

Planning Commission Hearing

Wednesday, Nov. 18th 2009

Board of Supervisors Chambers 400 County Center, Redwood City



SANATORIUM

OFFICE PARK

OFFICE PARK

“The proximity of the project to the partially enclosed **Pillar Point Harbor** and the potential for **tsunami** events could expose people to inundation by **seiche**, which represents a potentially significant impact.”



Rancho Corral de Tierra

POST

Pillar Point Bluff

POST

OFFICE PARK

SANATORIUM

FMR

Is the Big Wave Project
prepared for a BIG WAVE?

2007 Grand Jury Report
Tsunami Alert and Evacuation
On the San Mateo County Coast



**BIG WAVE
SANATORIUM**

TSUNAMI INUNDATION ZONE
Half Moon Bay, CA



A seiche (pronounced /'seɪʃ/ "saysh") is a standing wave in an enclosed or partially enclosed body of water.

Hilo Bay Seiche

April 1st 1946

The tsunami that hit Hawaii in 1946 had a fifteen-minute interval between wave fronts. The natural resonant period of Hilo Bay is about thirty minutes. That meant that every second wave was in phase with the motion of Hilo Bay, creating a seiche in the bay.

As a result, Hilo suffered worse damage than any other place in Hawaii, with the tsunami/seiche reaching a height of 26 feet along the Hilo Bayfront, **killing 96 people** in the city alone. Seiche waves may continue for several days after a tsunami.

In 1946 a Tsunami hit Princeton By-The-Sea

18.



April 1, 1946

Tsunami Debris

Water Resources Center Archives: Robert L. Wiegel

Half Moon Bay 4-1-46 (About 10:30 A.M.) Photos by Howard Anderson. Miscellaneous pictures of tidal wave receding.

Half Moon Bay 4-1-46 (About 10:30 A.M.) Photos by Howard
Anderson. Miscellaneous pictures of tidal wave receding.



April 1, 1946
Princeton By-The-Sea



Romeo Pier: April 1, 1946

Water Resources Center Archives: Robert L. Wiegel

Half Moon Bay 4-1-46 (About 10:30 A.M.) Photo by Howard Anderson. Coast Guard pier and Romeo Fish Company. Tidal wave receding, highest level of water lifted boat in davits (at end of pier) and came to deck stringers. Highest tide reached 14.8 stage.

11623 Below: April 2, 1946, tide at 3.7 stage showing normal appearance of pier. Water came level with porch deck of Coast Guard shack at left.



Water Resources Center Archives: Robert L. Wiegel

Romeo Pier: April 2, 1946 (day after the Tsunami)

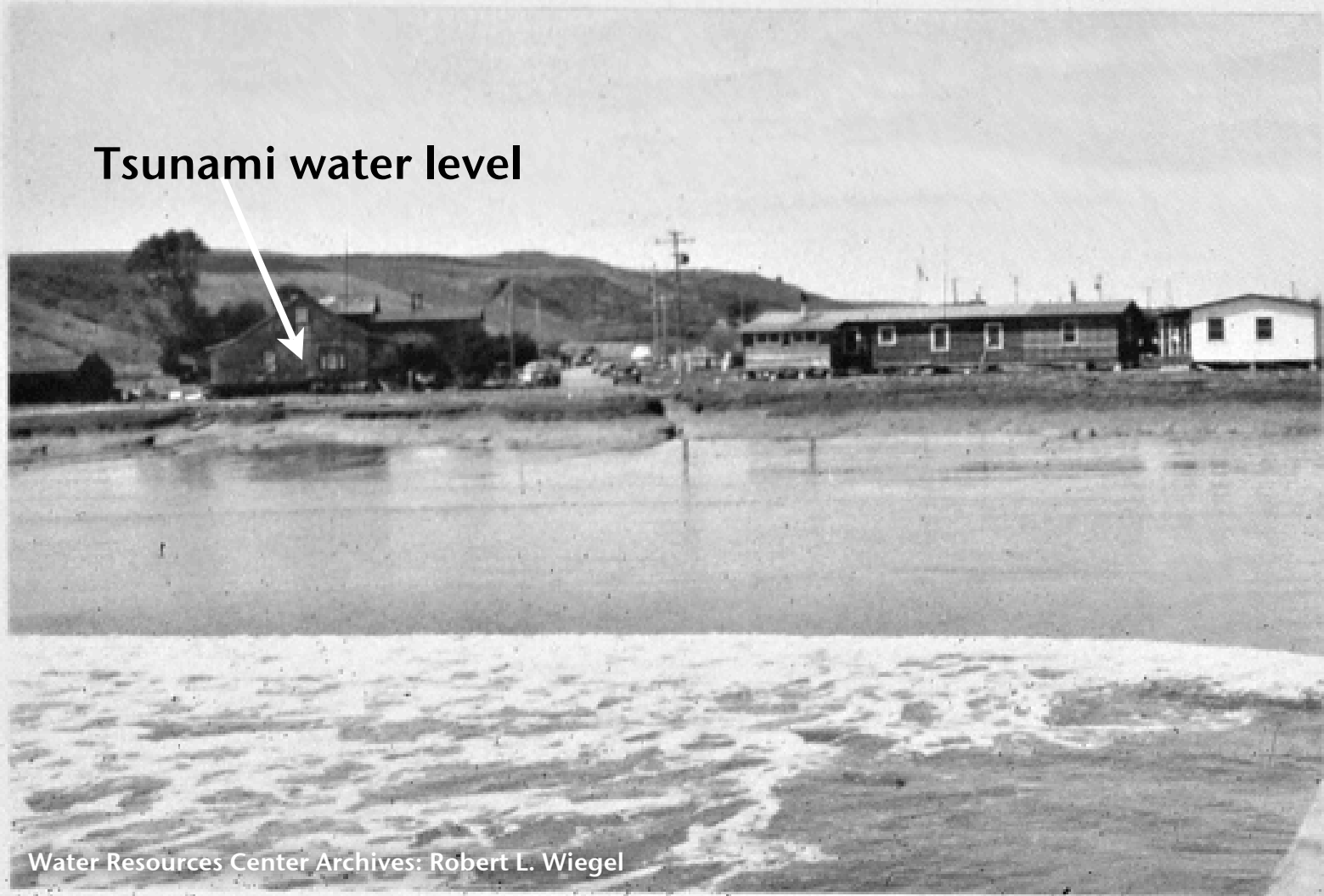
April 1, 1946
Princeton By-The-Sea



Water Resources Center Archives: Robert L. Wiegel

Half Moon Bay 4-1-46 About 10:30 A.M. Photo by Howard Anderson. Tidal Wave receding, level of water is said to have come to the window sills of the house. (Tide of 14.8)

11624 Below: April 2, 1946 Tide at 3.7 stage. Same scene from end of pier. Coast Guard shack at right center. Beach was formerly fine sand; is now denuded leaving hard clay base.



April 2, 1946 (day after the Tsunami)

“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.”

ABAG tsunami maps show that the project would place residential and commercial structures within a mapped tsunami zone.

This would represent a **significant risk** to human life.



NORTH STACK - SOUTHWEST ELEVATION

Wellness Center, Building 1

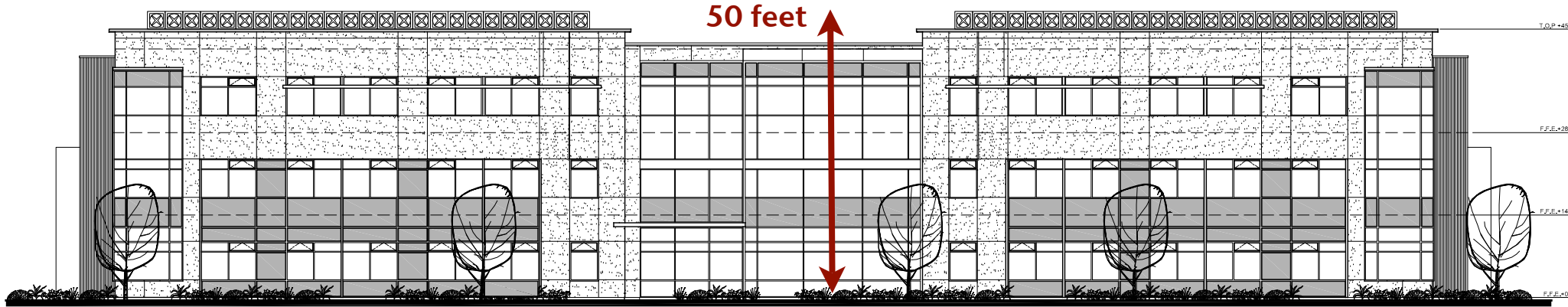
SANATORIUM

Emergency Evacuation

Would you want to be trapped with swirling water and debris all around you?

Would you want to be desperately trying to escape a natural disaster with traffic from the office park choking your exit?

How do special needs people get the necessary evacuation help needed?



NORTH/FRONT ELEVATION

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This would represent a **significant risk** to human life.



EAST & WEST/RIGHT & LEFT SIDE ELEVATION

OFFICE PARK



SOUTH/REAR ELEVATION

Grand Jury Report

The San Gregorio fault, just off the San Mateo County Coast, has the potential of causing a tsunami with essentially **no warning time.**

The San Mateo County Office of Emergency Services (OES) advises that members of the public who are in low-lying areas **immediately head for high ground when an earthquake occurs.**

Princeton, Pillar Ridge & Seal Cove only have ONE Tsunami Evacuation Exit



James V. Fitzgerald Marine Reserve

BIG WAVE

**Pillar Point
Marsh**

Legend



Tsunami Evacuation Area



Urban Footprint

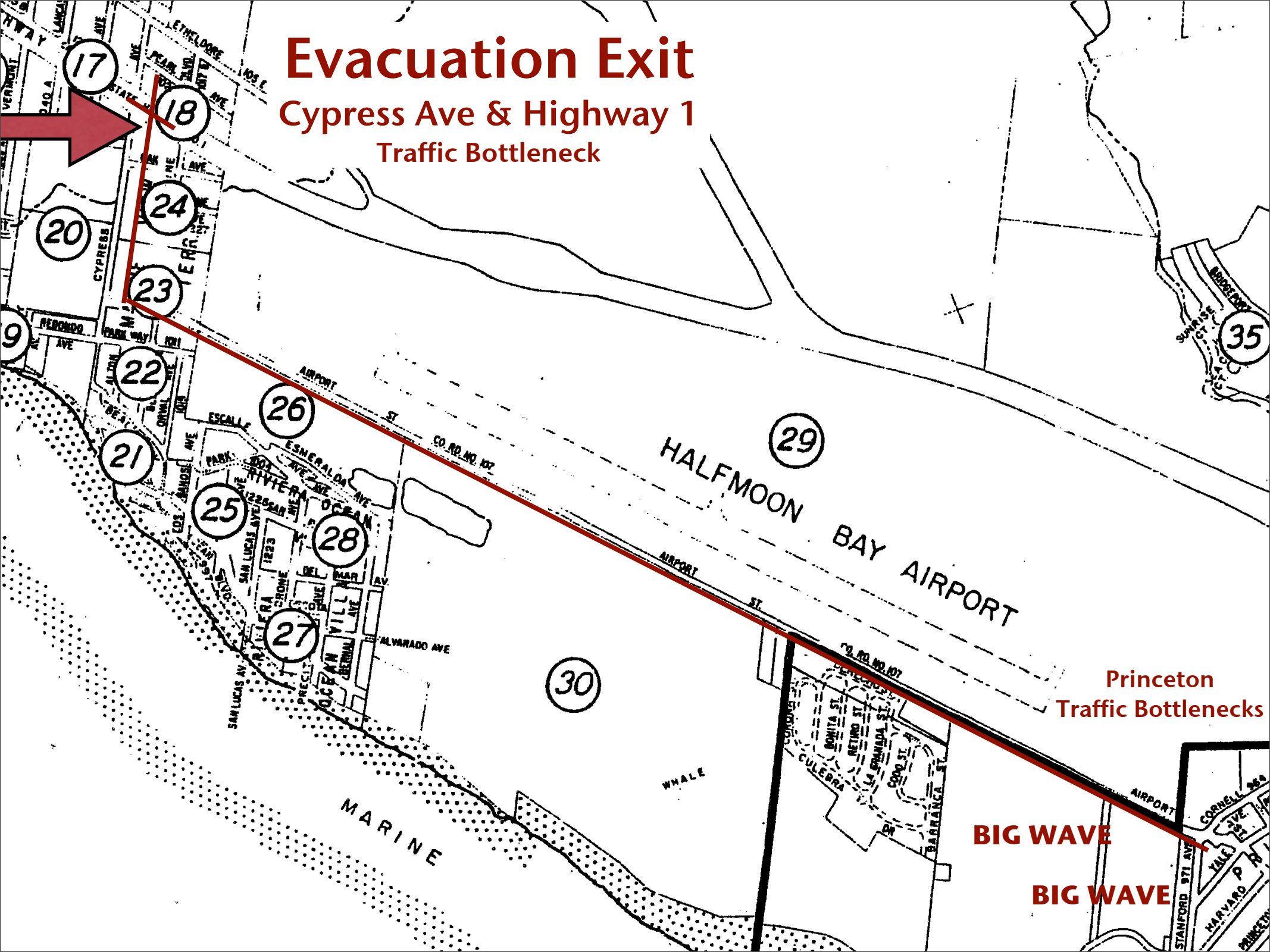
Critical Coastal Areas Pilot Project
San Francisco Estuary Institute and the
Association of Bay Area Governments, Consultants

For more information, please contact
Eric Zhang, Staff
San Francisco Estuary Institute
7770 Pardee Lane, 2nd Floor
Oakland, CA 94621

Kathleen Van Velsor, Staff

Evacuation Exit

Cypress Ave & Highway 1
Traffic Bottleneck



Princeton
Traffic Bottlenecks

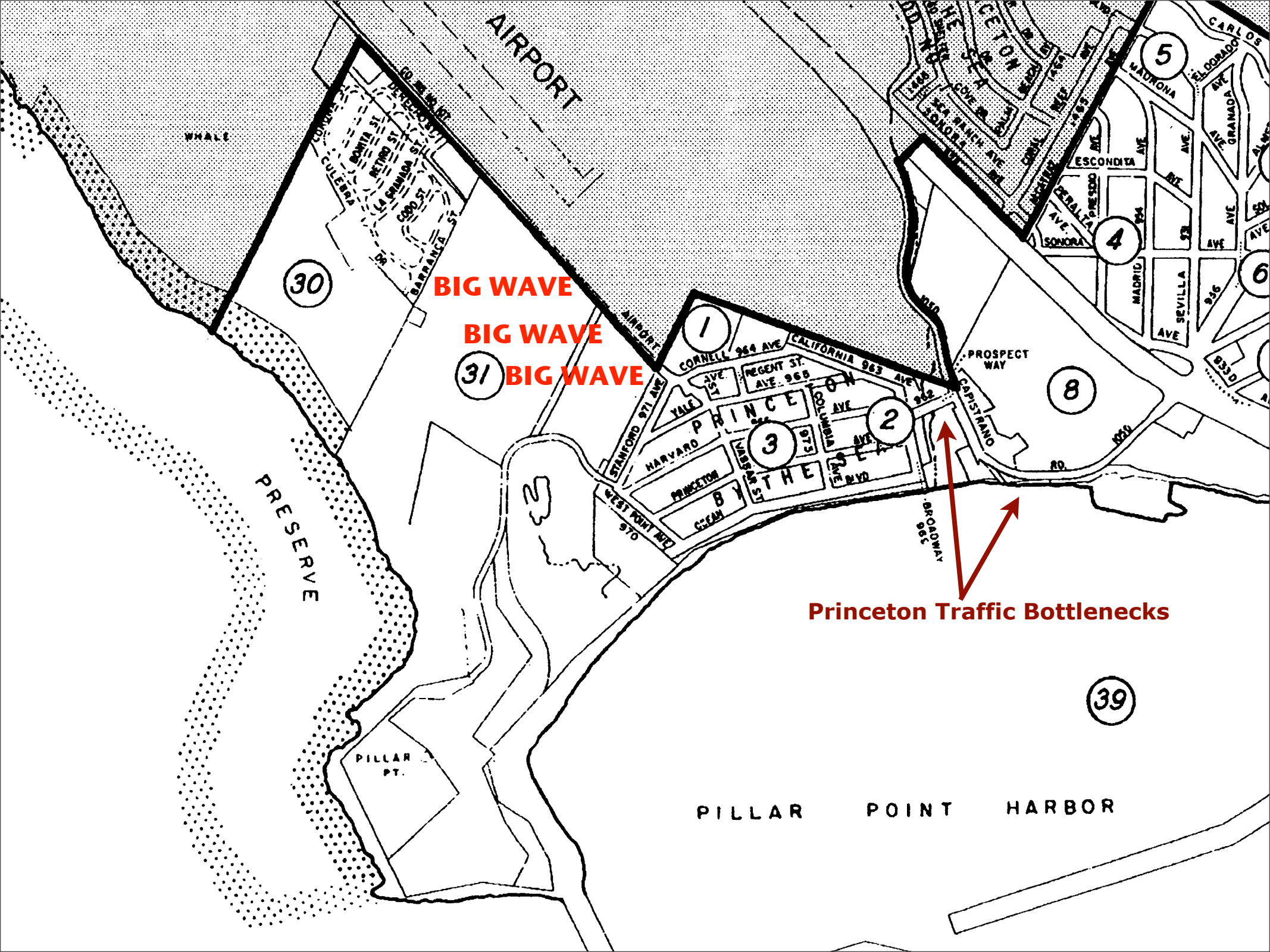
BIG WAVE

BIG WAVE

Tsunami Evacuation Route

Cypress Ave and Highway 1







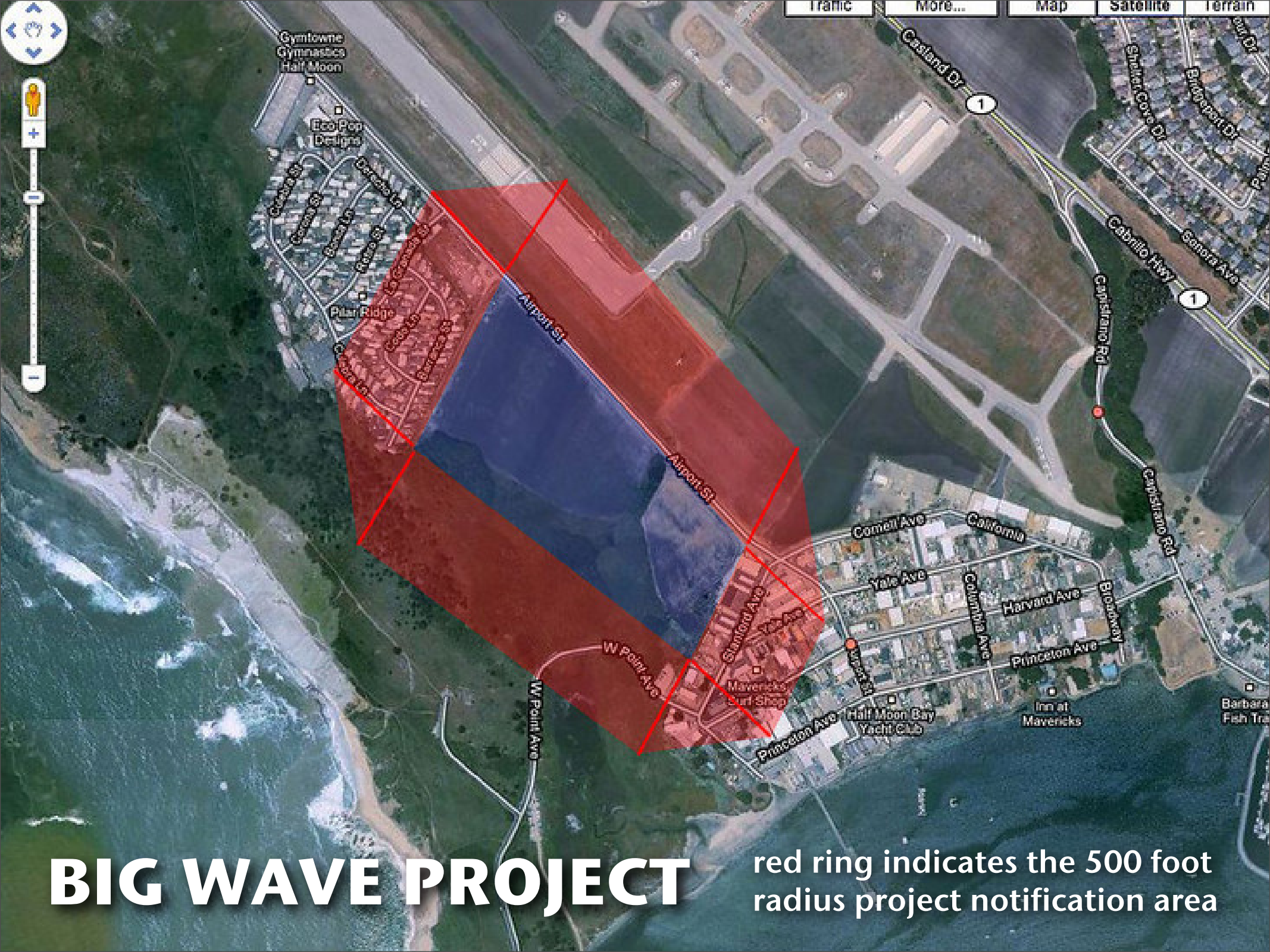
Prospect at Broadway



Princeton Traffic Bottlenecks

Capistrano Rd

**Why did the County decide
this project only required a
500 foot notification area?**



BIG WAVE PROJECT

red ring indicates the 500 foot radius project notification area

**Why are the developers
refusing to put up story
poles during the CEQA
public comment period?**

Fitzgerald Marine Reserve Pillar Point Wetlands

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Pillar Point Wetlands

Fitzgerald Marine Reserve

Area of Special Biological Significance (ASBS) and part of the federally protected Monterey Bay National Marine Sanctuary

James Fitzgerald Marine Reserve
Critical Coastal Area

State of California

Area of Special Biological Significance (ASBS)

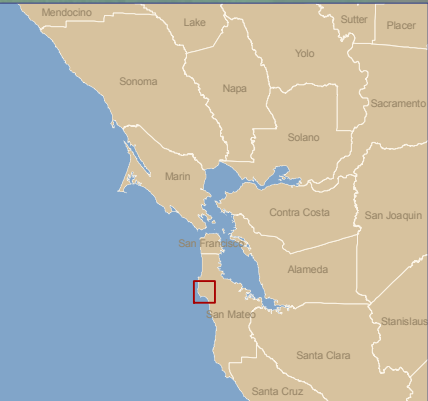
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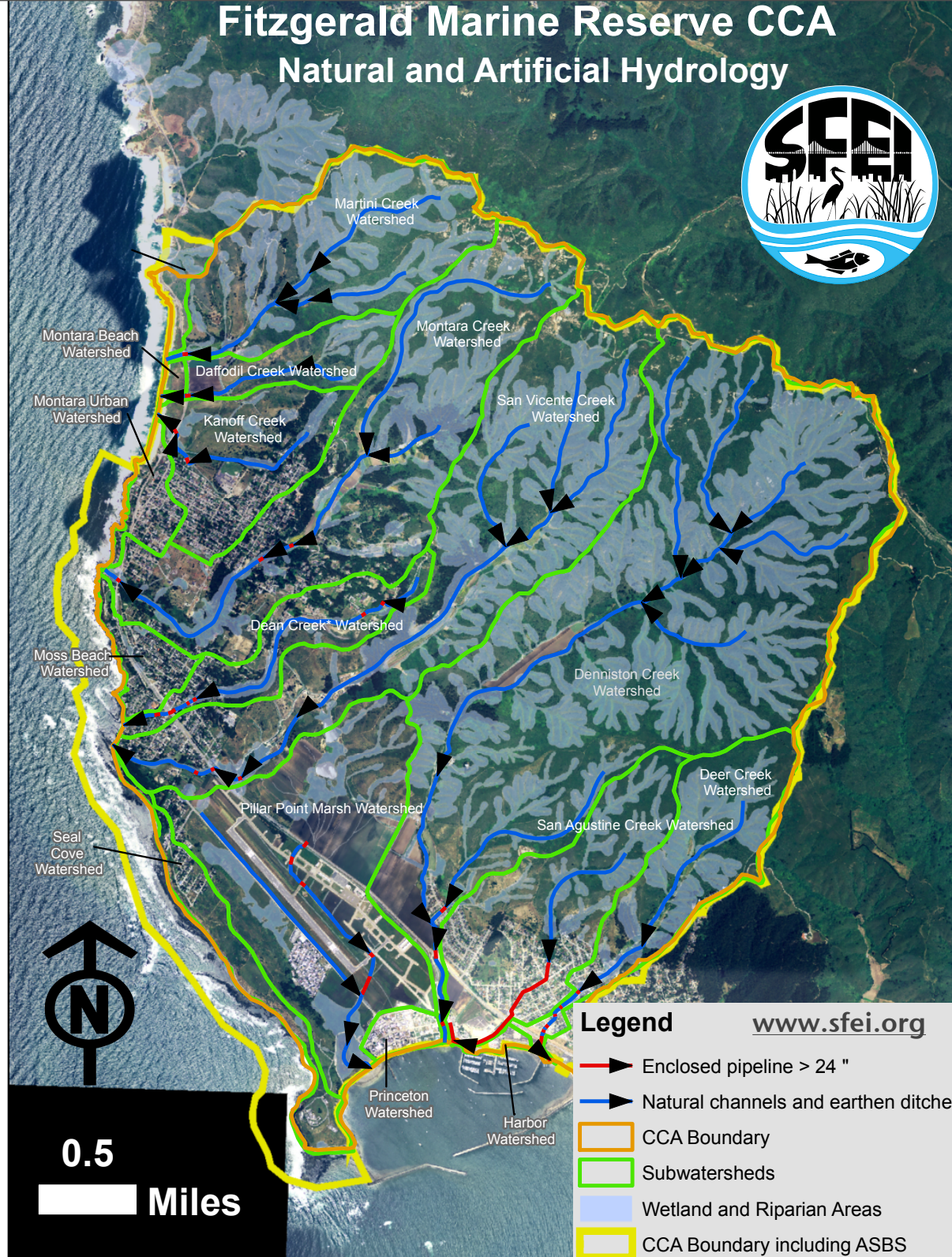
Critical Coastal Area Boundary including ASBS

DRAFT -
FOR PLANNING PURPOSES



Fitzgerald Marine Reserve CCA

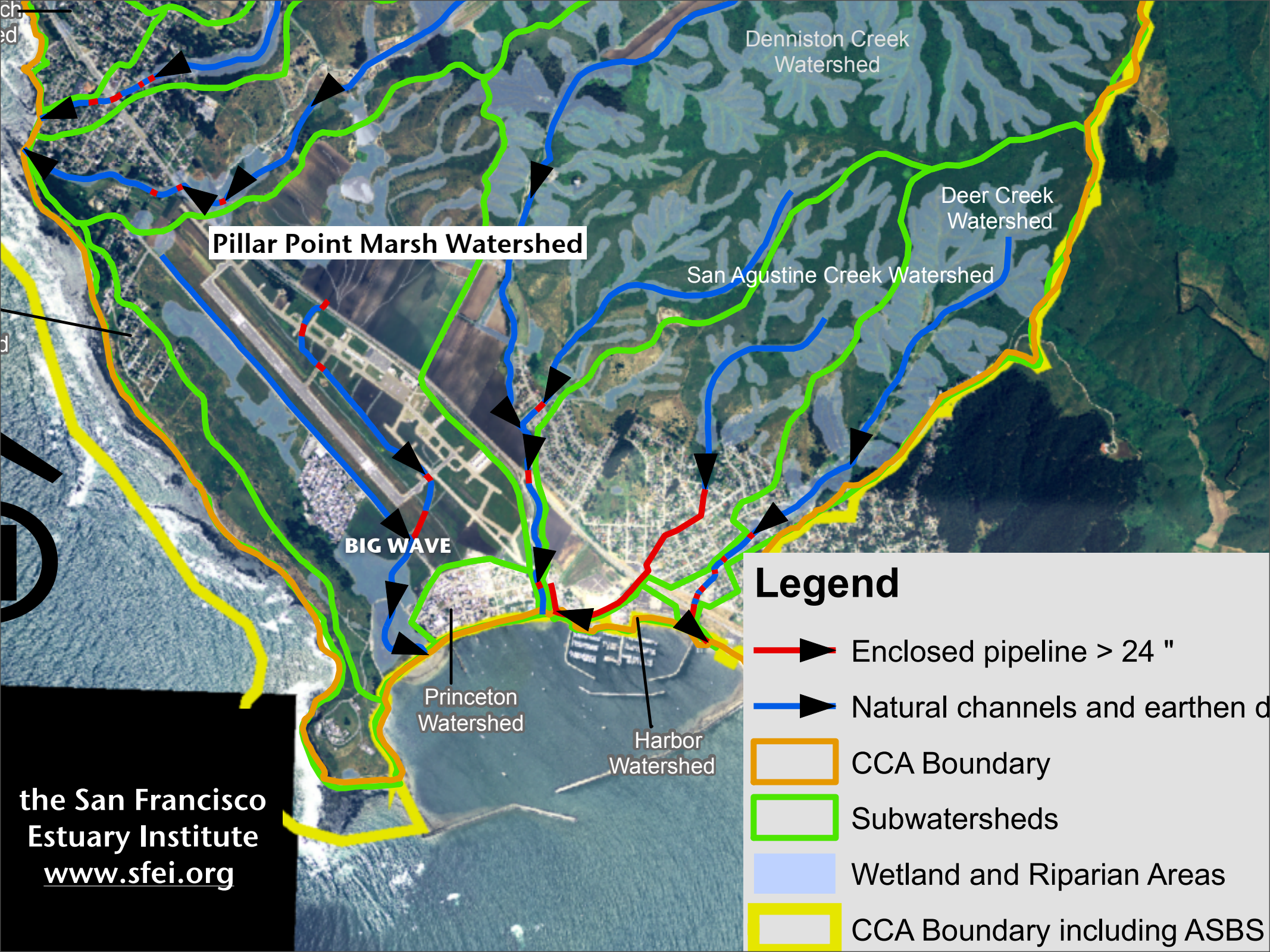
Natural and Artificial Hydrology



Martini Creek Watershed
 Montara Beach Watershed
 Montara Urban Watershed
 Daffodil Creek Watershed
 Kanoff Creek Watershed
 Dean Creek Watershed
 Moss Beach Watershed
 Seal Cove Watershed
 Princeton Watershed
 Harbor Watershed
 Montara Creek Watershed
 San Vicente Creek Watershed
 Denniston Creek Watershed
 Deer Creek Watershed
 San Augustine Creek Watershed
 Pillar Point Marsh Watershed

Legend www.sfei.org

- Enclosed pipeline > 24 "
- Natural channels and earthen ditches
- CCA Boundary
- Subwatersheds
- Wetland and Riparian Areas
- CCA Boundary including ASBS



Pillar Point Marsh Watershed

Denniston Creek Watershed

Deer Creek Watershed

San Augustine Creek Watershed

BIG WAVE

Princeton Watershed

Harbor Watershed

Legend

- Enclosed pipeline > 24 "
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- Wetland and Riparian Areas
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BIG WAVE PROJECT SITE



Incomplete Draft Environmental Impact Report

On Nov 4th 2009 it was brought to the Counties attention that agencies and the public were provided an incomplete printed draft EIR.

One week later on Nov 11th 2009 the missing section N. was delivered via FedEx to agencies and the Half Moon Bay Library.

Why didn't the County restart the 60 day CEQA review period on Nov 11th after the incomplete draft EIR had been supplemented with the 63 page missing chapter N. Utilities and Service Systems?



Thank
You

Sabrina Brennan
Seal Cove, Moss Beach