

**Big Wave North Parcel Alternative Project
County Planning & Building Department
Project Description for Project Referral
March 24, 2014**

Applicant/Owner: Big Wave Group, LLC; Big Wave Group

Location: The project site is located on the west side of Airport Street, north of Stanford Avenue and across the street from the Half Moon Bay Airport, in the unincorporated Princeton area of the County. The project site currently consists of two adjacent agricultural fields that are part of a larger ongoing and continuous farming operation. The site is relatively flat, with gentle slopes to the south and west. A natural drainage swale running east to west separates the two parcels and leads to the Pillar Point Marsh, a salt marsh habitat. A total of 0.74 acres (32,180 sq. ft.) of the project site consists of wetlands as defined by the California Coastal Act. A portion of the 0.74-acre total, 0.45 acres, is considered Federal jurisdictional waters/wetlands, under the permit authority of the U.S. Army Corps of Engineers.

APNs: APN 047-311-060 and APN 047-312-040

PROJECT INFORMATION

Permits Required:

- 1) Use Permit for the modern sanitarium component of the Wellness Center and its accessory uses, Outdoor Boat Storage Use on the southern parcel, and proposed parking uses to be located within the Airport Overlay (AO) Zoning District.
- 2) Major Subdivision: The parcel on which the Office Park is proposed to be located (APN 047-311-060) would be subdivided into 7 lots (Lots 1-7). Lot 1 includes the common areas of the wetlands, wetland buffer areas, area proposed for wetland habitat creation, and fire trail. Lots 2 through 6 would contain one office/manufacturing building for each lot (Building A would be owned by the Wellness Center). Lot 7 would contain the 4 Wellness Center buildings.
- 3) Coastal Development Permit, appealable to the California Coastal Commission, for:
 - a. Five (5) Office Park buildings (one will be owned by the Wellness Center) containing a total 162,000 sq. ft. of industrial/office/manufacturing/storage uses, and
 - b. Four (4) Wellness Center buildings containing a total 97,500 sq. ft. and a maximum of 57 sleeping rooms to provide affordable housing for a maximum of 50 developmentally disabled adults and 20 staff persons, a 483-space shared parking lot (with an additional 93 spaces for beach user parking), wetland habitat creation, other landscaping, and associated fencing.
- 4) Design Review Permit for proposed structures and associated grading;

<p>5) <u>Grading Permit</u> to perform 735 cubic yards of cut (for utility trenching) and 13,000 cy of fill (including 12,600 of imported gravel import).</p>
<p><u>Proposed Water Source</u>: Connection to MWSD (Requires LAFCo sphere of influence amendment removing the territory from the CCWD sphere, placing it in the MWSD sphere and applying for extension of water service outside MWSD boundaries pursuant to Government Code Section 56133).</p>
<p><u>Proposed Sewer Service</u>: GSD</p>
<p><i>Wellness Center Details</i></p>
<ul style="list-style-type: none"> ▪ <u>Housing for DD Adults and their Aides</u>: The Wellness Center includes 57 sleeping rooms to provide affordable housing for a maximum of 50 developmentally disabled adults and 20 staff persons. <ul style="list-style-type: none"> <u>Building 1</u>: No sleeping rooms <u>Building 2</u>: 13 sleeping rooms <u>Building 3</u>: 13 sleeping rooms <u>Building 4</u>: 31 sleeping rooms (one added to total 57 units) <p><u>Residential Floor Plans are Approximate and Flexible</u>: A “Basic Residential Unit” contains 2 sleeping rooms and a shared living area (3 components), with no kitchen. Actual residential layout may include some “studios” with one sleeping room and a living area that is not shared with another sleeping room (2 components). Sleeping rooms may accommodate one or 2 persons. The actual configuration will depend on demand, but the total number will not exceed 57 sleeping rooms and 50 developmentally disabled adults and 20 staff persons.</p>
<ul style="list-style-type: none"> ▪ <u>Building Use and Heights</u>: (No residential uses are proposed on ground level “basement” floors) <ul style="list-style-type: none"> <u>Building 1 (1-story)</u>: Gym and Basketball Court <u>Building 2 (2-story)</u>: Residential Use and Pool on basement level <u>Building 3 (2-story)</u>: Residential Use and Pool on basement level <u>Building 4 (3-story)</u>: Residential Uses and Administration, Kitchen, Dining, Theater on basement level
<ul style="list-style-type: none"> ▪ <u>Boat Storage</u>: 49 boat storage spaces and 27 parking spaces and a 190 sq. ft. Bathroom Building

- **Project-Related Business Operations to Generate Income for Wellness Center Residents:** The DD adults would be employed by the Wellness Center and would also provide services to the Office Park, with the Wellness Center funded through association fees and shared development costs. Business operations would be managed by Big Wave Group, Inc., a non-profit corporation, and include: Big Wave (BW) Catering/Food Services; BW Energy; BW Farming; BW Water; BW Transportation; BW Recycling; BW Communications (radio telecom link); and BW Maintenance.

Office Park Details

- **Proposed Uses:** The applicant proposes General Office, Research and Development, Light Manufacturing, and Storage, with square footages of each use is determined by prospective tenants and parking requirements for each permitted use (until parking or building square footage is used up). The Office Park would be occupied by private firms with their own workers.

- **Building Height:** All Office Park Buildings would be 3-stories in height.

Proposed Outdoor Uses Over Project Sites

Creation/restoration of approximately 380,000 sq. ft. of wetland habitat within areas of delineated wetlands and required buffer zone; development of a Class 1 multiple-purpose trail along Airport Street; use of organic, on-site farming for supplemental food sources; establishment of a native plant nursery for revegetation/landscaping efforts; establishment of recycling and composting; and development of shuttle services.

PROPERTY INFORMATION

Size: The project site is 19.53 acres in size. APN 047-311-060 (northern parcel) is approximately 14.25 acres in size, and APN 047-312-040 (southern parcel) is approximately 5.28 acres in size.

Existing Zoning:

Northern Parcel (Proposed Office Park site):

- Light Industrial/Design Review/Coastal Development District (M-1/DR/CD)

- Light Industrial/Airport Overlay/Design Review/Coastal Development District (M-1/AO/DR/CD)

- Resource Management-Coastal Zone/Design Review/Coastal Development District (RM-CZ/DR/CD)

Southern Parcel (Proposed Wellness Center Site):

- Waterfront/Design Review/Coastal Development District (W/DR/CD)

- Waterfront/Airport Overlay/Design Review/Coastal Development District (W/AO/DR/CD)

▪ Resource Management-Coastal Zone/Design Review/Coastal Development District (RM-CZ/DR/CD)
General Plan Designation: General Industrial and General Open Space
Sphere-of-Influence: City of Half Moon Bay
Existing Land Use: Agriculture

Attachments:

- 1. Site and Vicinity Map**
- 2. Conceptual Big Wave NPA Processing Schedule**
- 3. Project Referral Sheet**
- 4. Project Plans and Narratives**



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure III-3
Aerial Photograph of the Project Site



Source: Google Earth Pro, 2009.

Figure III-4
Aerial Photograph of the
Project Site and Surrounding Area

Conceptual Big Wave NPA Processing Schedule

Date: March 24, 2014

March 25, 2014: County of San Mateo (CSM) Project Referral

April 11, 2014: Project Referral Comments Due

March – July 2014: CSM Staff completes CEQA Document

Early July 2014: CSM Staff circulates CEQA Document (30-day Comment period ends in early August 2014)

Early Aug. 2014: Planning Commission Hearing

Sept. 24, 2014: Planning Commission Hearing



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

PLANNING PERMIT APPLICATION REFERRAL

Date: March 24, 2014

TO:

- X Airports - Gretchen Kelly
X California Coastal Commission - Jeanine Manna, Nancy Cave, Mark Johnson, Lesley Ewing
X County Counsel - J. Nibbelin
X Department of Public Works - Digna Shue, Haniela Houshmandi
X Environmental Health
X Fire Department Coastside Fire Protection District.
X Geotechnical Department
X Local Agency Formation Commission
X Midcoast Community Council
X Other Agency - Princeton Citizen Advisory
X Parks Department
X Sewer Districts - Multiple - GSD
X Water Districts - Multiple - MUSD

FROM: Camille Leung, Project Planner
CLEung@smcgov.org
650 363-1826

INSTRUCTIONS:

Please review this form and the attached planning permit application materials with regard to your area of responsibility. For additional information, or to discuss the project, please feel free to contact me. Please notify me immediately if you require additional plans, specifications, reports or other application materials. Then complete your review and return this form only by 04/11/2014 to avoid delay in permit processing. Thank you for your cooperation.

APPLICATION INFORMATION:

Planning Case Number

PLN2013-00451

Property Owner

Big Wave, LLC (North)
Big Wave Group (South)

Project Applicant

SCOTT HOLMES
415-999-0145
(650) 773-1870

Assessor's Parcel Number

047311060

PROJECT LOCATION: PILLAR POINT MARSH

PROJECT DESCRIPTION: SEE ATTACHED PROJECT DESCRIPTION.



County of San Mateo

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PLANNING PERMIT APPLICATION REFERRAL

Page 2 of 2

Date: March 24, 2014

DECISION MAKER:

<input type="checkbox"/> Staff	<input type="checkbox"/> Zoning Hearing Officer	<input checked="" type="checkbox"/> Planning Commission
<input type="checkbox"/> Board of Supervisors	<input type="checkbox"/> Design Review Committee/Officer	

COMMENTS ON PROPOSAL:

State any comments, concerns or recommendations you have with regard to this project. Please be specific in project references. Attach additional sheets as necessary.

No Comments Refer to Permit Plan for Comments

Other Comments: _____

RECOMMENDED CONDITIONS OF APPROVAL (AGENCIES ONLY):

List any conditions which you would recommend be imposed if the project is approved. Again, please be specific, use exact working and indicate any adopted plans, policies or ordinances upon which your recommendations are based. Attach additional sheets as necessary.

No Recommended Conditions Refer to Permit Plan for Comments

Refer to Attached Material for Conditions

Other Conditions: _____

Name of Person Completing this Form (Print): _____ Date: _____

Phone: _____ Email: _____

RETURN THIS FORM TO: Camille Leung
 Planning and Building Department
 455 County Center, 2nd Floor
 Mail Drop PLN122
 Redwood City, CA 94063

RECEIVED

FEB 26 2014

San Mateo County
Planning Division

Exhibit A
Big Wave North Parcel Alternative (NPA)

I. Introduction

Introduction

This document which describes the Big Wave North Parcel Alternative (NPA) addresses the basis of the denial by the California Coastal Commission (CCC) and the parties that appealed the decision of the County of San Mateo Board of Supervisors on March 15, 2011 to certify the Final Environmental Impact Report (FEIR) and approve the Coastal Development Permit and associated permits for the Big Wave Wellness Center and Office Project ("Big Wave Project"). This document is also intended to address the issues raised in litigation on file in the County of San Mateo Superior Court, Montara Water and Sanitary District et al v. County of San Mateo et al CIV 505205,505222, and 505240.

Environmental Review Process

The Lead Agency for the Draft Environmental Impact Report (DEIR) was the County of San Mateo. The DEIR was circulated for public review on October 22, 2009; the comment period ended on December 24, 2009. The FEIR was certified by the Board of Supervisors on March 29, 2011. On April 28, 2011, the Committee for Green Foothills, Montara Water and Sanitary District and Granada Sanitary District filed actions in San Mateo County Superior Court challenging the decision of the San Mateo County Board of Supervisors to certify the FEIR. By agreement by all parties, this litigation has been stayed. Now the applicant is proposing the NPA and CEQA requires additional review.

Coastal Development Permit

The Coastal Development Permit (CDP) issued by the Board of Supervisors on March 29, 2011, was appealed to the CCC on April 19, 2011 by Committee for Green Foothills, Surfrider Foundation, San Mateo County Chapter, Loma Prieta Chapter, Sierra Club, Pillar Ridge Homeowners Association, and San Mateo County League for Coastside Protection. Separate appeals were filed by the Granada Sanitary District and the CCC. The CCC, on August 8, 2012, held a de novo hearing on the Appeals and denied the Coastal Development Permit for the project. On November 27, 2012, the project applicant filed a Petition for a Writ of Administrative Mandamus in San Mateo County Superior Court challenging the denial of the CDP by the CCC. The parties are now in settlement discussions. The NPA is intended to fully respond to issues of concern of the CCC.

Summary of Proposed Changes to the Project Associated with the NPA

The NPA amends the project description in the FEIR as follows:

1. The NPA removes the 5 buildings from the southern 5 acre parcel relocates the Wellness Center to the Northern 14.25 acre parcel with essentially the same facilities approved by the County Board of Supervisors. The southern parcel is subdivided into two parcels instead of three. One parcel is 1.82 acres for boat storage and archeological reserve. The development rights are to be sold for the remaining 3.4 acre parcel. Big Wave Group the present owner of the property will irrevocably offer to sell this land for its development value to another party for open space or otherwise development mitigation. After the development rights are sold the 3.4 acre parcel will remain undeveloped.
2. The NPA reduces the LLC Business buildings from 8 to 4 and replaces the 4 LLC Business buildings with the Wellness Center buildings. The individual LLC Business building lots are the same size as described in the FEIR and submitted to the Coastal Commission. The Wellness Center Commercial building occupies the same space as Building A in the CCC submittal and the Wellness Center residential buildings occupy the space of building H.
3. The NPA maintains the same floor area of the Wellness Center. The NPA increases the total Wellness Center footprint slightly from 60,499 square feet to 65,980 square feet to accommodate its reduced height. The NPA reduces LLC Business building footprints from approximately 92,000 square feet to 54,000 square feet. The NPA reduces total building coverage by 34,519 square feet, approximately 23%.
4. The NPA increases wetlands buffer on the 14.25 acre north parcel from 100 feet along the creek on south boundary to 250 feet. The NPA increases all other buffers to 150 feet

(the LCP and EIR requires 100 feet). The NPA does not include any buildings (with the exception of a single handicapped bathroom for the Boat Storage) on the southern 5 acre parcel and states that 3.4 acres of the southern parcel will have the development rights sold. The NPA undeveloped area reduces the lot coverage by an additional 4 acres (36% reduction in lot coverage). This specifically meets the CCC's request for additional habitat protection.

5. The NPA reduces the building heights on the north parcel from 51 feet maximum above existing grade to 36 feet maximum above existing grade (36 ft. building height), a reduction in maximum height by approximately 30%.
6. The NPA reduces the north parcel business development potential square footage from 225,000 square feet to 162,000 square feet, a reduction of 63,000 square feet, a 28% reduction. The NPA reduces the business buildings on the south parcel by 20,000 square feet
7. The NPA reduces the total number of parking spaces from 690 (50 on the south 5 acres and 640 on the north 14.25 acres parcel) to 554 parking spaces on the north 14.25 acres. The NPA reduces beach access parking spaces from 115 spaces to 92 spaces due to the overall reduction in parking spaces. The NPA maintains 20 spaces for staff and 22 spaces for guests and businesses at the Wellness Center which are now located on the north parcel. The NPA reduces the spaces available for business development on the 14.25 acre parcel from 533 spaces to 420. This represents a reduction in potential business employees on the north 14.25 acre parcel of 21%.
8. The NPA proposes no rough grading on either parcel. The existing soil in the developed area will be covered by 12 to 20 inches of gravel and permeable pavers designed to infiltrate all storm drainage and comply with the County runoff requirements. The only fill will be the importation of gravel. The only cut will be for the excavation of utilities. The NPA represents a significant reduction in the amount of site grading, 78% reduction in cut and 52% reduction in fill.
9. The NPA includes an additional geotechnical report that demonstrates there is no fault displacement on the 14.25 acre parcel.
10. The NPA includes raising the floor elevations for the residential dwelling from 21 feet to a minimum of 30 feet (34 for most of the residential buildings) for additional protection against tsunami run-up as requested by the Coastal Commission.
11. The NPA reduces the number of subdivisions on the southern parcel from 3 to 2 and from 10 to 7 on the north parcel. The subdivisions on the southern parcel include 3.4 acres for the sale of the development rights and 1.82 acres to preserve the archeological area and provide a 1.12 acre boat storage area. The boat storage area complies with the waterfront zoning and is designed to provide regular income for the Wellness Center. The boat storage area will be constructed with permeable pavers as shown on the Attachment 3:

III. Changes to Project Description of the NPA Changes in the Environmental Setting

The project approved by the County includes the southern parcel APN 047-312-040 (5.28 acres) and the northern parcel APN 047-311-060 (14.25 acres) as illustrated in Attachment 1. The revised project is illustrated in Attachment 2. The configuration of the Wellness Center Lot 7 is shown on sheet 4 of 8 with two options. The lot lines are the same for both options.

Changes in Project Characteristics

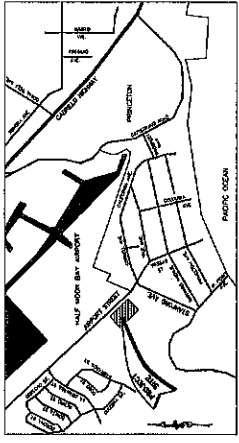
The details of the NPA project are described in Table 2.

Table 2: Summary of NPA Changes/Reductions in Scope

Description	Approved in EIR	As Revised in Addendum 1	(Reduced) Impact from Addendum 1	(Reduced) Impact from Addendum 1 (%)
LLC Business Buildings:				
Total LLC Business Footprint (ft ²)	92,000	54,000	(36,000)	40% "
Max. Area LLC Business Park (ft ²)	225,000	162,000	(63,000)	28% reduced
Number of Business Buildings	8	4	4	50% "
Wellness Center:				
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 ²)	323,745	259,500	(54,745)	17% "
Total Lot Coverage (ft ²)	458,058	283,195	(174,863)	38% "
South Parcel Lot Coverage (ft ²)	110,387	48,787	(61,600)	55% "

North Parcel Lot Coverage (ft ²)	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% "
South Parcel Grading:				
Grading Cut(yd ³)	870	500 95	(870)	100% "
Grading Fill(yd ³)	11,070	1500 1400	(11,070)	100% "
North Parcel Grading				
Grading Cut (yd ³)	21,878	5000 640 (Trenches)	(16,878)	77% "
Grading Fill (yd ³)	15,780	9,000 11,200(Gravel)	(6,780)	43% "
Total Grading				
Grading Cut (yd ³)	22,748	5000 735	(17,748)	78% "
Grading Fill (yd ³)	26,850	13,000	(13,850)	51.5% "
Building Details				
Business Buildings (LLC):				
Elevation of First Floor (ft.)	21 - 22	21 -23.5		
Roof Elevation (ft.)	70 -71	54 -55	(15)	26%
Building Height (ft.)	48	33		
Maximum Height Above Ex. Gd. (ft)	51	36	(15)	26% "
Total LLC Business Parcels	10	5	5	50% "
Max. Number of Stories	3	3		
Wellness Center Buildings:				
Bld. 1 – Basketball Court				
Number of Stories	1	1	0	
Area (ft ²)	9750	9750	0	
Elevation of First Floor (tt.)	19	23	0	
Roof Elevation (ft)		49		
Building Height above ex.gd.(ft)	26	26	0	
Bld. 2 - Residential				
Number of Residents and Staff		16		
Number of Stories	1	2		
Area (ft ²)		9750		
Elevation of First Floor (ft.)	21	34	13	13' higher for Tsunami
Roof Elevation (ft)		45		
Building Height above ex.gd.(ft)		22		
Bld. 3 – Residential/pool				
Number of Residents and Staff		16		

Number of Stories		1		
Area (ft ²)		9750		
Elevation of First Floor (ft.)	21	34		13' higher for Tsunami
Roof Elevation (ft)		49		
Building Height above ex.gd.(ft)		26		
Bld. 4 – Residential/Administration				
Number of Stories		3		
Number of Residents and Staff		38		
Area (ft ²)		41,250		
Elevation of First Floor (ft.)	21	34		13' higher for Tsunami
Roof Elevation (ft)		45		
Building Height (ft)		33		
Bld. A – Business/Commercial				
Number of Stories		2		
Area (ft ²)		27,000		
Elevation of First Floor (ft.)	21	34		
Roof Elevation (ft)		55	(1610)	2.7% reduced
Building Height (ft)		33	1	33%



- LEGEND:**
- C - COMPACT PARKING
 - D - DRIVE
 - EP - EDGE OF PARCELS
 - FP - FUTURE PARKING
 - S - STANDBY PARKING
 - SP - STANDBY PARKING
 - SW - SANITARY SEWER MAINLINE
 - WV - WATER VALVE
 - W - WATER
 - EL - ELEC. LINE
 - FL - FIRE SERVICE
 - FW - DOMESTIC WATER
 - SS - SANITARY SEWER

RECORD OWNER AND SUBDIVIDER:
 J.B. BIRD, INC.
 1000 BAY STREET
 REDWOOD CITY, CA 94063

LAND SURVEYOR AND CIVIL ENGINEER:
 MACLEOD AND ASSOCIATES
 885 CENTER STREET, SUITE 440
 SAN MATEO, CA 94401 (650) 583-8500

ASSESSORS PARCEL NUMBERS:
 047-311-000 AND 047-312-040

EXISTING & PROPOSED ZONING:
 M-1.5/A - LIGHT INDUSTRIAL WITH DESIGN REVIEW
 WPA - WATERSHED WITH DESIGN REVIEW

UTILITIES:
 SANITARY SEWER: BIRD'S BAY AREA COMPANY
 WATER: SAN MATEO DISTRICT
 FIRE PROTECTION: HALF MOON BAY

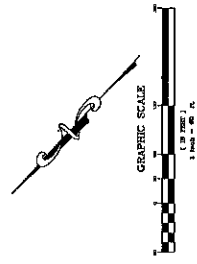
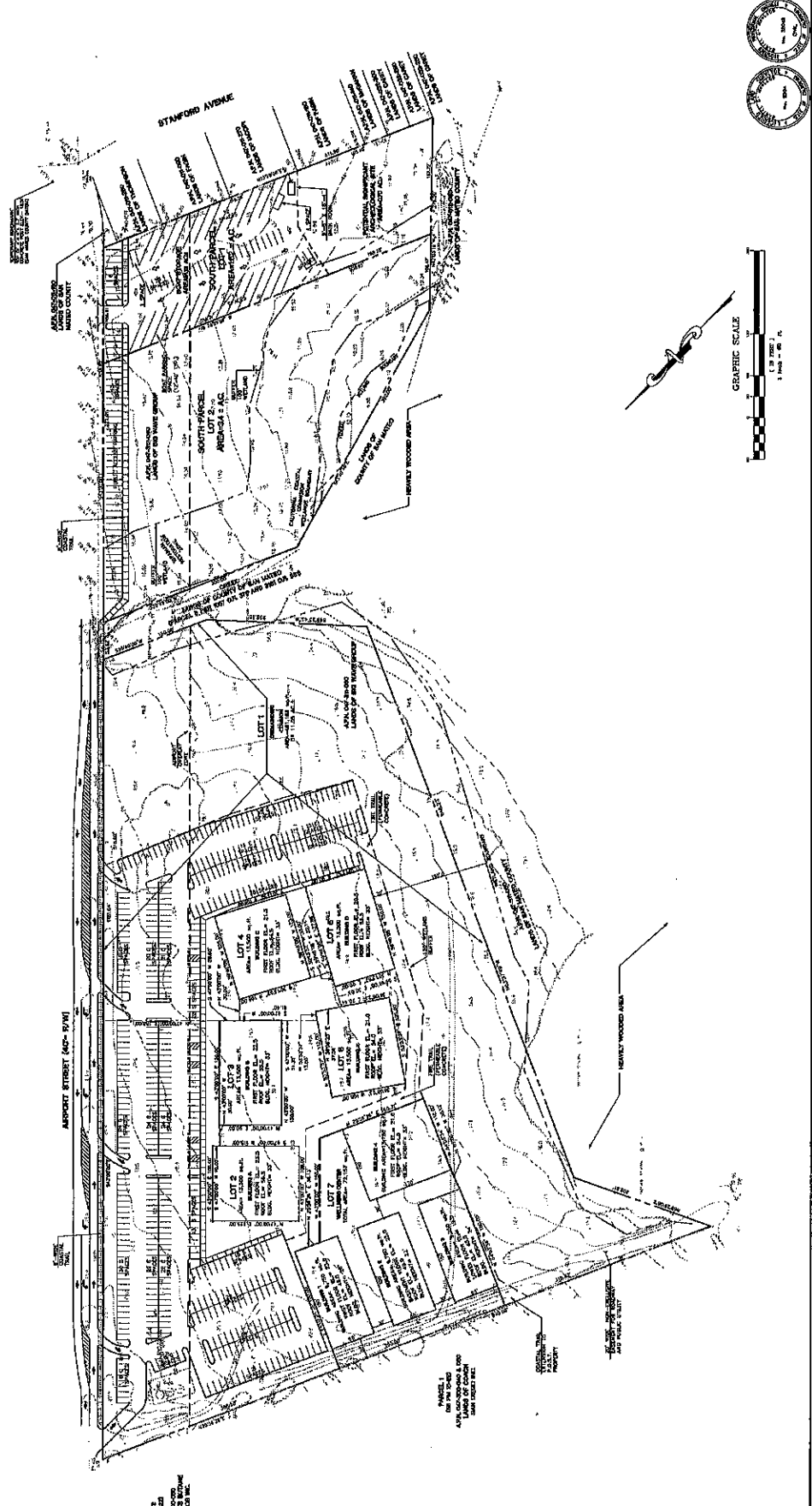
FLOOD ZONE:
 "X" (FIRM LETTER OF MAP ADJUSTMENT CASE NO. 05-001-0004)

PARKING NOTE:
 TYPICAL STANDBY PARKING STALL DIMENSIONS = 9' X 18'
 TYPICAL COMPACT PARKING STALL DIMENSIONS = 8' X 18'
 TYPICAL UNUSUAL PARKING STALL DIMENSIONS = 9' X 18' WITH 8' WIDE UNLOADING AREA.
 TOTAL NUMBER OF PARKING STALLS = 536

TREE NOTE:
 THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTIES

UTILITY NOTE:
 THE EXISTING UTILITY LINES SHOWN ON THIS MAP ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. ALL UNDERGROUND UTILITY LINES SHALL BE LOCATED AND DELETED DURING THE BUILDING PERIOD. THE LOCATION OF ALL UTILITY LINES SHALL BE CONFIRMED AND DELETED DURING THE BUILDING PERIOD.

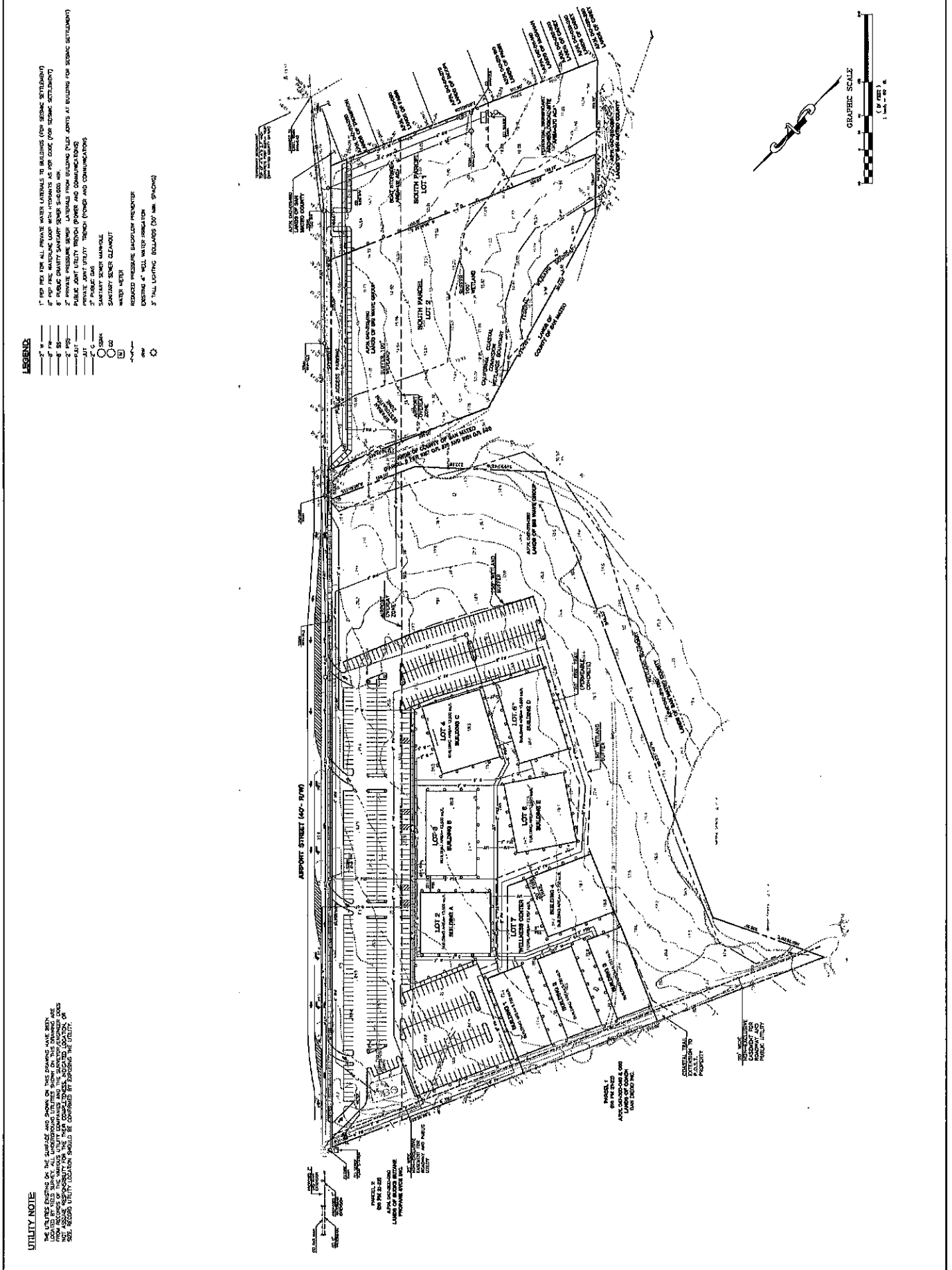
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EASEMENT NOTE:
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PARCEL 1:
 THE PARCELS SHOWN ON THIS MAP ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. ALL PARCELS SHALL BE CONFIRMED AND DELETED DURING THE BUILDING PERIOD.



UTILITY NOTE

THE UTILITIES SHOWN ON THIS DRAWING AND SHOWN ON THE SURFACE AND DOWN ON THIS DRAWING HAVE BEEN
 LOCATED BY FIELD SURVEY AND SHOWN AS SHOWN ON THIS DRAWING. THE LOCATION OF UTILITIES SHOWN ON THIS
 DRAWING IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE INFORMATION SHOWN ON THIS
 DRAWING IS NOT GUARANTEED TO BE ACCURATE. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF
 UTILITIES SHOWN ON THIS DRAWING.

LEGEND

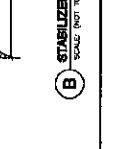
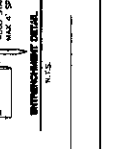
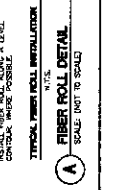
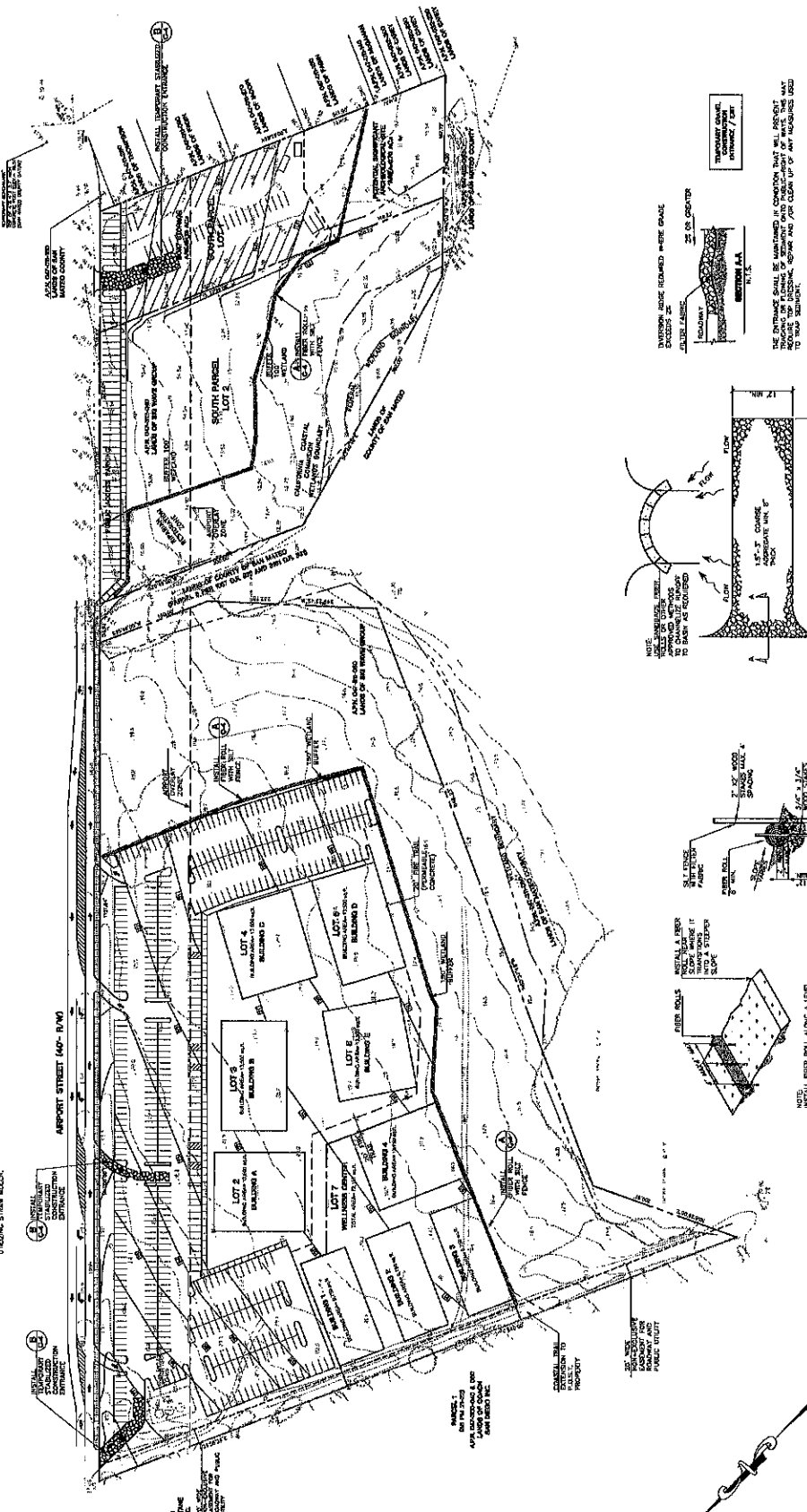
- 1" PIPE FOR ALL PRIVATE WATER LATERALS TO BUILDINGS (FOR SEWING SETTLEMENTS)
- 2" PIPE FOR ALL PRIVATE WATER LATERALS TO PUBLIC CODE (FOR SEWING SETTLEMENTS)
- 3" PUBLIC QUANTITY SANITARY SEWER 36" DIA. MIN.
- 4" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 5" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 6" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 7" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 8" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 9" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 10" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 11" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 12" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 13" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 14" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 15" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 16" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 17" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 18" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 19" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 20" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 21" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 22" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 23" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 24" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 25" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 26" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 27" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 28" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 29" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 30" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 31" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 32" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 33" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 34" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 35" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 36" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 37" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 38" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 39" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 40" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 41" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 42" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 43" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 44" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 45" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 46" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 47" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 48" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 49" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 50" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 51" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 52" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 53" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 54" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 55" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 56" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 57" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 58" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 59" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 60" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 61" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 62" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 63" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 64" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 65" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 66" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 67" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 68" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 69" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 70" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 71" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 72" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 73" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 74" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 75" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 76" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
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- 78" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 79" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 80" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 81" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 82" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 83" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 84" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
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- 87" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
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- 89" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 90" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 91" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 92" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 93" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 94" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 95" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 96" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 97" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
- 98" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.
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- 100" PRIVATE QUANTITY SANITARY SEWER 36" DIA. MIN.

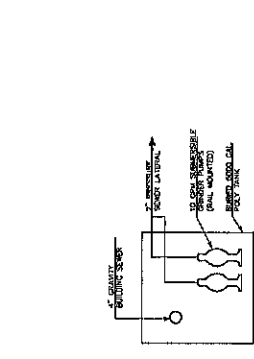
DESIGN AND CONSTRUCTION REQUIREMENTS FOR CONSTRUCTION ENTRANCE

1. THE WIDTH OF THE CONSTRUCTION ENTRANCE SHALL BE 12' TO 14'.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8" RIGID.
3. THE WIDTH OF THE PAD SHALL BE LESS THAN THE FULL WIDTH OF ALL ADJACENT PAVED AREAS.
4. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8" RIGID.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PERMITS THE FREE FLOW OF TRAFFIC AND DOES NOT PRESENT A HAZARD TO THE PUBLIC. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PERMITS THE FREE FLOW OF TRAFFIC AND DOES NOT PRESENT A HAZARD TO THE PUBLIC.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PERMITS THE FREE FLOW OF TRAFFIC AND DOES NOT PRESENT A HAZARD TO THE PUBLIC.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH SEEDING AND MULCH.

GENERAL EROSION CONTROL NOTES

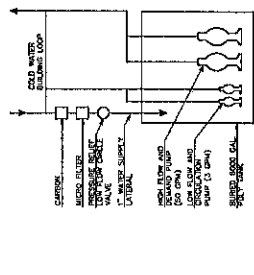
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.



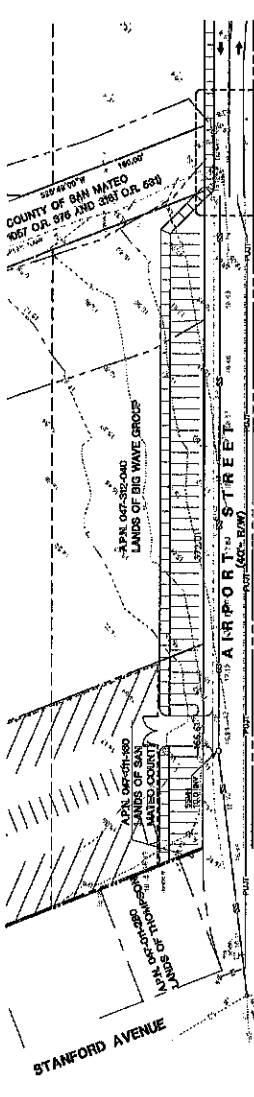


COLD WATER IN BUILDING TREATMENT AND CIRCULATION
 (ONE FOR BUILDING LOCATED IN UTILITY ROOM)

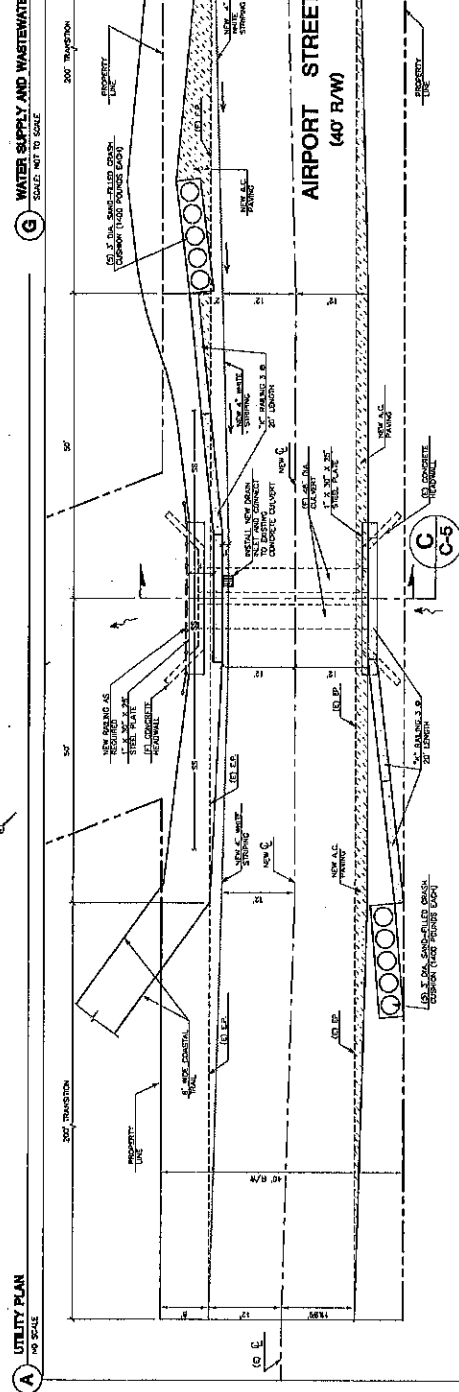
BUILDING WASTEWATER STORAGE AND FLOW EQUILIZATION
 (ONE FOR BUILDING LOCATED IN UTILITY ROOM)



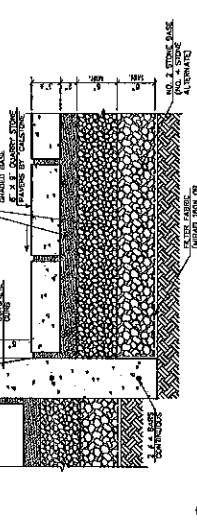
WATER SUPPLY AND WASTEWATER TREATMENT DETAILS
 SCALE: NOT TO SCALE



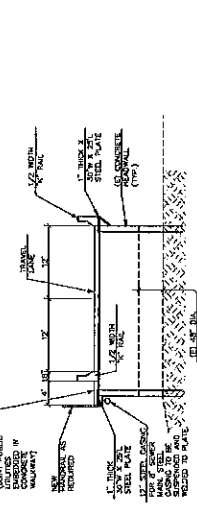
UTILITY PLAN
 NO SCALE



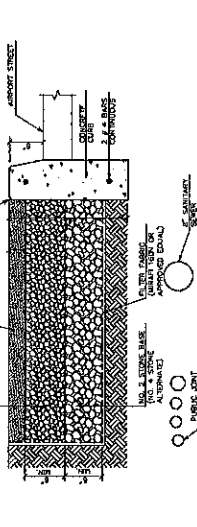
ENLARGED AREA
 NO SCALE



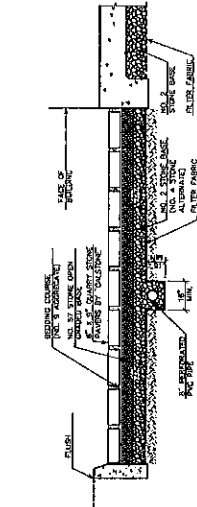
CURB AND PAVEMENT DETAIL
 SCALE: NOT TO SCALE



COASTAL TRAIL DETAIL
 SCALE: NOT TO SCALE



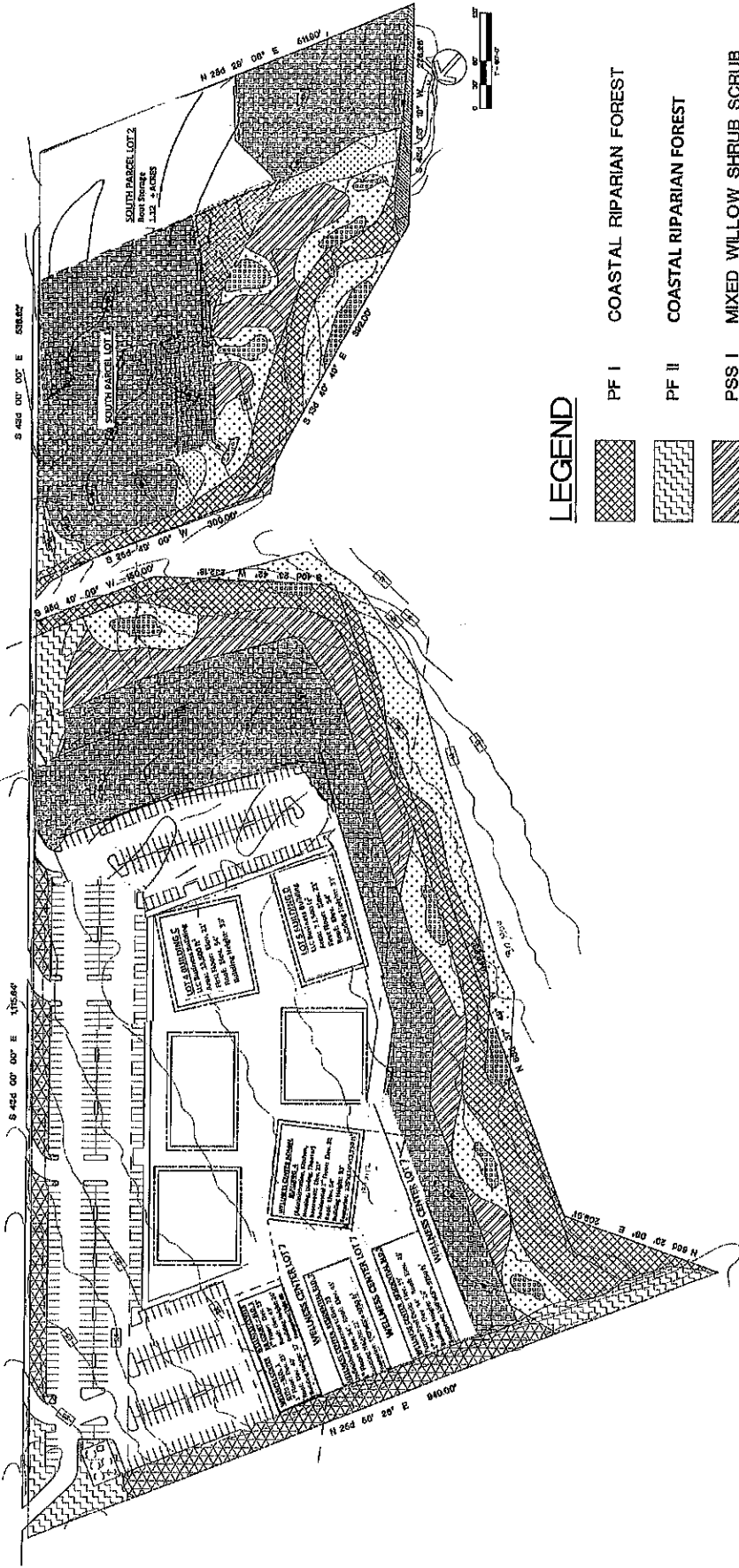
UTILITY TRENCH DETAIL
 SCALE: NOT TO SCALE



TYPICAL SECTION
 SCALE: NOT TO SCALE

NPA LANDSCAPING PLAN

AIRPORT STREET

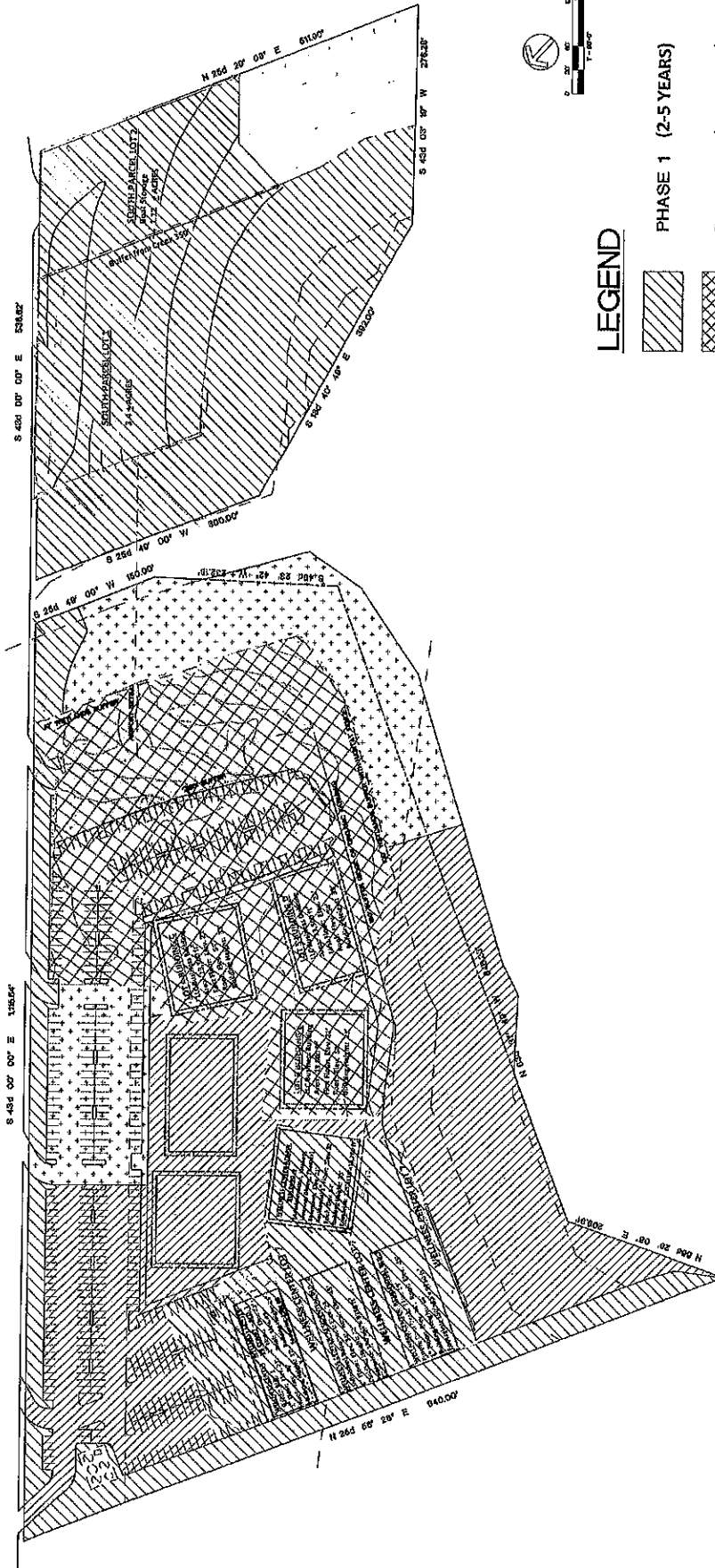


LEGEND





	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

NPA PHASING PLAN

AIRPORT STREET



LEGEND

-  PHASE 1 (2-5 YEARS)
-  PHASE 2 (5-8 YEARS)
-  PHASE 3 (8-20 YEARS)
-  PHASE 4 (8-20 YEARS)

REFERENCE ONLY

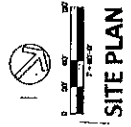
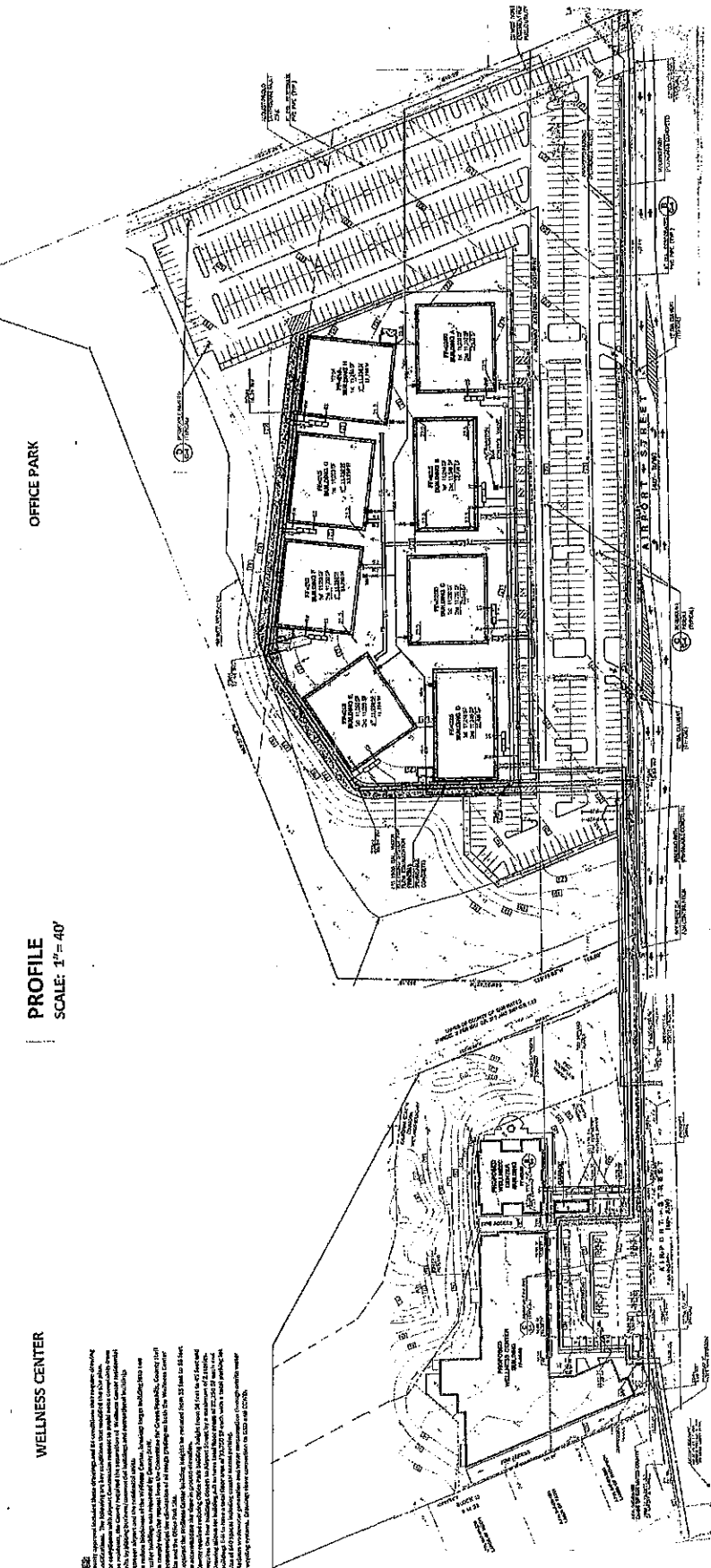


PROFILE
SCALE: 1" = 40'

WELLNESS CENTER

- NOTES:**
1. General notes: The information on this drawing is for informational purposes only. It is not intended to be used as a construction document. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. All dimensions are in feet and inches, unless otherwise noted.
 3. All materials and finishes are as shown on the drawings, unless otherwise noted.
 4. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 5. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 6. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 7. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

OFFICE PARK



Project Plans Approved By the
County

BIG WAVE NPA PROJECT

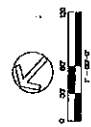
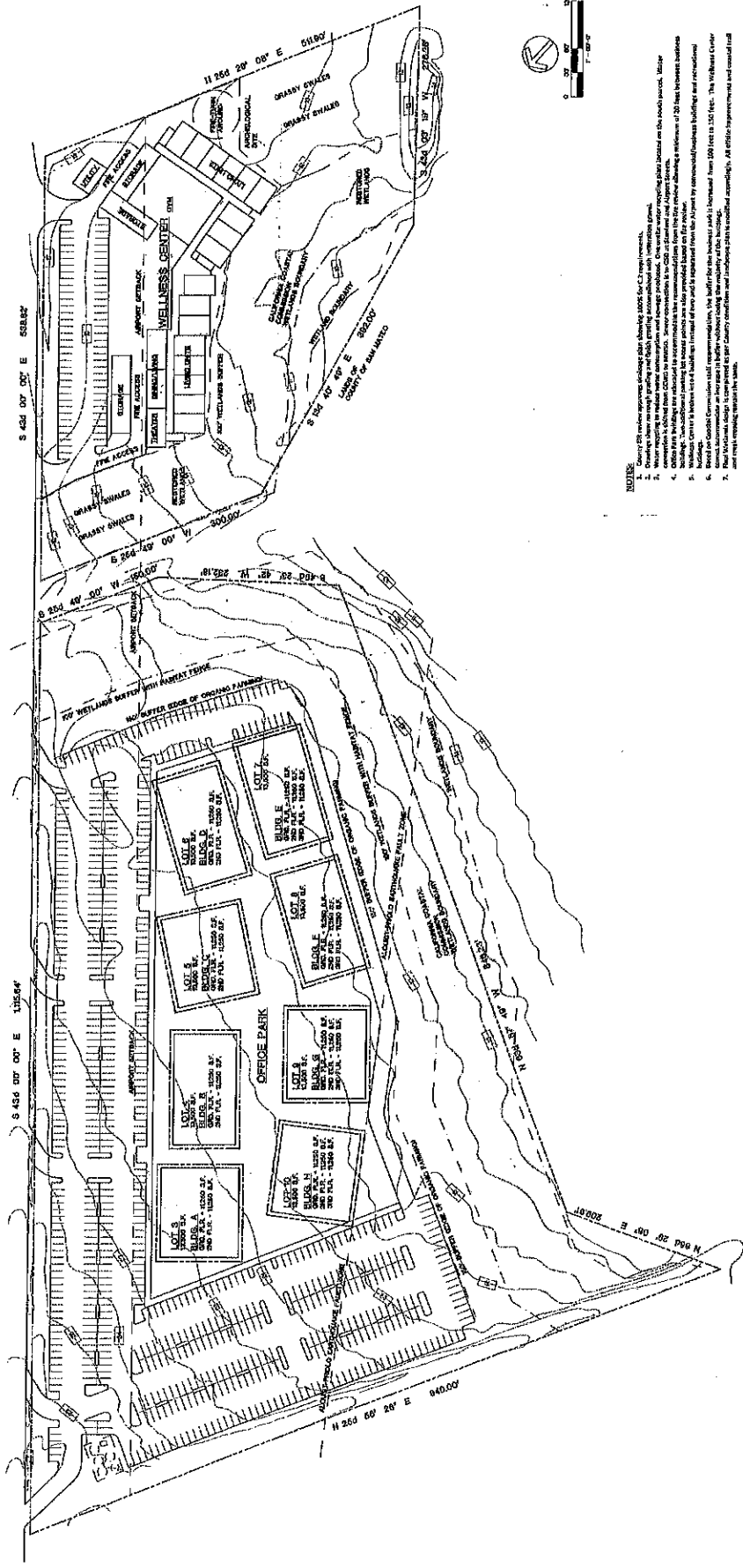
(DESIGNED TO ADDRESS THE COASTAL
COMMISSION RECOMMENDATIONS

(8-20-2013)

REFERENCE ONLY

Project Plans Submitted to
Coastal Commission
(Including County Conditions)

AIRPORT STREET



- NOTES:
1. Drawing is for reference only. All dimensions are in feet and inches.
 2. All dimensions are shown to the center of the lot unless otherwise noted.
 3. All dimensions are shown to the center of the lot unless otherwise noted.
 4. All dimensions are shown to the center of the lot unless otherwise noted.
 5. All dimensions are shown to the center of the lot unless otherwise noted.
 6. All dimensions are shown to the center of the lot unless otherwise noted.
 7. All dimensions are shown to the center of the lot unless otherwise noted.

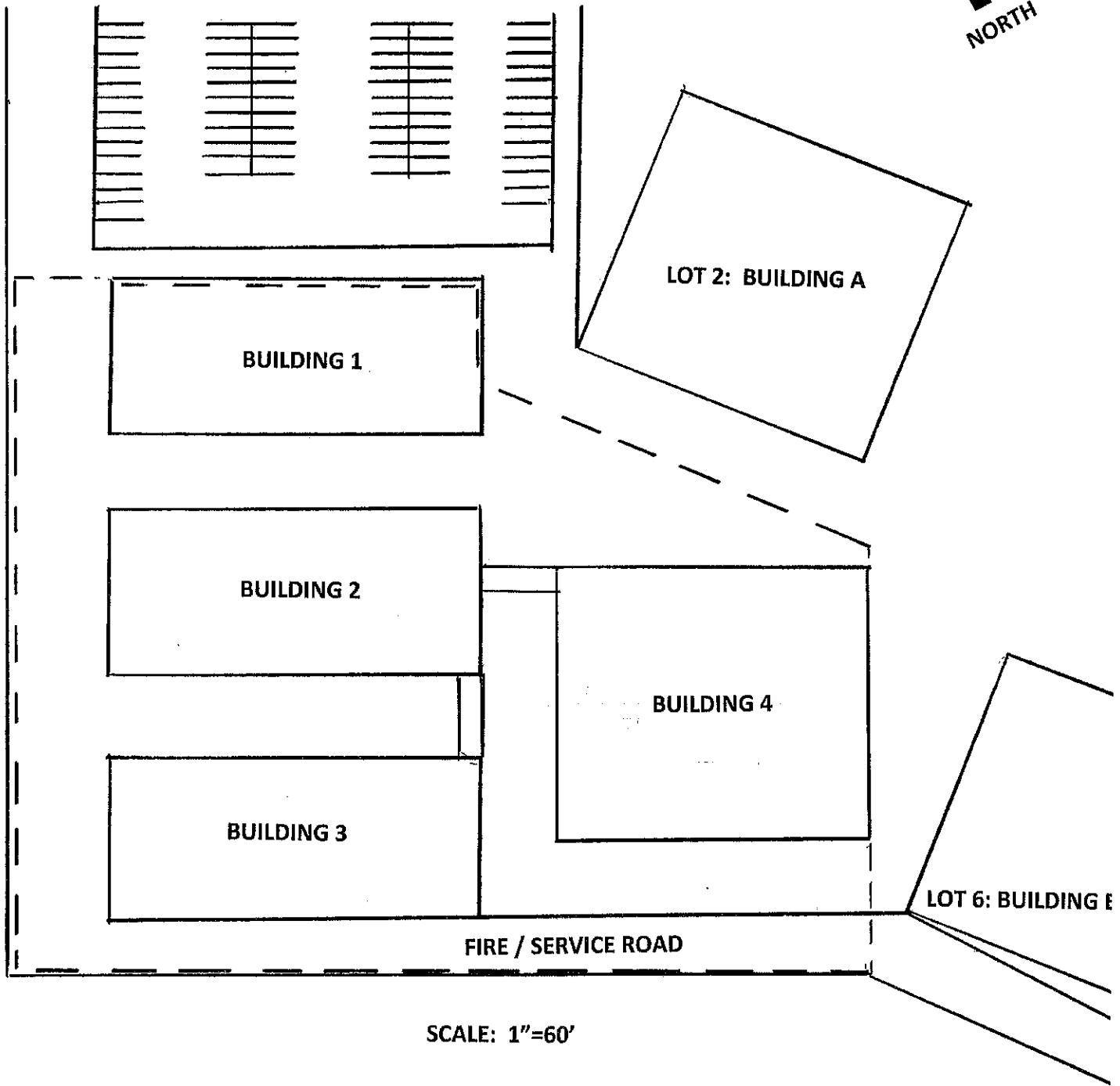


BUSINESS PARK

PROFILE
SCALE: 1" = 40'

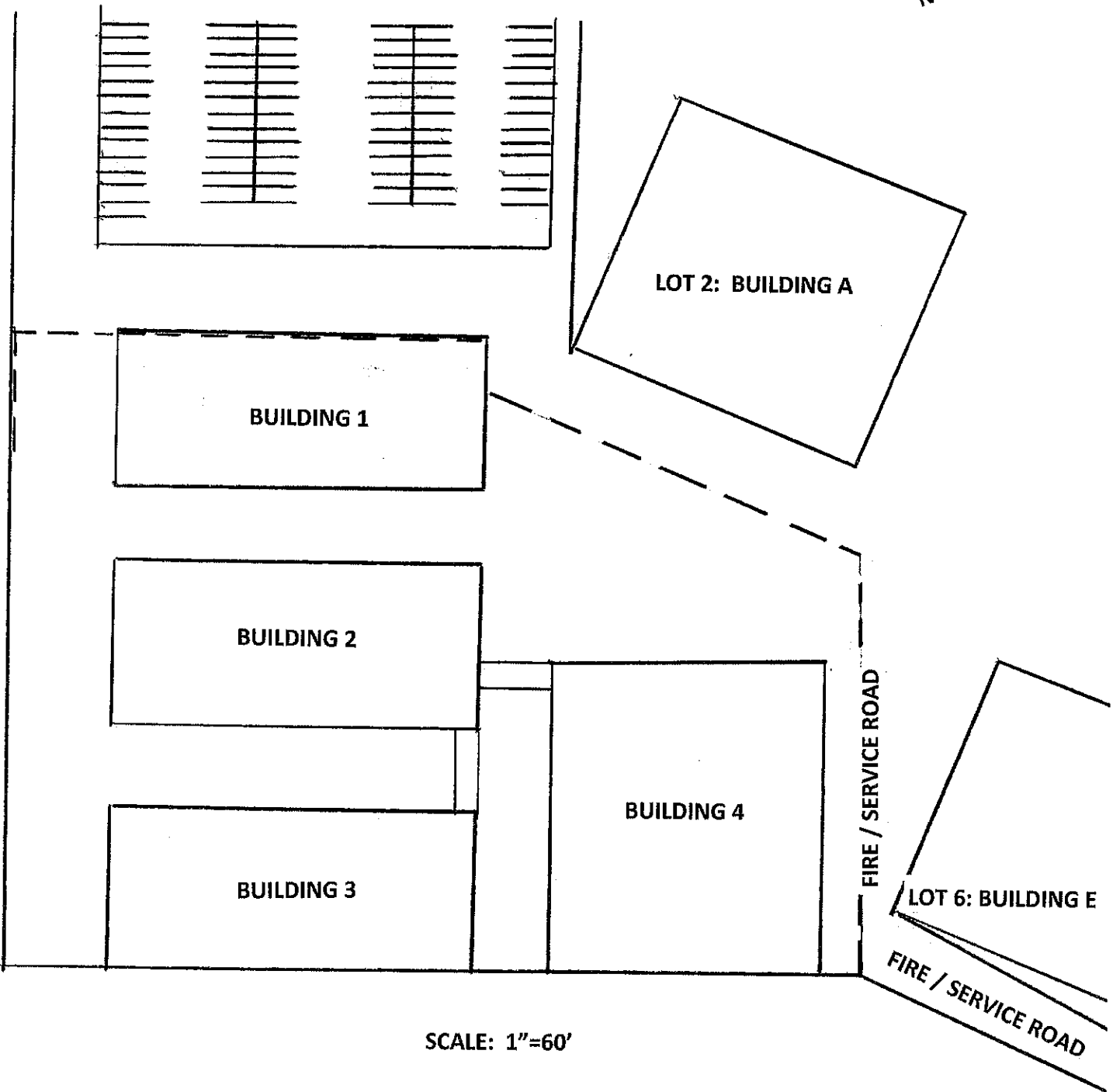
WELLNESS CENTER

WELLNESS CENTER SITE PLAN
(OPTION 1: WITH FIRE ROAD)



WELLNESS CENTER SITE PLAN

(OPTION 2: ROTATED FLOOR PLAN, NO FIRE ROAD, GREATER AIRPORT SETBACK)



Big Wave NPA Color Pallet

Residential / Business

Hardi-Plank:
Sierra Tan

Resid./Business

Hardi-Shake, Alum.
Gutters: Colonial Red

Residential/Business

Hardi-Plank Window
Treatment: Slate Grey

Residential

Window Frames:
Hemlock Green

Residential / Business

Hardi-Board and Concrete:
Almond

Business

Window Frames:
Charcoal Grey

Residential / Business

Stainless Steel:
304 Brushed

Business

Window Glass:
ACH Versalux Gray 2000

Residential

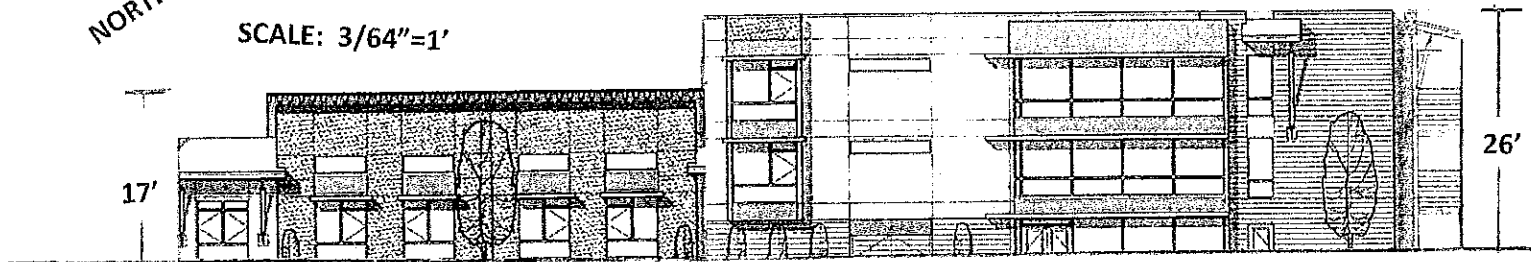
Window Glass:
ACH Versalux Green 2000

WELLNESS CENTER- BUILDING 1

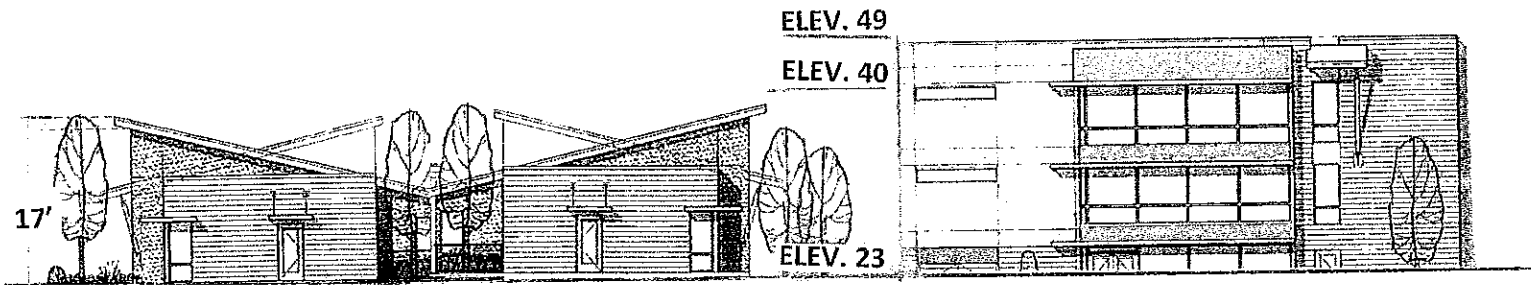
(GYM AND BASKETBALL)



SCALE: 3/64"=1'

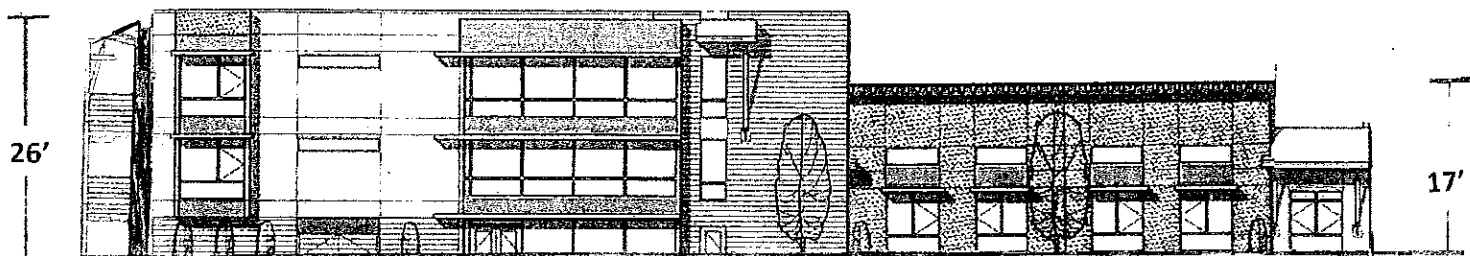


SOUTH ELEVATION

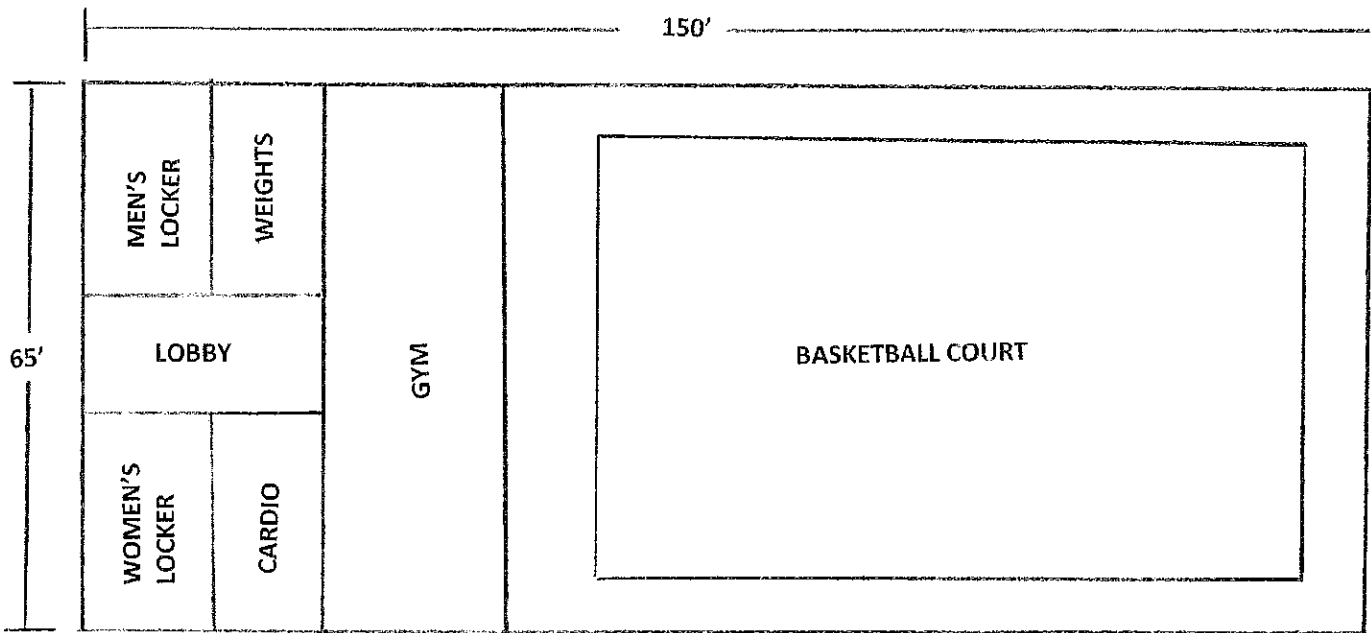


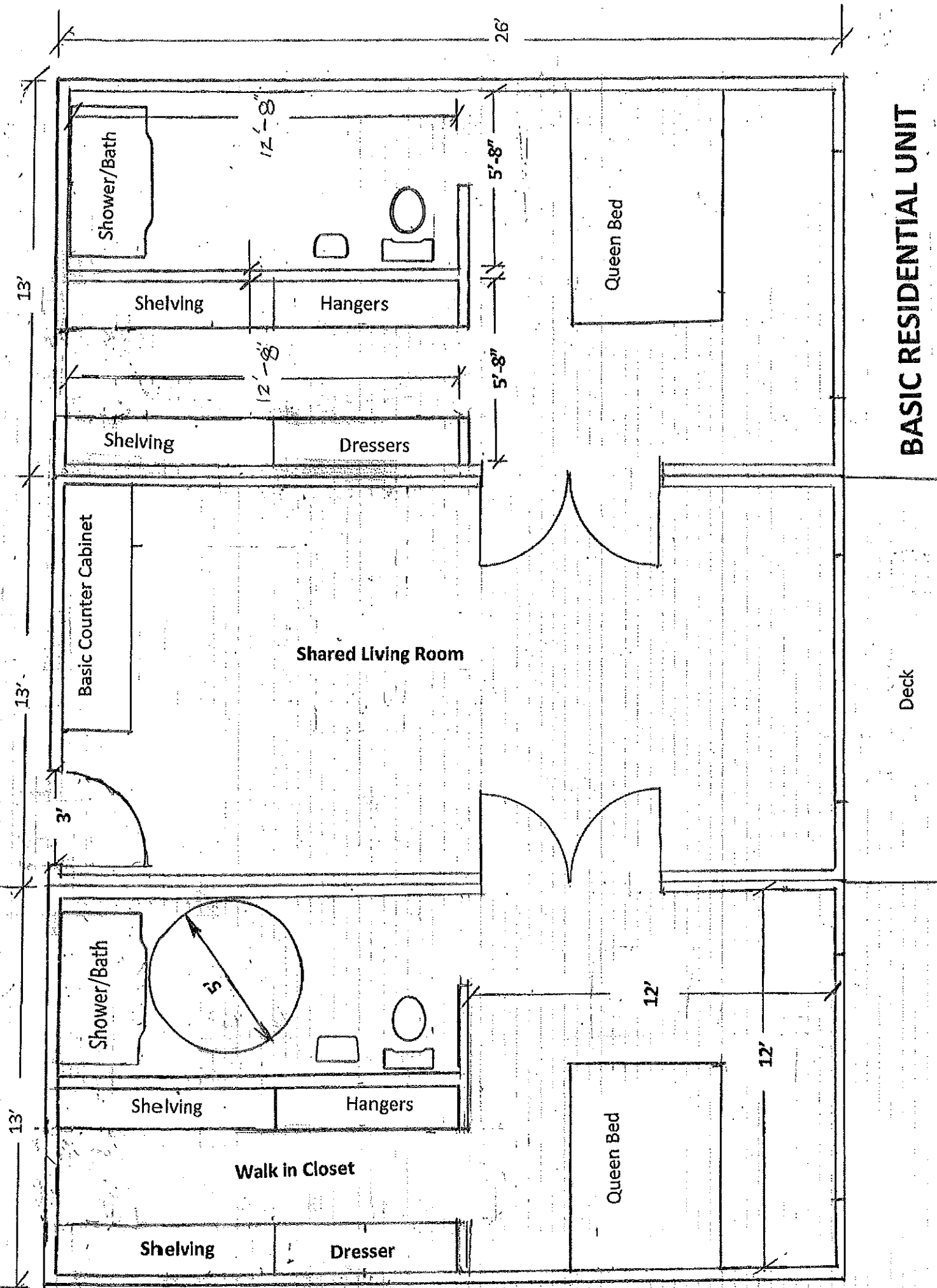
WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION





BASIC RESIDENTIAL UNIT

Deck

13'

13'

13'

26'

12'-8"

12'-8"

5'-8"

5'-8"

12'

12'

Shower/Bath

Shelving

Hangers

Queen Bed

Shelving

Dressers

Basic Counter Cabinet

Shared Living Room

Shower/Bath

Shelving

Hangers

Queen Bed

Walk in Closet

Shelving

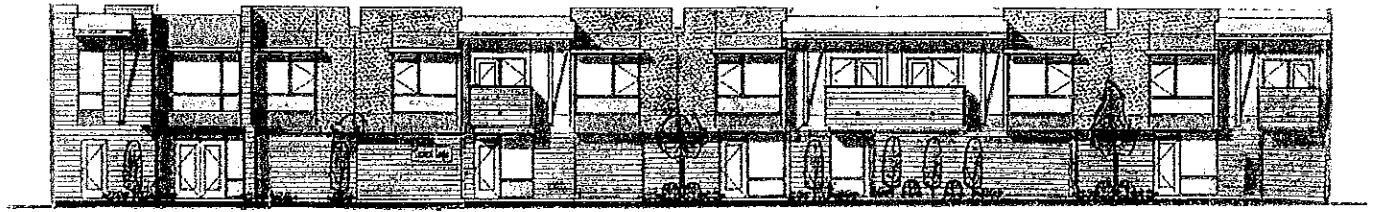
Dresser

5

WELLNESS CENTER- BUILDING 2

(13 RESIDENTIAL UNITS)

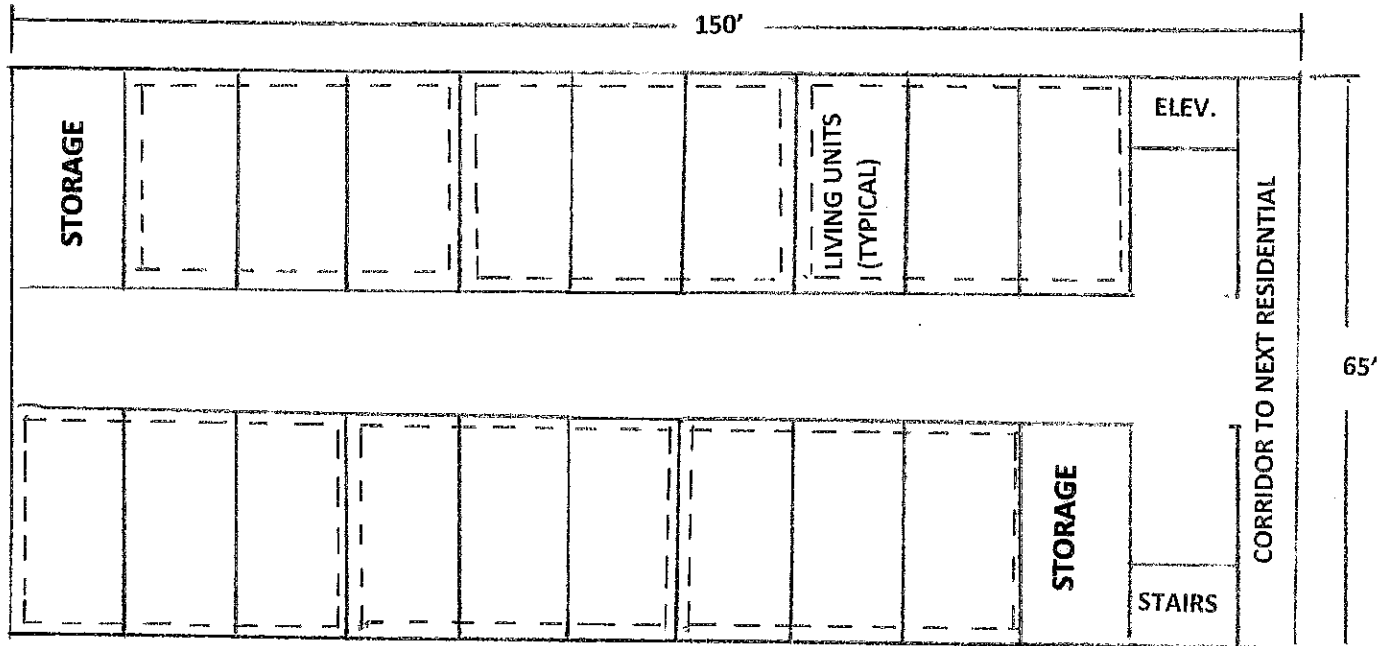
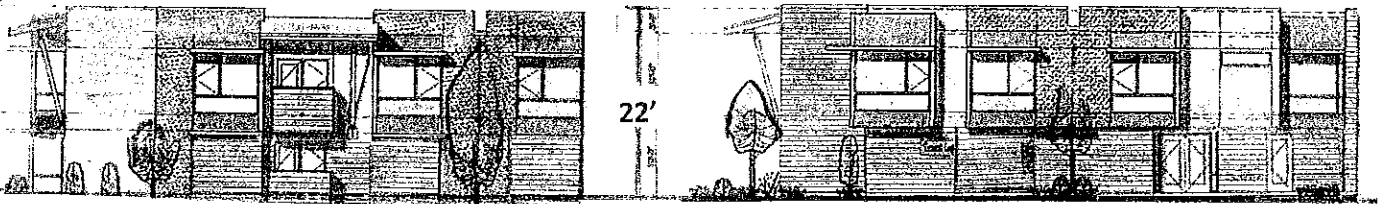
NORTH/SOUTH ELEVATION



EAST/WEST ELEVATION

ELEV. 45

ELEV. 22



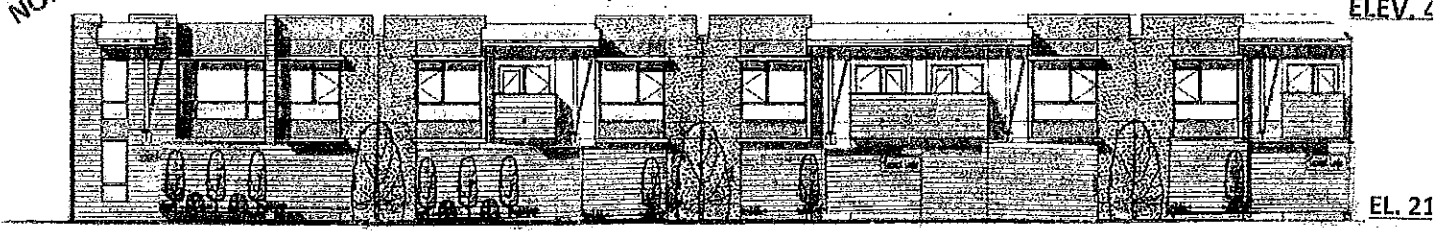
FLOOR PLAN FOR BUILDING 2 AND 3



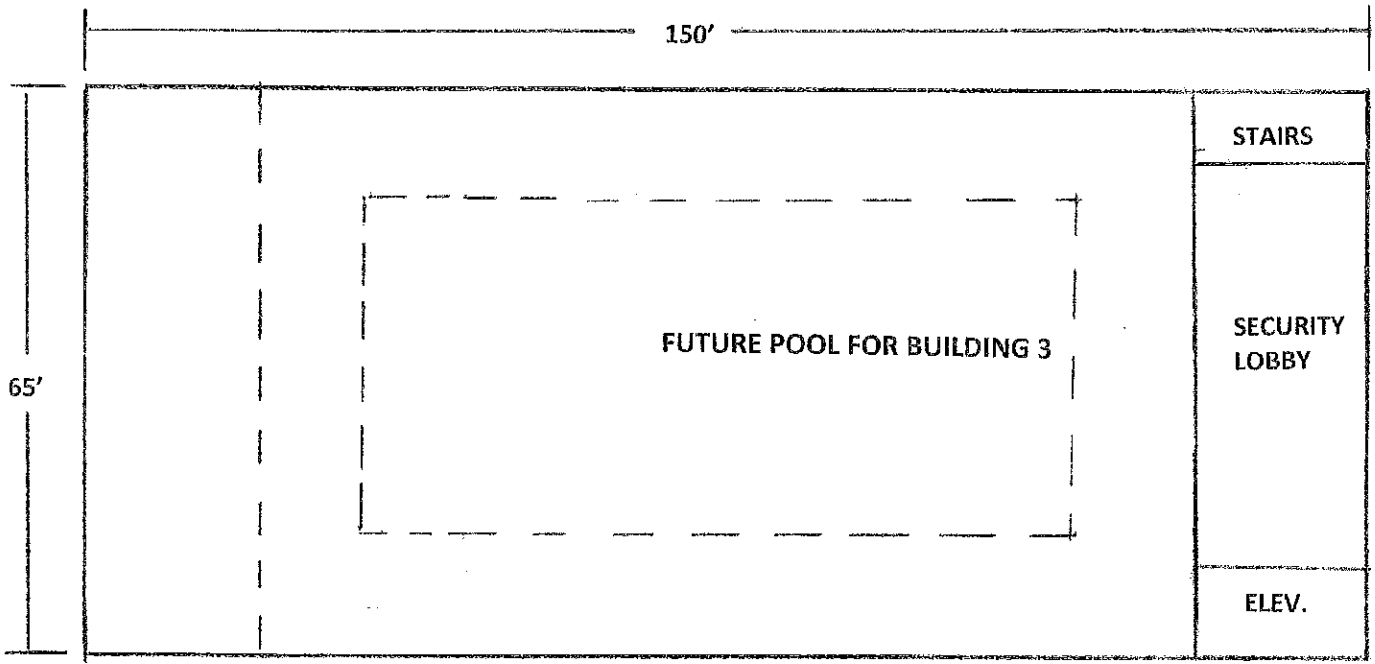
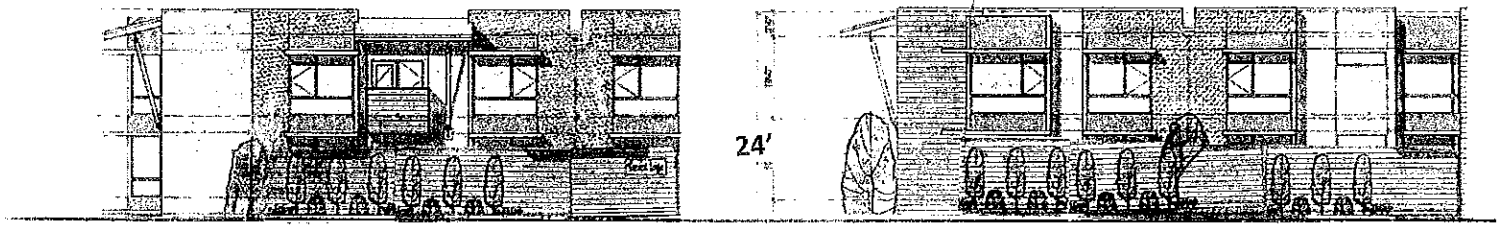
WELLNESS CENTER- BUILDING 3

(13 RESIDENTIAL UNITS)

NORTH/SOUTH ELEVATION



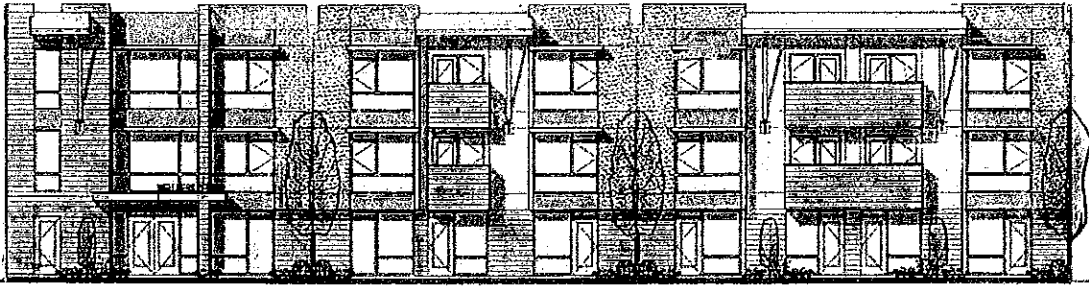
EAST/WEST ELEVATION



BASEMENT (FOR STORAGE) FOR BUILDING 2 AND 3

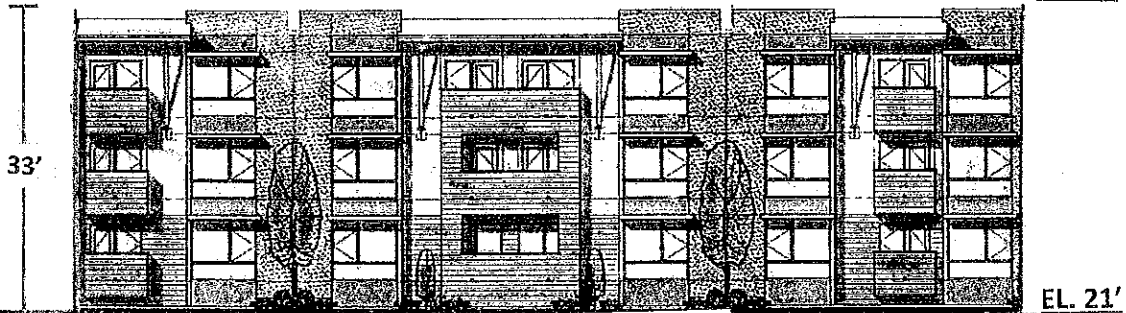
WELLNESS CENTER-BUILDING 4

(30 RESIDENTIAL UNITS)



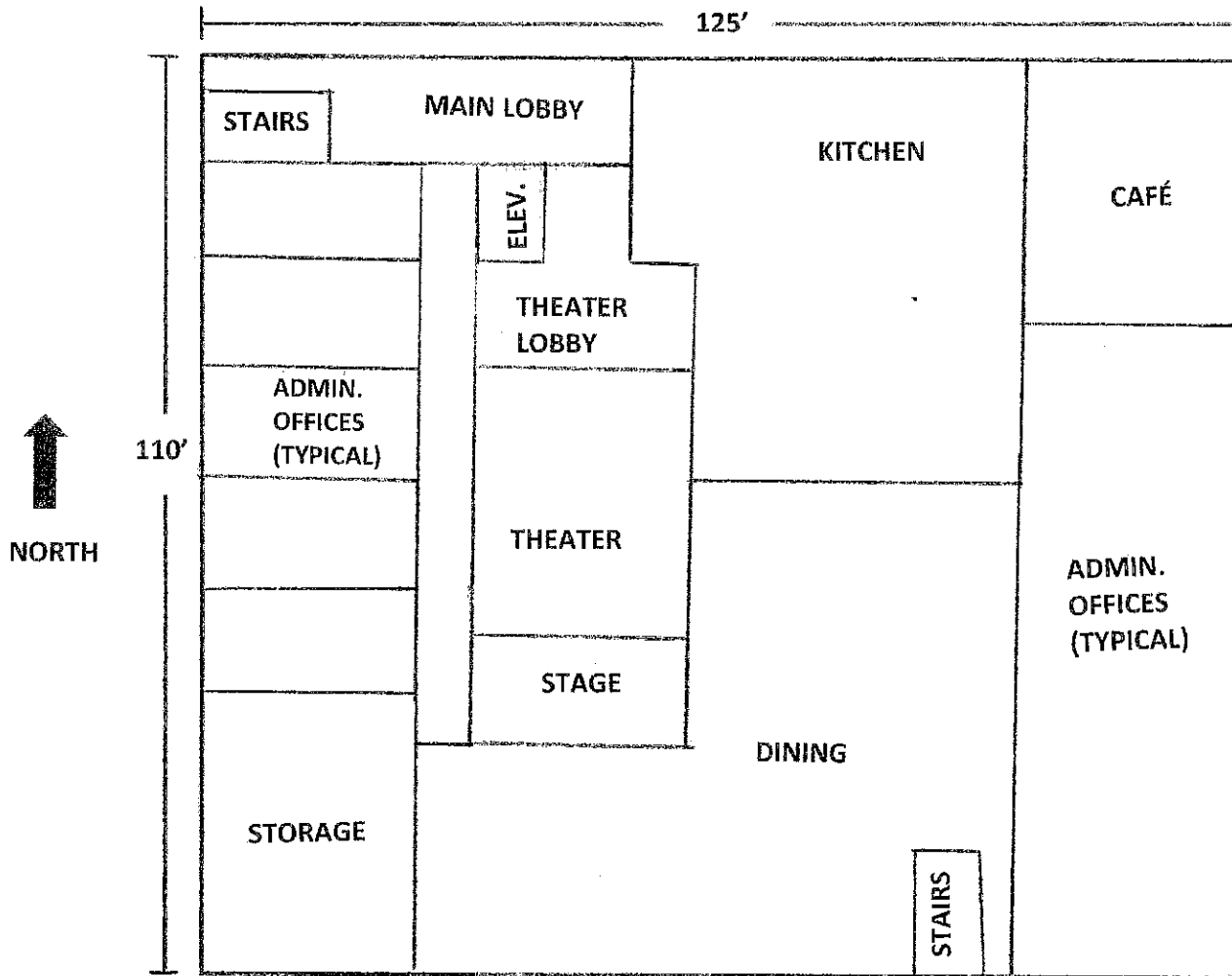
NORTH/SOUTH ELEVATION

EL. 54'

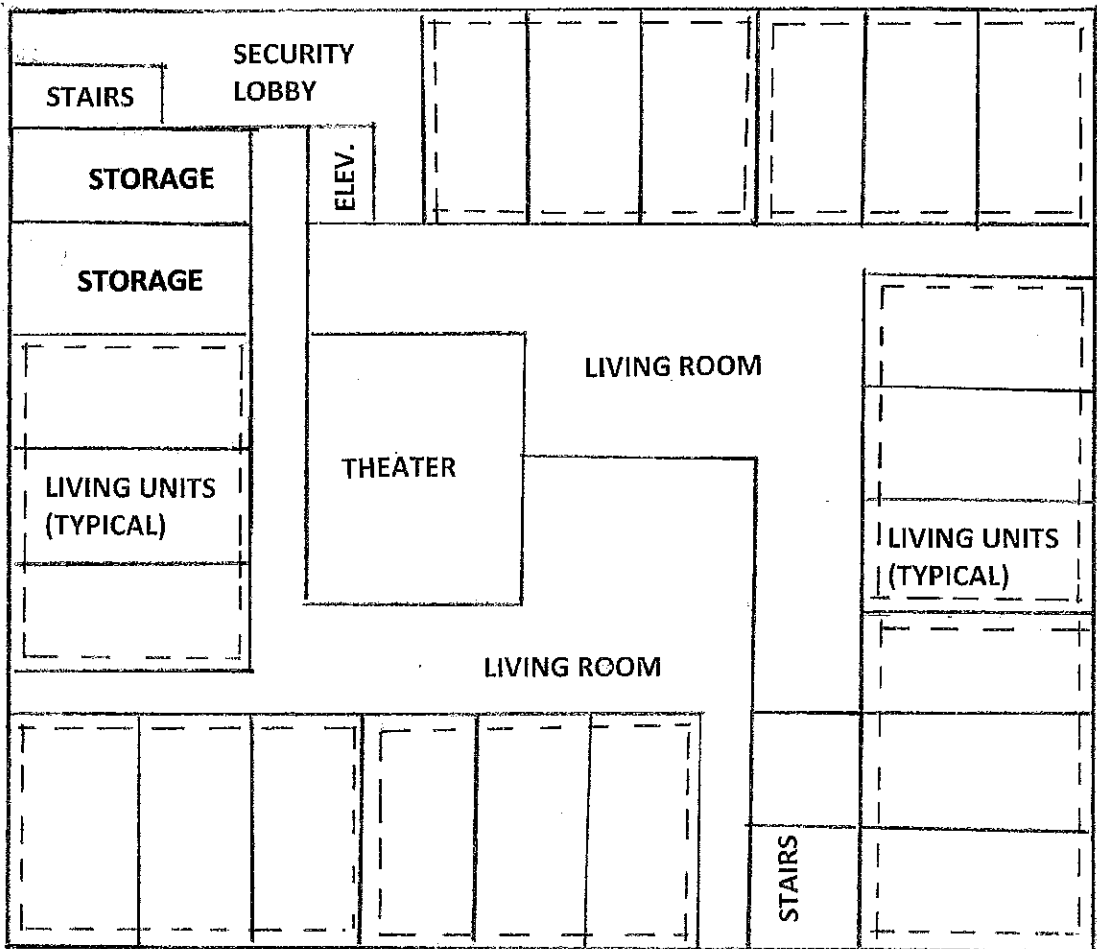


EAST/WEST ELEVATION

EL. 21'



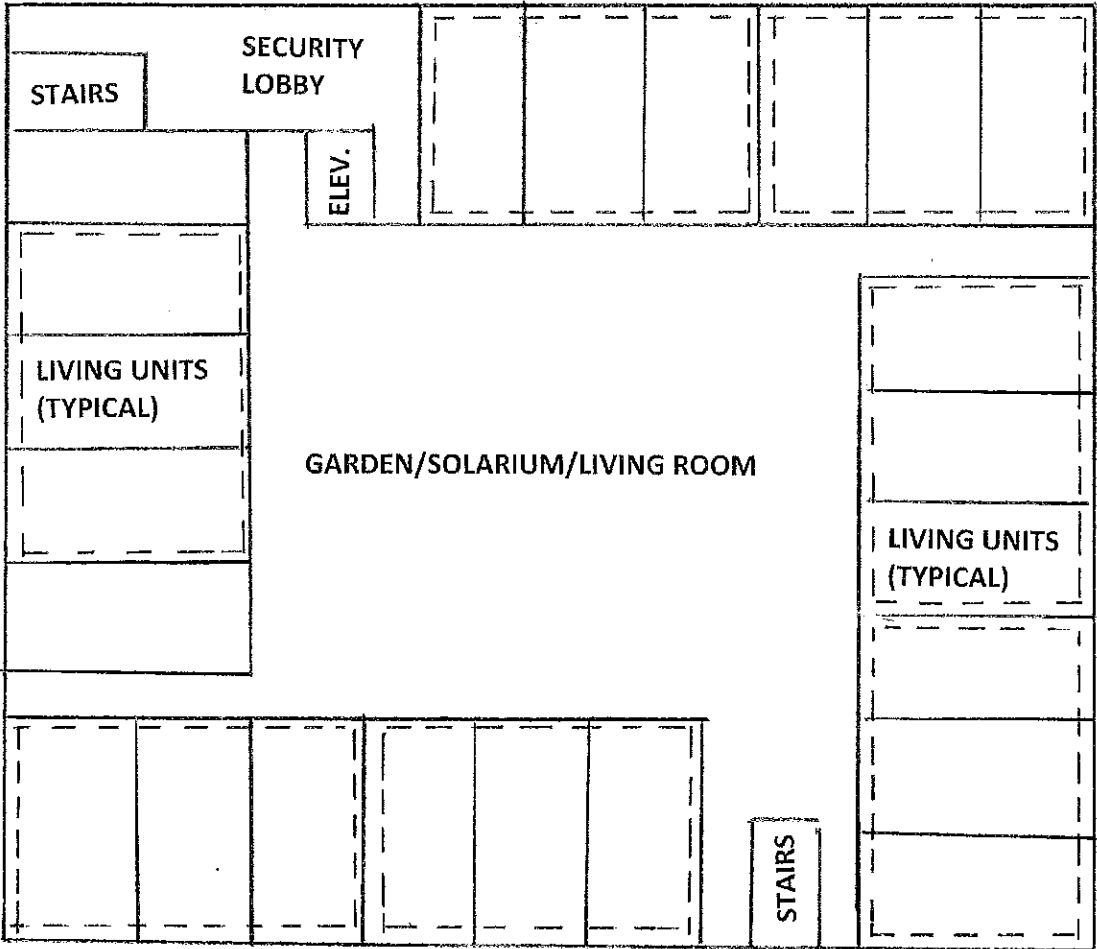
BASEMENT
SCALE: 3/64"=1'



WELLNESS CENTER
BUILDING 4 - 2ND LEVEL

LEVEL 2

Building 4



WELLNESS CENTER
BUILDING 4 - 3RD LEVEL

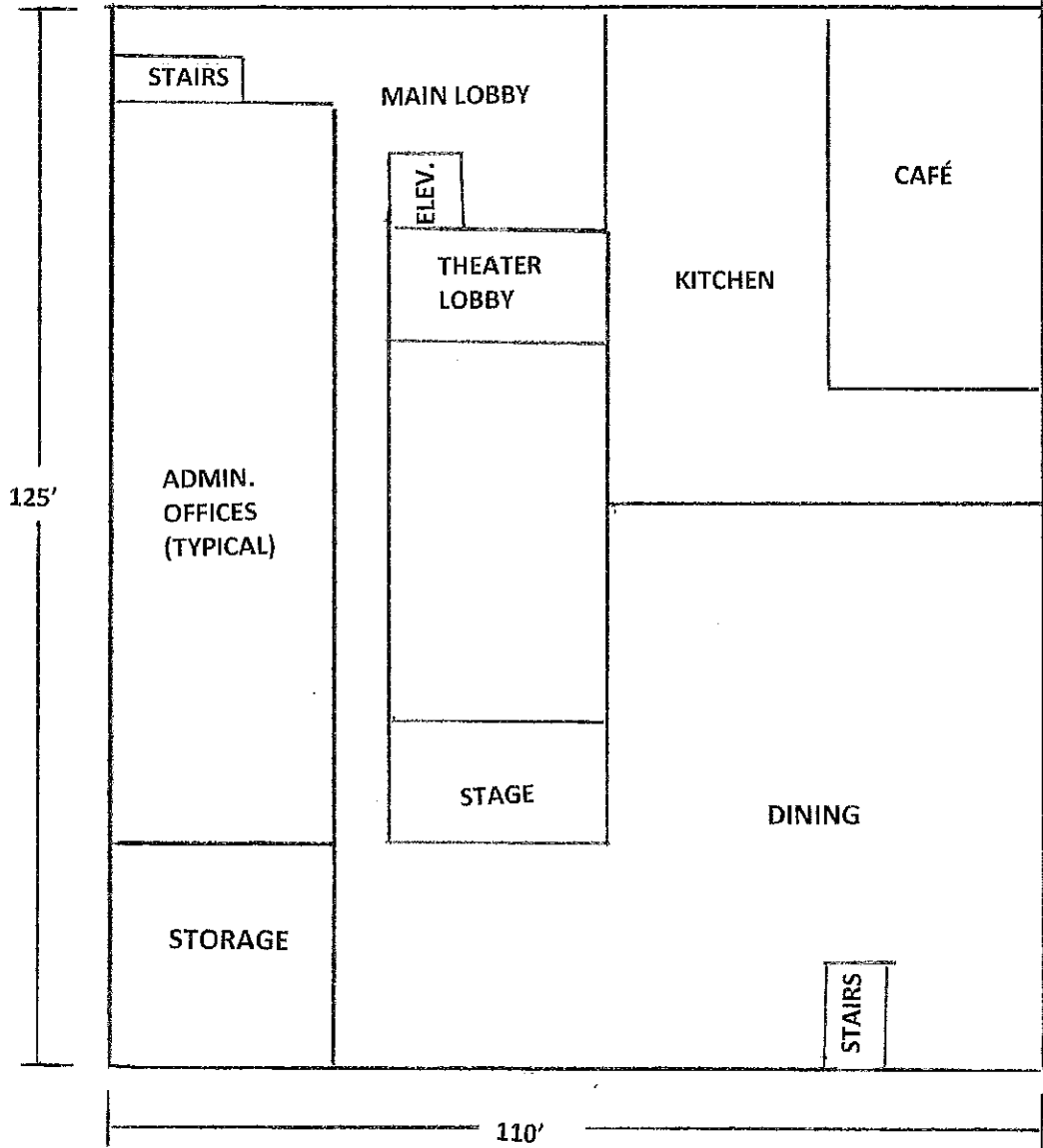
LEVEL 3

SCALE: 3/64"=1'

WELLNESS CENTER BUILDING 4

(OPTION 2: ROTATED FLOOR PLAN)

SCALE: 3/64"=1'

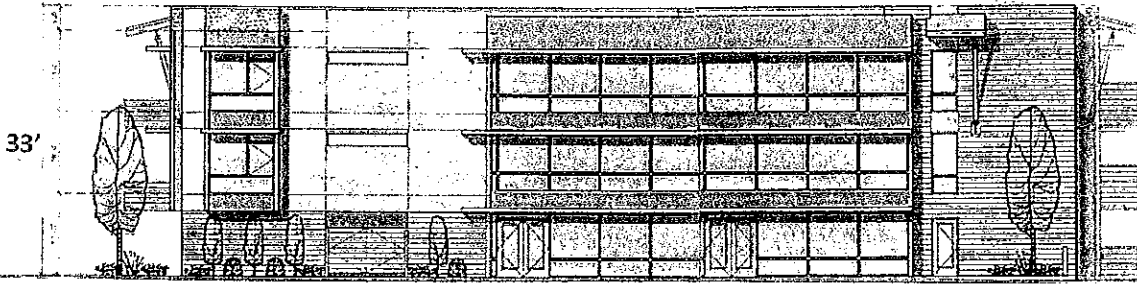


BUSINESS BUILDINGS A, C, E



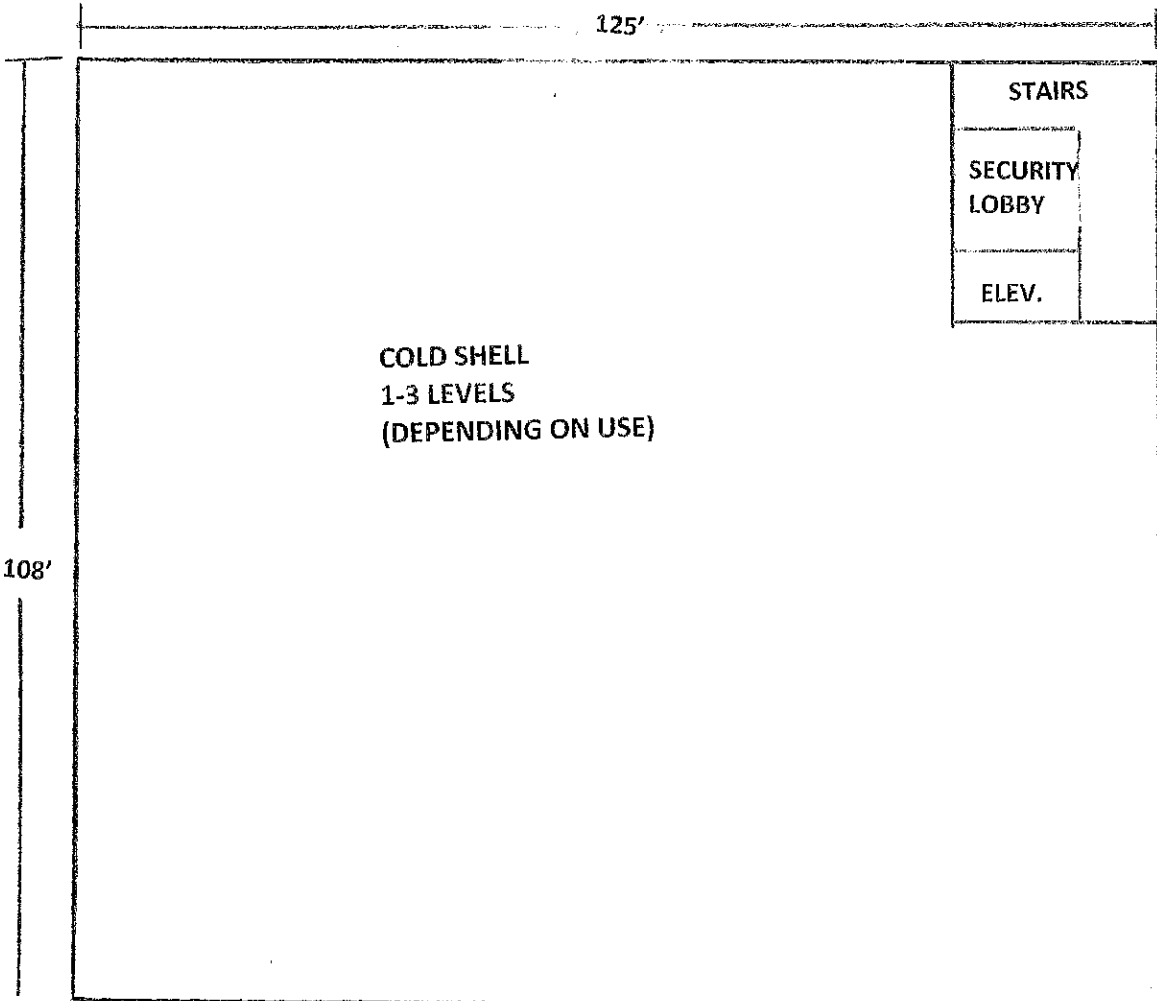
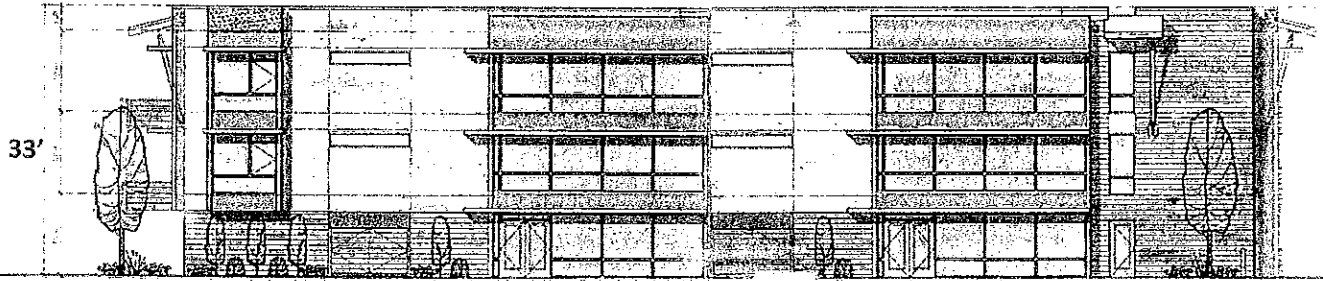
NORTH/SOUTH ELEVATION

EL. 54'



EL. 21'

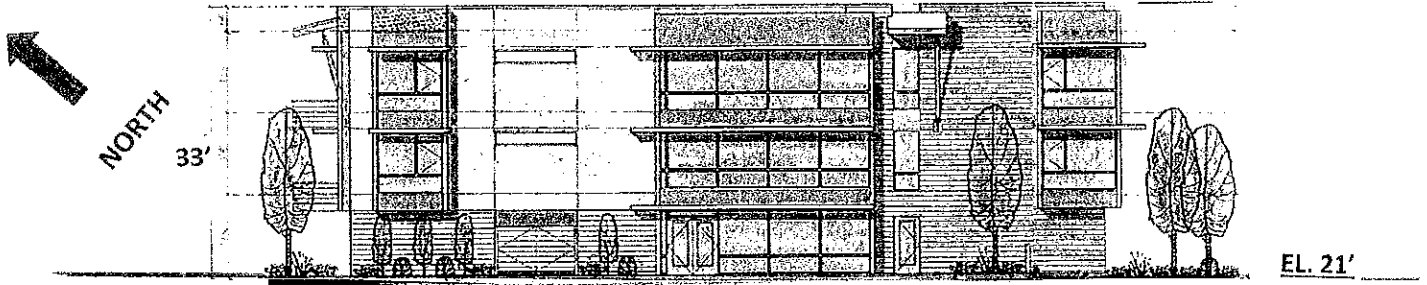
EAST/WEST ELEVATION



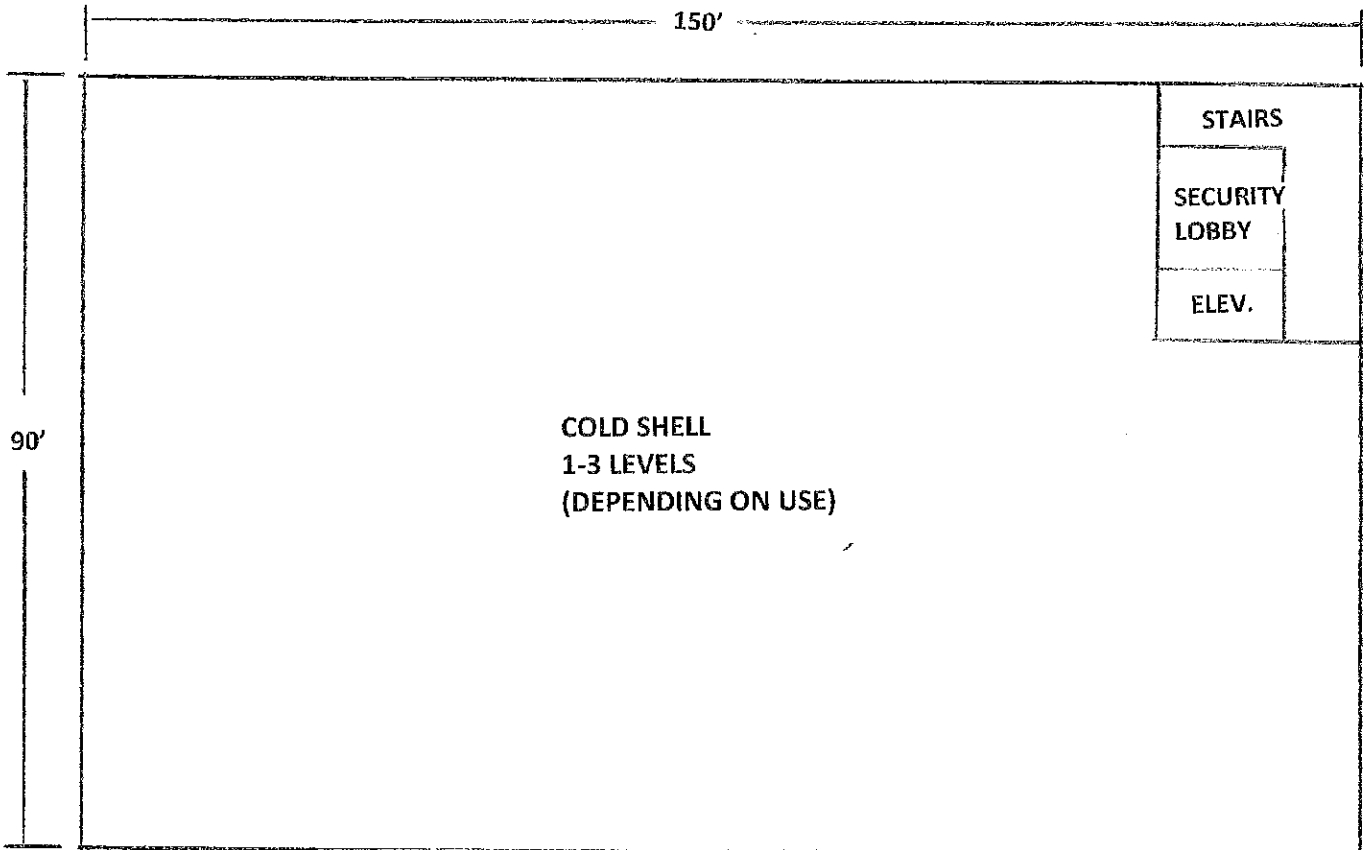
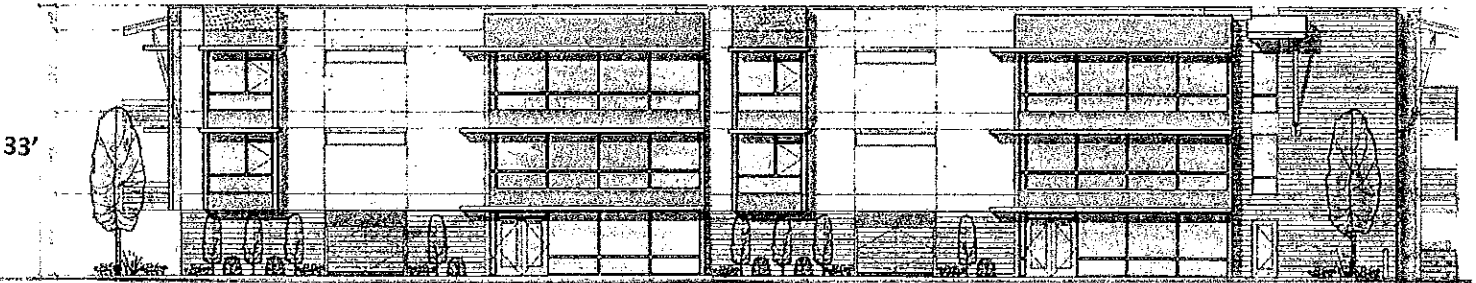
BUSINESS BUILDINGS B, D

NORTH/SOUTH ELEVATION

EL. 54'



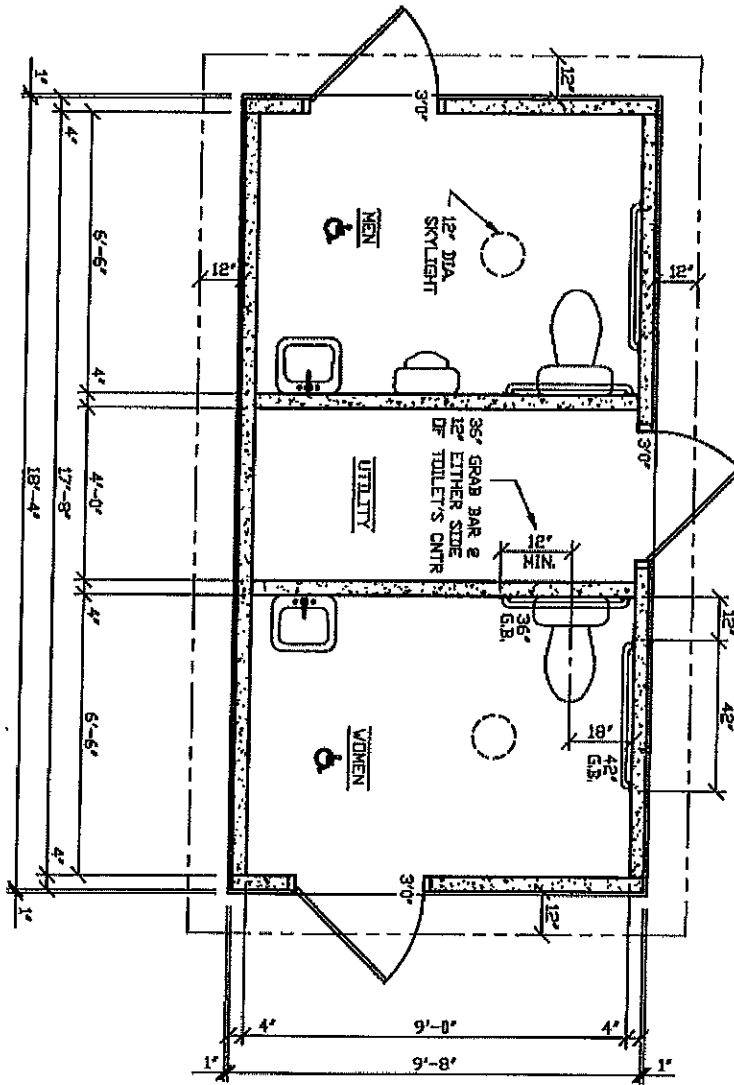
EAST/WEST ELEVATION





Precast/Preassembled Reinforced Concrete Bathroom

FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 of 2

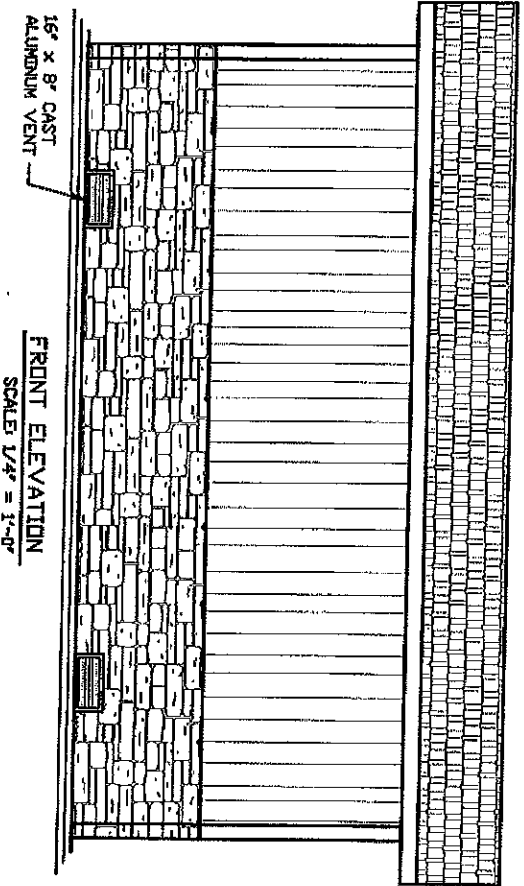
PROJECT:
RR200
BUILDING



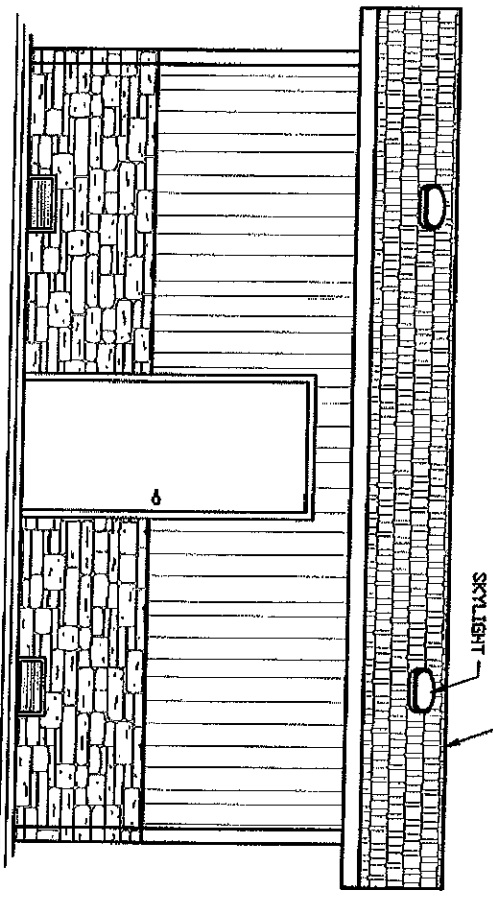
4154 123rd STREET
CHIPPEVA FALLS, WI 54729
(715) 723-7446 * (800) 924-1516
FAX (715) 723-7111 * www.huffcutt.com

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DRAWN BY OR HIS COMPANY.

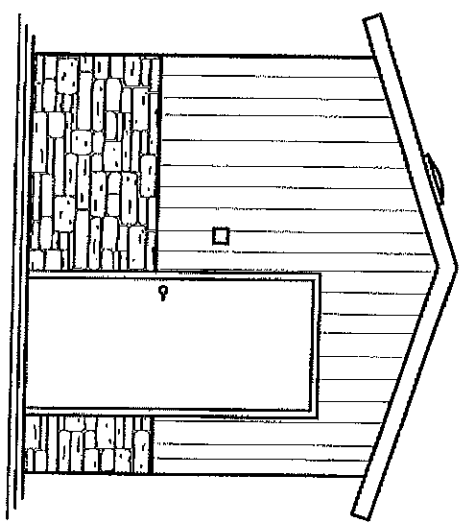
N.P.C.A. CERTIFIED PLANT
&c
MEMBER OF:
NATIONAL & WISCONSIN PRECAST CONCRETE ASSOCIATIONS



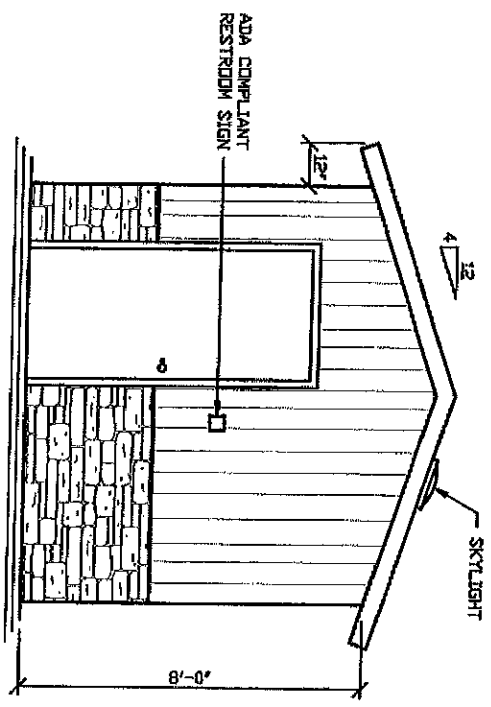
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

5" CONCRETE ROOF PANELS WITH CEDAR SHAKE SHINGLE APPEARANCE

SKYLIGHT

2 of 2

PROJECT:
RR200
BUILDING



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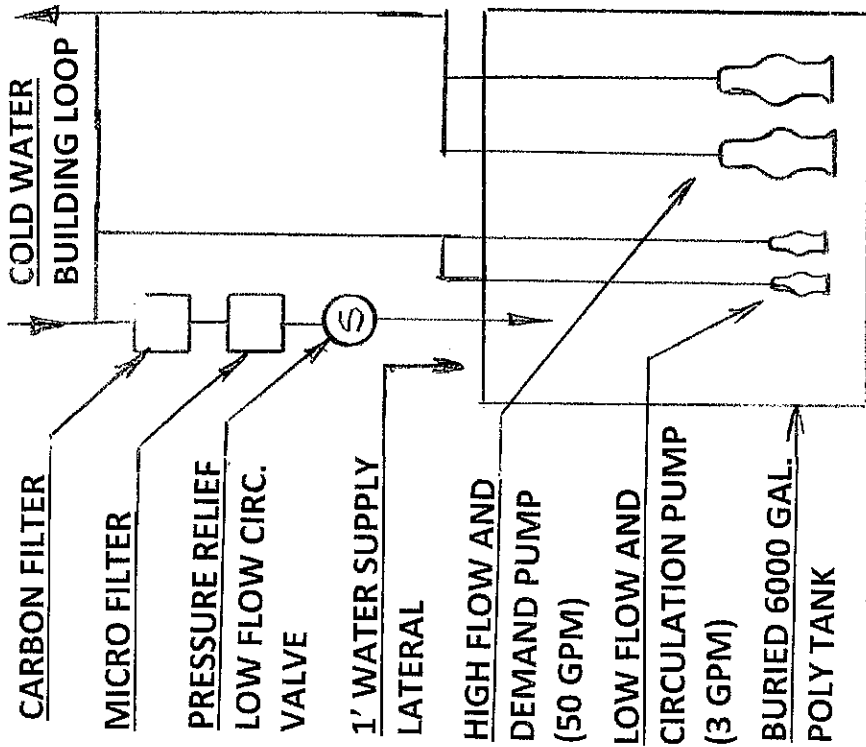
N.P.C.A. CERTIFIED PLANT
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NPA DAILY FLOW ANALYSES

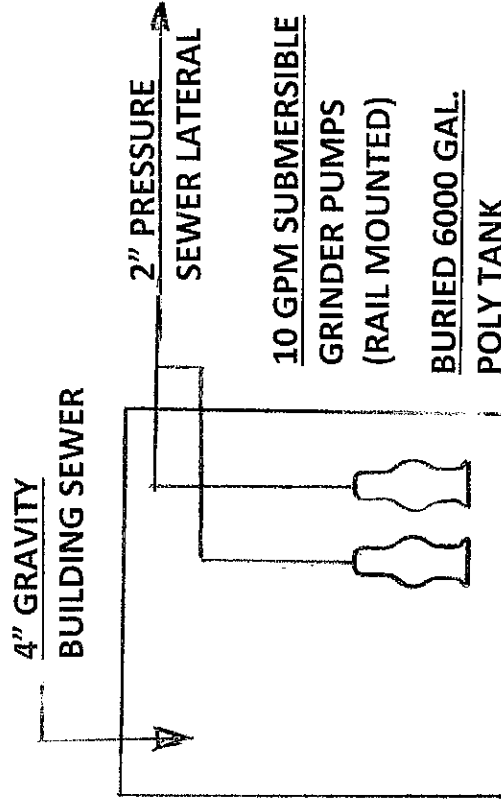
1. The NPA does not utilize water recycling.
2. Wellness Center Population is 40 to 50 developmentally disabled and 20 staff residents. Project population is 70.
3. Allowable business employees on site is 420 for the LLC and 20 for the Wellness Center.
4. Average water consumption per person in San Mateo County is 67 gallons per person per day. The Wellness Center has one central kitchen and one central laundry room. Water consumption will be less for the developmentally disabled residents than the higher income average in the County. Volume use is based on one 20 gallon low flow shower per day, 5 gallons of shared kitchen use, 5 gallons of shared laundry, 6 low flow toilet flushes with hand washing equals 18 gallons. Total Usage = 48 gpd. The project will utilize no domestic water for irrigation.
5. Business Park Buildings have no kitchen and flow rate is based on 5 low flush toilet uses per day with hand washing = 15 gallons per day. Urinals will be the no flush water savers.
6. The Wellness Center is a low income residential complex to be constructed in 6 permits over 5 years. The primary cooking facilities are located in building 4 along with the Central dining area.
7. The Wellness Center is a non-profit home for low income residents with disabilities. It is comprised three residential units. The business park will be constructed in a minimum 5 permits but there may be as many as 10 over a period of 10 years. Some of the buildings may be just storage with few employees. The maximum number of employees will be for office facilities.
8. The NPA includes flow equalization for both water and wastewater. The peak flow analysis is provided in Table 3.

Flow Calculations

Facility	#of persons	Flow per Person (gpd)	Total Flow (gpd)	Equalized Flow (gpm)	Equalized Flow (mgd)	Peak Flow Factor=6
Wellness Center Residential	50	44	2200	2.1	0.003	4.2 gpm = 0.006 mgd
Business Employees (includes 20 employees at Wellness Cnt.)	440	15	6600	4.6	0.007	27.6 gpm= 0.04 mgd
Total			8800	6.7	0.01	40.2 gpm= 0.06 mgd



**COLD WATER IN BUILDING
TREATMENT AND CIRCULATION**
(ONE PER BUILDING, LOCATED IN UTILITY ROOM)



**BUILDING WASTEWATER STORAGE
AND FLOW EQUIZATION**
(ONE PER BUILDING, LOCATED IN UTILITY ROOM)