancy. The report shall be signed and stamped by a Professional Transportation Engineer in the State of California and

identify the Level of Service (LOS) at the intersection of Cypress Avenue and SR 1, Airport Street and Stanford/Cornell (Study Intersection 3 of DEIR), Broadway and Prospect Way (Study Intersection 2), Prospect Way and Capistrano (Study Intersection 1) and State Route 1 and Capistrano (Study Intersection 8) to evaluate if they maintain a LOS C or better. If Levels of Service fall below existing levels for the intersection of Cypress Avenue and SR1 (LOS C in the AM and LOS D in the PM), the applicant shall coordinate with CalTrans to pay a fair share for the installation of a signal as necessary to ensure that the signal will be installed within one year of the date of that report. If traffic reports reveal that the LOS of any of the other intersections listed above fall below LOS C, it shall identify methods for reducing vehicle trips to and from the project site, as well as other roadway or intersection improvements that would result in LOS C or better. The applicant shall implement the measures required by the Department of Public Works and the Planning and Building Department, subject to all necessary permitting and environmental review requirements, within 1 year of the date of that report. In the event that permits required for roadway or intersection improvements are not obtained, the methods for maintaining LOS C or better shall be achieved by reducing vehicle trips to and from the project site.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions and additional requirements to ease County implementation of this requirement, such as specification of hours for Project construction and grading traffic to access the site and access route for vehicles carrying extra-wide and/or long loads.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure TRANS-8 would reduce the impact related to project peak-hour traffic volumes and intersection Level Of Service (LOS) to a less-than-significant level (DEIR Page IV.M-28).

Impact TRANS-8:
Construction

Mitigation Measure(s):

Mitigation Measure TRANS-8: Construction.

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

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions and additional requirements to ease County implementation of this requirement, such as modification of the timing of required project traffic reports which increase the frequency of such reports to better track the size of project structures and the County permitting process, as well as minor revisions to further specify the contents of required traffic reports and the timing of developer implementation of traffic report recommendations.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: While traffic impacts during construction would be less than significant, implementation of Mitigation Measure TRANS-8 is recommended to further reduce adverse construction traffic impacts (DEIR Page IV.M-41).

Impact UTIL-2:
Wastewater Collection System Capacity

Mitigation Measure(s):

Mitigation Measure UTIL-2: Wastewater Collection System Capacity.

The applicant shall either: (a) revise the project design to limit the maximum amount of sewage flow to the Granada Sanitary District sewer system to that which can be accommodated by the existing 8-inch sewer line in Stanford Avenue and the Princeton Pump Station; or (b) provide necessary expansion of the capacity of the sewer system to accommodate the addition of the expected maximum sewage flow of 26,000 gpd from the project. Any implementation of Mitigation Measure UTIL-2b would require separate CEQA review and permit review.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure UTIL-2 would reduce the impact related to wastewater collection system capacity to a less-than-significant level, by limiting the maximum amount of Project sewage flow to the Granada Sanitary District sewer system to that which can be accommodated by existing infrastructure or requiring necessary expansion of the capacity of the sewer system (along with separate CEQA review and permit review) such that the maximum

Project sewage flow may be accommodated by the sewer system (DEIR Pages II-28 and IV.N-15).

Impact UTIL-4:

Wastewater Recycling and Disposal Requirements

Mitigation Measure(s):

Mitigation Measure UTIL-4: Wastewater Recycling and Disposal Requirements.

The applicant shall comply with State Health Department and RWQCB requirements for wastewater recycling.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure UTIL-4 would reduce the impact related to wastewater recycling and disposal requirements to a less-than-significant level, by requiring the developer to comply with State Health Department and RWQCB requirements for wastewater recycling (DEIR Pages II-29 and IV.N-19).

Impact UTIL-5:

Wastewater and Recycling Water Flow Estimates

Mitigation Measure(s):

Mitigation Measure UTIL-5: Wastewater and Recycling Water Flow Estimates.

The applicant shall revise the project plans and water budget analysis to correct the inconsistencies in the water recycling assumptions and calculations, and shall use this information to verify: (a) the adequacy of plans for irrigation uses of recycled water; and (b) the sufficiency of the proposed landscape areas for winter season dispersal of all wastewater flow not distributed for toilet flushing. The project's use of treated wastewater for irrigation shall be managed and controlled to prevent changes in existing drainage and hydrology that could adversely impact the biology or hydrology of wetland habitats or result in ponding that could result in health, circulation, or structural stability problems. Prior to Planning approval of any grading permit, the applicant shall submit a report, prepared by a biologist/hydrologist to determine appropriate recycled watering levels for all seasons that is consistent with the above requirement and the revised water budget analysis. The report shall be submitted for review by the Environmental Health Division, RWQCB, and

the County Planning Department. Use of recycled water for irrigation shall be monitored for two years by a biologist/hydrologist to adjust water levels as necessary based on actual site conditions.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions and additional requirements to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure UTIL-5 would reduce this impact to a less-than-significant level (DEIR Page IV.N-19).

Impact UTIL-6:
Creek Crossing by Sewage Pipeline

Mitigation Measure(s):

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

The project applicant shall modify the current plans for sewer connection between the North and South parcels to provide either: (a) re-alignment and profile correction to accommodate a gravity sewer line; or (b) incorporation of a lift station on either the North or South parcel.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions and additional requirements to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Implementation of Mitigation Measure UTIL-6 will reduce this impact to a less-than-significant level (DEIR Page IV.N-20).

Impact UTIL-11:
Be Served by a Landfill with Insufficient Permitted Capacity to Accommodate the Project's Solid Waste Disposal Needs

Mitigation Measure(s):

Mitigation Measure UTIL-11: Be Served by a Landfill with Insufficient Permitted Capacity to Accommodate the Project's Solid Waste Disposal Needs.

- 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 accordingly as a part of the project's regular solid waste disposal program.
- The applicant 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.

Implementation: This Mitigation Measure is included in the conditions of approval for the Project, with minor revisions to provide additional clarity to ease County implementation.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the identified significant impact on the environment to a level that is less than significant.

Rationale for Finding: Although impacts were found to be less than significant, the following mitigation measure would further reduce any adverse solid waste impacts (DEIR Page IV.N-46)

8. ALTERNATIVES

In order to select and analyze alternatives that would avoid or substantially lessen any of the Project's identified significant adverse environmental effects, the environmental topics for which significant effects were identified in EIR were considered:

- Air Quality – Construction Emissions, Objectionable Odors
- Biological Resources – Special-Status Wildlife Species
- Cultural Resources – Archaeological Resources, Paleontological Resources, and Human Remains
- Geology and Soils – Seismic-Related Ground Failure, Total and Differential Settlement, Soil Erosion or Loss of Topsoil, Expansive Soil, and Pervious Pavements
- Hazards and Hazardous Materials – Accidental Release of Hazardous Materials, Airport Operations

- Hydrology and Water Quality – Substantially Alter Drainage Patterns, Quality of Surface Water Runoff, Degrade Groundwater Quality, and Tsunami and Seiche
- Noise – Construction-Related Noise and Construction-Related Ground-borne Vibration
- Public Services – Fire Protection (Operational Impacts)
- Transportation/Traffic – Intersection LOS and Capacity, and Cumulative LOS
- Utilities and Service Systems – Wastewater Collection Capacity, Wastewater Recycling and Disposal Requirements, Wastewater and Recycling Water Flow Estimates, and Creek Crossing by Sewage Pipeline

As noted above, the project would not result in any significant unavoidable effects; all significant impacts would be reduced to a less than significant level with implementation of the mitigation measures identified in this EIR.

A. *ALTERNATIVES ELIMINATED FROM CONSIDERATION*

CEQA requires that all alternatives considered be described, but it does not require a full analysis of alternatives that are infeasible, that do not meet the Project objectives, or that do not potentially reduce environmental impacts. Alternatives considered but eliminated from further consideration for these reasons are addressed in Section VI of the DEIR and Section II.B of the FEIR and are summarized below.

- Alternatives involving alternative land uses (such as retail, heavy industrial, institutional, park uses) were not analyzed in the EIR as these land uses would not be principally permitted on the project site based on the County's land use designations for the two subject parcels, would not necessarily reduce the project's significant impacts, and/or would not meet the project objectives (DEIR Page VI-4).
- Alternatives involving development of the entire project at an off-site location were rejected as being infeasible because such alternatives would require the developer to purchase a site with similar requirements (i.e., size, zoning) to develop the Project, which would not be economically viable. As discussed above, Big Wave, LLC is donating the Wellness Center site to the Big Wave non-profit organization, which allows for the non-profit organization to keep housing costs low. If the Big Wave non-profit organization cannot build on the Wellness Center site, they would have to purchase an off-site parcel, which would ultimately result in the units at the Wellness Center being unaffordable for lower income residents (DEIR Page VI-5).
- An alternative involving development of the Wellness Center and Office Park on the northern parcel and restoration of wetlands on the southern parcel was rejected as being economically infeasible. Big Wave, LLC is

donating the Wellness Center site to the Big Wave non-profit organization, which allows for the non-profit organization to keep housing costs low by providing the Wellness Center with secure ownership of the Wellness Center site. As Big Wave, LLC, a separate owner from the Big Wave nonprofit organization, owns the Office Park site and has not offered to donate a portion of the Office Park site to the Big Wave non-profit organization, the Big Wave non-profit organization would have to purchase one-half of the developable portion of the Office Park site, which would ultimately result in the units at the Wellness Center being unaffordable for lower income developmentally disabled residents. It should also be noted that, as no restoration would occur on the southern parcel under this alternative, this alternative reduces the area of restored wetlands and the corresponding benefits of restoration. Per the Sections of the CEQA Guidelines cited above, an EIR is not required to consider alternatives which are not economically viable (FEIR Page II-48).

- Alternatives involving segregation of the development of the Wellness Center from the Office Park were rejected as infeasible as these alternatives would have required the spatial separation of the two project components, resulting in a conflict with an important project objective. As stated under "Organization, Programs, Employment Options" on Page III-39 of the DEIR, the Wellness Center and Office Park are connected spatially in order to provide the developmentally disabled residents with employment opportunities, as well as to provide additional income flow from the Office Park to the Wellness Center through the provision of utilities based on the Wellness Center property: "The Wellness Center would offer its residents a variety of services, including job opportunities due to a number of business operations that would employ residents, and, in some cases, generate revenue to maintain the economic sustainability of the Wellness Center. This includes the proposed: BW Catering/Food Services; BW Energy; BW Farming; BW Water; BW Transportation; BW Recycling; BW Communications (Fiberlink); and BW Maintenance" (FEIR Page II-49). Such alternatives included six alternate sites for the Wellness Center: (1) Moss Beach Highlands Site (located on Etheldore Street; APN 037-320-270); (2) Etheldore Site (located between Highway 1 and Etheldore Street; APN 037-291-010); (3) Hospital Site No. 1 (South) (located on Etheldore Street; APN 037-160-110); (4) Hospital Site No. 2 (North) (located on Etheldore Street; APN 037-160-100); (5) Farallone Vista Site (located 400 feet east of Highway 1 with access from Carlos Street); and (6) North El Granada Site (located on Sevilla Avenue). These potential affordable housing sites have various environmental constraints and thus development of the Wellness Center at such sites would not reduce all of the significant impacts associated with the project and would create new significant impacts (FEIR Page II-49).

B. FINDINGS REGARDING PROJECT ALTERNATIVES

CEQA only requires public agencies to make findings regarding the feasibility of project alternatives in limited circumstances. Public Resources Code Section 21081(a) provides that a public agency may not approve a project unless it makes findings, with respect to each significant project effect, that (1) mitigation has been required to reduce the significant effect, (2) mitigation to reduce the significant effect is within the jurisdiction of another public agency and should be adopted by that agency, and (3) that “[s]pecific economic, legal, social, technological, or other considerations . . . make infeasible the mitigation measures or alternatives identified in the environmental impact report.” (Pub. Res. Code § 21081(a), emphasis added, see also CEQA Guidelines § 15091(a).)

In *Mira Mar Mobile Community v. City of Oceanside (CH Oceanside)* (2004) 119 Cal.App.4th 477, 490, the Court of Appeals confirmed that, where the city found that the only adverse impact of a project could be avoided through the imposition of mitigation measures, “it was not required to make any findings regarding the feasibility of proposed alternatives.” (Citing *Rio Vista Farm Bureau Center v. County of Solano* (1992) 5 Cal.App.4th 351, 379 [“CEQA does not require the [] agency to consider the feasibility of environmentally superior project alternatives identified in the EIR if described mitigation measures will reduce environmental impacts to acceptable levels”], *Laurel Heights Improvement Ass’n v. Board of Supervisors* (1988) 47 Cal.3d 376, 402, and *Laurel Hills Homeowners Ass’n v. City Council* (1978) 83 Cal.App.3d 515, 521.)

The project would not result in any significant unavoidable effects; all significant impacts would be reduced to a less than significant level with implementation of the mitigation measures identified in this EIR. Accordingly, the County is not required to make findings regarding the feasibility of the alternatives considered in the EIR. As such, the following discussion is provided for informational purposes only.

It should be noted that the version of the Office Park Project under consideration by the Board of Supervisors is Project Alternative C, as described in Section VI of the DEIR and Section III.B of the FEIR. Implementation of this Project Alternative along with all mitigation measures of the EIR would further reduce impacts found to be less than significant with the implementation of mitigation measures, specifically aesthetic impacts (e.g., buildings of reduced size and height compared to the proposed project), air quality (e.g., reduced vehicle emissions in residential areas along Airport Street north of the project site), and transportation and traffic impacts (e.g., reduced project and construction traffic impacts at the intersection of Cypress Avenue and Highway 1).

C. SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts which cannot be avoided.

Based on the analysis contained in the DEIR, implementation of the Project would not result in any significant unavoidable environmental impacts (DEIR Page V-1).

D. GROWTH INDUCING IMPACTS OF THE PROJECT

Section 15126.2(d) of the CEQA Guidelines requires a discussion of the ways in which a proposed action could be growth inducing. This includes ways in which the project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.

Based on the analysis contained in the DEIR, the Project would not tax the existing community services facilities by requiring the construction of new public facilities that would cause significant environmental effects. For these reasons, the Project would not result in significant growth inducing impacts (DEIR Page V-3).

E. SIGNIFICANT IRREVERSIBLE CHANGES TO THE ENVIRONMENT

Section 15126.2(c) of the State CEQA Guidelines states that significant irreversible environmental changes associated with a project shall be discussed, including the following:

- (1) Uses of nonrenewable resources during the initial and continued phases of the project that may be irreversible because a large commitment of such resources makes removal or nonuse thereafter unlikely;
- (2) Primary impacts and, particularly, secondary impacts (such as highway improvement that provides access to a previously inaccessible area), which generally commit future generations to similar uses; and
- (3) Irreversible damage that could result from environmental accidents associated with the project.

Based on the analysis contained in the DEIR, the project, as proposed and mitigated, would not result in significant irreversible environmental changes (DEIR Page V-4).

9. SUMMARY

- A. Based on the foregoing Findings, and on the information contained in the record, the Board has made the following finding with respect to each one of the significant effects of the Project:

Changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid the significant effects on the environment.

- B. Based on the foregoing Findings and the information contained in the record, it is determined that:

All significant effects on the environment due to the Project are either less than significant or will be reduced to a less than significant level through the implementation of the MMRP.

10. INCORPORATION BY REFERENCE

The EIR is hereby incorporated into these Findings in its entirety. Without limitation, this incorporation is intended to elaborate on the scope and nature of Mitigation Measures, and the basis for determining the significance of impacts, the comparative analysis of alternatives.

11. RECIRCULATION NOT REQUIRED

Changes to the DEIR involve corrections and additions that have been made to clarify, correct, or add to the environmental impact analysis for the Draft EIR. Changes to the Draft EIR derive either from public and agency comments, from additional information desired by the Lead Agency since publication of the Draft EIR, or changes required by mitigation measures of the DEIR. Changes initiated by the Lead Agency include minor revisions to clarify the project description and to refine Alternative C. The changes do not affect the conclusions of the Draft EIR (FEIR Page III.A-1).

The changes to the Draft EIR do not require recirculation of the EIR because they do not result in any increased environmental effects that would alter or modify the conclusions of significance contained in the Draft EIR. The corrections and additions do not identify any new significant impacts, and, therefore, do not require additional mitigation measures or alternatives to the proposed project. However, new and corrected mitigation measures have been added in order to ensure regulatory compliance, provide clarification, and improve the intended effect of the mitigation measures identified in the DEIR. These are minor changes that do not require recirculation of the EIR (CEQA Guidelines Section 15088.5(b)) (FEIR Page III.A-1).

12. CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT

The Board finds that it has reviewed and considered the Environmental Impact Report in evaluating the Project, that the Environmental Impact Report is an accurate and objective statement that fully complies with CEQA, the CEQA Guidelines and that the Environmental Impact Report reflects the independent judgment of the Board.

The Board declares that no significant new impacts or information as defined by CEQA Guidelines Section 15088.5 have been received by the Board after the circulation of the Draft Environmental Impact Report that would require recirculation. All of the information added to the Final Environmental Impact Report merely clarifies, amplifies or makes insignificant modifications to an already adequate EIR pursuant to CEQA Guidelines Section 15088.5(b).

The Board of Supervisors of the County of San Mateo hereby certifies the Environmental Impact Report for the Project is adequate and complete in that it addresses the environmental effects of the Project and fully complies with the requirements of CEQA and CEQA Guidelines. The Environmental Impact Report is composed of:

- The backup file material for the Project;
- The Notice of Preparation;
- The Initial Study and the studies it relies upon;
- The Draft Environmental Impact Report dated October 2009;
- The comments on the Draft Environmental Impact Report and responses thereto as contained in the Final EIR dated October 2010;
- The staff report for the public hearings before the Planning Commission held on November 17, 2010 and November 23, 2010;
- The staff report for the public hearings before the Board of Supervisors held on March 15, 2011 and March 29, 2011;
- The minutes of the hearings and all documentary and other testimonial evidence submitted thereat;
- The Statement of Facts and Findings in support thereof, and;

Findings

CEQA Compliance: As the decision-making body for the Project, the Board has reviewed and considered the information contained in the Findings and supporting documentation. The Board determines that the Findings contain a complete and accurate reporting of the environmental impacts and mitigation measures associated with the Project. The Board finds that the EIR was prepared in compliance with CEQA and applicable State and County Guidelines and that the County complied with CEQA's procedural and substantive requirements, such that the public was provided meaningful opportunity to comment regarding potential environmental effects of the project. The 64-day public review period for the Draft

EIR was October 22, 2009 to December 24, 2009. The 33-day public review period for the Final EIR was October 15, 2010 to November 17, 2010. The EIR concludes that the project, as proposed and mitigated, will result in impacts considered less than significant.

Independent Judgment of Lead Agency: The EIR was prepared and reviewed under the supervision and directions of the County of San Mateo's Planning and Building Department staff. The Board is the final decision making body for approval of the Project. The Board has received and reviewed the Environmental Impact Report prior to certifying the Environmental Impact Report and prior to making any decision to approve or disapprove the Project.

Finding: The Final Environmental Impact Report reflects the County's independent judgment. Public Resources Code Section 21082.1 requires any draft environmental impact report and environmental impact report, prepared pursuant to the requirements of this division, to be prepared directly by, or under contract to, a public agency. The County has exercised independent judgment in accordance with this section retaining its own environmental consultant, directing the consultant in preparation of portions of the Environmental Impact Report as well as reviewing, analyzing and revising material prepared by the consultant, and preparing some portions of the EIR with County staff.

Conclusions: All significant environmental impacts from implementation of the Project have been identified in the Final EIR and, with the implementation of the mitigation measures defined herein and set forth in the Mitigation Monitoring and Reporting Program, will be mitigation to a less than significant level.

13. RESOLUTION ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM

Pursuant to Public Resources Code Section 21081.6, the Board hereby adopts a Mitigation Monitoring and Reporting Program (MMRP) attached hereto as Exhibit A1. In the event of inconsistencies between the mitigation measures set forth herein and the MMRP, the MMRP shall control. In the event of inconsistencies between the MMRP and a condition of approval set forth in the staff report for this hearing, the conditions of approval shall control, to the extent that the condition of approval sets forth a more stringent requirement. In the event that the MMRP sets forth a more stringent requirement than the condition of approval, the MMRP shall control.

PASSED, APPROVED AND ADOPTED, this 29th day of March, 2011.