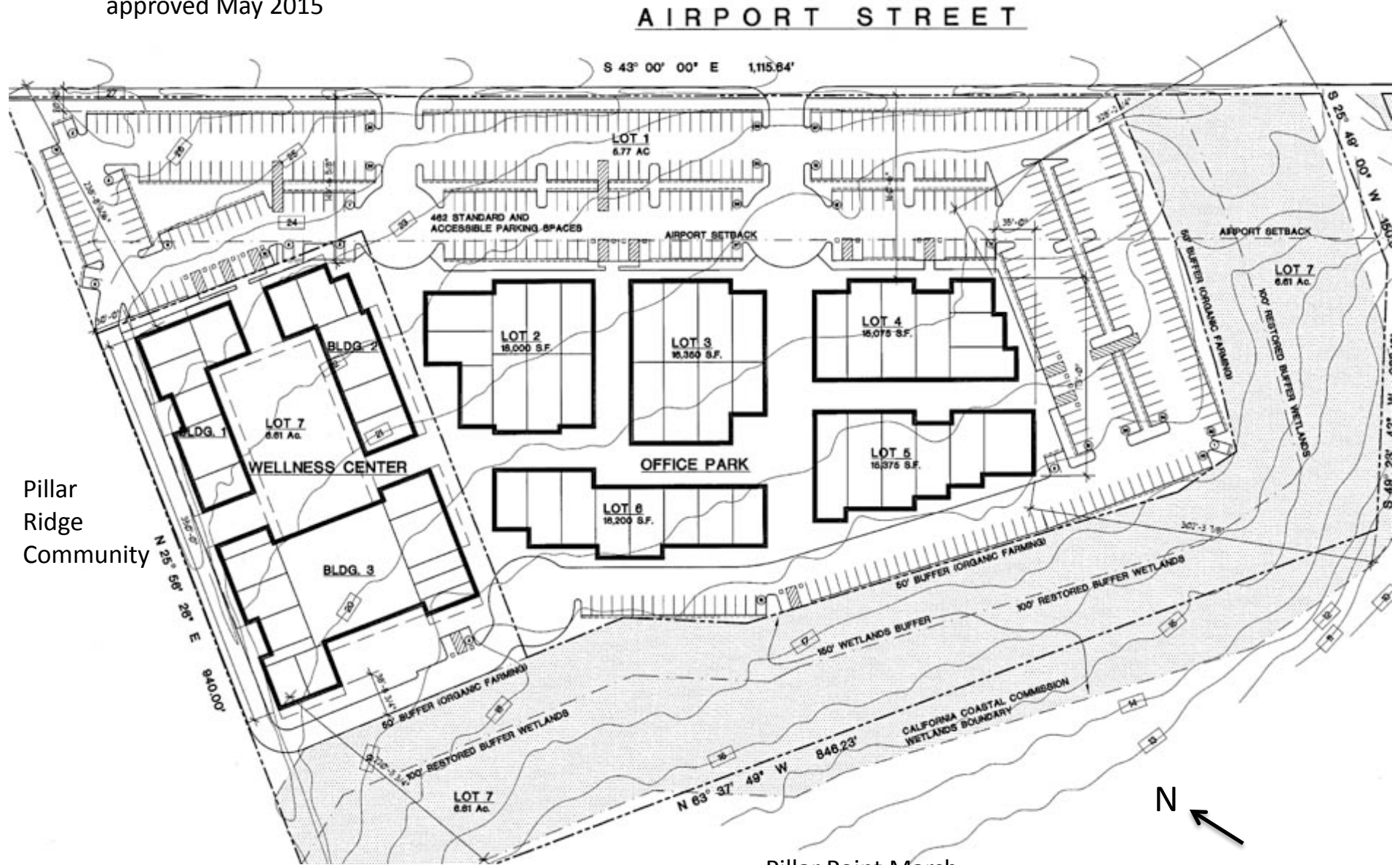


Big Wave Project, North Parcel Alternative (NPA)

approved May 2015



Pillar
Ridge
Community

Pillar Point Marsh

Project Description

BoS adopt Ordinance to amend 15-yr Development Agreement

1. Modify construction phasing
2. Allow alternative construction types other than steel/concrete
3. Modify Cypress/Hwy 1 intersection improvement conditions

Major vs Minor Modification –

determination by Community Development Director

Major – public hearing at Planning Commission

Minor – approval by Community Development Director

Jan 2017 MCC commented on proposed Major Modification

-- not much different than what is before us now

-- would have gone before the Planning Commission

May 2017 proposed Modification -- now deemed “Minor”

-- does not require public hearing

Amendment to 15-year Development Agreement

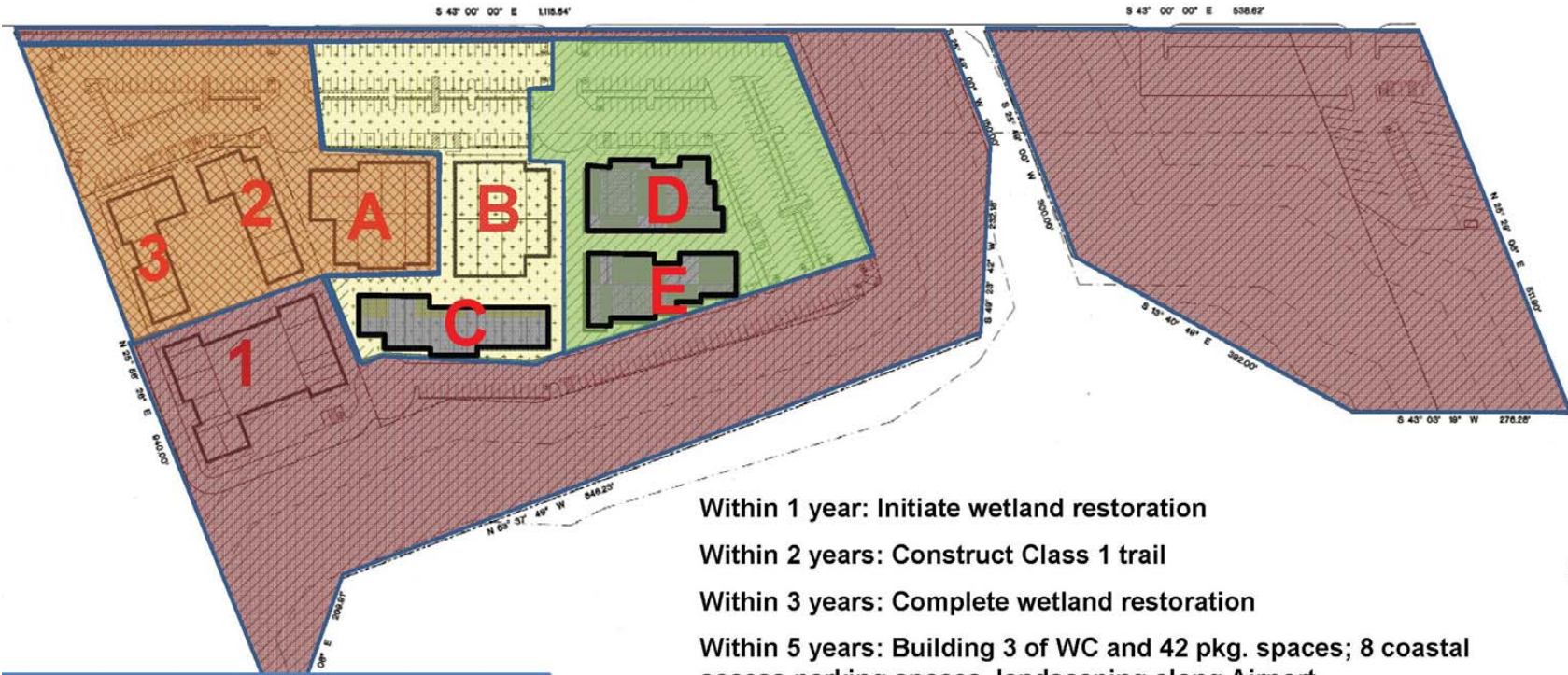
-- requires BoS approval at public hearing

-- Development Agreements are rare (think Harbor Village)

Approved Construction Phasing

PC Jan 2015 & BoS May 2015

Wellness Center order of construction = numbers
 Business Park order of construction = letters
 Prioritizes Wellness Center and clustering of development



Order of Building Construction
 Color areas (in rainbow order) show area to be developed along with corresponding building

- Within 1 year: Initiate wetland restoration
- Within 2 years: Construct Class 1 trail
- Within 3 years: Complete wetland restoration
- Within 5 years: Building 3 of WC and 42 pkg. spaces; 8 coastal access parking spaces, landscaping along Airport
- Within 12 years: Complete Wellness Center (must be prior to Office Park Bldgs. 4, 5, and 6)
- Within 15 years: Complete project

San Mateo County Planning Commission Meeting

Owner/Applicant: **Big Wave LLC, Big Wave Group** **Attachment J**
 File Numbers: **PLN2013-00451**

Construction Phasing – Prioritize Wellness Center

Condition of Approval #73.e

“In no event will any construction for business uses take place prior to construction of the Wellness Center, Building 3.”

Development Agreement:

“The County will not issue any building permits for any stand-alone business buildings until a building permit for a Wellness Center building has been issued and construction has commenced.”

Deleting this wording does not correct a mistake in the record:

- reverses a key condition of project approval
- should be processed as Major Modification

Nowhere is it written in the Board’s approval that construction of one business building is allowed prior to first Wellness Center building.

Also proposed: Allow 3 Business Park buildings, instead of 2, to be built before completion of the Wellness Center.

Project Phasing – Protection of Undeveloped Lands

Moving southern-most Lot 4 construction from next-to-last up to first –

Totally defeats goal to cluster development to preserve

-- prime agricultural land -- wildlife corridor -- open space views --
during 15-yr Development Agreement and in event of incomplete project development.

Conditions of Approval limit parking lot to 462 spaces in order to limit traffic impacts.
High intensity Business Park use (office space) could use all parking before all buildings
are built.

Incompatible land use is reason for proposed modification -- large brewery next to
sanitarium/affordable housing.





Project Phasing – Wetland Habitat Restoration

- Should be well underway -- No reason to delay
- Wetland habitat destroyed by pre-development farming
- Tenant farmer has equipment/labor to do restoration
- Needs years of selective weed control without further soil disturbance.