

## Scott Holmes – Big Wave Project Engineer

- I have been a Civil /Environmental Engineer for 32 years
- I have a wonderful daughter who hopefully will live at Big Wave
- I have designed a number of water and wastewater treatment plants including the Pacifica Water Recycling Plant
- I have also been involved in a number of successful wetlands restoration projects including Calera Creek Steel head restoration project (involved restoring about a mile of streambed and planting over 100,000 native wetland plants). Steelhead population increased from a few hundred to a many thousand. Calera Creek frog habitat increased red legged frog population from 3 to about 10,000.
- Linda Mar Beach Dune restoration project
- Successful restoration projects serving a public need are extremely rewarding for me and those who benefit
- Big Wave is such a Project

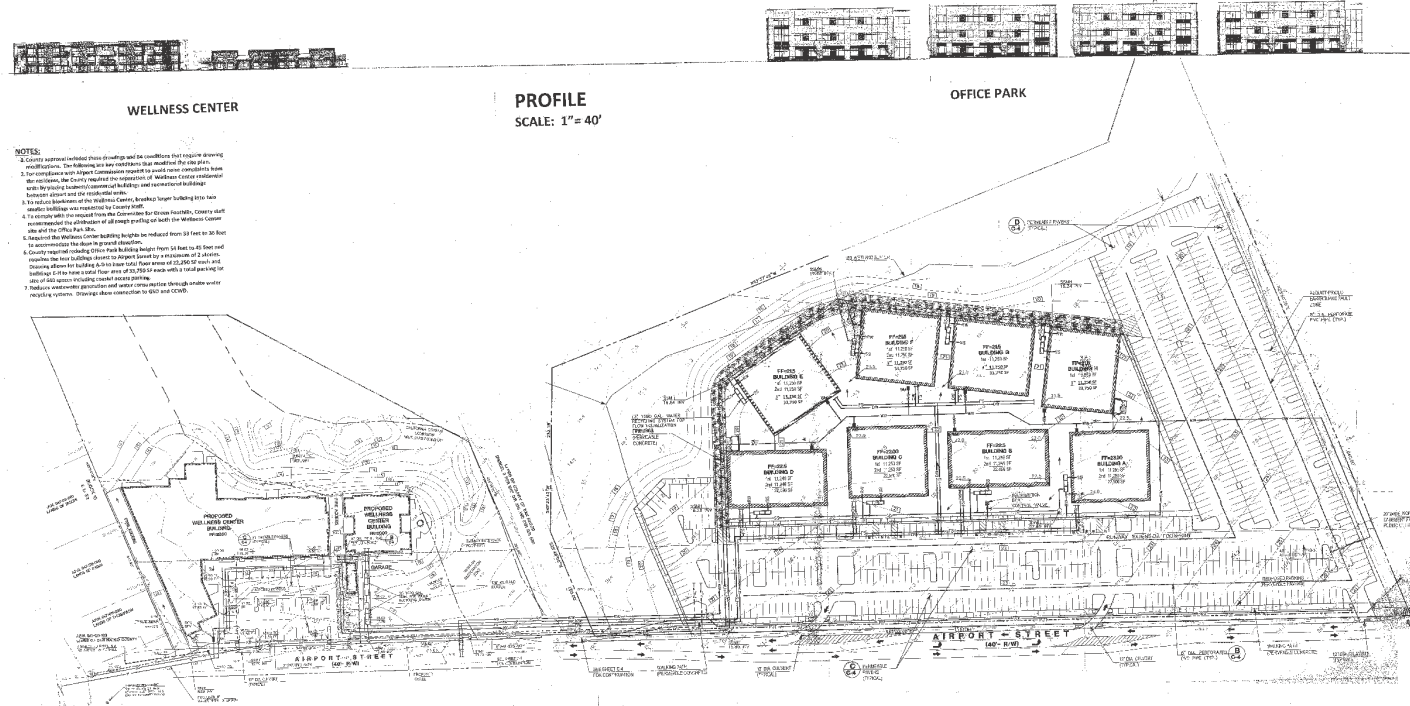
## Big Wave – North Project Alternative (NPA)

- The Project Approved by the County was rejected by the Coastal Commission
- The NPA was developed to address all of the issues raised by the Coastal Commission and the Environmental CEQA Lawsuits filed against the Project
- Big Wave spent the last year meeting with Environmental Groups to develop the NPA and successfully addresses all of the concerns from the Coastal Commission
- The primary project changes include the following:
  1. Relocation of Wellness Center Buildings from the south 5 acre parcel to the North 15 acre parcel, bringing residential portion out of the W zone property, putting it adjacent to the existing residential development and creating a live work environment.
  2. Increased residential first floor to 34 feet (2 feet above FEMA approved emergency evacuation elevation) and 13 feet above County approved.
  3. Reduced Business Building height from 48 feet to 33 feet (height reduction of 15 feet).
  4. Reduced the Number of LLC Business Buildings from 8 to 4.
  5. Increased creekside buffer from 100 feet to 350 feet on the south and 250 on the North and 150 feet to the West.
  6. Reduced Business Density from 533 to 420 employees, reduced traffic impacts
  7. Connects to GSD (without water recycling) and MWSD

## Project Goals and Objectives

- Create low income housing for developmentally disabled Coastside Residents
- Create a community for our children where they thrive, work together and give back to their community
- Provide a community that generates meaningful work
- Provide a revenue source through the adjacent Business Park that keeps the home affordable for the very low income residents.
- Provides needed business space for the Coastside residents to reduce over the hill commuting
- Build business space to meet the demand not as speculation
- Provide a development that integrates into the surrounding community and environment.
- Protects and expands existing wetlands.
- Significantly improves Red Legged Frog habitat
- Protect existing farming

# Big Wave Project Approved by County



**NOTES:**

- County approval includes these drawings and the conditions that require drawing modifications. The following are new conditions that modify the site plan.
- For conditions with signed Commission reports to such as conditions from the County, the County requires the submission of Wellness Center information with the project's conceptual building and landscape drawings.
- Project approval was subject to the following:
- To reduce the height of the Wellness Center building from 81 to 60 feet.
- To reduce the height of the Wellness Center building from 60 to 45 feet and to reduce the height of the Wellness Center building from 45 to 30 feet.
- To reduce the height of the Wellness Center building from 30 to 15 feet.
- To reduce the height of the Wellness Center building from 15 to 10 feet.
- To reduce the height of the Wellness Center building from 10 to 5 feet.
- To reduce the height of the Wellness Center building from 5 to 0 feet.
- To reduce the height of the Wellness Center building from 0 to 0 feet.

**PROFILE**  
SCALE: 1" = 40'

**WELLNESS CENTER**

**OFFICE PARK**

**Project Plans Approved By the County**



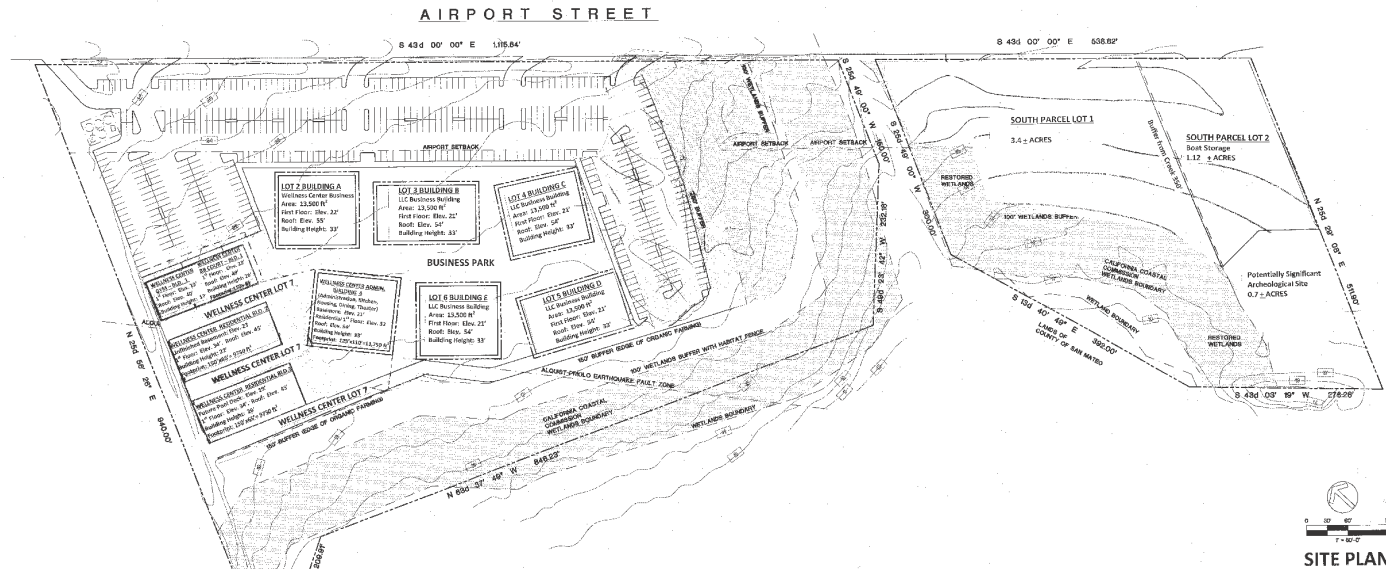
## BIG WAVE NPA PROJECT

(DESIGNED TO ADDRESS THE COASTAL  
COMMISSION RECOMMENDATIONS)

(8-20-2013)

# Big Wave Proposed North Parcel Alternative

Changes in Project Plans to  
Include Recommendations from  
CGF, MWSD, GSD, CCC



SITE PLAN

- NOTES:**
- Changes required by the Coastal Commission based on statements by CCC staff at the 8-11-2012 hearing as reasons for rejecting the project:
    - CCC concerns: 150' FT Buffer on Business Park and Wellness Center to adequately protect the habitat. Drawing Changes: Buffer increased along creek to 225 FT for North Parcel and 180 FT from Creek for South Parcel. This provides a wildlife corridor along the creek between potential development of over 700 feet.
    - CCC concerns: Buildings potentially block views of adjacent from Airport Street. Drawing Changes: This concern is based on the low wall height of the South Parcel. The proposed drawing of windows of buildings from the South Parcel and reduce the maximum building height on the south parcel by 2.5 feet from 45 feet to 42 feet.
    - CCC concerns: CCC disagreed in their staff report with the County Regional Technical Report expert evaluation stating a 500 year return period an elevation of 14 feet and the Wetland Recommendation of a residential floor level elevation of 24 feet. The CCC recommended a minimum 5-foot allowance of 30 feet for protection against tsunamis. Drawing Changes: By relocating the Wellness Center to the North Parcel, all residential development has first floor elevations ranging from 22 FT to 30 FT.
    - CCC requested development be of similar characteristics to the surrounding development. Drawing Changes: The architectural style for the Business Park has been changed to be the same as the architectural design that has been approved by the County for the Wellness Center (residential building height of 23 FT and eave height of 24 feet). The floor cover residential units are located next to the pre-constructed home park with roof elevations similar to the pre-manufactured homes.
  - The Committee for Green Foothills rejected development on the Southern Parcel east side. Approximately 1 acre of forest terraces with larger habitat corridors and 8th residential portion of the project adjoining the existing residential Pilar Ridge housing.
  - GSD has requested no water recycling. Drawing Changes: No water recycling.
  - The project allows a reduced developed density on both the North and South Parcel. The project has 376 fewer parking spaces and reduces the development of the north parcel by about 41 percent from that evaluated in the RDRS. There are 461 parking spaces allocated for development and 300 spaces allocated for Coastal Access. The project has a reduced parking lot per unit by approximately 1.5 acres and has reduced the building foot print from approximately 200,000 to 150,000 square feet.

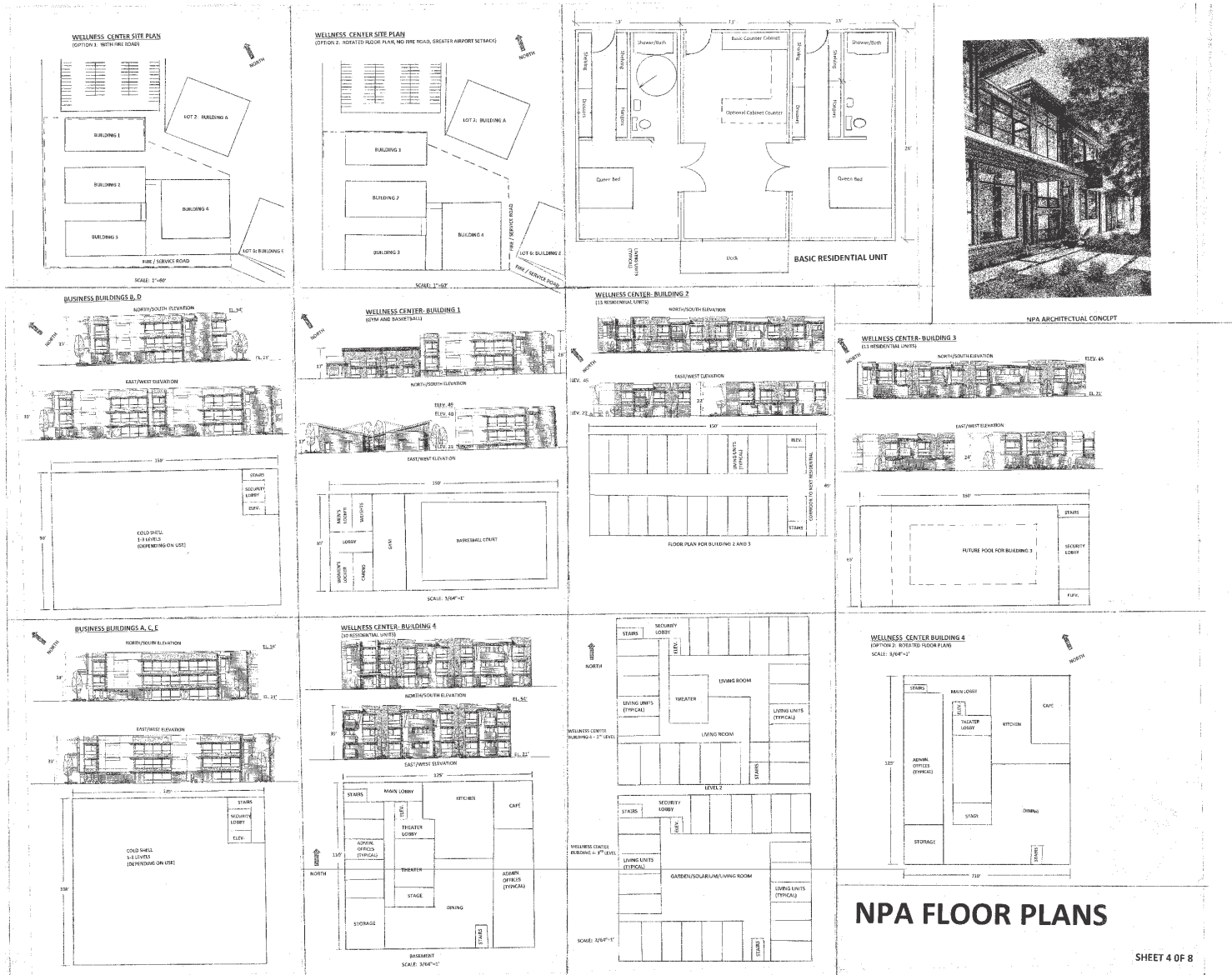


WELLNESS CENTER

BUSINESS PARK

PROFILE  
SCALE: 1" = 40'

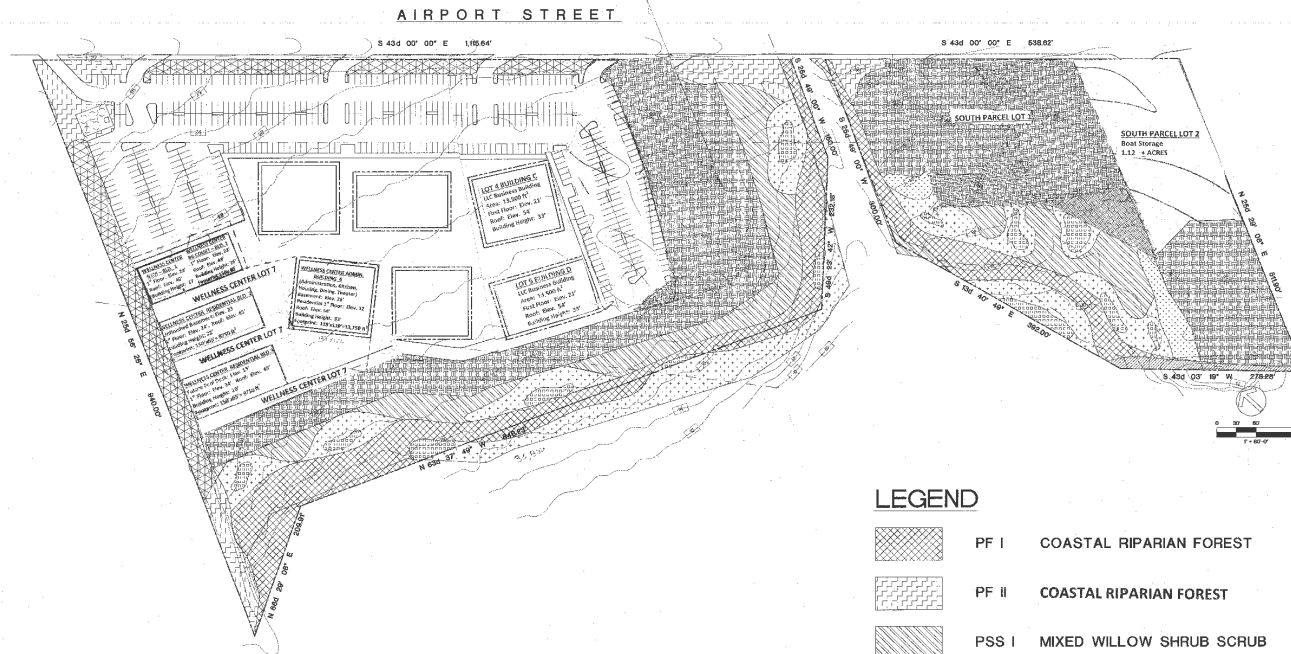
# Architectural Concept and Floor Plans








**NPA FLOOR PLANS**

# Landscaping Plan

## NPA LANDSCAPING PLAN

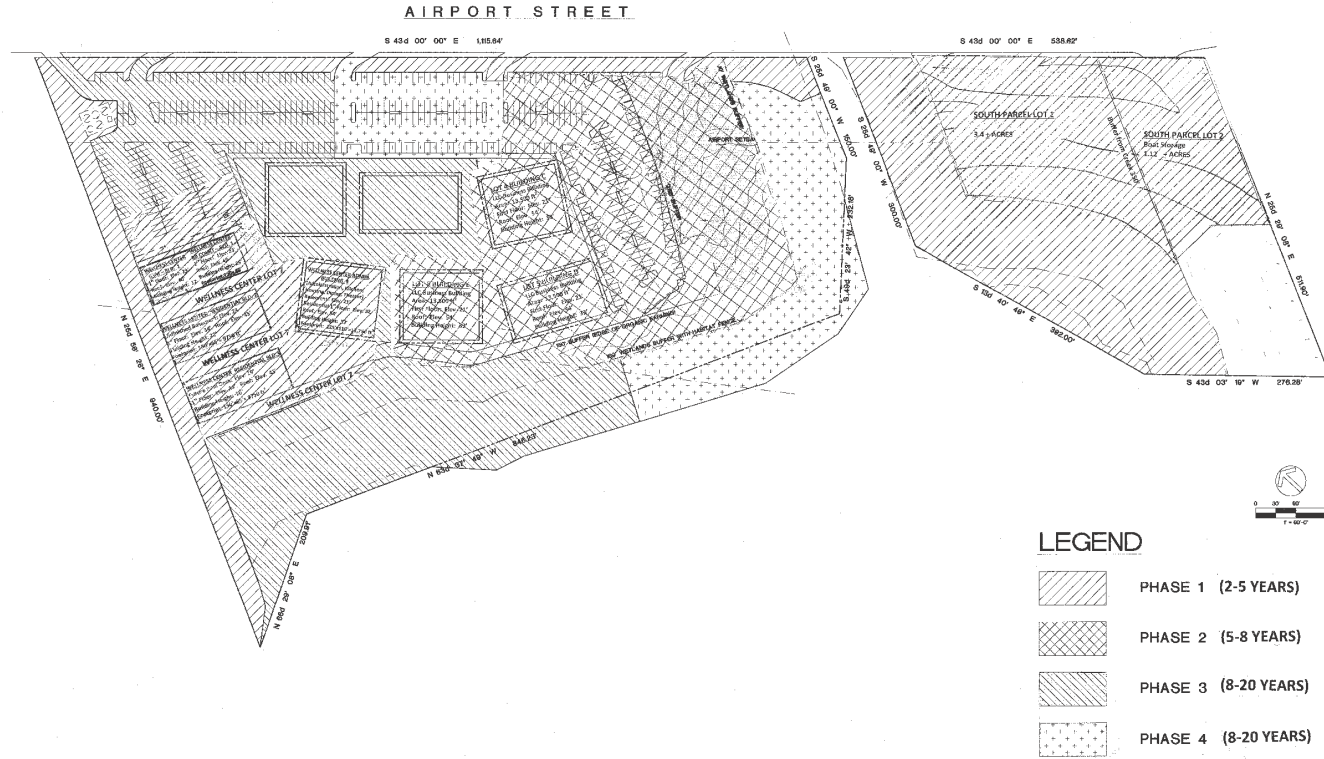


### LEGEND

-  PF I COASTAL RIPARIAN FOREST
-  PF II COASTAL RIPARIAN FOREST
-  PSS I MIXED WILLOW SHRUB SCRUB
-  PSS II WILLOW WATTLE
-  PE I SEDGE MEADOW
-  PE II RUSH MEADOW
-  UP I UPLAND FOREST
-  UP II WILDFLOWER GARDEN
-  UP III ORGANIC GARDEN

# Phasing Plan

## NPA PHASING PLAN





View of Revised Project from Highway 1 at the Intersection of North Capistrano (Looking West)



Existing Conditions Before Construction



Project View After Completion without Landscaping



# Summary of Changes

Description	Approved in EIR	As Revised in Addendum 1	(Reduced) Impact from Addendum 1	(Reduced) Impact from Addendum 1 (%)
<b>LLC Business Buildings:</b>				
Total LLC Business Footprint (ft <sup>2</sup> )	92,000	54,000	(36,000)	40% “
Max. Area LLC Business Park (ft <sup>2</sup> )	225,000	162,000	(63,000)	28% reduced
Number of Business Buildings	8	4	4	50% “
<b>Wellness Center:</b>				
Wellness Center Bld. Footprint (ft.)	58,110	56,500	(1610)	3% “
Max. Floor Area	98,745	97,500	(1250)	1.2% decrease
Number of Buildings	5	5	0	0
Total Building Area (ft <sup>2</sup> )	323,745	259,500	(54,745)	17% “
Total Lot Coverage (ft <sup>2</sup> )	458,058	283,195	(174,863)	38% “
South Parcel Lot Coverage (ft <sup>2</sup> )	110,387	48,787	(61,600)	55% “
North Parcel Lot Coverage (ft <sup>2</sup> )	347,671	234,405	(16,500)	32.3% “
Maximum Height N. Parcel (ft)	51	36	(15)	26% “
Ave. Height N. Parcel (ft)	42	32	(10)	23% “
Total Parking Spaces	690	554	(139)	20% “
LLC Business Parking Spaces	533	420	(113)	21% “
WC Parking (Employees an guests)	50	42	8	16 % “
Beach Access Parking	109	92	(17)	16% “
Business Employees	533	420	(340)	33% “
<b>South Parcel Grading:</b>				
Grading Cut(yd <sup>3</sup> )	870	0	(870)	100% “
Grading Fill(yd <sup>3</sup> )	11,070	0	(11,070)	100% “
<b>North Parcel Grading</b>				
Grading Cut (yd <sup>3</sup> )	21,878	5000 (Trenches)	(16,878)	77% “
Grading Fill (yd <sup>3</sup> )	15,780	9,000(Gravel)	(6,780)	43% “
<b>Total Grading</b>				
Grading Cut (yd <sup>3</sup> )	22,748	5000	(17,748)	78% “
Grading Fill (yd <sup>3</sup> )	26,850	13,000	(13,850)	51.5% “