

Table 1 Approved 2015 Big Wave NPA Project	
Subdivision and Site Development	North Parcel: 7 lots for Office Park and Wellness Center buildings, parking, and wetland buffer South Parcel: 2 lots for public boat storage, public parking, archaeological reserve, wetland buffer, and agriculture/organic gardening
Office Park/Industrial Use	Office Park: 5 buildings on 5 lots: Approx. 155,500 sq. ft. business space 74,500 sq. ft. footprint Wellness Center: Approx. 20,500 sq. ft. business space
Wellness Center	70,500 sq. ft. affordable housing and associated uses 57 Bedrooms: 50 DD Adults 20 staff persons
On-Site Parking Spaces	554 parking spaces on the North parcel, including 42 spaces for the Wellness Center 92 coastal access public parking spaces and boat storage lot on the South parcel
Maximum Building Height (feet from existing grade)	33 feet
Site Coverage	Impervious cover: 3.22 acres Pervious cover: 4.47 acres
Grading (cubic yards)	735 cubic yards of cut and backfill 16,400 cubic yards of fill (gravel import)
Water Service	Domestic water demand: 15,500 gpd from Montara Water and Sanitary District (MWSD; subject to LAFCo action) Fire water demand: Connection to MWSD. Water storage tank (up to 200,000 gallons) below the Wellness Center Building Irrigation demand: 10,500 gpd from on-site well