
II. RESPONSE TO COMMENTS
C. TRANSCRIPT OF THE NOVEMBER 18, 2009 PLANNING
COMMISSION MEETING AND RESPONSE TO COMMENTS RECEIVED

Full Transcription of November 18, 2009

Planning Commission Public Hearing

(The public hearing comments start on page 55 of the transcription)

SAN MATEO COUNTY PLANNING COMMISSION

MEETING OF

WEDNESDAY, NOVEMBER 18, 2009

Transcribed by:

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1 PRESENT:

2
3 Commissioners:

4 Christopher Ranken, David Bomberger, Steve
5 Dworetzky, Gail Slocum, William Wong
6

7 Staff:

8 Ms. Grote, Mr. Nibbelin, Mr. Shu
9

10 Project Planner:

11 Camille Leung
12

13 Public Speakers:

14 Jeff Peck, Scott Holmes, David Byers, Kathryn
15 Slater-Carlin, Sabrina Brennan, Lisa Ketcham, Kevin
16 Cooke, Lennie Roberts, Laslo Vespremi, Judy Taylor,
17 Marc Passen, Lisa McCaffrey, Leslie Deman, Kerry
18 Burke, Ryan Moroney, Gregory Off, Francisco
19 Castaneo, Holly Winnen, Naomi Patridge, Dave
20 Worden, Paul Perkovic, Carl Yoshimine, Richard
21 Johnson, David Beuerman, Karen Holmes, Jon
22 Yoshimine, Marina Fraser, Ruth Sowle, Aimee
23 Luthringer, Pam Sayles, Neil Merrilees, Mary
24 Larenas, Iris Rogers, Dorothy Norris, David
25 Vespremi, William Botieff, Debby Lesser, Lisa

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Hutar, Barbara Kossy, Michal Settles, James
Larimer, Jennifer Gainza, Terry McKinney, Terry
Gossett, Barry Benda, Ellen James, Jamie Barber,
Devon Yoshimine, Zack Peck, Teri Chatfield,
Mary Lou Williams, Emmy Gainza, Claudia Frank,
Patrick Winnen, Carlisle Ann Young, Len Erickson,
John Lynch, Molly Rice, Kerrie DeMartini, Robin
Rourke, Lee Fernandez, Leonard Woren, Merrill
Bobeles

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CHAIRMAN RANKEN: Okay. I would like to
call to order the planning commission meeting,
County of San Mateo, Wednesday, November 18, 2009.

Let's start with a salute to the flag.

(Pledge recited.)

CHAIRMAN RANKEN: May I have the roll call
please, Rosario.

ROSARIO: Yes.

Good morning.

Commissioner Bomberger.

COMMISSIONER BOMBERGER: Here.

ROSARIO: Commissioner Dworetzky.

COMMISSIONER DWORETZKY: Here.

ROSARIO: Commissioner Ranken.

CHAIRMAN RANKEN: Here.

ROSARIO: Commissioner Slocum.

COMMISSIONER SLOCUM: Here.

ROSARIO: Commissioner Wong.

COMMISSIONER WONG: Here.

ROSARIO: Thank you.

CHAIRMAN RANKEN: Thank you.

We can start with oral communications.

This is a portion of the agenda that is open to the
public to speak on anything within our subject

1 matter jurisdiction but is not on the agenda. Of
2 course, I assume most of you are here for the Big
3 Wave project. If there is anyone who wants to
4 speak on anything other than that, now is the
5 opportunity.

6 Is anyone interested in that?

7 Okay. I'll close oral communications, and
8 we'll move on to our business. Next item is
9 consideration of the minutes for our last meeting.

10 We actually -- this is for November 4, 2009.

11 This is (inaudible).

12 Any motions?

13 UNIDENTIFIED COMMISSIONER: I move for
14 approval.

15 UNIDENTIFIED COMMISSIONER: Second.

16 CHAIRMAN RANKEN: Motion seconded.

17 Any discussion on the minutes?

18 All those in favor of the minutes?

19 UNIDENTIFIED COMMISSIONER: Aye.

20 UNIDENTIFIED COMMISSIONER: Aye.

21 UNIDENTIFIED COMMISSIONER: Aye.

22 UNIDENTIFIED COMMISSIONER: Aye.

23 UNIDENTIFIED COMMISSIONER: I abstain.

24 CHAIRMAN RANKEN: All those opposed?

25 So we have four in favor and zero opposed

1 and one abstention.

2 Okay. Well, let's get straight to the
3 reason you're all here. First of all, it's
4 wonderful to see such a good crowd here. It's one
5 of the things that makes our job more rewarding,
6 when we see how much the community cares about the
7 issues that come in front of us and in front of
8 them as well.

9 Again, it's very nice to see all the public
10 interest, and we appreciate your being here. And
11 we'll now move ahead with the staff report.

12 Rosario.

13 ROSARIO: Yes. Owner/Applicant, Item
14 No. 5, Big Wave Group, LLC, File No. PLN 2005-00481
15 and PLN20050-0482. Location, Airport Street at
16 Stanford Avenue, Princeton. Project planner
17 Camille Leung.

18 MS. LEUNG: Good morning, Chairman Ranken
19 and members of the planning commission.

20 The purpose of this informational public
21 hearing is to provide interested parties an
22 opportunity to present comments to the planning
23 commission during the public review period for the
24 Big Wave Wellness Center Office Park Draft EIR. It
25 should be noted that no decision will be made at

1 this hearing.

2 Christopher A. Joseph and Associates, or
3 CAJA, the County's EIR consultant for this project,
4 in consultation with County staff, prepared the
5 Draft EIR.

6 Jeff Riley from CAJA is here, and will be
7 available for any questions.

8 The Draft EIR was made available for public
9 review on October 22, 2009, with an original
10 comment period end date of December 7, 2009. Since
11 its release, the comment period has been extended
12 twice as shown in this slide.

13 Earlier this month the public review period
14 was extended from a minimum 45-day comment period
15 for CEQA to 62 days by the community development
16 director based on requests from the public for
17 additional time to review the document, the
18 Draft EIR.

19 Within a short amount of time the review
20 period was further extended to 64 days due to
21 inadvertent omission of Chapter IV.N, the utilities
22 chapter, from hard copies of -- just hard copies of
23 the Draft EIR. The County determined that a 64-day
24 review period would be appropriate, giving persons
25 who received a hard copy of the Draft EIR 45 days

1 to review the missing chapter.

2 It should be noted that the chapter has
3 been available on the planning -- from the Planning
4 Department's website since the start of the review
5 period.

6 Based on these extensions, the public
7 comment period will end on December 24, 2009. The
8 second planning commission hearing for
9 consideration of both the DEIR and the project is
10 tentatively scheduled for February 24, 2010.

11 Copies of the Draft EIR have been available
12 at the following locations: The Planning
13 Department's website, the Planning Department's
14 counter, as well as the Half Moon Bay library.

15 Now I'll provide a brief overview of the
16 project. As shown on this slide, the project site
17 consists of two parcels located within the
18 Princeton area of unincorporated San Mateo County.
19 The project site in total is 19.4 acres. It's the
20 two parcels outlined in yellow on the slide.

21 The northern parcel is 14.25 acres, and
22 that's where the office park is proposed. And the
23 southern parcel to the right is 5.28 acres, and is
24 where the wellness center is proposed.

25 You'll notice that the Half Moon Bay

1 Airport is located right here, Princeton is right
2 here, and Pillar Ridge Mobile Home Park is located
3 here. The Fitzgerald Marine Reserve is out here.

4 Let's see.

5 Now I'll review the zoning for the
6 properties. The two parcels are both located in
7 the Coastal Development District. The two zoning
8 districts cover -- two zoning districts cover the
9 northern parcel. The majority of the parcel is
10 M-1/DR/CD for light industrial design review
11 Coastal Development District, and a portion along
12 Airport Street is zoned light industrial airport
13 overlay -- that's the difference, "airport
14 overlay" -- design review and Coastal Development
15 District.

16 Two zoning districts also cover the
17 southern parcel. The majority of the parcel is
18 W/DR/CD for Waterfront Design Review Coastal
19 Development District, and a portion along Airport
20 Street has the AO, airport overlay, zoning
21 included.

22 Both sites have a general land designation
23 of general industrial.

24 The project site is characterized by a
25 number of different constraints. The office park

1 section in the slide contains a 120-foot wide
2 airport overlay, as I mentioned before, as well as
3 on-site wetlands, shown in dark blue, within the
4 property lines; as well as a 100-foot wetlands
5 buffer zone shown in light blue, and an (inaudible)
6 earthquake fault line shown in orange.

7 As proposed, the office park site would be
8 subdivided into five parcels, one for each of the
9 proposed buildings, and then one to cover the
10 common areas, the communications building along
11 Airport Street, as well as the 640 square -- sorry,
12 640-space parking lot.

13 Each office building would be three stories
14 in height and 225,000 square feet in size. The
15 total height of the buildings would be 45 feet, 6
16 inches. The buildings would be occupied by mixed
17 office users.

18 Similar to the office park site, the
19 wellness center site contains a variety of
20 constraints. 120-foot wide airport overlay area
21 along Airport Street, on-site wetlands shown in
22 dark blue, a 100-foot wetlands buffer is shown in
23 light blue. Unlike the office park parcel there is
24 no (inaudible).

25 The wellness center would provide a maximum

1 of 70 housing units for approximately 50
2 developmentally disabled adults and 20 live-in
3 staff members. Residential units are provided in
4 Building 1 as shown here, as well as three separate
5 units in Buildings 2, 3, 5, 6, and 7, which are
6 shown here.

7 The facilities would provide employment
8 opportunities for the disabled residents as well as
9 a limited community fitness center in Building 1 to
10 include a school, fitness center, and (inaudible).

11 Building heights for Building 1 vary from
12 about 30 to 35 feet. This is just one example at
13 33 feet, 3 inches. The breezeway unit would be 15
14 feet, 10 inches. An example is shown here.

15 And the storage building along Airport
16 Street would be 36 feet.

17 The (inaudible) zoned property would be
18 subdivided by three lots. Lot 1 would include a
19 20,000 square foot storage building, Lot 2 would
20 include all the buildings in the wellness center,
21 and lot 3 would include the 73-space parking area.

22 I'll now review the required County permits
23 for the project. The project requires approval of
24 a major subdivision for each property, a design
25 review permit for all the proposed structures and

1 proposed grading, and a grading permit to perform
2 22,745 cubic yards of balanced cut and fill.

3 The wellness center proposal by itself
4 requires a use permit for a modern sanitarium, and
5 the office park proposal requires an off-street
6 parking exception to allow 640 parking spaces where
7 735 spaces would be required by our parking
8 (inaudible).

9 The location of the parcel in a coastal
10 zone also requires a coastal zone permit, which is
11 appealable to the Coastal Commission once local
12 review is made.

13 I will now provide a brief summary of the
14 impact identified in the Draft EIR. It should be
15 noted that mitigation measures included in the
16 Draft EIR are intended to reduce all potentially
17 significant impacts to a less than significant
18 level.

19 Visual -- I'll now talk about the aesthetic
20 section. Visual simulations of the proposed
21 project were prepared for viewing location along
22 Airport Street; Airport Street at Stanford; West
23 Point Avenue, which is a road southwest of the site
24 shown here. West Point Avenue. As well as the
25 North Trail located right here above the Pillar

1 Ridge Mobile Home Park, as well as from Highway 1
2 out here.

3 Views 1-A and 1-B in the Draft EIR
4 illustrate views of the project site from Airport
5 Street with two different landscaping scenarios.
6 View 1-A shows landscaping just planted after
7 construction, and View 1-B shows landscaping
8 15 years with full growth of the vegetation. So it
9 shows here that the building is obscured by
10 (inaudible).

11 View 2-A and 2-B show the same landscaping
12 scenarios from Airport Street at Stanford, one
13 after construction and one 15 years later.

14 Views 3-A and 3-B show landscaping -- the
15 two landscaping scenarios from West Point Avenue
16 southwest of the site. The views aren't that much
17 different from each other. One directly after
18 construction, one 15 years down the line.

19 Views 4-A and 4-B show the same scenarios
20 from the North Trail, which is northwest of the
21 mobile home park. And you can see the project
22 right here right after construction and then 15
23 years after.

24 Views 5-A and 5-B show the same landscaping
25 scenarios from Highway 1, and you can see the

1 project right here with full tree growth 15 years
2 later in the bottom view.

3 Regarding biological resources, development
4 on the project has the potential to indirectly
5 impact special status wildlife species such as the
6 Western Painted Turtle, the San Francisco Garter
7 Snake, and the California Red-Legged Frog, as well
8 as bird species due to the availability of suitable
9 habitat in the immediate vicinity of this project.

10 Mitigation measures require the applicant
11 to (inaudible) disturbance activity so to minimize
12 habitat disturbance and to work with a qualified
13 biologist to monitor the site prior to and at the
14 end of construction.

15 Regarding cultural resources, as currently
16 proposed, the development of the wellness center
17 site would occur within the mapped boundaries of an
18 archeological site. Mitigation Measure Cultural
19 2-A requires the applicant to either redesign the
20 project to avoid the cultural site -- and I'm not
21 telling you where exactly the site is due to trying
22 to protect the integrity of the site -- either to
23 redesign the project to avoid the cultural site or
24 to retain County-approved archeologists to conduct
25 test excavations at the site to determine the

1 integrity of the cultural deposits at the site and
2 to develop plans to minimize impact to those valued
3 resources.

4 The applicant has indicated that they plan
5 to redesign, to go with that first option of
6 redesigning the project, to avoid the cultural
7 site.

8 Regarding geology and soils, CAJA's
9 subconsultants, Triquil and Brolo (phonetic),
10 reviewed the available subsurface data and was able
11 to complete that this project is feasible from a
12 geotechnical standpoint. Mitigation measures
13 require the preparation of final geotechnical
14 investigation for the project to address potential
15 impacts of -- as well as design (inaudible) to
16 address very strong or very violent ground shaking,
17 seismic hazard, and expansive near-surface soil.
18 All mitigation measures would be implemented prior
19 to construction.

20 Regarding hazards and hazardous materials,
21 the proposed communications building on the office
22 park site located within the airport overlay area,
23 as well as the storage building on the wellness
24 center site, also located in the airport overlay
25 setback. So that would be located within that back

1 area. And consistent with the AO setback
2 requirement, the structures would not include any
3 residential uses, and would be limited to three or
4 more persons occupying either building at any one
5 time.

6 Mitigation measure Hazard 3 requires a
7 navigational easement be established for the
8 project site to ensure (tape skipped) to airport
9 traffic at Half Moon Bay Airport.

10 Regarding groundwater, projected recharge
11 after the project implementation is anticipated to
12 be similar to the existing groundwater recharge at
13 the site (inaudible), as all the impervious
14 surfaces that are proposed for the two sites would
15 be drained to permeable areas on the site.
16 Therefore, project impact to groundwater recharging
17 is expected to be less than significant and no
18 mitigation measure is required.

19 Regarding (inaudible) people or
20 obstructions to inundation by seiche, tsunami, or
21 mud flow, tsunami maps prepared by ABAG show that
22 the project would place residential and commercial
23 structures within a vast tsunami area.

24 Mitigation Measure Hydrology 9 requires
25 that if you're subject to seiche or tsunami,

1 structures would need to be placed at elevations
2 above those likely to be adversely affected by the
3 tsunami or seiche event or be designed to allow
4 swift waters to flow around, through, or underneath
5 without causing collapse.

6 Regarding noise, the temporary or periodic
7 impact of construction activities occurring within
8 100 foot of an occupied residence would generate
9 noise levels similar to (inaudible).

10 The noise level generated by pile-driving
11 operations at the site would also result in a
12 significant impact. Therefore, we -- the County
13 has included Mitigation Measure Noise 1 to require
14 the construction contractor to implement measures
15 to reduce noise levels such as reduce drilled piles
16 of sonic or vibratory pile drivers instead of
17 impact pile drivers, as well as the use of
18 temporary barriers such as a sound control curtain
19 between the project and the Pillar Ridge Mobile
20 Home Park, which is in the area right adjacent to
21 it. As well as other noise reduction measures.

22 Regarding transportation and traffic, the
23 results of the level of service, or LOSC,
24 (inaudible) under average project conditions show
25 that all of the studied intersections would operate

at an acceptable level of LOSC or better. However, the eastbound left turn movement at the intersection of State Route 1 and Cypress Avenue, shown north of the project site, is shown to meet Signal 1 of the project conditions, as well as cumulative conditions, which assumes construction of all approved projects within that area, both with and without the project.

Mitigation Measure Transportation 1 requires the applicant, following project occupancy, to submit a biannual report to the director on the level of service at the intersection of Cypress Avenue and State Route 1 stating whether or not a signal is warranted.

If so, if the signal becomes warranted, applicant is required to pay its fair share for the escalation of the signal within five years of the date of the report stating that the signal is heavily warranted.

Regarding utilities and service system, this will be my last summary, with the -- while the applicant proposed to treat recycled wastewater on site, a sewer connection to Granada Sanitary District is proposed to handle surplus flows during the wet season and other emergency services.

1 Mitigation Measure Utility 2 recommends
2 mitigation of sewer capacity limitations by either
3 requiring the applicant to limit the flows
4 generated from the project to that which can be
5 handled by the existing Granada Sanitary District
6 or to provide for necessary expansion of the sewer
7 system.

8 Following the close of the public review
9 period on December 24, 2009, CAJA, in complication
10 of the planning staff, will review and prepare
11 responses to all comments received at this hearing
12 as well as on and before December 24th. Both
13 comments and response to comments will be included
14 in the final EIR document and distributed and be
15 available in February 2010.

16 Consideration of the project and the
17 Draft EIR is tentatively scheduled for the planning
18 commission hearing on February 24, 2010. This
19 includes staff recommendation that will be
20 available for any questions or comments.

21 UNIDENTIFIED COMMISSIONER: Thank you very
22 much for the very clear presentation.

23 Any questions for staff?

24 UNIDENTIFIED COMMISSIONER: If I may. With
25 respect to that tsunami, we have a zone with

1 Miramar, which is actively a tsunami run-up zone;
2 and all new construction in that area actually does
3 conform to what you talked about. The buildings
4 are on stilts to deal with run-up zone. Is the
5 same condition applying to this particular project?

6 MS. LEUNG: Right.

7 UNIDENTIFIED COMMISSIONER: So my question
8 is, do the pictures that we have in front of us
9 reflect that kind of a building scenario? I mean,
10 we have pictures of trees hiding the buildings
11 because they're a certain height and yet we're
12 talking about maybe having to put them up.

13 MS. LEUNG: Right. I do know that it will
14 not exceed the proposed height of 45 feet, 6 inches
15 for the office buildings. Whether the base
16 elevation reflects the appropriate elevation above
17 the tsunami/seiche level, I'm not actually sure
18 about; but I can refer it to Jeff Riley from CAJA,
19 who prepared the hazard section.

20 Did you want him to come up and answer
21 that?

22 UNIDENTIFIED COMMISSIONER: Well, that
23 question needs to be answered at some point. Now
24 or either in the revised --

25 MS. LEUNG: It is a mitigation measure. So

1 it would be taken into consideration when the
2 project is probably redesigned to avoid the
3 cultural site and then brought back to the planning
4 commission.

5 But I know that the height of 45 feet,
6 inches, if that is your concern, if it will
7 affect the building height because of raising all
8 the heights of the buildings.

9 UNIDENTIFIED COMMISSIONER: What we've done
10 in Miramar is we said, okay, Building A has to be
11 10 feet high to avoid the run-up zone. And,
12 typically, what has happened is the policy has been
13 to say we don't count that 10 feet. In other
14 words, the building is 35 feet high above the
15 10 feet.

16 MS. LEUNG: Uh-huh.

17 UNIDENTIFIED COMMISSIONER: So you end up
18 with -- in a 35 foot height zone, you end up with a
19 40 foot, 45 foot high building.

20 My question is, is that's what's going to
21 happen here?

22 MS. GROTE: If we could interject. We will
23 look into this further. In the Miramar District,
24 actually that first 17 feet is restricted in use;
25 it can be parking or storage. It still is

1 calculated into the overall height of the building.
2 The height limit there is 36 feet.

3 UNIDENTIFIED COMMISSIONER: I just made up
4 the number.

5 MS. GROTE: So, you know, you don't have
6 buildings exceeding the height limit. What you do
7 have are limitations on the ground floor to parking
8 and storage.

9 UNIDENTIFIED COMMISSIONER: Okay.

10 MS. GROTE: And you have also breakaway
11 walls. So if there is an event, the walls will
12 collapse, basically. There's still the foundation
13 there, but the walls break away and the water can
14 flow through freely. So the building doesn't
15 collapse, but the walls break away.

16 So we'll explore your question further and
17 have a more detailed answer for this site.

18 UNIDENTIFIED COMMISSIONER: For the next
19 hearing?

20 MS. GROTE: Correct.

21 COMMISSIONER SLOCUM: Could you state for
22 me, just clarify for me, the impacts that a DEIR
23 needs to study on climate change. Could you
24 summarize those and then maybe point to where they
25 are in the document.

1 MS. LEUNG: Right.

2 COMMISSIONER SLOCUM: Because they're not
3 called out in the same way as many EIRs that I've
4 seen recently.

5 MS. LEUNG: Okay.

6 They're in the -- the greenhouse gas
7 analysis is in the air quality section. And I can
8 tell you what page.

9 It's page 4.C-6. It states the overall
10 regulation for greenhouse gases.

11 UNIDENTIFIED SPEAKER: What was the
12 conclusion? Just to summarize. Because you didn't
13 include it as something where there was any
14 conclusion of significance or nonsignificance and
15 the basis for that.

16 MS. LEUNG: I don't believe -- I'm
17 actually -- oh, there it is.

18 It's on page C-28 of that section, Impact
19 AQ6, Greenhouse Gas Emissions. That's the analysis
20 portion.

21 And C-6 is where it summarizes the level of
22 impact as less than significant.

23 UNIDENTIFIED COMMISSIONER: And the
24 standard of significance is stated where?

25 MS. LEUNG: The thresholds of significance

1 are on --

2 COMMISSIONER SLOCUM: I apologize because I
3 had trouble finding it last night myself.

4 MS. LEUNG: Okay. It's definitely in
5 there. The thresholds of significance are on
6 page C-13. And I believe it's C. Section C on
7 that page.

8 COMMISSIONER SLOCUM: Thank you.

9 And with regard to the description of the
10 project as far as the timing and phasing of the
11 project, could you just maybe outline that a bit
12 and talk about whether there's going to be a
13 development agreement.

14 MS. LEUNG: Okay. That a development
15 agreement has not been proposed at this time.
16 However, they do have what's called a best and
17 tentative map. Which John Nibbelin of County
18 Counsel could probably explain that a little.
19 They're similar in nature. It sort of raises the
20 regulations at the time the application was deemed
21 complete. I believe he can sort of describe that
22 more thoroughly.

23 As far as, um -- you had another question.

24 UNIDENTIFIED COMMISSIONER: The phasing.

25 UNIDENTIFIED COMMISSIONER: The phasing of

1 the project. A general statement as to it.

2 MS. LEUNG: Okay. My understanding is that
3 the office park will be built based on demand. I
4 understand probably commitment from businesses to
5 move in to a particular building when a building
6 gets built. So you'll only have the amount of
7 buildings where there's sort of a demand for those
8 buildings and that office space. So that could
9 affect the overall buildout, depending on demand.
10 But at maximum it would be the four buildings as
11 proposed. The applicant could sort of describe
12 that further, their plans there for (inaudible)
13 understanding.

14 And then the wellness center will be built
15 regardless.

16 Not based on demand. There's already
17 demand. In terms of housing for the development.

18 Perhaps the applicant can address sort of
19 the timing as between those, as how it will be
20 determined whether and what actually gets built as
21 far as office space.

22 COMMISSIONER SLOCUM: And could you just
23 clarify, what is the elevation of this site?

24 MS. LEUNG: I believe it's --

25 COMMISSIONER SLOCUM: I'm sorry. Do you

1 need to look this up?

2 No worries, you can come back with it. I
3 couldn't find it myself last night.

4 MS. LEUNG: Okay. The topos are
5 Figures 9.0 to 27.7 NGVD, which is national
6 geodetic vertical datum. And that's for -- both
7 sites. Within that range, 9 to 27.7.

8 COMMISSIONER SLOCUM: You --

9 MS. LEUNG: And there is a topo map of the
10 existing site, a Figure 32-B within the project
11 description chapter. There's two separate topos
12 for each of the sites, one for each.

13 COMMISSIONER SLOCUM: Thank you.

14 CHAIRMAN RANKEN: Any questions for staff?

15 Thank you very much.

16 The next step is we're going to give the
17 applicant a chance to speak if the applicant would
18 like to.

19 You could start out by stating your name
20 into the microphone.

21 MR. PECK: My name is Jeff Peck.

22 Anyway, I want to thank the commission for
23 having us here to discuss our project. My name is
24 Jeff Peck, I've been a resident --

25 UNIDENTIFIED COMMISSIONER: Excuse me. If

1 you stand naturally, we can hear you fine.

2 MR. Peck: Thank you.

3 I've been a resident of El Granada for 20
4 years. My children grew up in El Granada.

5 I am a partner in the Big Wave project.
6 I'm also on the board of directors of the Big Wave
7 group, which is a nonprofit corporation that would
8 own and that would operate the wellness center.

9 The wellness center is a community that we
10 designed to provide for the developmentally
11 disabled adults and help the children to provide
12 them with a meaningful and full life.

13 This is something personal. There are two
14 things in my life which prepared me rather than
15 helped me to develop this project. One is I've
16 been a union contractor for large commercial and
17 public work projects for 30 years. I know how to
18 build things.

19 The other one, which is the driver of this,
20 is I have been blessed with my daughter Elizabeth,
21 who has developmental disabilities. And that's her
22 right there.

23 Elizabeth and the many special needs
24 children and adults that I've had the opportunity
25 and the luck to work with for the last 20 years of

1 my life have shown me special insights into life.
2 They have shown me ideals that we all should live
3 by.

4 But everything isn't wonderful. There is
5 always -- there has always been a gnawing question
6 in my mind, as well as in all the minds of parents
7 who have or are in the same condition as I. And
8 that question is this: What will happen to my
9 child if I get ill or when I die? Who will take
10 care of my child after I die? Who can do what I do
11 for my child?

12 The answer to this, unless there's a family
13 or a relatives that the special needs adult can go
14 to, or if the special needs adult is fortunate
15 enough to live in an environment that provides
16 independence, the answer is that the authorities
17 will come, they will place you in a group home,
18 perhaps an institution, miles away from your home.

19 You know, this shouldn't happen in our
20 society. This does not have to happen. Not only
21 are the special needs adults perfectly capable of
22 taking care of themselves if provided with an
23 environment that provides independence and a
24 community in which to live; but our society has
25 plenty of resources, especially the private sector,

1 to provide that environment.

2 The key -- the key to doing that is when a
3 group of individuals, businesses, and community
4 comes together to provide that environment.

5 On the coastside we've found that key, and
6 we've opened the door.

7 After 8 years of excruciating pain and joy
8 in developing this project and spending thousands
9 of hours in committees of design and to redesign
10 things, and to traveling places around the Bay Area
11 to see what a good -- what a community should look
12 like, as far as Kentucky, as far as Montana, we've
13 come up with something. And the wellness center is
14 testimonial to that.

15 You know, we as a society have got to make
16 this happen. So what the coastside community has
17 done is it's -- we've gone through this eight long
18 years and stand in front of you today and we're
19 asking for you to approve the wellness center;
20 we're asking you to approve the financial engine of
21 this wellness center, the office park, which will
22 provide the financial ability to actually build
23 this.

24 Now, the next speakers will talk about
25 several things. Nicole De Martini will talk about

1 more specifics of the wellness center. She will
2 also talk about how there's an inextricable
3 connection, financial connection with the office
4 park that actually financially sustains the
5 wellness center.

6 Scott Holmes will talk about more technical
7 issues, the draft environmental impact report. He
8 will talk about how Big Wave conforms to the
9 coastside LCP and to the California Coastal Act.

10 Dave Byers will close with legal and zoning
11 issues.

12 Thank you very much.

13 MS. DeMARTINI: Good morning,
14 Commissioners. Thank you for having us here today.
15 We're very excited and very proud to be presenting
16 this project to you. I came to Big Wave a while
17 back with experience in project management, and I
18 was brought in to help organize and continue the
19 process of developing the Big Wave model. We call
20 it the tripod model, we call it the three-legged
21 stool, we have a graphic that has three
22 interlocking gears. Phrase it how you want, this
23 model has three pieces that really depend on each
24 other to thrive.

25 This model was developed, really, by the

1 local community. The wellness center, the heart
2 and soul of this project, as Jeff described, was
3 developed by parents of developmentally disabled
4 children and adults, by professionals in the
5 community, and by the developmentally disabled
6 themselves.

7 The office park was developed with
8 consultation from local businesses, by -- from
9 consultation with businesses who had started on the
10 coastside and then grown too big to continue to be
11 on the coastside because no space is currently
12 available for organizations to grow their
13 technologies that they have so they can really
14 thrive.

15 And the environmental aspects of the
16 project, which Scott will describe more, we
17 consulted with wetlands experts, biologists, people
18 who are experienced and seasoned in the field.
19 This one was verified by the EIR, which is why I'm
20 the person talking about it today, not to mention
21 that you really can't understand the EIR or the
22 project without understanding our model.

23 So I'll start with the wellness center.
24 The purpose of the wellness center, a developmental
25 wellness center, was to provide a meaningful life

1 for individuals with developmental disabilities. I
2 don't presume to know you, but I can assume that
3 the fact that you are sitting where you are, in a
4 place of public service, that you want to do
5 something meaningful and you want to help the
6 community.

7 Developmentally disabled adults have the
8 same ability, but aren't -- but are nearly never
9 given the opportunity to do that. But with enough
10 support and with enough security, they really have
11 the ability to give back.

12 So I am going to run through how we're
13 going to do that. The first piece is essential,
14 and that's housing. Affordable housing. Which, as
15 you know, is part of the goals of the Coastal Act
16 and the goals of the LCP. Now, I want to be clear.
17 When we're talking about affordable, we're not
18 talking about your typical affordable housing
19 situation. These individuals are lucky to get \$700
20 a month from Social Security. Even the local
21 neighborhood affordable housing area at Villa Ridge
22 is much more expensive than that each month. So we
23 are talking about really affordable for a
24 population that makes about 15 percent of the
25 per capita income.

1 The wellness center will be made affordable
2 first by the donation of the land, because you
3 really can't build affordable housing if you have
4 to buy an expensive piece of property. So donation
5 has been critical.

6 And it will also be sustained financially
7 by the adjacent office park, which I'll discuss
8 more later.

9 The housing will be a co-op community
10 center. So residents will each own a share in the
11 wellness center. Home ownership is nearly unheard
12 of for this population, obviously because of the
13 limited financial abilities. And the co-op will
14 allow the residents to share in the expenditures.

15 So there will be a number of businesses
16 that will sustain the wellness center. And the
17 residents, being shareholders of the nonprofit,
18 will be able to dictate how those profits come back
19 to make their housing affordable and provide
20 programs and services.

21 Most importantly, this is a space that they
22 can call their own. A 500 to 1000 square foot
23 apartment with efficient kitchen, private bath,
24 living and dining area, combined with a community
25 space so that they can have privacy if they want or

1 they can be out and interacting with their friends
2 in the community.

3 Affordable housing for the caretakers who,
4 unfortunately, also make a -- live below the
5 poverty line, is essential. The low income of
6 caretakers has often meant the caretakers can't
7 afford to stay in the field. Which means that
8 caretakers are constantly turning over, which does
9 not provide stability for a population that needs
10 stability most.

11 Meaningful employment is also essential.
12 Big Wave operations are designed to employ the
13 developmentally disabled. And this is key because
14 it's -- the unemployment rate in this population is
15 atrocious. And so providing employment is
16 essential. So we're estimating at this point 80 to
17 100 jobs to be generated for the developmentally
18 disabled, and the close proximity to the office
19 park will open the door for many more jobs. We'll
20 only have about 50 residents living in our
21 community, so that means many more DD people will
22 be able to find employment than just our residents.

23 The sense of community is also essential.
24 You know, I was talking with a mother of a DD adult
25 recently, and she talked about her struggle to get

1 her child out in the community interacting with her
2 friends. Just with the day-to-day hustle and
3 bustle, she's lucky if she can get her child out
4 twice a week to interact with her friends. In this
5 community they will be surrounded by the people who
6 love and care for them every day. And that's
7 really essential for a population that typically
8 can be very isolated.

9 Public transportation. Two SamTrans lines
10 run by the property; but in addition to that, Big
11 Wave will be supplementing the transportation with
12 a motor pool so that residents will have the
13 opportunity to go where they want and need to be
14 when they want and need to be there.

15 Additionally, we have the recreation space,
16 including a competitive -- a Special Olympics
17 competitive-sized pool, which will allow the
18 community to also come to us to utilize our
19 facilities.

20 And the last piece is giving back.
21 Providing -- you know, with all of these pieces put
22 together, the DD have the opportunity not just to
23 live but to really thrive and interact with the
24 community and give back. And that is something
25 that is just unheard of in this population.

1 The second piece, the office park. You
2 know, the coastal action -- Local Coastal Plan
3 looks to rebalance the ratio of jobs to residents.
4 And decision makers have stated over and over again
5 in these policies that people can and should work
6 where they live. And the community has reiterated
7 this over and over again, about how there is a need
8 for this space on the coastside so that businesses
9 can grow and thrive.

10 And our economic studies show that the
11 coastside has one of the highest educated
12 populations in San Mateo County, but very few
13 professional opportunities exist locally. So this
14 will provide the opportunity for so many of our
15 residents on the coastside to work where they live,
16 improving traffic, improving the quality of life
17 overall.

18 It's also a key piece because it provides
19 long-term financial stability for the wellness
20 center. The businesses will pay an association fee
21 to the wellness center that will provide
22 consistent, predictable funding. There will also
23 be a number of businesses that serve the office
24 park, from the wetlands restoration, the food
25 catering and services, the clean energy generation,

1 water and wastewater production. All of these are
2 wellness center businesses that will serve the
3 office park but will provide meaningful work for
4 the developmentally disabled and provide a revenue
5 to make their housing further affordable.

6 The last piece, I'm not going to go into.
7 Scott Holmes, our engineer, will discuss the
8 environmental restoration piece more. But we are
9 voluntarily restoring eight acres of the property
10 to wetlands. And this is one of the largest
11 wetlands restoration projects on the mid coast.

12 Water recycling and storm water
13 infiltration systems will recharge and already help
14 the aquifer with putting more water back into the
15 ground than we take out of it. And all buildings
16 will be LEED-certified platinum. And it's really
17 revolutionary, the model and what we're doing for
18 the environment.

19 I am going to close with just a quote. I'm
20 not sure everyone here is familiar with the
21 Beachwood project in Half Moon Bay. Sara Christy,
22 the legislative director for the California Coastal
23 Commission, described what she felt were the ideal
24 options for Beachwood. "Such options include a
25 design that limits development to the six-plus

1 acres of nonwetlands, incorporating
2 state-of-the-art water quality measures, providing
3 some much needed workforce housing. It qualifies
4 for state grants to restore the wetlands and
5 protect critical habitat. The remaining open space
6 could provide public walking trails, groundwater
7 recharge and wetland restoration, and serve as a
8 model for how to integrate environmental protection
9 into urban design plans."

10 Big Wave does all of this and more.

11 So, that said, I'll pass it on to Scott
12 Holmes, Big Wave's engineer.

13 Thank you.

14 CHAIRMAN RANKEN: Thank you.

15 MR. HOLMES: Good morning. I'm Scott
16 Holmes, and I'm the project engineer for Big Wave.
17 I have been involved in the special needs community
18 on the coastside for about 20 years so I know most
19 of the people, and my daughter has grown up in that
20 environment. And prior -- I'm the retired public
21 works director and city engineer and waste water
22 manager to the City of Pacifica. I'm bringing it
23 up because Pacifica was a great place to work and
24 also a great place to have an opportunity for
25 restoration. And I managed to work with five or

1 six large restoration projects.

2 Let me advance the slide here.

3 This is not real clear, but that's the
4 Clear Creek project. And that was a roughly
5 30-acre restoration. And most people think it's
6 been there forever, it's about 15 to 20 years old.
7 And it initially -- the reason I'm mentioning this
8 is that we're incorporating many of these aspects
9 into our project plan.

10 We started out with two red-legged frogs;
11 there's now about close to 10,000. 20 bird
12 species, 120 now. And we're using the same
13 restoration techniques in our project that we're
14 proposing.

15 I also managed -- I also was involved in
16 the design of about three miles of coastal trail,
17 designed and constructed a 300 kilowatt solar
18 system. And our project is net positive voltaic
19 solar and wind power. And I actually address the
20 greenhouse gases a little bit later in the talk,
21 plus the tsunami issue if I can come back to that.

22 And my commitment is really because of my
23 daughter. I cropped myself out of this project
24 because I had a pumpkin on my nose. Thea is here,
25 and she's a marvelous person and has many

1 characteristics that I wish I had myself. She is
2 lacking the ability to compete in a fairly
3 aggressive economic society, so Big Wave was really
4 designed to provide her with a place to live where
5 she can not only support herself but she can also
6 give back to her friends and help other people in
7 her community.

8 And again, I don't -- this has been covered
9 by Nicole, but Big Wave was really a culmination of
10 plans to provide housing. As our kids grew up,
11 this is the ultimate question, where are they going
12 to live when we can't support them anymore? How
13 are they going to function and contribute?

14 There's a whole list of these issues, which
15 I'll talk about. Rather than go through the slide,
16 I'll just kind of start. We mentioned social
17 needs. About 80 percent of professionals commute.
18 That's about 2,000 commuters a day. And Big Wave
19 provides up to 600 local jobs in that spectrum.
20 It's a large project, the office park is, because
21 there is a large disparity between professionals
22 and professional places to occupy.

23 Again, the project addresses a large
24 traffic issue; and CEQA requires that we address
25 the largest potential project. There are all kinds

1 of wiggle room below that, but nothing above it.
2 The project is going to be phased to meet demand,
3 we are not going to build a large complex and wait
4 for it to be filled. So we have to work that out
5 with a development plan from the County. Also, the
6 larger the scale, the greater financial
7 contribution to the wellness center.

8 And the EIR, again, analyzes the worst
9 visual impacts. The building height currently is
10 45 feet including the wind generators, 36 at the
11 wellness center. There is no ridge line impacts,
12 no coastal view impacts, no scenic corridor
13 impacts.

14 I did want to say the picture is from the
15 Mavericks parking lot on the top, but it needs to
16 have a wetlands restoration included. That wasn't
17 shown. But if you -- if anybody has driven north
18 on Highway 1 and dropped into Pacifica, the San
19 Pedro Creek wetlands restoration really was -- it
20 had a functional goal, which was to replace the
21 flood control project, that was a pipe, with a
22 thriving system that also blocked the view of a
23 rather tall shopping center. The backs of shopping
24 centers aren't particularly attractive. And the
25 alders that we planted there are now 35 feet tall.

1 So we anticipate a similar type of restoration and
2 almost no views from the back of this site or from
3 the front.

4 There are a number of projects that are
5 similar. I just drove around for a couple of hours
6 and took pictures. This is a commercial site
7 similar to the size of the wellness center, similar
8 to the height. Again, residential in Princeton,
9 similar heights. And a number of churches in that
10 size. Shoreline Station about the same size. The
11 buildings even next to the project site are close
12 to 36 feet tall, the front one.

13 We're going to cluster -- we're actually
14 redesigning the wellness center to avoid any
15 potential impact to the archeological, but also to
16 put all the higher buildings up against the
17 existing buildings on the side.

18 Again, residential complex similar size,
19 similar height. And even our fire station, similar
20 size, similar height.

21 A lot of square footage projects similar to
22 the office park. This is about the same square
23 footage, and it's over 40 feet. Over 50 feet for
24 the Ritz Carlton.

25 The senior center and the school behind it,

1 similar size, square footage. The Stone Pine
2 Center, similar size, little shorter, similar
3 square footage along with the residential.

4 And I'll verify this, but I think this is
5 taller and larger than our proposed option. This
6 is also in Princeton. It's the Oceano Hotel
7 complex and shopping center. Let's see here.

8 I think I'm not advancing anymore. Does
9 that mean we're -- we're advancing on the computer
10 but not on this.

11 I'll back it up.

12 Okay. It's kind of hard for people to
13 visualize how a project -- a large project actually
14 reduces traffic. Traffic is really traffic
15 congestion. It's not number of cars, it's where
16 they all get jammed up. And a reduction of
17 Highway 1 and 92 can be between 4 to 6 percent, as
18 shown in the traffic report. And that essentially
19 means 70 jobs are going the opposite direction.
20 Which means people, instead of leaving the coast,
21 are actually working on the coast.

22 And local intersections aren't heavily
23 impacted. The only one that had some significant
24 potential impacts was Cypress Avenue on the left
25 turn. And the reason for that is the area

1 primarily now is residential. We generate about
 2 2749 residential trips. And residential trips
 3 leave in the morning and they crowd that Cypress
 4 left-hand turn. Big Wave, at its ultimate
 5 development, will be about 2100 trips; and it
 6 crowds that left-hand turn in the evening. So it's
 7 an opposite commute. They're not particularly
 8 additive.

9 That's why the current residential's close
 10 to tripping a need for the light. Ultimately Big
 11 Wave -- that's for the morning trips. Big Wave
 12 will ultimately, potentially trip it for the
 13 evening if we don't come up with traffic
 14 interventions that divert traffic from that
 15 intersection. Which we do plan to do.

16 And some of those include the structural
 17 design, the road improvements, which hasn't been
 18 approved for a while. And others can be everything
 19 from shuttle buses to charging parking to make sure
 20 that those -- that they can get free parking if
 21 they take a route that's not crowded, things like
 22 that. But there are a lot of innovative options.

23 And the air pollution reduction is another
 24 thing that's hard to identify. The -- or hard to
 25 relate to. Fewer commutes result in significant

1 reduction in CO2, 112 tons a year. 15 tons of
2 cancer-causing pollutants, 410 tons of knocks
3 (phonetic).

4 The wetlands restoration, we have 500
5 wetland trees, which reduce greenhouse gases by
6 50 tons a year. We have -- again, we're net
7 positive solar and wind. And that's equivalent to
8 20 tons reduction, 60 tons -- 20 tons CO2 and
9 60 tons total per year.

10 And LEED-certified construction reduces our
11 air pollutant production by 60 tons, or 3 tons a
12 year, which exceeds the construction-related
13 pollution. So we're a net reducer in greenhouse
14 gases. And that was the big goal of the project.

15 We protect cultural resources. We avoid
16 everything that's even potential. There are no
17 sites, no camps, no villages, no shell mounds on
18 the site.

19 And, agriculturally, it has a long history.
20 This is a 1906 map. We have even an 1800 map and a
21 number of photographs, but the property was
22 originally owned and farmed by the Valencia family.
23 And by 1906 they'd actually filled in the Pillar
24 Point -- the Pillar Park Marsh. It was heavily
25 used for cattle. There's a couple of pictures

1 historically that are out and about. And then
2 vegetable crops.

3 We farmed it for the last five years. And
4 in our farming we -- one of the things that's been
5 criticized, we've added about 300 yards of topsoil.
6 I actually have a picture I could circulate. It's
7 discrete piles of horse manure, topsoil, and chips.
8 And those are within what's legal for farming.

9 It should be noted also those areas are
10 areas that are going to be part of our wetlands
11 restoration. And whatever farming we've done in
12 the last five years, we haven't altered the
13 topography. We have a survey picture that shows it
14 essentially before the project, one foot contours,
15 and almost identical after the -- after we've been
16 farming it for these number of years.

17 And this whole area has kind of shifted to
18 commercial; but again, there's a lot of
19 opportunities for restoration and improvement of
20 the marsh.

21 Again, we're trying to enhance -- we're
22 planning on enhancing the agricultural resources.
23 We're currently farming 16 acres. It's not
24 sustainable, not organic. We're looking at
25 ultimately doing 3 acres of sustainable organic on

1 site, 8 acres of restored wetlands, 2 acres of
2 organic community gardens adjacent, 4 to 10 acres
3 of additional farmland that currently isn't farmed
4 due to soil and water issues.

5 And food services are based on the slow
6 food movement. We're trying to grow organic food
7 close and limit transportation.

8 Again, I could talk about this for a month;
9 but it's a pretty exciting design for wetland
10 restoration, focused on red-legged frog. There
11 have only been two that have been found, that have
12 been recently located about 10 years ago. There is
13 no breeding habitat. That's something we plan to
14 introduce.

15 We basically provide a diversity of plants,
16 which are going to provide a diversity of
17 invertebrates and vertebrate species. It's shown
18 in everything else we've done so far, I've been
19 involved in.

20 Hydrology is critical. Dennison Creek was
21 diverted from the project site. That was the creek
22 that formed the marsh. So the current marsh is
23 currently dependent on groundwater. And there is
24 some runoff from the remains of the creek that go
25 through a culvert system in the airport pickup

1 Highway 1 drainage. Water quality is not great but
2 at least there is some.

3 Groundwater -- this is the table from the
4 Kleinfelder Midco study. It is a very healthy
5 aquifer.

6 The CCWD in Montara, they pull about close
7 to 400 acre feet. But even with a drought year
8 there's still a large excess flow into the ocean.
9 Normal average is 507 acre feet even after it's
10 been taken.

11 Our project, we have a domestic well.
12 We're going to -- we're going to withdraw about
13 11 acre feet; but through permeable surfaces,
14 permeable parking lots, groundwater recycling,
15 we're actually replacing 16 acre feet. So we have
16 a net 5 acre feet increase in the water supply.

17 Airport. We've been -- there's been some
18 concerns about comparisons to us and San Carlos.
19 Very different wind conditions, very different
20 surrounding conditions. Almost no application
21 between the two. We adhered to all the airport
22 setback -- excuse me. Setbacks. We're working
23 with the airport to make sure we don't interfere
24 with their operations.

25 And then the issue that came up earlier --

1 and there is a real kind of a misunderstanding
2 between a tsunami evacuation zone and a tsunami
3 inundation zone. And FEMA and OES has decided to
4 take a uniform elevation for the evacuation zone of
5 San Diego to Alaska, 42 feet. And that is to make
6 it easy for sheriff's department's, OES to actually
7 know where the evacuation occurs.

8 Inundation varies dramatically different
9 based on the local conditions. We had a 3-foot
10 seiche wave in 1946. That's the largest one that's
11 ever occurred. That's on top of the mean high
12 tide. We're designed to be 10 feet above that.

13 And in one of the pictures or projects in
14 Pacifica was the Pacifica State Beach was really
15 seal a pipe and it was designed for inundation and
16 seiche waves essentially. We're 10 feet above the
17 highest level of that. 10 feet above the highest
18 flood level, which is 100-year flood. We're
19 10 feet above the highest projected global warming
20 level, and we have 3 feet clearance if all of those
21 things occur simultaneously. So that was looked at
22 fairly closely.

23 But, again, the highest tsunami that has
24 been recorded was elevation 10. We're at elevation
25 20. And that's within 200 years so it's -- And

1 it's probably -- there's no geological record of
2 anything prior. So we're not really in a tsunami
3 inundation zone, and that's -- but it is clear the
4 41 feet, when it's seiching -- I'll identify that
5 for evaluation -- clearly says it's not for zoning,
6 planning, or construction.

7 And let's see. I don't want to -- and
8 Dave Byers. We're lucky. I'm done.

9 Thank you very much.

10 CHAIRMAN RANKEN: Thank you.

11 MR. BYERS: Good morning, members of the
12 planning commission. I'm Dave Byers, I represent
13 Big Wave.

14 I don't think I could match the eloquence
15 of my clients, and there are many voices that need
16 to be heard today by the planning commission so I'm
17 going to be very brief. But I have five very
18 important things to say about the legal issues
19 regarding Big Wave.

20 Call first slide.

21 First of all, this site is zoned for
22 development. This is a very important factor. If
23 you look at the map to the right on that slide, as
24 we saw before when Camille was giving her
25 presentation, our project is in development zoned

property M-1 and waterfront. If you look at the surrounding area, you'll see PAD and you'll see RM-CZ. Now, I'll tell you I've been a land use attorney in this county since 1982. Many people come into my office owning land in the PAD/RM-CZ area and want us to represent them, and they have fairly intense development projects. And I say it doesn't comply with the zoning, don't waste your money.

Eight years ago, when Jeff Peck came into my office and talked about Big Wave, I said, well, you know, this project is in a site that's zoned for development. It's M-1 zoning. I'm not even sure there's other M-1 zoning in that immediate area on the coastside. So this is not land that is designed by the County to be retained in open space or PAD or RM-CZ. It's zoned for, quite frankly, intense development. M-1 zoning is the most intense development on the coastside.

Next slide.

No. 2. I want to talk a little bit about the wellness center. Once again, before we came in to the County with our application, I looked at the issue as to whether or not the wellness center is a permitted use on the waterfront zone. And I talked

1 with the County about this. Now, I actually came
2 in to the County with a full application for this
3 project on October 18, 2005. A long time ago.
4 Prior to that I talked with Lisa Grote, I talked
5 with Marcia Rains, I talked with Mike Murphy, I
6 talked with George Birdman -- I'm not sure he works
7 for the County any longer -- about the use permit
8 process for the wellness center.

9 Now, you use a use permit process for uses
10 such as this. For example, there's no hospital
11 zoning in the county. We don't zone for a
12 hospital, but we have hospitals. The way we do
13 that is we use the use permit process. That's the
14 same thing for the wellness center.

15 My third point: Like I said, we came into
16 the County October 18th, 2005, for the application.
17 Now, we've done an EIR. This book cost \$400,000.
18 Okay? I hope everybody really enjoys reading it.

19 This project has been studied, analyzed,
20 reviewed, redesigned based on input we received
21 from CAJA, and restudied. There has been
22 significant study on this project.

23 I want to talk a little bit about
24 affordable housing, my fourth point. In April of
25 1982 the County approved the Local Coastal Program.

1 At that time, there were three affordable housing
2 sites designated for affordable housing. Now, how
3 many units do you think have been built since 1982
4 on those three affordable sites? Zero. Not one
5 single stick of affordable housing has been built
6 in unincorporated San Mateo County's coastside on
7 those three affordable sites.

8 This is an affordable housing project. As
9 such, it should be approved. It's entitled to
10 priority. It's entitled to sewer and water
11 priority.

12 Finally, next one. These are just sections
13 from the California Coastal Act Public Resources
14 Code. Section 302.50, paragraph A. "New
15 residential, commercial or industrial development,
16 except as otherwise provided in this division,
17 shall be located within, contiguous with, or in
18 close proximity to existing developed areas."

19 That's Princeton. As you saw on that map before
20 and as you've seen on the overheads, this is a site
21 that is bordered by development. The Pillar Point
22 Mobile Home Park, the industrial area of Princeton.

23 Next slide.

24 Another section from the Public Resources
25 Code. "You should provide commercial facilities

1 within or adjoining residential development."

2 That's what we're proposing to do.

3 In short, we have a project here which is
4 on a site designed for development, which is
5 consistent with the Local Coastal Program and the
6 Public Resources Code and finally -- finally make
7 some effort to build affordable housing on the
8 coastside.

9 Big Wave is a project that should be
10 approved, Big Wave is a project that needs to be
11 approved, and it's the right thing to do.

12 Thank you very much.

13 CHAIRMAN RANKEN: Thank you.

14 I'm going to open the public hearing in a
15 moment. And I'll have some more to say about that
16 in a moment; but to start out with I want to
17 quickly ask -- well, I will open the public hearing
18 now and give you all a chance to talk.

19 I want to quickly ask if Kathryn
20 Slater-Carlin is here. Yeah. If you're still
21 here, if you could -- I'll give you a chance first.
22 I know you had come to me earlier and said you had
23 somewhere you need to be. So you can go ahead and
24 take your three minutes, if you could now; and then
25 we'll go on with the remainder.

MS. SLATER-CARLIN: Thank you very much.

It's a pleasure being here.

I want to speak first to the process and somewhat to the DEIR. It's a huge document, and we'll all have an awful lot to say about it.

First, in the instance -- in the interest of a green and environmental county, this and all future -- this one it's too late for, but all future public hearings should be on the coast.

Look at the number of people in the audience, there may be some outside. Count that into the number of cars, the amount of gas, fuel, and time from work that has been taken to be here on a Wednesday morning. I think an evening meeting on the coast would be more beneficial to the economy of the county as well as to the green issues.

I am a member of the Montara Water & Sanitary District Board, but I am here speaking entirely as an individual. The district will have comments later.

In any event, this -- the mitigations are flawed. One of the mitigations that is recommended is thinking about getting a traffic light and then doing studies every two years. Frankly, there's going to be a lot of construction traffic with

1

2

3

1 this. You saw the problems on Cypress. The
2 traffic light should go in prior to any
3 construction.

4 In my look through the DEIR, I did not see
5 where construction workers will park. Will they be
6 jamming up along Airport Boulevard?

7 Where will the construction activities be
8 staged? Will they be at the airport? Will they be
9 on the wetlands? Where is this going to happen?
10 Where will the farm -- the on-site farm be? Or
11 will it, you know, be on the airport? Has an
12 agreement been cut with the airport for this?

13 Moss Beach has three affordable housing
14 sites already, as was stated. One is the Pillar
15 Ridge. Maybe one of the things that should be
16 considered, if this is going to be considered an
17 affordable site, is to transfer the affordability
18 from one of the other two sites in Carlmont Vista,
19 which has no water, to this site.

20 The views that we're shown do not show the
21 views from Highway 1 moving from the north to the
22 south. That's a critical flaw.

23 The DEIR does not answer specific questions
24 on the septic system. Ignoring what JOC put in its
25 comment letter, the question that comes immediately

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1 to mind is, why does the DEIR use a 1980 set of EPA
2 standards, not the current county septic system
3 standards?

4 The current standards call for the
5 groundwater level to be 8 to 11 feet below the
6 bottom of the trench, which should be 8 feet deep.
7 I don't think the septic system meets those.

8 Water is yet an undetermined source. The
9 ag well needs to be converted to commercial or
10 residential use. And, in fact, the County
11 established an upper limit to the groundwater
12 withdrawals from that basin. The Board of
13 Supervisors passed that in about 1989. Any
14 assessment of the withdrawals needs to take into
15 account the need for both water districts at full
16 buildout on the coast. This project should not
17 remove water from the existing lands.

18 Thank you.

19 CHAIRMAN RANKEN: Thank you very much,
20 Kathryn.

21 Okay. Now, again, the public hearing is
22 open. All of you will get a chance to speak. We
23 have a lot of interest here, as we can see; and
24 we're all happy to see that.

25 I want to start the public hearing, though,

9

10

1 with a few people who, on a prior arrangement, have
2 agreed to speak on behalf of a small group; and
3 they'll be given a little extra time. I'll be
4 hearing from Sabrina Brennan, Lisa Ketcham, and
5 Lennie Roberts.

6 After that I'll start into our big stack.
7 I'll do a few of these pages here; and then we'll
8 take a short recess, and come back and hear from
9 all of you.

10 So Sabrina Brennan.

11 Sabrina Brennan can start. And Sabrina is
12 speaking on behalf of Seal Cove property owners
13 group and represents two other people in addition
14 to herself.

15 MS. BRENNAN: Thank you for the opportunity
16 to speak here today. And I am representing
17 property owners in Seal Cove. I have a slide
18 presentation. I think that will be up in a second.

11

19 As soon as that's up I can start.

20 ROSARIO: This is the one, right?

21 MS. BRENNAN: Yes.

22 ROSARIO: Okay.

23 Just a moment.

24 MS. BRENNAN: Okay.

25 ROSARIO: Thank you.

1 UNIDENTIFIED COMMISSIONER: Isn't
2 technology wonderful.

3 (Whispered discussion regarding slide
4 presentation.)

5 MS. BRENNAN: Okay. Can we start the timer
6 over?

7 I'm going to try to speak quickly. So,
8 again, thank you for the opportunity to speak
9 today. I am going to start with reading something
10 directly from the Big Wave project Draft EIR. "The
11 proximity of the project to the partially enclosed
12 Pillar Point Harbor and the potential for tsunami
13 events could expose people to an invasion by
14 seiche, which represents a potentially significant
15 impact."

16 Is the Big Wave project prepared for a big
17 wave?

18 This image is from the 2007 grand jury
19 report, and in black it's clearly -- it clearly
20 designates the tsunami inundation zone.

21 A seiche is a standing wave in an enclosed
22 or partially enclosed body of water. The tsunami
23 that hit Hawaii in 1946 had a 15-minute interval
24 between wave fronts. The natural resonant period
25 of Hilo Bay is about 30 minutes. That meant that

12

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.

The earthquake that triggered the seiche in Hawaii is also the same earthquake that triggered the tsunami that hit Princeton. This image is of the debris on the day of the tsunami in Princeton.

This is another image from the same day the tsunami hit Princeton.

This photo shows Romeo Pier, which is still standing today. And you can see the water level is up at the top of the pier. You can also see a car parked on the top of the pier.

This picture is from the day after the tsunami, and you can see how the water is receded and the pier is exposed, looking a lot like it does today.

This photo shows the water level. It was documented to come up to the windowsills of this house. And again, this is in Princeton.

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1 This is the day after the tsunami. You can
2 see the same house, and you can see the water has
3 receded.

4 Structures should either be placed at
5 elevations above those likely to be adversely
6 affected during a tsunami or seiche event or be
7 designed to allow swift water to flow through or
8 underneath without causing collapse.

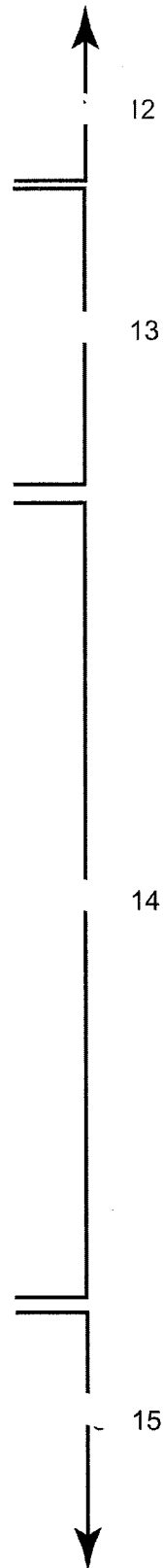
9 ABAG tsunami maps show that the project
10 would place residential and commercial structures
11 within the map's tsunami zone. This would
12 represent a significant risk to human life.

13 Would you want to be trapped with swirling
14 water and debris all around you? Would you want to
15 be desperately trying to escape a natural disaster
16 with traffic from the office park choking your
17 exit?

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

20 This would represent significant risk to
21 human life.

22 The San Andreas Fault just off the
23 San Mateo County coast has the potential of causing
24 a tsunami with essentially no warning time. The
25 San Mateo County Office of Emergency Services



1 advises that members of the public who are in
2 low-lying areas immediately head for higher ground
3 within -- when an earthquake occurs.

4 Princeton, Pillar Ridge, and Seal Cove only
5 have one tsunami evacuation exit. That's Cypress
6 Avenue and Highway 1, also known as Cabrillo
7 Highway.

8 This map shows the tsunami evacuation area.
9 You can clearly see that the project is located
10 within the evacuation area.

11 This shows the evacuation exit, Cypress
12 Avenue and Highway 1.

13 This is a photo of typical traffic at that
14 intersection.

15 This map shows Princeton, and it shows --
16 the arrows indicate two bottlenecks that back up in
17 Princeton. This is a picture of both of those
18 intersections, Prospect at Broadway and Capistrano
19 Road.

20 Why did the County decide this project only
21 required a 500-foot notification area?

22 This image shows the 500-foot radius of the
23 notification area, and you can see that includes
24 the bluff top and the airport property.

25 Why are the developers refusing to put up

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16

17

story poles during the CEQA public comment period?

17

The Fitzgerald Marine Reserve, Pillar Point wetlands is shown in this photo. You can also see where the office park would be located. Pillar Point wetlands and the Fitzgerald Marine Reserve are in an area of biologic significance and part of the federally protected Monterey Bay National Marine Sanctuary.

This map shows the critical coastal area boundary.

This map shows the watersheds within the critical coastal area boundary.

18

This close-up of the watershed shows how the Pillar Point Marsh watershed flows directly between the two parcels that comprise the Big Wave project and into the Pillar Point Marsh.

This aerial view of the project site clearly shows the seasonal creek, which is part of the watershed and where the water flows through into the wetlands.

I'm going to skip this slide for lack of time.

And thank you very much. I appreciate it.

CHAIRMAN RANKEN: Thank you very much, Sabrina. We appreciate it.

1 Okay. Next we're going to go to
2 Lisa Ketcham and Kevin Cooke. And you guys will
3 have -- again, you're representing the Pillar Ridge
4 Homeowners Association, so you'll be exempt from
5 the normal three-minute time limit.

6 MS. KETCHAM: Actually, there's two of us
7 and we'll each be under three minutes, if that
8 works.

9 CHAIRMAN RANKEN: That's fine too.

10 MS. KETCHAM: We have a slide (inaudible).

11 I'm Lisa Ketcham, president of the Pillar
12 Ridge Homeowners Association in Moss Beach. For
13 several years we've been hearing the compelling
14 testimony of the potential residents of Big Wave
15 Wellness Center and their coastside support
16 community. We've been hearing about their dream
17 and the urgency of the Big Wave project. Anyone
18 with a heart would have to sympathize with these
19 young people.

20 In the Draft EIR, the alternative sites for
21 the housing component of the project are rejected
22 by the developer because other undeveloped
23 coastside affordable housing sites have obstacles
24 and because they consider the housing be located
25 within the Princeton industrial district near the

19

1 office park.

2 But there is another alternative right next
3 door. The manufactured home community of Pillar
4 Ridge is a designated affordable housing site under
5 the County's Local Coastal Plan. We have nonprofit
6 ownership and space rent control. We have a sense
7 of community having accomplished these things
8 ourselves. There are safe interior streets in a
9 multicultural neighborhood of families, children,
10 and retired people. There are developmentally
11 disabled adults and children already living here.
12 We would welcome more. They would be members of
13 our diverse community rather than living in
14 isolation.

15 There is a community center, swimming pool,
16 fitness room, playground, and basketball court.

17 With 227 two-, three- or four-bedroom
18 homes, there are usually a few for sale at any
19 particular time. There are opportunities to
20 install new homes. Group homes could be formed as
21 long as the owner lives in the home. The owner
22 could be a DD adult or a caregiver.

23 Golden Gate Regional Center helps their
24 clients who live here, picking them up every day to
25 go to their jobs or activities. The Big Wave

1 farming operation could start now, giving the
2 residents the proposed jobs in the nearby airport
3 fields that are already being farmed.

4 This isn't the exact description of the
5 wellness center, but it is available now. The hope
6 that is being held out to these young people for a
7 place they can live and work with their friends in
8 their own homes does not have to wait or depend on
9 the support from a controversial 225,000 square
10 foot office and commercial development on a
11 challenging site in an even more challenging
12 economic environment.

13 (Inaudible.)

14 CHAIRMAN RANKEN: Kevin Cooke.

15 MS. KETCHAM: And we have very good
16 drainage.

17 UNIDENTIFIED SPEAKER: Very good drainage?

18 MS. KETCHAM: Very good.

19 MR. COOKE: Good morning. I'm Kevin Cooke.
20 I live at Pillar Ridge, and I'm here representing
21 the homeowners association.

22 For all of the merits of this project, we
23 have found that there are a variety of problems
24 with the Draft EIR that need to be addressed. Not
25 the least of which has to do with the drainage and

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21

flooding of the watershed.

The Draft EIR states that, quoting here,
 "Placing fill or other structures in such a way as
 to block existing drainage paths could result in
 increased off-site or on-site flooding,
 particularly if there is a significant off-site
 drainage that flows through the site. However,
 since no drainage report was provided by the
 applicant, it is unknown if there are substantial
 storm water discharges that would travel onto the
 site from neighboring areas, particularly the
 residential development to the northwest," end of
 quote.

There is no mention in the Draft EIR of the
 significant portion of the watershed drainage west
 of Airport Street and north of Big Wave, which
 includes the community of Pillar Ridge, the open
 fields to the north, and the hillside to the west.
 The drainage follows a creek bed through the fields
 and then along the base of the bluff behind the
 Pillar Ridge community. All this drainage enters
 the marsh at one point through a badly-corroded,
 36-inch culvert under the access road of the
 northern perimeter of the Big Wave office park
 parcel.

-21

In December 2005 a Big Wave contractor clearing vegetation from this long overgrown access road with a Bobcat or similar equipment packed mud and vegetation into the marsh, totally blocking the culvert outfall. Several blocks of our community were flooded.

We were luckily able to locate the contractor on our own to resolve this emergency situation, but the mud and debris were just moved to an adjacent area of the marsh labeled Wetland A in the report. Big Wave never replied to our letters or pictures concerning this event.

The Draft EIR includes source control, best management practice, and regular maintenance of the storm drain system. Given our past experience with the applicant's maintenance of their storm drain system, the flooding it caused in our community, the lack of any drainage report in the Draft EIR, and the complete oversight in the report that this drainage even exists, we do not agree that there are no significant impacts regarding drainage at this project.

Thank you.

CHAIRMAN RANKEN: Thank you very much, Mr. Cooke.

21

1 We have one more speaker in this portion of
2 speakers representing other people. That will be
3 Lennie Roberts.

4 UNIDENTIFIED SPEAKER: No. There are
5 actually two more. There is another
6 presentation followed by --

7 CHAIRMAN RANKEN: Oh, you do have one more?

8 UNIDENTIFIED SPEAKER: Yeah. (Inaudible).

9 CHAIRMAN RANKEN: Okay. Thanks for
10 reminding me.

11 And Lennie is here on behalf of Committee
12 for Green Foothills so she will get a little extra
13 time.

14 (Inaudible.)

15 MS. ROBERTS: Good morning. I'm Lennie
16 Roberts. I'm speaking for Committee For Green
17 Foothills. And I'm going to do something unusual
18 at the beginning here. I am going to say something
19 out of context from my usual presentations on
20 behalf of the committee.

21 I want to say something very directly to
22 the young adults and their parents who want a place
23 to have a community. I am with you. I understand
24 your point of view, probably more than you may
25 know. My daughter, an adult daughter, who lives at

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home, has cerebral palsy and depression. I worry about what will happen to her when my husband and I are not here anymore. But the -- I also want to point out that the animals and birds that live in the marsh and on this property before it was this also need a home. The birds that fly south for the winter need a place to rest along the way. Some of the animals and birds are endangered, which means their homes are almost gone. They do not have a choice to go elsewhere.

What has happened at the Big Wave property is very sad over time because much of what was the home of these species has been degraded or destroyed. I want to see what has been lost replaced. So -- I don't have my statement here.

The project site. The Pillar Point Marsh and its wetlands comprise a vital irreplaceable natural resource. Wetlands provide habitat for diverse wildlife, resting and feeding habitat for migratory waterfowl, food chains support for resident and nonresident species and critical habitat, for threatened and endangered species.

Statewide it is estimated that 91 percent of California's wetlands have been lost since European settlement. Back in 1861 the United

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States Coast Survey topographic map showed that the Pillar Point Marsh complex included approximately 10 acres of open water, and the marsh and wetlands with it extended over a much larger area than today. Over the past decades grading, filling, ditching, and draining for the Half Moon Bay Airport, construction of West Point Road, groundwater pumping from the Pillar Point aquifer, as well as farming activities have greatly reduced the open water and wetlands comprising the marsh complex.

In 1994, at the request of San Mateo County, the Army Corps of Engineers did a formal mapping of the wetlands at Pillar Point Marsh called a wetlands delineation. And that's what you see on this slide.

This delineation map shows a finger of wetlands that extends across the southern parcel where the Big Wave housing is proposed.

The Army Corps uses a more restrictive definition than the state does for wetlands so this image shows a minimal area. Please note the 100 foot buffer zone in which very limited uses are allowed is also not on this graphic. If the buffer is included, development on the southern parcel

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would be greatly reduced. That's what it would be just with that delineation.

In December 1986 a developer named J. L. Johnston brought in heavy equipment and disced under the wetland vegetation. San Mateo County attempted to stop this destruction of the wetlands by filing a notice of violation. J. L. Johnston's attorney, Michael McCracken, who is also representing this project, sued the County; and the Superior Court judge found that the land clearing was a routine agricultural activity and was exempt from coastal permit and grading permit requirements.

He didn't continue very long. And time passed, and the land was not in continuous active agriculture up until, once again, in June 2006 the current owners began discing, deep ripping, and bringing huge truckloads of soil onto the southern parcel.

The soil importation had the additional advantage of raising the elevation of the land so it would be more likely to eliminate one of the three federal wetland characteristics, i.e., soils which are wet. The developers and their advisors were hoping that by discing and filling the low wet

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1 areas they would be able to develop more of the
2 site.

3 In June -- in 2006 the Big Wave farmer did
4 not stay within the boundaries of the private
5 property but also destroyed wetlands on the
6 adjacent county park that was acquired to preserve
7 and protect the wetlands.

8 This is looking from the site towards the
9 county park land. And in the foreground is some of
10 that encroachment.

11 A December 4, 2008, memo from Dave Holan to
12 Camille Leung states, "For over three years now
13 there have been agricultural operations
14 encroachment over the property lines onto county
15 park lands. This encroachment has involved filling
16 and farming wetland historically met by the
17 biologist for the U.S. Army Corps of Engineers
18 prior to the County acquiring the Pillar Point
19 Marsh to add it to Fitzgerald Marine Reserve. We
20 would like to see this encroachment and conversion
21 of the wetland on the county park property
22 addressed and mitigated."

23 Mr. Holan also states that, "Agricultural
24 land adjacent to the county property has also
25 encroached on the Pillar Point Marsh wetlands

1 previously mapped by the Army Corps of Engineers
2 and not acquired by County Parks. We would like to
3 have this conversion of wetlands addressed and
4 mitigated."

5 The Committee For Green Foothills heartily
6 agrees with County Parks. The wetlands on the
7 southern parcel should be preserved for their
8 scenic and environmental value and fully restored.

9 There are several alternative sites for
10 their housing including a scaled back office park
11 combined with the housing on the northern parcel;
12 and another alternative is, as you've already
13 heard, at the adjacent Pillar Ridge community,
14 which has the advantage of having several spaces
15 for low-income housing available right now.

16 Thank you.

17 CHAIRMAN RANKEN: Thank you, Lennie.

18 Okay. We do have one other presentation.
19 Actually, this is another speaker, Laslo Vespri,
20 speaking on behalf of a different group. On behalf
21 of I believe it's the Moss Beach Community
22 Association.

23 UNIDENTIFIED SPEAKER: (Inaudible)
24 signature tell me this (inaudible).

25 CHAIRMAN RANKEN: Okay. After this we will

24

25

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1 be taking a short recess and come back.

2 MR. VESPREMI: Thank you.

3 So I live in Moss Beach for 26 years. I
4 have a business in computer graphics. My next
5 slide is -- I push something here, right? Yeah.

6 I undertook to prove that the visual
7 representation is faulty using Google Earth and
8 also modeling, 3D modeling, to show the actual size
9 of the project.

10 This is the perspective view of the
11 project. And if I push this button, hopefully it
12 will show the elevation.

13 (Inaudible).

14 Just click on this thing.

15 That was the next slide.

16 Can I just stick in the slide itself?

17 (Inaudible).

18 This is -- we will go with slide No. 6.

19 (Inaudible).

20 Okay. Just click on that picture, please.

21 Okay. This is an elevation that would show
22 (inaudible).

23 Okay. I need to go to my next slide, I
24 guess. So this is elevation that shows the area
25 view slide (inaudible), the area and the actual

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1 scale of the project.

2 I have also undertaken views showing the
3 same view as it's represented in EIR, and view
4 files from the -- from the highway and Airport
5 Road.

6 The top view is from the dock and bottom
7 view is --

8 UNIDENTIFIED SPEAKER: Do you want to go
9 back?

10 MR. VESPREMI: Yes.

11 Okay. Yeah. Click on the picture
12 somewhere.

13 ROSARIO: What are you trying to do?

14 MR. VESPREMI: Just to play the animation.

15 ROSARIO: Animation. He wants to play the
16 animation.

17 (Inaudible.)

18 MR. VESPREMI: Okay. Would it be possible
19 for me to come back after the break and set up my
20 own laptop?

21 Thank you very much.

22 CHAIRMAN RANKEN: Okay.

23 Okay. In that case we'll reserve the rest
24 of Mr. Vespremi's time.

25 We'll take a short break, maybe five

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1 minutes, just a little bit more; and then, again,
2 we have a lot of requests for people to speak and
3 it will be your turn.

4 Is there anybody out there who has not
5 filled out one of these cards yet?

6 There's a stack of them outside the door
7 that you can fill out.

8 See you in five or ten minutes.

9 (Recess taken.)

10 CHAIRMAN RANKEN: Move this thing back and
11 get moving. We have a lot of things to get through
12 today, a lot of people to get through.

13 If you could please be seated now, and
14 we'll start the meeting again.

15 Okay. We're going to continue by hearing
16 from Laslo Vespremi again.

17 Once again, my apologies for technological
18 issues up here; but I see you have your own
19 computer set up so you can go ahead.

20 MR. VESPREMI: Thanks again for
21 (inaudible). My computer (inaudible) just recall
22 that I built models using Google Earth, and you can
23 see the 3D view here in the slide through
24 animation. So, actually, the buildings were
25 modeled and placed exactly as per the DEIR provided

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1 maps. And then I take away the parking lot, that
2 area, just simply showing the massing as related to
3 the surrounding area. So you have the four large
4 buildings on the right, and then the wellness
5 center on the left, as it relates to the airport
6 and the cardboard.

7 I am going to skip to the next slide.

8 I'm showing the same views as presented by
9 the DEIR. And the point I'm making is that the
10 computer modeling here at the bottom shows a much,
11 much larger building than on the top.

12 There are a couple of reasons for it.
13 No. 1, the DEIR placed the buildings right on the
14 active runway instead of Airport Road, so it's
15 quite obvious that it would be sitting on the
16 runway. So it's farther down.

17 The second is you can also decide -- with
18 3D modeling, you can take a building that's the
19 same height, which is this warehouse here, 24 foot,
20 and extend it. And so if you double that, you get
21 pretty much the same massing as before.

22 So if you compare these two pictures, it's
23 quite clear that the buildings almost come up to
24 the ridge line.

25 Another view that the DEIR shows is View 4

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1 from Airport Road. You can see the difference here
 2 between the Google view and the airport, the DEIR
 3 view. The reason is because they set the --
 4 photo-shopped the horizon line up here. So you're
 5 basically looking at the development as you were 40
 6 foot up; and in reality, you know, if you wanted to
 7 get a ground level view, this is what you see. So
 8 the graphics are very deceptive and misleading.

9 So, also, the DEIR states that there's no
 10 obstruction of -- it won't obstruct any bay views.
 11 The truth is, yes, it could be. If you are driving
 12 down on Highway 1, you know, you would see -- and I
 13 use again a Google drive view -- you would see how
 14 the building sticks look like in obstructing bay
 15 views from Highway 1 going south.

16 And this is a little bit of a drunken
 17 driving here.

18 So, moving on to the next slide. You don't
 19 see the 500-foot notification area; but basically
 20 it notifies the rabbits on both sides of the
 21 project, the airport, as well as the hillside.

22 A project this size needs to be notified to
 23 the affected communities, which include Montara,
 24 Moss Beach, Princeton, and El Granada.

25 So, I also did two weeks of informal poll

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at Moss Beach. And I took the names of the people who actually took this polls. And 60 percent never heard of Big Wave. So I think that the public notification process is flawed. And what we like to do is -- in conclusion is that without graphics and story poles, the public cannot judge the scale of the project.

The notification for traffic in this case is not really well taken for a project this size and impact; and missing parts of the DEIR, three of the topics, are also hindering the public review process.

As a result, we'd respectfully like to ask the County to continue the public comment period for area of flood and all persons -- that many residents sign petitions that the public comment period be stopped in February 2010, when Big Wave promised to put up the story poles; and, you know, we can move forward from there.

Thank you very much for your time.

CHAIRMAN RANKEN: Thank you very much, Mr. Vespremi.

Okay. Now we'll get started on the bulk of the people. Our time limits will change now. Those presentations that we just heard were by

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1 prearrangement, people who are speaking on behalf
2 of a number of other people.

3 The public at large will get two minutes
4 per person. Two minutes because of the large
5 number of people. That's -- each person will be
6 allowed two minutes.

7 Yeah. We do have nearly a hundred cards
8 here. So if you do the math, we'll be here -- at
9 two minutes per person we'll be here for --
10 probably about until -- until a long time. Which
11 is fine. We are here -- we are here to hear you.
12 We're happy that you're here. But for fairness's
13 sake, we do like the Board of Supervisors, what we
14 do is establish a two-minute limit as there are so
15 many people here.

16 I have a few things to mention. First of
17 all, once again, we're happy to see so many people
18 here. There will be -- obviously, there's a lot of
19 people on both sides of the issue of this. And one
20 thing you can do -- one thing I'd like to address,
21 though, is this issue of applause. We understand
22 that we have a lot of passions, again, on both
23 sides of the issue, there's a tendency to want to
24 applaud every speaker that speaks in favor of a
25 view. One idea we got from my esteemed colleague,

1 Commissioner Slocum, former mayor of Menlo Park, is
2 that instead of applauding, if you'd like to show
3 your support for a point of view, you can simply
4 wave your hand like this.

5 Now, that actually sounds very silly at
6 first; but once you see it in practice, it's an
7 excellent way of showing us the support of the
8 audience that's there without any additional delay
9 and noise that interrupts the flow.

10 Again, we're just trying to keep things
11 efficient and so on. So if anyone wants to do
12 that, that's fine. As far as applause goes -- no,
13 I don't think doing the wave is appropriate, trying
14 to coordinate that.

15 Again, it sounds silly; but it works quite
16 well in practice.

17 The time limit -- again, with so many
18 people I will be strict on the time limit. Two
19 minutes goes by very fast. So, as you're waiting
20 two and three hours for your turn, if you could try
21 to -- sort of try to encapsulate what you're going
22 to say in the most concise way as you can.

23 And I will cut you off at two minutes
24 because after that it's, again, a matter of equity
25 at that point.

1 And it's basically necessary with so many
2 people.

3 And one other thing. If you do have --
4 again we'll be hearing from a lot of people on both
5 sides. If your points have been made and when your
6 name is called, you're welcome to either just come
7 to the podium and state briefly that "I agree with
8 these points," you don't necessarily have to
9 elaborate on everything. Or, of course, if you
10 like, when your name is called you can simply --
11 you don't have to come up and speak, you can pass
12 if you'd like, of course. It's your option with
13 your time.

14 But that being said, again I'm not at all
15 by any means trying to discourage anyone. We do
16 want to hear all of you. We are glad you're here,
17 but I'm trying to balance the need to hear you with
18 the need for efficiency and equity.

19 So, without further ado, one more.

20 COMMISSIONER SLOCUM: Thank you,
21 Mr. Chairman.

22 I just wanted to state that I can try to
23 see if it can be rescheduled; but way before this
24 was put in on our schedule I have a doctor's
25 appointment that I would have to leave for at

1 12:30. If I'm unable to reschedule it, I will
2 assure everyone here that I will obtain the tape
3 and listen to everyone's comments that I might not
4 be able to hear today.

5 But it's further reason to try to be
6 efficient and find ways to group together or
7 indicate that you agree with someone because I
8 think that really we can see that and we understand
9 that.

10 CHAIRMAN RANKEN: Thank you,
11 Commissioner Slocum.

12 Okay. Let's go ahead.

13 The first speaker will be Judy Taylor.
14 Followed by Marc Passen and then Lisa McCaffrey.

15 MS. TAYLOR: Good morning. I was not aware
16 of the arrangement to make time ahead of time. I
17 am here representing the Chamber of Commerce.

18 Several years ago the Chamber of Commerce
19 did an economic sustainability committee, and we
20 had a number of hearings and did a survey. Of
21 those who live on the coastside who commute, who
22 have hiring authority for their companies,
23 70 percent of them said that they would relocate on
24 the coastside if they could; 70 percent of those
25 needed space between 250 and 1500 square feet.

33

The Chamber of Commerce completely supports this project for a number of reasons. Part of it is that we do -- when you folks are looking at planning issues around transit and jobs, you tend to look at putting housing where the jobs and transit already are, but there's a corollary to that. We need to put jobs where the houses already are. This project is going to be a net benefit to the community, environmentally it restores habitat that is not there now, and it will take cars off of the road.

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We hear over and over again "it's a great project but this is just not the right place for it." It is very disingenuous and naive to think we can do anything anywhere that does not have some sort of negative environmental impact. It is very important that we weigh what those impacts are versus the benefits. And when we do that with this project, it's very clear that it comes down on the side of this is a good project for our community.

Thank you.

CHAIRMAN RANKEN: Thank you.

Get that. Again, seriously, that does seem silly; but it's -- we appreciate that very much. And it does give a sense for, you know, the

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1 feelings of the people. It's important to us and
2 important to you as well.

3 Okay. Next will be Marc Passen. Followed
4 by Lisa McCaffrey and then Leslie Deman.

5 MR. PASSEN: Good morning. I'm Marc
6 Passen, I live in El Granada on the coastside. And
7 by the way, this is the deaf sign for applause.
8 It's clear-cut.

9 But I also work for the California
10 Department of Rehabilitation, and I'm a supervisor
11 in that program when I'm not furloughed three days
12 a month.

13 I'd like to read to you our mission. Which
14 is "to work in partnership with consumers and other
15 stakeholders to provide services resulting in
16 employment, independent living, and equality for
17 individuals with disabilities."

18 And I believe Nicole mentioned earlier that
19 there is a high rate of unemployment among
20 developmentally disabled adults, and that that
21 percentage is actually very high. It's upwards in
22 the 70 percent. 70th percentile. So our agency,
23 along with nonprofit agencies here in San Mateo
24 County, work very hard to try to find jobs that
25 match the abilities of our clients. This project

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1 will go a long way towards helping the goals of our
2 agency and of our clients and of our community. So
3 I am here in favor of this project.

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4 Thank you very much.

5 CHAIRMAN RANKEN: Thank you.

6 Next is Lisa McCaffrey. Followed by Leslie
7 Deman and Kerry Burke.

8 MS. McCAFFREY: Good morning. My name's
9 Lisa McCaffrey, and I am a 17-year resident and
10 property owner in El Granada.

11 I support the Big Wave project for many of
12 the reasons stated by other speakers, which I
13 thought of as (inaudible) before me. But I would
14 also like to add that with unemployment in
15 California at 10.5 percent as of February 2009,
16 it's important to support projects such as Big Wave
17 that will provide initial employment with its
18 construction and continued employment after it's
19 built.

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20 After listening to the presentation today,
21 I am excited by Big Wave; and would welcome such an
22 innovative project to my neighborhood.

23 Thank you.

24 CHAIRMAN RANKEN: Thank you.

25 Next is Leslie Deman. Followed by Kerry

1 Burke and then Ryan Moroney.

2 MR. DEMAN: Good morning. My name is
3 Leslie Deman, I live in Half Moon Bay. And what
4 I'd like to say is we've heard from a lot of
5 people. There are always people that will throw
6 roadblocks at every project; so I think your job is
7 to kind of figure out what's significant, what's
8 not. I think what we've heard is that on a net-net
9 basis there are more positives than negatives. It
10 will provide employment, green jobs, and
11 opportunities. And as a 10-year resident of Half
12 Moon Bay, I look forward to seeing this project go
13 forward.

14 Thank you.

15 CHAIRMAN RANKEN: Thank you, Mr. Deman.

16 Now is Kerry Burke. Followed by Ryan
17 Moroney, then Gregory Off.

18 MS. BURKE: Good morning. Kerry Burke,
19 Half Moon Bay.

20 I have reviewed the DEIR, though perhaps I
21 haven't read every single page. I did focus on
22 four key areas: Consistency with the general plan,
23 compatibility with the surrounding areas, adequacy
24 of mitigation measures, and benefits to the
25 community. The Big Wave parcels were deliberately

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1 designated for development by the County. And,
2 also, the County certified an environmental impact
3 report for those designations that did consider
4 future impacts.

5 And, also, the proposed uses blend with all
6 the surrounding land uses as Camille's graphics
7 demonstrated.

8 This project is a logical in-fill
9 development along access roads of Airport
10 Boulevard. The project also includes many buffer
11 zones; DEIR has mitigation measures; and, of
12 course, the planning commission can establish
13 additional conditions on this project for any
14 potential impacts.

15 This shared use project is an innovative
16 approach to provide some unique housing types and
17 also jobs on the coastside. This project is truly
18 an implementation of the LCP and warrants your due
19 consideration.

20 Thank you.

21 CHAIRMAN RANKEN: Thank you very much.

22 Next is Ryan Moroney. Followed by Gregory
23 Off and then Francisco Castaneo.

24 MR. MORONEY: Good morning, Commissioners.
25 Thank you for this opportunity. My name is Ryan

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1 Moroney. I'm with the law firm of Wittwer &
2 Parkin, and represent El Granada Sanitary District.

3 And I think I probably ought to just skip
4 to my conclusion since I expect to run out of time.
5 Essentially I'm going to be commenting on the sewer
6 utilities portion of the DEIR. It's our position
7 that it's an inadequate analysis and that more time
8 is needed for assembling the sanitary district
9 staff and consultants to get together with the
10 applicant's staff and go over some data gaps and
11 inconsistencies in that analysis. And we believe
12 that the Draft EIR should be revised and
13 recirculated after that takes place.

14 I do have a couple of letters that I tried
15 to submit last week to be included into the agenda
16 packet which did not make it. I only have 15
17 copies.

18 These are prior comment letters that we've
19 submitted on Big Wave. And, basically, I'm not
20 going to get into the details of them, but the
21 essential point of those letters is the sanitary
22 district is the responsible agency for this project
23 because we have permitting authority over the sewer
24 connection or the proposed wastewater hookup, which
25 essentially my understanding is the applicant's

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1 position in the EIR is that they do not need --
2 they're not going to be subject to GSD permitting
3 because of the on-site facility.

4 And, in fact, we have an ordinance and the
5 EIR actually acknowledges that it will have to
6 connect to the sewer system under that ordinance
7 unless there is some exception that is made.

8 But even if they built an on-site system,
9 we also -- GSD also has ordinances that govern
10 on-site -- regulation of on-site systems. So GSD
11 is the responsible agency, and the draft EIR is not
12 treating them as such. And so we think that ought
13 to be changed.

14 Just real quickly there's also --

15 CHAIRMAN RANKEN: If you can try to wrap
16 up. You've got 15 more seconds.

17 MR. MORONEY: Sure. No problem.

18 Essentially there's just a lot of data gaps
19 and inconsistencies. Our obligation as a
20 responsible agency is to submit mitigation measures
21 to, you know, impacts that we have identified. And
22 we're having a really hard time with that right
23 now. We're putting a comment letter together and
24 just hope that that can be considered.

25 Thank you very much for your time.

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1 CHAIRMAN RANKEN: Thank you very much,
2 Mr. Moroney. We appreciate your comments.

3 Gregory Off is next. Followed by Francisco
4 Castaneo and Holly Winnen.

5 MR. OFF: Good morning, Commissioners.
6 Thank you for taking the time to hear me speak.
7 I'm here today on behalf of the Big Wave Project.
8 I do not live in Half Moon Bay, I am not a parent
9 of a developmentally disabled child or adult, but I
10 do -- I have nothing to gain one way or another if
11 the wellness center office park is built.

12 I do however have a deep and personal
13 connection with these amazing kids and their
14 parents as their Special Olympics coach and friend.
15 Having worked closely with each and every one of
16 them for the last 7-plus years, I have seen a
17 growing concern about what will happen to their DD
18 children as they grow older. And I've seen
19 firsthand what happens to these kids that are
20 forced to live in group homes far away from the
21 coastside and their friends, families, and loved
22 ones. From neglect to overcrowding it's saddening
23 to see that this has become one of the only viable
24 options available.

25 Through Special Olympics I've also had the

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1 pleasure to work side by side with Jeff Peck. I
2 can tell you that this man is not a greedy
3 developer looking to make a buck off the back of
4 the DD community. He is the epitome of integrity.
5 And for the people that accuse him otherwise, they
6 truly are ignorant and have not taken the time or
7 have the open mindedness to learn what this project
8 really is about. Jeff has tirelessly fought to
9 fulfill his dream of providing not only his
10 daughter with a place of her own but literally the
11 entire coastside DD community.

12 I've seen the careful and thoughtful
13 planning that has gone into this project for both
14 the wellness center and the office park. The
15 people behind it, from Jeff to the parents to the
16 people who live on the coastside, are striving to
17 give these kids a real life and an opportunity to
18 live and blossom as fully functional, contributing
19 members of the community. Their future is
20 literally in your hands.

21 Thank you very much.

22 CHAIRMAN RANKEN: Thank you very much.

23 Francisco Castaneo. Followed by Holly
24 Winnen and Naomi Patridge.

25 MR. CASTANEO: Good morning. My name is

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Francisco Castaneo, and I live in Moss Beach, and actually in the mobile home park. I been living for 25 years there. And I support 100 percent the project because I have a daughter with the same disabilities. And I, together with a lot of people, think it is a very, very good idea. And I believe they will approve this project because we really need it. And we will be happy to have our daughter very close and to see her, that she can really enjoy her life by herself.

We are not going to have any tsunamis, we're not going to have nothing because we been living for many years and probably it's going to happen in another hundred years we're gonna have tsunamis. I appreciate that.

Thank you very much.

CHAIRMAN RANKEN: Thank you, Mr. Castaneo.

Holly Winnen is next. Followed by Naomi Patridge and Dave Worden.

MS. WINNEN: Hi. My name is Holly Winnen. That handsome guy that was on the screen with the orange hard hat, that's my son. And like others have said here, I really struggle with what's going to happen when I'm not around to help take care of him. Big Wave is a project that's a good project.

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1 And I think if you guys look at all the pros
2 for this -- you know, do the Ben Franklin. You
3 know, how many pros, how many against as far as
4 reasons to go with this. I think it's a pretty
5 much no-brainer. And I would challenge you guys to
6 be different than the rest of our county process
7 and become more expeditious and let's get this
8 thing going.

9 Thank you.

10 CHAIRMAN RANKEN: Thank you, Ms. Winnen.

11 Okay. Naomi Patridge is next. Followed by
12 Harold Lott and Dave Worden.

13 MS. PATRIDGE: Good morning, Chairman
14 Ranken and members of the planning commission.

15 My name is Naomi Patridge, and I am a
16 resident of Half Moon Bay and also on the Half Moon
17 Bay City Council. I'm here representing myself and
18 not the city council. I do support the Big Wave
19 project and especially the wellness center. The
20 wellness center will provide jobs, housing, and
21 independence for our disabled youngsters on the
22 coastside. And I have worked with those young kids
23 through the school district and through other
24 programs, and it really saddens me to see that
25 people don't want the wellness center because I

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1 think we owe this group of people a chance to have
2 independence.

3 And my question to you is: If the wellness
4 center is not built, what is the County going to do
5 for the disabled?

6 Thank you.

7 CHAIRMAN RANKEN: Thank you.

8 Harold Lott. Followed by Dave Worden and
9 Paul Perkovic.

10 Harold Lott?

11 MR. WORDEN: Dave Worden.

12 CHAIRMAN RANKEN: Okay. I'll put this at
13 the bottom, give him another chance to come on up.

14 Dave Worden is next. Followed by Paul
15 Perkovic and Carl Yoshimine.

16 MR. WORDEN: Thank you.

17 Deficiencies in the existing LCPs for both
18 the city of Half Moon Bay and the mid coast have
19 given us a very severe jobs/housing imbalance on
20 the coastside. The Big Wave project will enable
21 the expansion of job opportunities on the
22 coastside, to keep more local dollars local, and
23 help to alleviate the commute traffic crunch. I
24 urge you to very enthusiastically support the Big
25 Wave project and approve the EIR.

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1 Thank you.

2 CHAIRMAN RANKEN: Thank you, Mr. Worden.

3 By the way, thank you also to the audience.

4 We do notice your show of support. We appreciate
5 that. Thank you.

6 Paul Perkovic is next. Followed by Carl
7 Yoshimine and Mr. Johnson.

8 MR. PERKOVIC: Good morning, Mr. Chairman
9 and members of the commission. My name is Paul
10 Perkovic. I'm a resident of Montara, and I'm
11 currently president of the board of directors of
12 the Montara Water and Sanitary District. You have
13 a written comment so I will not read everything to
14 you.

15 I'd like to point out that today I am
16 speaking on behalf of our board, and often I come
17 before you and speak as an individual resident.
18 And I'd also like to clarify for everyone in the
19 audience and the planning commission that our board
20 is an agency that provides water, sewer, and solid
21 waste disposal services for our community. We do
22 not, as a board or as a district, support or oppose
23 specific development proposals within the
24 community.

25 However, our board has found that the DEIR

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is deficient, incomplete, and incorrect for the reasons stated in the letter; and I'll give you the most important of those. The consultant failed to use the certified Local Coastal Program maps and policies to determine the correct utility service providers. The applicant, County, and consultant have failed to confer with responsible utility agencies.

The certified Local Coastal Program clearly shows that this project is within the service area of Citizens Utilities Company of California. Montara Sanitary District, in August 2003, acquired all of the assets, tangible and intangible, of the former Citizens Utilities' Montara District and became the Montara Water and Sanitary District.

The district stands in the shoes of Citizens Utilities as successor in interest and is the only legally authorized public water supplier for the project. Plans to serve the entire former Citizens Utilities service area are included in the Montara Water and Sanitary District's master plan, and our public works plan is one which has been certified by the California Coastal Commission.

Montara stands ready to provide water for fire protection for this project. And the other

1 comments are already in the letter so I thank you
2 for your time and attention.

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3 CHAIRMAN RANKEN: Thank you, Mr. Perkovic.
4 Thank you.

5 Carl Yoshimine is next. Followed by
6 Richard Johnson and David Beuerman.

7 MR. YOSHIMINE: My name is Carl Yoshimine,
8 and I live in Anaheim, California. My wife and I
9 flew up here to support the Big Wave project. We
10 are grandparents of Devon Yoshimine, who has
11 special needs. Our desire is to have him become a
12 independent, self-sustaining member of this
13 community where he can live and share his life.
14 And by the building of this Big Wave project it
15 will really make him happy and give him the
16 opportunity that our grandson is self-sufficient
17 and will be of help to the community and likewise
18 to others that live there.

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19 Thank you very much.

20 CHAIRMAN RANKEN: Thank you very much for
21 your presence. We appreciate that. Thank you,
22 sir.

23 Richard Johnson. Followed by David
24 Beuerman and then Karen Holmes.

25 MR. JOHNSON: Good morning. My name is

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1 Richard Johnson. My wife and I have lived in Half
2 Moon Bay for well over 20 years. I'm here to speak
3 as a parent of a developmentally disabled adult to
4 say the difficulty it is to find appropriate
5 housing anywhere in the county. We've looked in
6 situations in Belmont, we've looked in situations
7 in South San Francisco. They have waiting lists
8 that are very, very long. They often smack of
9 warehousing (inaudible). The Big Wave project
10 seems like a great idea of providing units for the
11 kids and providing some work experience that will
12 allow them to feel like they're useful,
13 contributing members of society. So I just wanted
14 to support very much the Big Wave project and hope
15 you approve it.

16 Thank you.

17 CHAIRMAN RANKEN: Thank you, Mr. Johnson.

18 Daniel Beuerman. Followed by Karen Holmes
19 and Jon Yoshimine.

20 UNIDENTIFIED SPEAKER: I think it's "David"
21 Beuerman.

22 CHAIRMAN RANKEN: David Beuerman.

23 MR. BEUERMAN: Yes. Hi.

24 I'm David Beuerman. I'm a manager of
25 regional center services for Golden Gate Regional

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1 Center for San Mateo County, and our agency
2 provides services to just under 4,000
3 developmentally disabled individuals in San Mateo
4 County.

5 And I've worked with this organization
6 for -- with Golden Gate for about 19 years now
7 trying to provide services to the individuals with
8 developmental disabilities in San Mateo. What has
9 been a consistent need for folks in San Mateo
10 County is housing and employment opportunities on
11 the coast. We don't have any kind of viable
12 opportunities for affordable housing, including
13 ownership, and employment opportunities for people
14 who want to live and stay in their own communities.

15 In addition to that, the exciting part for
16 us at the regional center about the Big Wave
17 project is the fact that it is a privately driven
18 and financed development and it's also very much
19 centered on parent involvement and parent planning.

20 And in our current financial situation,
21 where we are struggling to keep up with the demands
22 and the needs for individuals for housing and
23 employment opportunities, we need these kind of
24 private efforts. And I commend the incredible time
25 and energy that's gone into this plan, and I just

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1 want to be here to support this effort.

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2 CHAIRMAN RANKEN: Thank you, Mr. Beuerman.

3 Karen Holmes is next. Followed by Jon
4 Yoshimine and Marina Fraser.

5 MS. HOLMES: Hi. I'm Karen Holmes, and I'm
6 here in support of Big Wave. I've lived on the
7 coast for 20 years, where -- and worked. Where
8 I've raised three daughters, the youngest of whom,
9 Thea, who was pictured with a pumpkin on her head
10 next to me, has learned to become an awesome adult.
11 And I'm really looking forward to seeing the
12 development of Big Wave. I think it would be a
13 wonderful place for her to live independently but
14 with the support she needs. And, also, the job
15 opportunities provided by the office park. And
16 that relationship there would be wonderful.

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17 We already live in a tsunami zone, we
18 already live where earthquakes happen; but the real
19 danger to Thea is not having the opportunity to
20 really live fully as an adult.

21 Something's going to be built between the
22 south end there on the property line with the tall
23 metal building and the neighborhood Pillar Ridge.
24 I think this is a real chance for the community to
25 put something in that's beautiful, environmentally

1 sound, and produces jobs and a wonderful place for
2 people in our community to live that benefit Half
3 Moon Bay and the whole coastside as a whole. So I
4 want to encourage you to help Big Wave.

5 Thank you.

6 CHAIRMAN RANKEN: Thank you, Ms. Holmes.

7 Jon Yoshimine is next. Followed by Marina
8 Fraser and Richard Sowle -- I'm sorry. Ruth Sowle,
9 I believe.

10 MR. JON YOSHIMINE: Thanks for taking time
11 to hear me. My name is Jon Yoshimine, and I'm an
12 11-year-old resident of Half Moon Bay with a son
13 who's 18 years old with special needs.

14 And my comments today are directed toward
15 Jeff Peck, one of the principals. And I know Jeff
16 very well, and I just want to just underline a few
17 items from my personal relationship with Jeff and
18 what his heart and his commitment to the special
19 needs community has been.

20 And my son and many other of his basketball
21 team in Special Olympics basketball have been
22 direct beneficiaries of Jeff's commitment.

23 In fact, Jeff brought Special Olympics
24 basketball to the coastside about 10 years ago.
25 And if you know coastside athletics, there is not a

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1 whole lot of opportunities for the DD community in
2 terms of athletics. Last year there were 40
3 athletes playing hoops, having the time of their
4 lives. One boy on my team is legally blind, and he
5 comes every week to practice. And over the last
6 few years he's been able to make a basket even
7 though he's blind.

8 And Jeff has also brought his daughter Liz
9 to our Sunday school class and to the coffee shop
10 the last five years. Now, although his daughter
11 has not been able to attend because she's been ill,
12 Jeff still comes. And why does he do that? It's
13 because of his love and commitment to the special
14 needs community and to our kids.

15 And this heart and commitment to me is what
16 I see driving Big Wave. This project offers an
17 opportunity for kids that are on the hoops team not
18 only to make it on a basketball team but in life
19 itself.

20 In this world we are making history for so
21 many of the wrong reasons. Please, in good faith,
22 make a decision that will be looked on in the
23 future as a decision that was made for all the
24 right reasons.

25 Thank you.

1 CHAIRMAN RANKEN: Thank you, Mr. Yoshimine.

2 Marina Fraser. Then followed by Ruth Sowle
3 and Aimee Luthringer.

4 MS. FRASER: Good morning, planning
5 commissioners. Thank you for the opportunity to
6 speak. I'm Marina Fraser, 640 Spruce Street, Half
7 Moon Bay. I'm also on the Half Moon Bay City
8 Council; but the views are my own, they do not
9 reflect the City Council.

10 I'm here to support Big Wave for not only
11 the wellness center opportunities for the
12 developmentally disadvantaged youth, but also for
13 the benefits of the office park. As you know, the
14 work force on the coast, 70 to 80 percent of us get
15 up and out on Highway 1 over 92 or north through
16 Devil's Slide through Pacifica. All our jobs are
17 located over the hill. There's an opportunity to
18 take some of those cars off the highway and provide
19 work force at the office center. That's another
20 added benefit to the community.

21 The Princeton area does have light
22 industrial and for many years San Mateo County has
23 talked about doing an office park for some type of
24 way to get workers to stay on the coast.
25 Technology being that way, people don't necessarily

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1 have to go to a physical place in their job. This
2 office park could provide another opportunity for
3 the residents of the coastside to work there.

4 I'd also like to express the support of my
5 parents, 40-year El Granada residents Thomas and
6 Marina Fraser, who also support Big Wave.

7 Thank you.

8 CHAIRMAN RANKEN: Thank you, Ms. Fraser.

9 Ruth is next. Followed by Aimee Luthringer
10 and Pam Sayles.

11 My apologies if I got your name wrong,
12 Ruth.

13 MS. SOWLE: Sowle. Just like your sole.

14 I'm here as just a plain resident of the
15 coastside for 54 years. But I want to mention my
16 friends Joey, Devon, Patrick, Eddy, Liz, Thea,
17 Benji, and Vanessa who -- they're all in this room.
18 And I love them dearly, and I want this for them
19 and for others like them.

20 I didn't think that I had anybody in this
21 category until I thought of my niece Kathy, who
22 lives in Burlingame, 54 years old. And she has
23 worked since she was 20 there on the Peninsula.
24 She takes -- to get home to her home in Burlingame
25 she has to take three buses, but that girl gets up

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1 every day and gets to work. She never misses a
2 day. This would be perfect for her, something like
3 this, you know, on the peninsula. But that's what
4 they need.

5 We've got a place for our seniors and we
6 also have our low-income housing. I think now is
7 the time to let Wave come in and take care of all
8 of these friends of mine.

9 Thank you very much for your time.

10 CHAIRMAN RANKEN: Thank you, Ruth.

11 Aimee Luthringer is next. Followed by Pam
12 Sayles and Neil Merrilees.

13 MS. LUTHRINGER: I am Aimee Luthringer, and
14 I live in Moss Beach. And I'm going to share with
15 you a letter from a neighbor of mine, Rick Harding.
16 And he'll relay the commercial real estate
17 perspective to the conversation today. Rick is in
18 real estate dealing in retail and office leasing in
19 San Mateo County and Santa Clara County for the
20 last 30 years, and he's done many marketing
21 products on the coastside in that time.

22 First, office space absorption on the
23 coastside. There is not much more than 225,000
24 square feet of office space currently between
25 Pescadero and Montara on the coastside. You must

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consider that the applicant is proposing to double the existing inventory of commercial office space on the coastside in a site which does not have direct highway access or even adequate secondary highway access, and it's remote to goods and services.

Another detail, the office space absorption on the coastside is 15,000 to 25,000 square feet per year. And Big Wave may be privy to maybe half of that per year. If you take a phased-in approach, which experts, you know, advise taking the phase-in approach, it would take approximately 20 years to fill the full space at 10,000 square feet per year. So 20 years to occupy and fund the project feasibly.

The impact of the phased-in approach affects residents and visitors who will be putting up with intensive construction over an extended window of time, 20 years essentially.

Final point, entitlement application of the developer does not produce a resume of other projects completed as large or as costly as what is being proposed. What is to prevent the developer from taking the entitlements you give him, the permits you give him, and then to sell the land to

1 someone else who may have an altogether different
2 vision.

3 Thank you.

4 CHAIRMAN RANKEN: Thank you,
5 Ms. Luthringer. We appreciate that.

6 Pam Sayles. Followed by Neil Merrilees and
7 Mary Larenas.

8 MS. SAYLES: Thank you for giving me this
9 opportunity to talk today. My name is Pam Sayles,
10 and I've been a resident in Half Moon Bay for 36
11 years. I have two sons that are developmentally
12 disabled, one lives in Redwood City in an
13 independent group residence because he's higher
14 functioning than my other son, Joe, who lives on
15 the coast and actually lives with me.

16 I'm a widow, I've been battling cancer; and
17 I would like to die knowing that my son will have a
18 safe and healthy, welcoming place to live.

19 Thank you.

20 CHAIRMAN RANKEN: Thank you, Ms. Sayles.

21 Neil Merrilees. Followed by Mary Larenas
22 and Iris Rogers.

23 MR. MERRILEES: My name is Neil Merrilees.
24 I've lived on the coast for 22 years, and I'm
25 totally sympathetic to the wellness project, to the

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wellness center. I totally relate to what they want to do. And I wouldn't pick that site, I don't think an industrial site is really the best place to put it; but you know they're the parents and I'm going to defer to them on that. But I do have some issues with the office center site. When you're talking with people just generally about the project, the first thing you hear, and you hear over and over again, it's just way too big. It will be the largest building on the San Mateo coast. If built, it would be the biggest office complex between Highway 1 and the pacific coast for 100 miles. It would double the office space on the coast, and all apparently with no significant impact.

In terms of scale, where the office center is going to be is the only area that I'm aware of in San Mateo -- on coast of San Mateo County that has a height higher than 36 feet. When you look at other buildings that you think are large, this is going to be much larger.

And when you open up the EIR, it seems there are a lot of things that are mischaracterized. And one example is traffic. I think the impacts of traffic from the business park

1 are underrepresented in the EIR. The office park
2 is 225,000 square feet and it's described as mixed
3 use, office, manufacturing, and R & D.

4 When you look at the plans in the EIR you
5 see the office buildings, not light manufacturing
6 space. There are no roll-up doors, no loading
7 docks, not even space to fit one loading dock on
8 the site. The facilities plan we're told the
9 buildings are surrounded by restored wetlands so
10 there is no way of getting around buildings with a
11 forklift. Which means there's no light
12 manufacturing. Where is the light manufacturing or
13 R & D space? Look at the plans, look at the
14 windows. The proposed buildings are office
15 buildings. Which means for parking they need 125
16 spaces, and the applicant is asking for 650. There
17 is no extra land on the site for more parking.
18 There's no place for it to go.

19 Thank you very much.

20 CHAIRMAN RANKEN: Thank you very much,
21 Mr. Merrilees.

22 Mary Larenas. Followed by Iris Rogers and
23 Dorothy Norris.

24 DR. LARENAS: Good afternoon. I'm Dr. Mary
25 Larenas, and I've been a coastside resident for the

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past 30 years in Moss Beach. My doctorate degree is in clinical psychology, my master's thesis involved doing adapting psychotherapy techniques with a 70-year-old developmentally delayed individual.

I have a big concern that hasn't been noted here is the wellness center is all about being supported by the office park. What is the backup plan if the office park fails? What about future unpredictable economic downturns? To count, the coast already is inundated with empty office spaces, rooms for lease, homes for sale. If you look at that and fill those empty spaces, we don't need the office park.

It is a dream and a hope, not fact, the office park will succeed. Putting the well-being of these young people and the hopes the office park will flourish is dangerous and irresponsible. These young people deserve to have the right to be an active, integral part of our society; not isolated out by the end of Airport Road.

They are capable of more than cleaning offices and pulling weeds, as will be potential jobs that they will have on the office park complex.

The clinical literature states that developmentally delayed individuals want to be part of society, to be teens like other teens, have the need for social interactions; they need the feeling of satisfaction that comes from being a part of everyday life. Putting them in a community where everything is inclusive and they're not allowed to actually get out or if they -- allowed, that's incorrect. They will not be included in the actual community at large, it is not appropriate and not acceptable for these people.

Please let these young people live closer to town, be integrated in the town, to meet the rest of us, let us enjoy them as well as learn from them. They are a very special part of our world, we are all responsible for them. To have a office park be the sole financial backer of the wellness center is wrong.

CHAIRMAN RANKEN: Thank you, Dr. Larenas. We appreciate your input.

Iris Rogers. Followed by Dorothy Norris and David Vespremi.

UNIDENTIFIED SPEAKER: Hi. I'm Iris Rogers, coastside resident 52 years; and I currently live at 149 Borago, which backs up to Big

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Wave. And I'm also -- I'm for the wellness center of some kind but totally opposed to the office park.

The affordable housing community of Pillar Ridge was named for the salient geographic feature of its location, the ridge that rises up behind it. You have a sense of place. You can look around and see it is unique, with its landmark point, its harbor, it's bluffs and coastal scrub, its fields, marsh, and willows. Big Wave wants to build next door to our single-story homes a row of buildings so large that the ridge behind them will be hidden from view.

They propose to plant or grow tall trees not seen around here to hide these buildings. The trees will not restore our sense of place. The proposed views along Airport Street, with or without the trees, will look very much like they could be anywhere, lost in an urban sprawl.

The Draft EIR states that landscaped and restored wetland areas would provide a buffer between the proposed project and the existing residential uses to the north.

This is literally a buffer consisting of a large parking lot, two dumpsters, and a narrow

1 grove of trees between a single-story residential
2 neighborhood and 50-foot-tall buildings.

3 We need story poles so that the public,
4 visitors, and residents alike can understand the
5 visual impacts of this project.

6 CHAIRMAN RANKEN: Thank you, Ms. Rogers.

7 Dorothy Norris is next. Followed by
8 Deborah Lardie and David Vespremi.

9 MS. NORRIS: Good morning, commissioners
10 and coastside -- members of the coastside
11 communities. I'm a professional biologist and
12 trained in endangered species in California. I'm
13 here to represent the frogs' point of view. The
14 red-legged frogs.

15 The California red-legged frog has
16 disappeared over 70 percent of its historical
17 range. Having been one of the most abundant
18 amphibians in the state, it is currently heavily
19 endangered. We need to look at the biology of this
20 animal to determine the effect of this project on
21 its ability to thrive in the nearby wetlands.

22 It is well known during winter months the
23 red-legged frog adult may migrate long distances to
24 find suitable breeding ponds in wetlands areas.
25 These animals may use stream corridors such as the

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one that bisects the Big Wave project, however a paper bag budget in 2003, and I quote, "attempts to mitigate adverse impacts to the red-legged frog habitat for the designation or creation of movement corridors in areas scheduled for development are problematical. The tendency for frogs to move in more or less straight lines to target sites indicates that it would be difficult to attempt to channel movements through provisional corridors."

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They also state "conservation of resource management planning for activities that alter local environments should strive to retain the well distributed array of natural habitat elements that provide a protective cover for red-legged frogs for a distance of at least a hundred meters from occupied aquatic sites. That is three times the size of the wetlands buffer.

May I quick --

CHAIRMAN RANKEN: Ten more seconds.

MS. NORRIS: Okay.

I would like to ask the commissioners to take a thorough, objective examination of the document, in particular the mitigation proposals. Do they adequately address the problems on the project? There are alternatives for humans and not

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1 so much for frogs.

2 Thank you.

3 CHAIRMAN RANKEN: Thank you, Ms. Norris.

4 We appreciate your comments.

5 Deborah Lardie is next. Followed by David
6 Vespremi and William Botieff.

7 (Inaudible.)

8 CHAIRMAN RANKEN: Okay. Thank you.

9 Okay. Vespremi. Followed by William
10 Botieff and Debby Lesser.

11 MR. VESPREMI: Good morning. I am a
12 long-time Moss Beach resident (inaudible) and I'm
13 here to comment specifically on some procedural
14 problems I see on this project. Specifically, let
15 me start off by pointing out that Ms. Slocum's
16 question about the project development plan would
17 have been addressed in terms of how this project is
18 phased had we been discussing a PEIR, not an EIR.

19 The PEIR would have been the proper
20 mechanism for evaluating this project. It's a
21 phased EIR that looks at how projects are
22 specifically phased in with individual EIRs for
23 each of the component parts. And I have an article
24 that I will provide, a simple briefing on this
25 process, the application of PEIRs in mixed-use

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communities such as the one we're describing.

Secondly, we're all speculating about vacancy rates on the coastside for businesses who are in the midsts of creating principle for jobs on the coastside. This may well have all been addressed had there been any construction development scheme as required by the zoning code.

This is something that, by the way, you owe us; and we should have received your planning department's comments on this 10 days prior to a public hearing.

I've requested this numerous times. It does not exist or otherwise cannot be provided, and it is not part of the EIR that we're discussing today.

Finally, we have some major zoning problems with the two lots. The wellness center is zoned on W, which is, as we all know, waterfront zoning. I looked at the LCP, I also looked at the zoning regs; and this is an area that is reserved for a site cited on adjacent to the sea to be able to function.

You might ask why that's relevant. The reason that it's relevant is because waterfront is designed to provide a working waterfront harbor for marine-related trades and services, including

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1 aquaculture and aquacultural processes. That's not
2 the wellness center. A sanatorium, by the way,
3 there's an exception for; but that would be for a
4 medical treatment facility, which this is not.

5 CHAIRMAN RANKEN: Wrap up, please.

6 MR. VESPREMI: Yeah.

7 The commercial complex is M1, that's a
8 Marine 1 zoning, and the same applies to LCP as it
9 does the sanitary regulations, and procedures have
10 not been followed.

11 Thank you.

12 CHAIRMAN RANKEN: Thank you, Mr. Vespremi.
13 William Botieff is next. Followed by Debby Lesser
14 and Lisa Hutar.

15 MR. BOTIEFF: Mr. Chairman, Commissioners,
16 my name is William Botieff. I graduated from
17 San Mateo High School in 1949. I've seen a lot of
18 changes, a lot of growth in San Mateo. The town
19 back then was, like, 12,000 people; now it's
20 100,000. This growth that we've had creates jobs
21 and a better environment for our family and
22 everything else.

23 I think that the Big Wave project is unique
24 in that it's not funded by the government, it's
25 privately funded. It's run by a private concern,

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1 my tax dollars aren't going to go into this. Those
2 people are taking all the risks and they're
3 providing something, a wellness center, that is
4 unique.

5 If we can get this thing built for these
6 folks, they're going to have probably one of the
7 most unique situations not only in San Mateo County
8 but the entire state, and a lot of other states are
9 going to look over here and say, "Boy, that's a
10 wonderful thing that San Mateo County did over
11 there for those folks."

12 I certainly hope that you people will
13 support this. Thank you.

14 CHAIRMAN RANKEN: Thank you, Mr. Botieff.

15 Debby Lesser next. Followed by Lisa Hutar
16 and Barbara Kossy.

17 MS. LESSER: Hi. My name is Debby Lesser,
18 and I'm a 15-year resident of Half Moon Bay. And
19 my two children grew up there, including my son
20 Benjamin, who is a 20-year-old young man with
21 developmental disabilities.

22 And I'm here today to speak as a parent,
23 but I'm also the past president of the Golden Gate
24 Regional Center and currently on the board for West
25 Bay Housing, which is a nonprofit organization that

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1 serves people with developmental disabilities in
2 the attachment area of Golden Gate Regional Center.

3 And this is a great project. This is a
4 model project. And I've seen through my, you know,
5 years with the regional center, as well as just
6 being a parent, other projects. This is a model.
7 This, you know, combines wonderful housing;
8 wonderful, you know, job, vocational opportunities.
9 And this is something our community should support.

10 And it is written in the Lanterman Act as
11 well that, you know, community living for people
12 with developmental disabilities, you know, is
13 something that is in our state. You know, it's
14 something that I hope that our county and
15 municipalities will embrace and support housing for
16 our children with developmental disabilities now
17 and into the future, as well as employment and
18 recreational opportunities. This is something that
19 Big Wave does for us now.

20 Thank you.

21 CHAIRMAN RANKEN: Thank you.

22 Before we get to (inaudible) actually, if
23 we could, we're approximately half way done now. I
24 wanted to say, first of all, thank you very much to
25 the speakers. Everyone's been extremely concise

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1 and direct and to the point. That makes things
2 easier for us and for all of us, and we appreciate
3 that very much. On both sides of the issue as well
4 as shows of support. It's important to us. We
5 thank you for that.

6 I also wanted to give the planning
7 commission this chance to -- we will be losing --
8 our legal counsel here will be leaving in a few
9 minutes. I wanted to get the commissioners, if
10 there is anything that has been brought up by the
11 public at this point in the legal arena, if you'd
12 like to take a chance to ask legal questions.

13 UNIDENTIFIED COMMISSIONER: I don't know
14 whether it's the right question. I'll ask it. I
15 have a letter here from Montara Sanitary District
16 that says they're in charge, and I have another one
17 from Granada Sanitary District that says close to
18 the same thing.

19 How are we going to resolve this issue?
20 Does that fall under you?

21 MR. NIBBELIN: It does, in fact, fall under
22 us in our department. It's a matter that, frankly,
23 isn't limited to this particular case. Again, this
24 has been a matter of long, ongoing discussions.

25 CHAIRMAN RANKEN: I just (inaudible).

1 MR. NIBBELIN: And in any event, you know,
2 this is a matter that's been of longstanding as
3 between some of the districts out there on the
4 coast. And it is something that we're considering,
5 and certainly we -- in the context of this
6 project -- obviously you've seen the
7 correspondence, we're looking at it, and we'll
8 certainly, as we have in other projects, be in a
9 position to advise the commissioners as to whether
10 or not there is anything in those disputes that
11 would keep you all from taking the actions that are
12 requested.

13 COMMISSIONER SLOCUM: Actually, could I
14 just follow up?

15 So, in terms of the difference between a
16 lead agency and a responsible agency, I understand
17 that we could be designated as the lead agency,
18 having sort of an umbrella responsibility for the
19 land use planning. Is that kind of implicit in
20 that the determination needs to be made as to who
21 is the lead agency for responsible agencies, and
22 then the question really is if we are the lead and
23 they're the responsible, how do you engage the
24 responsible agencies.

25 MR. NIBBELIN: Correct. I think that there

1 is no ambiguity about the fact that we are the lead
2 agencies -- or the lead agency, rather. And the
3 question really is whether or not they actually
4 qualify as responsible agencies, including
5 (inaudible) CEQA. And that's, frankly, as I said,
6 a matter that's been longstanding discussions
7 between the districts and in the context of many
8 projects.

9 Sitting here today, I'm not prepared to
10 offer a full analysis of what our respective
11 thoughts are on it. We believe that we have,
12 though, complied with what CEQA requires with
13 respect to our interaction with the districts.

14 COMMISSIONER SLOCUM: So, I had a couple
15 other ones. I had asked earlier on this question
16 of the timing, the phasing, the idea of would there
17 be a development agreement of some sort. Given the
18 potential for timing and phasing and sort of what's
19 the difference between that and vesting, paying
20 attention to that. So perhaps that could be
21 addressed.

22 I know -- I notice that the developer group
23 did not address that. They might have something to
24 say; but, I mean, certainly, legally, I'd be
25 interested to hear about the vesting.

1 MR. NIBBELIN: Yes, Commissioner Slocum.

2 I'll, at the time of the next hearing, be in a
3 position to fully explain or present that to the
4 commission.

5 COMMISSIONER SLOCUM: Well, I guess between
6 now and that time, though, having a clearer
7 understanding of the phasing and sort of the
8 potential or the -- to understand what kinds of
9 conditions we might need to put in to make sure
10 that the wellness center can be successful with the
11 kind of office development, and understanding what
12 happens when, to make sure that this turns out to
13 be what is being presented to be good fiduciaries
14 and good stewards, if you will, on that.

15 I guess it kind of goes to this other
16 question that was raised about the conceptual
17 development scheme. That was raised, and I had
18 never heard about that before. And so I guess I'm
19 wondering if we don't get that information until
20 the very last hearing, it kind of removes the
21 possibility of understanding and helping develop
22 the kinds of conditions we would need to -- or the
23 thoughts we might need to have to make this
24 succeed.

25 MS. GROTE: As we had pointed out at the

1 beginning, this is an informational hearing, this
2 is an opportunity for you to ask questions. It's
3 also an opportunity for the public to make its
4 preliminary comments. So we are noting all of
5 this, we'll be looking in much more detail to give
6 you the complete responses that you need before you
7 make a decision.

8 We are expecting that there will be a
9 hearing at the end of -- I'm sorry, February 2010.
10 It is quite likely it will take more than one
11 hearing for you to sort through all of the
12 information so we will have that as a complete
13 package.

14 COMMISSIONER SLOCUM: I see. And just in
15 that vein, in terms of what the time frames coming
16 back to us, since I may have to depart for my
17 doctor appointment if I don't get a call back
18 (inaudible), is I had raised at our prior meeting
19 the idea of a study session. If the various
20 members of our commission and the staff would feel
21 that that might be an efficient way to make sure
22 that these kinds of questions can be answered and
23 not have each one of the five of us contacting
24 staff individually and taking up your time.

25 So, if I do have to leave before that

1 discussion can occur, it would be my thought that
2 perhaps doing a study session like that
3 significantly enough before the final hearings
4 happen that we would be able to encompass those
5 kinds of questions.

6 I've seen that in Menlo Park on large
7 projects. It can be very, very helpful not only to
8 the members -- the decision makers, but also to the
9 public to hear that those kinds of questions are
10 being delved into. And, obviously, we can study a
11 lot of things -- we're all studying a lot and this
12 EIR is a lot to bite off. So that's been on my
13 mind; and I wanted to make sure if I do have to
14 leave, that that can be discussed or if it's
15 appropriate to just dispatch with it now. But
16 that's it.

17 CHAIRMAN RANKEN: Thank you.

18 There will be -- we'll make a (inaudible)
19 point of discussing that toward the end of the
20 meeting, after the public meeting. Thank you,
21 Commissioner Slocum, for reminding me of that one.

22 Any other questions for our legal counsel?

23 Thank you.

24 Okay. Back to the hearing.

25 Lisa Hutar is next. I apologize for the

1 delay.

2 After that we have Barbara Kossy and then
3 Connie Fortino.

4 MS. HUTAR: I was nervous before, but now I
5 had to sit there, and (inaudible).

6 CHAIRMAN RANKEN: There's a lot of pressure
7 here. Don't worry.

8 MS. HUTAR: I really want to wholeheartedly
9 support Big Wave. And I could have just sat back
10 there and said I'm not going to get up and talk at
11 all. However, the real issue is an issue for our
12 family. I have three children, two of which have a
13 lot of choices as they grow up. My third son
14 Eric's choices are far more limited than my other
15 two children.

16 I wanted him to come here today and be able
17 to be part of talking so that you could meet him,
18 but Wednesday morning is the morning that he works
19 at Marshall's in San Mateo, and he was unwilling to
20 give up that chance to go to work.

21 So this morning at breakfast I actually
22 asked him what he would like to say to you. So, he
23 said he wanted you to know that he is age 18 on
24 December 1 of this year. That means I'm a man. My
25 brother's in college because he's really smart. I

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1 guess I probably won't go to college. I will be
2 leaving Hillsdale High, and I wanted you to see my
3 graduation picture from Hillsdale High.

4 I want to live by my mom. She helps me
5 sometimes; but I don't want to live with my mom, I
6 want to live with my friends.

7 The Big Wave will allow Eric to live close
8 enough so I would be there and his brother and
9 sister, if they chose to live here, would be there
10 to support him and help him; but he wouldn't have
11 to live with us.

12 I think the great thing about Big Wave --
13 and other people have said it -- is we're not
14 asking for the government to actually support us,
15 we're asking ourselves to support this. So I hope
16 you will also support this. Support Big Wave.

17 CHAIRMAN RANKEN: Thank you, Lisa.

18 Barbara Kossy is next. Followed by Connie
19 Fortino and Michal Settles.

20 MS. KOSSY: I'm Barbara Kossy. I live in
21 Moss Beach. I served for four and a half years on
22 the San Mateo County Resource Conservation
23 Resources Board. Some of those years as the vice
24 president. I'm currently on the San Mateo County
25 Green Management Area committee, and I'm a graduate

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of the (inaudible) management program at
San Francisco State.

There's a lot I like about this project. I
think it -- I like the idea of jobs on the
coastside and support for the DD community and
people. But I think it's a good project but in the
wrong space. San Mateo County has a commitment to
preserving agriculture and open space. And I want
to thank Lee for mentioning the discing of the
wetlands previous to the agricultural use of the
land in question.

But San Mateo County loses an average of 40
acres of agricultural land per year. That's just
an average. And it's important that we maintain
our agricultural base in this community because
it's the beating heart of the San Mateo community.

Also, the land, the open space land, serves
as a corridor for the wildlife that already exists.
And this was brought up with the red-legged frogs.
They don't just need a couple hundred -- they don't
just need 10 feet to do their migrating, they need,
you know, 400 meters at least. So it's important
to not break up the land for -- to maintain the
biological diversity of our wildlife.

And one more point: A green building, and

1 I'm all for support of a green building; but a
2 green building is not a brand-new built green
3 building. A green building is a reused building.
4 A green building is redevelopment. A green
5 building is something that uses existing
6 infrastructure, that uses electrical connections
7 that already exist, that uses sewer lines that
8 already exist. And, you know, no matter how, you
9 know, you might have a bamboo floor; but if you
10 could use a recycled redwood floor, that's way more
11 green than making a bamboo floor.

12 And in terms of green development, there
13 might be other sites appropriate for this, perhaps
14 the Oceana in Pacifica building.

15 CHAIRMAN RANKEN: Thank you very much.

16 Connie Fortino. Followed by Michal Settles
17 and James Larimer.

18 MS. FORTINO: Let's see. Good afternoon,
19 right? It's afternoon now.

20 Thank you for listening to all of us. And
21 my name is Connie Fortino. I've been working
22 directly with people with disabilities for
23 28 years.

24 When I look back at the history of these --
25 my friends, they lived in ancient times all the way

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1 to the 1800s, and it was brutal. From 1800 to 1950
 2 people wised up a little bit. We had these
 3 institutions that were, quote, "run like zoos."
 4 And then in the '50s parents started creating
 5 services for their children, for their family
 6 members, for those adults with disabilities.

7 In the '60s you had JFK saying I want
 8 change. You had civil rights. The '70s laws were
 9 passed, and in the '80s to present it's about
 10 advocacy. I am here to advocate for the people
 11 that I work with directly on the coastside right
 12 now for this project. They're in this audience.
 13 And I go to their house every day and teach them
 14 about budgeting, cooking, transportation, laundry.

15 Believe me, the Big Wave project isn't
 16 about housing them away. I know these parents on a
 17 level that's intimate. They wouldn't have anything
 18 less than what is going on in the coastside right
 19 now, which is bringing their family members into
 20 the community, which I have seen firsthand. The
 21 team of people I led through Hope Services won the
 22 People Who Care awards. They're doing something
 23 different, innovative, and on the leading edge of
 24 what people are doing right now.

25 So these families, they know the sterling

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1 program. Believe me, they're not going backwards.

2 Thank you.

3 CHAIRMAN RANKEN: Thank you, Ms. Fortino.

4 Michal Settles.

5 MS. SETTLES: It's actually Michal. You
6 were correct.

7 CHAIRMAN RANKEN: Michal Settles.

8 Followed by James Larimer and Jennifer
9 Gainza.

10 MS. SETTLES: Good morning, everyone -- or
11 good afternoon as well.

12 My name is Michal Forest Settles, and I
13 have owned a home in Half Moon Bay for 11 years,
14 I've resided in Half Moon Bay for four years. And
15 I also served on the Samtrans paratransit committee
16 that looks at transit service for people with
17 disabilities. I am not representing that group
18 today, but I am on that committee and I have
19 debriefed that group on this project, so they're
20 aware of that and its status.

21 My comments are going to be in the form of
22 Jay Leno -- in the form of David Letterman. I'm
23 going to tell you the six reasons why I think you
24 should support Big Wave.

25 No. 1, I'm the mother of a disabled

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developmentally delayed young woman that refused to come here today. And she refused because she takes classes at San Mateo college and she works for Harley Farms in Pescadero. And similar to another mother said, she is so concerned about not missing those classes. She said, "Mom, I can't miss my classes, you're going to have to go."

So I just want to let you know that these young people are very focused and very devoted and very involved.

No. 2 on my David Letterman's list is that this project gives us options for the disabled community that we haven't had before. A lot of people I know who are not disabled would like to be part of a project like this; so this is a very, very innovative thing.

No. 3, it's very creative. You've heard from all the discussions how creative it is. And it's also the creation of a very innovative community. And the idea of not taking advantage of that creation, I think, would be a misstep.

Also affordability, which we know in the State of California is extremely, extremely difficult for anybody to find affordable housing; and to have it in this scenario is outstanding.

1 And then my last comment, this is an
2 opportunity to give back to a community that
3 doesn't ask for a lot. They don't come and demand
4 a lot, but this is an opportunity to let them know
5 that they've been heard and that we care about them
6 and we're going to look after them.

7 So thank you very much for your comments,
8 and I know you've got a hard decision; but I feel
9 very confident, excuse me, that you are going to
10 make the right decision.

11 Thank you.

12 CHAIRMAN RANKEN: Thank you, Ms. Settles.
13 Thank you.

14 We appreciate the David Letterman format,
15 but I should let you know they start with a high
16 number and then count down to 1.

17 James Larimer. Followed by Jennifer Gainza
18 and Terry McKinney.

19 MR. LARIMER: I'm James Larimer. I've
20 lived on the coast for 22 years. I live in the
21 unincorporated part of the coastside. And I'm also
22 an elected official. I've been elected three times
23 to the Coastside County Water District board of
24 directors.

25 I handed in a letter that I -- with copies

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for each of you that I gave this lady that has a list of reasons for why I support this project. But given what's been said here, I want to mention something else. LAFCO (phonetic) recently reviewed all of the special districts on the coastside, and one of the conclusions they drew from this review was that this property is within the sphere of influence of the Coastside County Water District. Our infrastructure is adjacent to this property, and we have a secure reserve that's ready today to serve it if we are asked to serve it.

And, also, although we have taken no official position on this as a board, I'd also like you to know that there was an inquiry about a year ago about our willingness or our ability to serve this should we be asked and should it be determined that we should serve it. And the unanimous opinion of my board, stated in a straw vote at that point, was yes, we are willing and capable of serving them and would be glad to do it. I think this is a very fine project, I hope you will support it.

And the only point that hasn't been mentioned here, either in my letter or what I just said, is that here, us on the coast have experienced loss of our tax base as properties have

1 been taken off the tax rolls to become open space,
2 which is good. This is an opportunity to actually
3 add something to the tax base which is also good.
4 Our schools need support, our special districts
5 need support, our community needs support. This is
6 a great project, and I hope you'll support it.

7 Thank you.

8 CHAIRMAN RANKEN: Thank you, Mr. Larimer.

9 Jennifer Gainza is next. Followed by
10 Terry McKinney and Mary Law.

11 MS. GAINZA: Thanks. My name is Jennifer
12 Gainza; and my sister is Emmy, she's
13 developmentally disabled. Emmy has spent the last
14 18 years of her life in Half Moon Bay as part of
15 the community. She went to elementary school,
16 middle school, high school in Half Moon Bay. On
17 the weekends you can find her working at the
18 farmers market, and on Tuesdays she works at the
19 local dentist's office.

20 Big Wave is very important to my family
21 because (inaudible) they would allow Emmy to stay
22 within the community that she's been a part of for
23 so many years, but it would also give her an
24 opportunity to live independently.

25 My brother and I both live in

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1 San Francisco, and my parents live in Half Moon
2 Bay. And we would love to see Emmy live in Half
3 Moon Bay so that we can continue to be a support
4 system for her and continue to be a part of each
5 others lives.

6 I hope that Big Wave becomes a reality,
7 not just a (inaudible) for Emmy and the rest of the
8 developmentally disabled community on the coastside
9 and their community as well.

10 Thank you.

11 CHAIRMAN RANKEN: Thank you, Ms. Gainza.

12 Terry McKinney. Followed by Mary Law and
13 Terry Gossett.

14 MR. McKINNEY: Thank you. I actually live
15 in Scotts Valley, Santa Cruz County. And my
16 background, I've been on the -- involved with the
17 mental health community and the veterans community.
18 And in all of the public input they had, affordable
19 housing is a top priority in all three of those
20 communities. So I really want you to look at this
21 as a broader topic than just the DD community
22 because everybody is looking for affordable
23 housing.

24 And just for the veterans, if people can be
25 moved out of Section 8 housing and affordable

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housing and move into a project like this, this is going to open up affordable housing opportunities for other people as well. So I hope you take that into account.

One of the questions I would ask to you is, if this project is not approved, then what?

And my son has actually fallen into that crack, that thin one. He was adopted from Marin County. And when we had to place him, he was moved to San Francisco, he was moved to Berkeley, Concord, Stockton just because of availability of services and the needs of the services. So the services are out there, but they're in distant locations. And here's an opportunity to bring services right into your own community, which is really rare. And that's why people are here saying hey, here's something that's really innovative and creative because it doesn't happen everywhere else.

My son, eventually we found a placement for him in San Jose. And so to visit him we have basically, you know, drive to San Jose on either a daily or a weekly basis. And I'd also want to just note that we've been all over the Bay Area in placements, and you will not find a more dedicated group of parents then you have here in Half Moon

1 Bay. And that's why I travel from Santa Cruz all
2 the way up here on a weekly basis just to be a part
3 of this community.

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4 CHAIRMAN RANKEN: Thank you. Thank you
5 very much for your presence.

6 Mary Law. Followed by Terry Gossett and
7 Barry Benda.

8 Mary Law?

9 Go on to Terry Gossett.

10 Followed by Barry Benda and Ellen James.

11 MR. GOSSETT: Thank you. My name is Terry
12 Gossett. I'm from Moss Beach. I've reviewed the
13 Draft EIR for the Big Wave project and noted all
14 the elements to be very eco friendly, also designed
15 to make a less significant impact on the
16 environment. I think that's good. I do support
17 the project wholeheartedly. The team, Big Wave
18 team, deserves a lot of accolades for all their
19 attention to the environment while designing a
20 project creating an independent, sustainable, and
21 inclusive community of people and business
22 providing an opportunity for individuals. With
23 your support, the Big Wave project will be an
24 innovative model for environmental design for which
25 our coastal community can stand proud.

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1 Thank you very much.

2 CHAIRMAN RANKEN: Thank you, Mr. Gossett.

3 Barry Benda. Followed by Ellen James and
4 Jamie Barber.

5 MR. BENDA: Hi. I'm Barry Benda. And
6 thank you for the opportunity to speak today. I'm
7 vice president of an agency called Lifehouse that's
8 a nonprofit. We provide residential services for
9 people with development disabilities. I've had 35
10 years of working with people in the development of
11 these buildings, I worked at Golden Gate
12 Recreational Center for 28 years. And I met
13 these -- most of these families maybe 15 or 16
14 years ago, and we were beginning at that point to
15 talk about what kinds of resources were needed on
16 the coastside. And my responsibility at the
17 regional center was developmental resources. And
18 they have really, after many, many years of going
19 down many different avenues and trying different
20 types of resources and looking at different kinds
21 of government funding, the families finally,
22 fortunately on their own, decided that they needed
23 to just move ahead and develop their own plan. And
24 I am very supportive of that. I was supportive of
25 that when I worked at the regional center.

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1 And I feel that what they have come up with
2 here is very much going to be in line with where we
3 would like to see people with developmental
4 disabilities living and working.

5 The issues of employment and housing have
6 been discussed. The only thing that I would add to
7 that is that it's been identified as needs for
8 years and years. The figure I've heard of those
9 that are unemployed or under -- unemployed or
10 underemployed with developmental disabilities is
11 around 80 percent. So I think that really
12 demonstrates what this project could do.

13 Also, in terms of the housing, we talked --
14 people have talked about how little housing there
15 is that's affordable. Most people, adults with
16 developmental disabilities, live on their SSI or
17 SSI and a small Social Security amount. And so if
18 they are lucky enough to get a Section 8 voucher,
19 they can sometimes find an apartment. But for the
20 most part the Section 8 list has been closed for
21 the last several years so that's not an affordable
22 option for them.

23 Thank you.

24 CHAIRMAN RANKEN: Thank you very much.

25 Ellen James. Followed by Jamie Barber and

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1 Devon Yoshimine.

2 MS. JAMES: Good afternoon. My name is
3 Ellen James, I'm an electrical engineer. I live in
4 Moss Beach, and I work in Princeton on Stanford
5 Avenue, conveniently contiguous to this project.

6 I'm here today to speak on behalf of the
7 existing infrastructure since nobody (inaudible)
8 and no one else is. I would like to remind this
9 agency that there's no dispute as to the social
10 worthiness of this project. That's beyond dispute.
11 But there is the responsibility of this board to
12 not approve a project that exceeds the capacity of
13 the infrastructure to support it.

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14 And, in fact, (inaudible) why it has been
15 upheld all the way to the Supreme Court by the City
16 of Petaluma when they sued for not allowing
17 development to proceed greater than the capacity of
18 the sewer system to support it.

19 So what I would like to address is in the
20 missing section and part 4, which is energy. And I
21 would like to convey some ideas as to scale. That
22 this would use 381,030 kilowatt hours per month,
23 which is the equivalent of approximately 1,000
24 residences. It would use 969,607 cubic feet per
25 month of natural gas, which is the amount of gas --

1 natural gas used by 10,000 to 20,000 typical homes.

2 The report also cites that they would
3 achieve peak load savings with a 600 kilowatt
4 natural gas burning generator, which has to be run
5 at capacity to be efficient. Now, peak load
6 savings, which the report briefly explains and
7 which I have a lot of experience with, is not about
8 saving the environment, it's about saving money.
9 They would actually, during the peak demand hours,
10 when electricity costs the most, they would burn
11 natural gas to make their electricity.

12 Now, I have a couple of questions relating
13 to that which the EIR does not address. First of
14 all, to do that you have to boil water to make
15 steam to run the turbine. Where would that water
16 come from?

17 And there's -- a related thing is what
18 about the emissions that would come from burning
19 all that natural gas.

20 Thank you very much for listening to me.

21 CHAIRMAN RANKEN: Thank you, Ms. James. We
22 appreciate it.

23 We're a little more than 70 percent done
24 now. Thanks again for your conciseness everybody.

25 Jamie Barber will be next.

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1 I just wanted to -- just a slight break. I
2 wanted to mention that all these -- as staff
3 mentioned earlier, all of the comments you people
4 are making, they are all taken into account on both
5 sides of the issue. They'll be addressed, they'll
6 be compared to what's in the Draft EIR now, and
7 processed accordingly; and will all be incorporated
8 in the final EIR.

9 So, again, it's extremely valuable for your
10 presence. We appreciate it very much.

11 Jamie Barber is next. Followed by Devon
12 Yoshimine and Zack Peck.

13 MS. BARBER: Hi. I'm Jamie Barber. And my
14 husband and I, Steve Barber, along with the Pecks
15 purchased the project property. We weren't sure
16 what we were going to do with it; but then we all
17 just had to look at Elizabeth, which is Jeff's
18 daughter, and that became our inspiration.

19 I have three children that do not have
20 developmentally dis- -- they're not disadvantaged
21 that way, they have choices. They've gone to
22 college. They don't need me after I die. But the
23 rest of these kids I've met in this community do.
24 And I would like to go out of this world saying I
25 have done something to give back.

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1 And I made the mistake of reading some
2 blogs just to see what the opponents are saying,
3 and it was very poisonous and very awful to say
4 that my husband and Jeff Peck are greedy, slimy
5 scumbags. And also myself.

6 And I'm just here to say they are the
7 most -- anyone that knows them would never describe
8 them as that way. And the mentality of that is
9 poisonous, and also just not right. So, I just
10 want to say that.

11 CHAIRMAN RANKEN: We appreciate your input.
12 Thank you.

13 And Devon Yoshimine. Followed by Zack
14 Peck.

15 MR. DEVON YOSHIMINE: Good afternoon. My
16 name is Devon Yoshimine, and I'm here to represent
17 Big Wave. Big Wave is a community where I and many
18 other individuals will be happy to see soon. Big
19 Wave is a housing and a stable community where
20 mentally and physically disabled kids and adults of
21 our community. To have this community built we'll
22 have a place of belonging and we will be able to
23 connect to the outside world. Please let this
24 community be built.

25 I have a dream to one day see us disabled

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adults and children have somewhere to belong and be accepted by society. Search your hearts, and you'll realize all of you can make this dream become reality.

Thank you.

CHAIRMAN RANKEN: Thank you, Mr. Yoshimine.
Thank you.

Zack Peck is next. Followed by Teri Chatfield and Kathy Affeltranger.

MR. ZACK PECK: Hello, Board. I'm Zack Peck, I'm the son of Jeffrey; and my sister Elizabeth is going to be a future resident at Big Wave.

I've worked on the wetlands restoration aspect of Big Wave, and I've also been involved with the DD community in Half Moon Bay for over ten years now. And I'm a firm supporter of Big Wave.

The Coastal Act and local coastal plan call for affordable housing for the DD (inaudible) along the coast. It was mentioned that they could possibly live in the trailer park. But growing up as a youth in Half Moon Bay, I mean, there's been drug arrests there, half the fights I've heard about came out of the trailer park; and it just would not be a very safe place to live.

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1 Big Wave provides the perfect opportunity
2 to ensure this promise is fulfilled without
3 spending our taxpayer's money (inaudible). Not
4 only will this project benefit the DD community,
5 but it will benefit the coastal residents as well.
6 The office park will allow growing businesses to
7 remain on the coast, ultimately providing local
8 jobs and assuring that much needed revenue will
9 stay in the county.

10 Both the office park and the wellness
11 center remain consistent with the Coastal Act. The
12 Draft DEIR -- or Draft EIR proves this, and is
13 readily available for the public to examine.

14 The project does not simply adhere to
15 regulations, but will improve the environment
16 through progressive methods involving conservation,
17 recycling, and regrowth. I myself have been
18 working on the wetland areas restoration aspect of
19 the project, and I can assure you that
20 it's (inaudible).

21 After years and years of planning, this
22 project is undeniably all encompassing and
23 thorough. It embraces environmental conservation,
24 along with addressing economic and social needs of
25 the coast. Look at this in perspective. Big Wave

1 has the professional facts and research against the
2 opposition's unsupported slandering and claims.
3 Which seems more convincing to you? Big Wave
4 supporters form a large tight-knit family, while
5 the opposition mostly consists of a few bitter and
6 unhappy individuals.

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7 Once this project passes, and I'm
8 completely confident it will, it may very well
9 serve as a model for future development. Our
10 current system for coastal development is biased
11 and outdated --

12 CHAIRMAN RANKEN: If you can wrap up.

13 MR. ZACK PECK: (Inaudible) that Big Wave
14 provides a catalyst for change.

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15 CHAIRMAN RANKEN: Thank you, Mr. Peck.

16 Teri Chatfield is next. Followed by Kathy
17 Affeltranger and Mary Lou Williams.

18 MS. CHATFIELD: I'm Teri Chatfield. I've
19 lived in Half Moon Bay for about 27 years. I have
20 two boys. I have twins that are 17, one of which
21 has cerebral palsy. At this point in time, with
22 his twin brother, we are going through college
23 applications. We have received hundreds of
24 postcards in the mail. Brian has received one from
25 the Navy, which as soon as they see his wheelchair,

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1 it will be tossed out.

2 So, Jeffrey has tons of opportunities
3 available to him, and Brian has none at this point
4 in time. As you've heard from other parents here,
5 there are waiting lists wherever you look. Brian
6 will be turning 18 next July, and he will spend the
7 next four years still in high school because that's
8 where he can go and that's where he can be safe.

9 My son, out of this group, is probably the
10 most what they would consider severe; but in Half
11 Moon Bay he's just known as Brian. They don't look
12 at him as if he has a disability, he's just another
13 part of the community.

14 Something that doesn't get mentioned much
15 because you hear a lot of people who want the
16 wellness center but not in their backyard. This is
17 our kids' backyard. They were all born and raised
18 on the coastside. It's not like we went searching
19 for a place on the coastside; it's where they live,
20 it's where they've grown up, it's where they should
21 be allowed to stay.

22 As far as listening, because this drives me
23 crazy about the frogs, I'm as environmental as the
24 next person; but it would seem that in Half Moon
25 Bay everything that we have tried to do for

1 children, young adults has been centered around the
2 red frog.

3 My friend Joey in the back has been waiting
4 for the boys and girls center for almost 15 or 16
5 years now. He's now 34. He tells me, and it's a
6 kind of a joke between us, that by the time any of
7 this is done he will be in a scooter or have to
8 have a cane. I would really appreciate if you
9 could answer the question when will something come
10 to San Mateo County that our kids can actually do.

11 My son doesn't say a lot of words. One of
12 his favorite words is "outside." And Big Wave
13 would be a place where he could always be outside
14 and working. Thank you for that.

15 Thank you.

16 CHAIRMAN RANKEN: Thank you, Ms. Chatfield.

17 Kathy Affeltranger. Followed by Mary Lou
18 Williams and Emmy Gainza.

19 Let's try Mary Lou Williams, and we'll come
20 back to Kathy later.

21 Mary Lou.

22 MS. WILLIAMS: Hi. Good morning,
23 Commissioners. Oh. Afternoon.

24 My name is Mary Lou Williams, I'm a mother
25 of a 26-year-old severely disabled son who is in a

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wheelchair. That's a key thing. There's only about five kids on the coast in wheelchairs. That's a big thing because access on the coast has been getting better, but it's very, very difficult. And electric wheelchairs are not exactly portable. When I moved here 15 years ago there was nothing for disabled kids. Kids were being referred to county mental health left and right because they were depressed, they were anxious, they were feeling totally alone.

So Coastside Mental Health came up with a club called Power Winner Rangers. Out of that the parents got to know each other. So out of that CPALS was formed -- which is Coastside Parent Action League -- for special needs children and adults.

We got together and started planning. And that group grew from 5 families to our mailing list of 140 families from Pacifica to Pescadero. That is a lot of families. It's, like, 600 people.

Through CPALS came Special Olympics. And besides the basketball team, there's also the bowling league, the tennis league, and the swim team. Which by the way meets at the Ritz Carlton.

And then Hope Services came along to do the

1 transition work, recreation programs after the kids
2 graduated from high school.

3 We were missing one thing. Housing.
4 You've heard the rest.

5 Thank you.

6 Please support this project.

7 CHAIRMAN RANKEN: Thank you, Ms. Williams.

8 Emmy Gainza. Followed by Claudia Ann Frank
9 and Bill Griffis.

10 MS. GAINZA: Hi. My name is Emmy. And the
11 reason why I want Big Wave to happen is because I
12 have a lot of friends here who really love and care
13 about me and I don't want to stay there alone, I
14 want to be surrounded by those people who love me.

15 CHAIRMAN RANKEN: Thank you, Ms. Gainza.

16 Claudia Frank. Followed by Bill Griffis
17 and Patrick Winnen.

18 MS. FRANK: Hello. My name is Claudia
19 Frank. I'm a teacher in Half Moon Bay, and I took
20 a day off, a personal day. I have a parent in the
21 audience who is on the other side of this project.

22 Anyhow, I am also the mother of a
23 developmentally disabled adult, and I came here to
24 speak on behalf of him; but also to have you think
25 about the fact that the number of developmentally

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1 disabled adults is increasing. Every year in my
2 classroom I have at least one student who falls in
3 that category, and so the numbers will grow. And
4 we do not have housing options in the area.

5 My son has been working for three years.
6 As business goes down, he has just been laid off.
7 I disagree with the opinion of the psychologist who
8 says, you know, that maybe people don't want to
9 believe testing. My son would love to have a job.
10 He will be a custodian if he can get paid to do
11 that kind of work.

12 And he also is a member of another
13 endangered species, the African American men who
14 don't have a jail record. Which I'd like to keep
15 him in that category, without a jail record. And I
16 am concerned that without proper housing that's
17 going to be harder. And it will also be harder for
18 my students that I see every day when I look at
19 their future.

20 Thank you.

21 CHAIRMAN RANKEN: Thank you, Ms. Frank.

22 Bill Griffis. Followed by Patrick Winnen
23 and Patricia Hanson.

24 Patrick Winnen. Followed by Patricia
25 Hanson and Carlisle Ann Young.

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1 MR. WINNEN: My name is Patrick Winnen. I
2 like Big Wave. And I have a lot of friends, and
3 (inaudible) Big Wave. And that's all.

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4 CHAIRMAN RANKEN: Thank you, Mr. Winnen.
5 Thank you.

6 Patricia Hanson. Followed by Carlisle Ann
7 Young and Len Erickson.

8 Carlisle Ann Young. Followed by Len
9 Erickson and John Lynch.

10 MS. YOUNG: Thank you. I'm Carlisle Young,
11 I live in Seal Cove. My concern regarding the
12 proposed Big Wave project as a nearby neighbor is
13 threefold. There was very little notice given.
14 Most coastside residents haven't even heard about
15 it, nor do they have any concept of the huge scale
16 it will impose on the area.

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17 Two, the traffic study in the Big Wave
18 draft environmental report makes only a slight
19 mention of the huge impact the commute congestion
20 will cause for the existing residents of the harbor
21 area, both dollars and businesses, at the only
22 traffic signal, Highway 1 and Capistrano Road, or
23 on the residential arms in the Pillar Ridge
24 community or of the Seal Cove community who
25 habitually use the only other intersection for

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ingress and egress. That is the intersection of Highway 1 and Cypress. This intersection has no nighttime illumination, no traffic signal, and is often backed up on sunny beach days when the person in front of the line wishes to turn left, causing a delay for everyone else behind them.

At the very minimum, the developer should be forced, as KN Properties was as developer for Harbor Village, to improve that intersection with extra turnout lanes, or a traffic signal needs to be installed. Please consider moving up the proposed time for mitigation of traffic to preconstruction and require CalTrans to install lighting at this critical intersection.

In the report that I read it's going to take 30 to 36 months prior to build out completion. So that is a lot of construction traffic before the five-year period when they might put in a light according to their plan.

No. 3, the willingness of the parents and the developer to place their own children in harm's way by building a residential community of developmentally disabled adults in a known earthquake and tsunami zone. The San Gregorio fault runs through the project that's the office

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1 park portion, and the tsunami evacuation route runs
2 in front of it.

3 It's not as if there has never been a
4 tsunami in the Princeton area before. Look back as
5 recently as 1946 when the water from a tidal wave
6 came inland a quarter mile. And that was a small
7 one. It may be that we're due to have another one.
8 Many of the cars parked on the proposed 640-space
9 parking lot could be sucked out onto Airport Street
10 as the wave recedes, blocking the tsunami
11 evacuation route from adjoining neighborhoods of
12 Princeton, Pillar Ridge, and Seal Cove with the
13 debris --

14 CHAIRMAN RANKEN: Can you start to wrap up,
15 please.

16 MS. YOUNG: -- by the waves.

17 Yeah, I'm there.

18 With the debris brought in by the wave
19 causing obstacles to prevent emergency vehicles.

20 The word tsunami in Japanese means harbor
21 wave; and is ominously prophetic with the wellness
22 center project that is to be called Big Wave. I'm
23 concerned for the residents. It's a laudable
24 project for special needs persons, just not in that
25 location for heavens sake.

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1 CHAIRMAN RANKEN: Okay. Thank you.

2 MS. YOUNG: Thank you.

3 CHAIRMAN RANKEN: Len Erickson. Followed
4 by John Lynch.

5 MR. ERICKSON: Hi. My name is Len
6 Erickson. I'm from El Granada. I'm speaking as a
7 local citizen. I had an original presentation but
8 because of technical difficulties it won't be up
9 there. You each have a handout so, of course, the
10 audience won't be able to see it; but I want to
11 make a couple of points here, then follow that up
12 with (inaudible) testimony.

13 If you go to page 2 of the handout, you see
14 a story pole. You may remember it from another
15 presentation I gave a few months back. Although
16 you see one of the views of Big Wave with the
17 obstruction caused by the project (inaudible), the
18 point I'd like to make is if you turn to page 3 --
19 and as you go through the handout, I'm going to
20 leave it with you. The issue I have with the
21 visual analysis that's been done is basically
22 you've been given five pictures that have been
23 cherry picked for position. What they've done is
24 an analysis of each of what I call the view
25 corridors that wrap around these five view

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1 pictures, and let you see what it looks like from
2 different positions.

3 I think if you look at page 4, what you'll
4 see is where they refer to the view from Moss Point
5 Road -- if you're a resident, you think of it as a
6 view of Pillar Point Marsh. Then you see there is
7 extensive blockage there both at the end of the
8 marsh when you're at the beach as well as the road
9 (inaudible).

10 The last point I'd like to make, if you
11 just turn to the end, the very last page here, you
12 know, the point here people have asked about story
13 poles. I believe that the current state of the art
14 for reviewing a project like this is really
15 professional evaluation simulation. What the
16 developer did is not a simulation, it's really just
17 pasting pictures into positions. And, in fact,
18 it's mispositioned sometimes. And I assure if you
19 look at this, there is some mispositions.

20 So, to get the accuracy, you need that.

21 Second, if you want to look at
22 alternatives, such as flexibility of phasing, if
23 you want to see what it looks like one after
24 another, then you have to have some (inaudible)
25 simulation framework to work with.

1 You found when you looked at the smaller
2 project that I spoke on several months ago, that
3 you needed to move it so they just moved the whole
4 set of story poles. Now, you can't do that with
5 this.

6 So I think you're looking at some
7 interesting considerations that may be useful for
8 the community. Also, if you go to evaluate light
9 impacts, you can't do that without an effective
10 simulation. Thank you very much.

11 CHAIRMAN RANKEN: Thank you, Mr. Erickson.
12 John F. Lynch.

13 MR. LYNCH: John Lynch, a 36-year resident
14 of Half Moon Bay. And I have a diagram. But I
15 want to address the Big Wave project and the many
16 deficiencies that they have in the Draft EIR. A
17 lot of the mitigation measures on that (inaudible)
18 project are going to be deferred. Well, I want to
19 talk about one of them, and that is water.

20 If you -- the East Bay Municipal Utility
21 District, otherwise know as eBay -- EBMUD, or
22 whatever their name is, they will not allow any
23 major development unless they have a proven source
24 of water. Right now this project does not have
25 that, and they have not done any mitigations. And

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1 before this becomes a final EIR, that needs to be
2 addressed as well as many of the other ones.

3 Thank you.

4 CHAIRMAN RANKEN: Thank you, Mr. Lynch.

5 We do have a few speakers left. I want to
6 make this the last call, though, if there's anyone
7 who would like to speak.

8 I still have Molly Rice, Kerrie DeMartini,
9 Robin Rourke, and Merrill Bobele. As well as a few
10 I'll call the names of that I've called earlier.
11 But if there's anyone in the audience who would
12 like to speak, who has not spoken yet, then this is
13 the last call and go ahead and fill out one of
14 these cards that are located right outside the
15 door.

16 These are the people who did not show up
17 when they were first called. I'll read quickly
18 through their names. If any of these people are
19 hear now, please come forward. Harold Lott,
20 Deborah Lardie, Mary Law, Kathy Affeltranger, Bill
21 Griffis, and Patricia Hanson. They've all gone
22 home. To the rest of you who haven't gone home,
23 thank you so much for your patience. It's been a
24 long run, but it's important that you've stayed and
25 we're happy to have your input.



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1 Molly Rice will be next. Followed by
2 Kerrie DeMartini and Robin Rourke.

3 MS. RICE: Hi, I'm Molly Rice. I am a Seal
4 Cove resident. And I first want to say that I'm
5 not directly opposed to this project as a resident,
6 however I am concerned about the traffic. I think
7 that both entrances into this area are already very
8 congested so I think that needs to be addressed
9 further.

10 Also, the viability of the commercial
11 aspect. I see a lot of vacancies in the commercial
12 areas already in the harbor, and I just don't
13 understand how those office buildings are going to
14 be filled.

15 Thank you.

16 CHAIRMAN RANKEN: Thank you, Ms. Rice.

17 Kerrie DeMartini. Followed by Robin Rourke
18 and Lee Fernandez.

19 MS. DeMARTINI: Hi, my name is Kerrie
20 DeMartini; and I support Big Wave both as a long
21 time resident and as a professional. I have worked
22 with individuals with developmental disabilities
23 for 13 years now, both from institutional settings,
24 group homes, in home, and most recently education
25 here -- or there on the coastside.

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1 I've never heard of anything as wonderful
2 and awesome as Big Wave in all my looking for jobs,
3 looking -- doing research in school. This is a
4 unique project that really needs to happen. It
5 kind of takes everything that these individuals
6 need and puts it in one building. It's great.

7 I was born and raised on the coastside, and
8 now am raising my family on the coastside; and I
9 would love for this to be in my neighborhood. For
10 these individuals to live right across the highway,
11 for them to be able to stay in their home town just
12 as I was able to stay in my home town.

13 CHAIRMAN RANKEN: Thank you, Ms. DeMartini.

14 Robin Rourke. Then Lee Fernandez, then
15 Leonard Woren.

16 MR. ROURKE: Good afternoon. I'm Robin
17 Rourke, I'm a 45-year resident of the coastside.
18 I'm a landscape designer-builder involved in
19 sustainable landscapes, permaculture, water
20 conservation. I'm excited to see the Big Wave
21 project take place. I think that it would be a
22 great model for all of the positive aspects of it.
23 I think it's going to be a revolving door of
24 success. I think as far as the office park is
25 concerned, I personally know of some heavy hitters

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1 in Intuit, Oracle, Apple Computer; and I can see
2 that this type of office complex could be very
3 attractive for numerous reasons for this type of a
4 venture; and so I hope that it's supported along
5 those lines. I think it's going to be a real plus,
6 especially with the cost of the rents over here.

7 Also, I have a younger brother who was
8 disabled developmentally. And it was a long time
9 ago, and these type of places didn't exist then.
10 He fell through the cracks, and it was a very sad
11 situation; so I don't want to see that happen
12 again.

13 Thank you.

14 CHAIRMAN RANKEN: Thank you, Mr. Rourke.

15 Lee Fernandez. Followed by Leonard Woren
16 and Merrill Bobele.

17 MS. FERNANDEZ: Hello. Thank you for this
18 opportunity to speak to the commission.

19 I'm a resident of Redwood City. And I came
20 here today with a fairly open mind, listening to
21 what was being said by both sides; and I have to
22 say I'm struck by one thing, which is there's a
23 huge need there on the coast; but this is a very
24 small project. And I can foresee because it's
25 private, they're going to be hand-picked residents.

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1 This is a concern to me. I'm an advocate for
2 children and disabled children, I've worked in the
3 child (inaudible) field for many years. And I do
4 have some concerns about the disappointment that's
5 going to be inevitable. And I don't know how this
6 can be resolved. I don't know. But it feels very
7 exclusive.

8 Thank you.

9 CHAIRMAN RANKEN: Thank you, Ms. Fernandez.

10 Leonard Woren. Followed by Merrill Bobele.

11 MR. WOREN: Leonard Woren of El Granada. I
12 was not planning on speaking today, but in answer
13 to Commissioner Bomberger's questions, I feel that
14 I need to clarify the record regardless of what
15 your counsel stated. Granada Sanitary District has
16 complete authority in this area. There is no
17 conflict with Granada Sanitary and Montara Water
18 and Sanitary. Montara does not have sewer
19 authority there. It's within the service area of
20 Citizens Utilities that they purchased, and they
21 will be allowed to be the water providers outside
22 of CCWD's jurisdiction. So I don't see any
23 conflict.

24 And I just note that I'm not officially
25 speaking for the district. Our board meeting is

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tomorrow night. You've already heard from the district counsel; but I would like to point out that, idealogically, the local districts are correctly treated as responsible agencies. It's been a struggle to get printed copies of the Draft EIR. And the statement in the Draft EIR that there is -- that it's in dispute as to whether we have sewer authority, that -- I mean that's a ludicrous statement. And they're playing both sides. They're saying, well, GSD doesn't have authority and yet they're saying, as a backup to their treatment plant, they're going to connect to the sewer system.

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And they're also saying they're going to dispose of excess storm water by putting it in the sewer system. Well, that's not allowed under our ordinance code.

If we try to change the ordinance code, I guarantee the Regional Water Quality Board will step in and say you can't do that. So there's huge technical difficulties in Chapter IV.N regarding sewer authority, regarding sewer service; and these conditions need to be remedied.

Thank you.

CHAIRMAN RANKEN: Thank you, Mr. Woren.

1 Our last speaker is Merrill Bobele.

2 MR. BOBELE: Good afternoon.

3 Commissioners, I've spoken before you before, okay?

4 The correct pronunciation is Bobele.

5 CHAIRMAN RANKEN: I think I've made that
6 same mistake about five times, but I'll make it
7 again next time. The memory is not quite what it
8 used to be, I'm sorry.

9 MR. BOBELE: You're telling me.

10 As you can see, I'm probably one of the
11 oldest parents of a developmentally disabled adult
12 daughter here today; and I'm speaking in that
13 capacity, although I have other interests as well.
14 I've lived in El Granada for over 30 years. My
15 daughter is 45 years old, and I have experienced, I
16 think, all of the feelings and emotions that some
17 other family members have expressed here today.

18 I also have to point out that we have a
19 little bit of a history lesson. I don't go back to
20 the 1800s that was referred to by one of the
21 speakers, but there is a great deal of change in
22 services that are available for the developmentally
23 disabled today than there were for my daughter, who
24 was educated in San Mateo County from 1976 on. But
25 I also have to point out that, although I support

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the concept of the Big Wave, I have to mention that in my experience as a member of the Golden Gate Recreational Center board of trustees for six years and eventually chair of the client services committee, which provides the services to which many of the speakers have referred to, that it's not the only model out there for residential services or for employment.

CHAIRMAN RANKEN: I'll give you another minute.

MR. BOBELE: Yeah, please.

But I have to point out that the proposal for the residents that's called Wellness Center Sanitorium hasn't really been vetted by the agencies, both governmental and nongovernmental, which serve the developmental community in San Mateo County. The Commission for Disabilities, which I, as yourself, is another commission appointed by the Board of Supervisors, has not even had a conversation with any of the proponents of the Big Wave project.

The speaker from the Golden Gate Regional Center -- actually, there are two, one is a retired member -- that have mentioned some of these programs, but it just happens that the housing task

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1 force of the Golden Gate Regional Center has
2 basically been disbanded. And it would be the
3 logical group to vet the proposal. That hasn't
4 been done. Unfortunately, the -- some of the
5 deficiencies or omissions from the DEIR that was
6 presented to you do not address a lot of the issues
7 which I think need to be discussed, and I will
8 include that in a written statement.

9 Thank you very much.

10 CHAIRMAN RANKEN: Thank you, Mr. Bobele.
11 And I will try to get that right next time. I
12 apologize I didn't.

13 MR. BOBELE: It will be my turn next time.

14 CHAIRMAN RANKEN: Okay. That is the last
15 comment I have from the public. Do I hear a motion
16 to close the public hearing?

17 UNIDENTIFIED COMMISSIONER: I so move.

18 CHAIRMAN RANKEN: Do I hear a second?

19 UNIDENTIFIED COMMISSIONER: Second.

20 CHAIRMAN RANKEN: Okay. To close the
21 public hearing, we have a motion and a second.

22 All those in favor?

23 UNIDENTIFIED COMMISSIONER: Aye.

24 UNIDENTIFIED COMMISSIONER: Aye.

25 CHAIRMAN RANKEN: Aye.

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1 UNIDENTIFIED COMMISSIONER: Aye.

2 UNIDENTIFIED COMMISSIONER: Aye.

3 CHAIRMAN RANKEN: All those opposed?

4 (No response.)

5 CHAIRMAN RANKEN: That carries five to
6 zero.

7 I should clarify, this is just closing the
8 public hearing for this particular meeting,
9 although the comment period itself will remain open
10 until December 22nd.

11 UNIDENTIFIED COMMISSIONER: December 24th.

12 CHAIRMAN RANKEN: 24th. I apologize.

13 UNIDENTIFIED COMMISSIONER: Christmas Eve.

14 CHAIRMAN RANKEN: Christmas Eve. So,
15 again, there is the opportunity to continue to
16 submit comments and put on this until that time.

17 I wanted to thank all of you again for your
18 conciseness on the issues, for being so direct and
19 to the point. It makes our job much -- both easier
20 and also more effective (inaudible). So thank you
21 very much for that on both sides.

22 I want to assure everyone that the comments
23 here will be incorporated -- all these comments
24 will be incorporated into the EIR. It's an
25 important part of the process. Thank you for that.

1 Okay. Comments from the commission?

2 Perhaps questions for staff?

3 UNIDENTIFIED COMMISSIONER: I have a
4 couple.

5 CHAIRMAN RANKEN: Go ahead.

6 UNIDENTIFIED COMMISSIONER: I was struck
7 reading through --

8 COMMISSIONER SLOCUM: Excuse me. I'm
9 having trouble hearing my colleague. We are, you
10 know, continuing so --

11 UNIDENTIFIED COMMISSIONER: I'll wait.

12 I used to do water and wastewater so I
13 spent some time looking at the water sections. I'm
14 sorry I didn't get to see section N because it
15 wasn't in the copy that was mailed to me. And I'm
16 looking forward to seeing it when it arrives.

17 In the Utilities section there is at least
18 an observation that's made by the preparer of the
19 EIR that the water balance doesn't agree with the
20 water balance that's been done around the project
21 in terms of what's drawn, what's recycled, and what
22 goes into the ground by infiltration. So I guess
23 it would be my hope that before we see this again
24 that that be remedied.

25 The other question that I had related to

1 that was you see a water balance, but we haven't
 2 seen anything that deals with salts. And my
 3 recollection from the old days, when I used to do
 4 this, was you run water through a house and you may
 5 pick up as much as 300 parts per million total
 6 dissolved solids, miscellaneous salts and other
 7 kinds of things. And if you are recycling, you may
 8 end up with a higher concentration. And this was
 9 all then going to be dumped in the aquifer one way
 10 or the other. And I think the issue at least needs
 11 to be discussed and addressed. It may not be a
 12 problem, but we have no information in order to
 13 make a decision on something that could be
 14 interesting.

15 I am hoping that when we get this back
 16 again some of these issues about whether the
 17 project can or cannot connect to the sewer, whether
 18 they can connect to the sewer in wet weather and
 19 not in dry weather essentially will be resolved
 20 because I certainly know that the entire sanitary
 21 system over there has a severe wet water problem.
 22 Or at least it has, and I'm not aware of it having
 23 been resolved. Because pipes are old and the
 24 ground gets wet, and water flows in. So wet
 25 weather input is the last thing that they really

1 need without some changes to the system. Or that's
2 at least what I remember, and so I need to know
3 more about that.

4 Um -- and I guess -- let's see. What was
5 the other thing I wrote down.

6 If they redo the water balance, it seems to
7 me that we would be looking, as part of the EIR
8 process, looking at the mitigations that are down
9 in Utility 2, 3, 4, 5 and 6. And I would hope that
10 those come before us before -- and issues are
11 resolved before we go to the final project.
12 Because I would be interested in knowing what's
13 going to happen before I can decide whether issues
14 have been resolved correctly.

15 And then I certainly would like clarity on
16 what's the issue with water supply. Can Big Wave
17 be -- given the restrictions on water supply
18 between phase 1 and phase 2 and what the Local
19 Coastal Plan calls for, can Big Wave be supplied
20 water from the system? Can the office park be
21 supplied water, or are they bifurcated in water
22 availability? I need some clarity on that.

23 It helps understand why we're driven to
24 a -- essentially a reverse osmosis plant on well
25 water. And if that persists, I would like to know,

1 when you look at a project that has that, I think
2 we need to address what happens with the
3 concentrated waste stream that comes off the water
4 system.

5 CHAIRMAN RANKEN: Any comments?

6 Commissioner Slocum.

7 COMMISSIONER SLOCUM: I just wanted to
8 reinsert the question about the study session. You
9 know, this is a very, very voluminous document; and
10 it would be certainly helpful to me to do that, if
11 it would be helpful to you all, to consider having
12 some kind of study session when we have enough
13 information to proceed in that direction but far
14 enough before the final hearing so that anything
15 that results from that can be captured in a timely
16 way. So I don't know if that needs to be some kind
17 of motion or to just have a discussion. I leave it
18 to you.

19 CHAIRMAN RANKEN: Yeah, let's hear from the
20 other commissioners, their thoughts on the study
21 session. As I understand, the rationale is
22 twofold. One is to allow us to have a more
23 efficient chance to get these questions aired and
24 answered by staff; and the second is to have it
25 open to the public as well so the public can see

1 that these questions are being asked and seriously
2 considered.

3 So if there are any thoughts from the
4 commission on that, I'm happy to hear them now.

5 UNIDENTIFIED COMMISSIONER: When would you
6 propose that take place? Before the final EIR is
7 issued?

8 MS. GROTE: If I can interject. The close
9 of the public comment period is December 24th. We
10 had anticipated a hearing at the end of February,
11 probably around -- I think it's February 24th or
12 27th. So perhaps the end of January for a study
13 session. January 20th is a Wednesday. That's a
14 possibility.

15 We do have scheduled two meetings in
16 January, the 13th and the 27th. So this would be a
17 third meeting, it would be a study session. You
18 might also want to discuss whether or not to have
19 it on the coast. We usually use El Granada
20 Elementary School for off-site meetings on the
21 coast. So you might want to discuss that.

22 January 20th is a possibility. There are
23 certainly other dates.

24 The 19th is a Tuesday.

25 You probably want to discuss daytime

1 meeting, nighttime meeting, that kind of thing.

2 CHAIRMAN RANKEN: Okay. Thank you.

3 Are there any other thoughts about a study
4 session?

5 COMMISSIONER SLOCUM: Can I just ask a
6 follow-up?

7 CHAIRMAN RANKEN: Yes.

8 COMMISSIONER SLOCUM: So, I guess the
9 (inaudible) for having as much of the information
10 that we might have, things which you guys can be
11 doing, but not waiting until it's too far down
12 that, you know, we don't have adequate time
13 remaining. So if you're -- do you think that there
14 will be that kind of information by the 20th? Or
15 do you think that it might be better to look at
16 early February?

17 MS. GROTE: Well, I need to consult with
18 our consultant, the project planner. The 20th date
19 is almost right in the middle of the close of the
20 comment period and then the next anticipated public
21 hearing; so that's why I'd chosen it. But let me
22 talk to our consultant.

23 COMMISSIONER SLOCUM: Okay.

24 UNIDENTIFIED COMMISSIONER: Yeah. And I'm
25 of the ilk that if a study session helps

1 Commissioner Slocum, then that helps me.

2 COMMISSIONER SLOCUM: You are so sweet.

3 UNIDENTIFIED COMMISSIONER: We're here to
4 help, you know.

5 COMMISSIONER SLOCUM: Wait a minute. You
6 don't know how much you've helped me, my friend.
7 You know, Solomon the wise.

8 UNIDENTIFIED COMMISSIONER: Mr. Chair, I'm
9 not sure I would really agree to have another
10 meeting. Just I don't have a problem if we do a
11 site visit or we -- something similar to that; but
12 sitting down, having another meeting going over --
13 I guess the question I -- let me ask another
14 question. Sorry about that.

15 Would the study session be open to the
16 public to comment? Or to -- public -- you know, if
17 that's the case, then I'm totally against it. I'm
18 sorry.

19 COMMISSIONER SLOCUM: The way -- if I might
20 respond. What I had in mind is sort of the way
21 it's been done in Menlo Park on large projects.
22 Where there's already been an opportunity for the
23 public to talk about the EIR, and there's going to
24 be an opportunity for the public to come and talk
25 about the FEIR. It's really not going to be for

1 the public to talk, but rather for the
2 commissioners to then bring our best questions that
3 we have, having gone through this document, and
4 really try to deal with those up front, in a way
5 that is visible to the public.

6 And that the staff would have an adequate
7 amount of time to take a look at the kinds of
8 issues that have been brought up, that are, you
9 know, likely to be things that we might want to
10 delve a little bit more into and get more
11 understanding of as we're getting ready for the
12 final, you know, hearings.

13 And I've seen it to be very, very effective
14 in being efficient for the time of the staff.

15 UNIDENTIFIED COMMISSIONER: I don't
16 disagree with you, Commissioner. But my next
17 question is that counsel's not yet -- I'm no
18 attorney. Then would all that form (inaudible)
19 because it's a public meeting, then a public
20 meeting does require public -- what do you call it?
21 Testimony or public --

22 MS. GROTE: Study sessions, first of all,
23 are usually open to the public. Now, how the
24 commission structures running that meeting,
25 typically it's an opportunity for the commission to

1 ask staff questions. Certainly those that were
2 asked this morning, not only by the commissioners
3 but members of the public, would be topics that
4 would be covered at a study session.

5 They're generally less formal. It's an
6 opportunity for dialogue back and forth. They are
7 open to the public. We would be making -- sending
8 out public notices saying that the commission is
9 holding a study session. So in that respect it's a
10 public meeting. But how much additional public
11 input you want at the study session, different
12 commissions handle that in different manners.

13 You may want to have an opportunity for the
14 public to ask additional questions, or you may just
15 want them to listen to your discussion and
16 interaction with the staff and our consultants. So
17 that's -- there's some possibilities there.

18 But we would notice it to the general
19 public.

20 UNIDENTIFIED COMMISSIONER: I do know that
21 the study session that we always had is
22 always out -- as I recall, is always out where the
23 site is, and is basically for us to look at the
24 site and study the site and then compare that to
25 the EIR or whatever questions we have at that time.

1 So it's just that we have never done it in a forum
2 where you're sitting here like -- it's almost like
3 it's a meeting.

4 MS. GROTE: I think what we've had in the
5 past on the sites are site visits. And they are --
6 again, there are some opportunity for questions to
7 be asked during site visits. The commissioner
8 isn't -- the commissioners aren't at that time
9 indicating whether they support or don't support a
10 project. But the difference is those are site
11 visits conducted on a particular site.

12 Whereas a study session, you can do it
13 off-site -- off-site meaning not in this room -- or
14 you could have it in Room 101 over at 455 County
15 Center. You can hold those study sessions in a
16 variety of locations. Having it in the community
17 has certainly been done before in the past.

18 This commission doesn't hold a lot of study
19 sessions. You've done site visits, not a lot of
20 study sessions.

21 UNIDENTIFIED COMMISSIONER: Well, if there
22 was one, then I must have missed it.

23 UNIDENTIFIED COMMISSIONER: I don't think
24 there have --

25 UNIDENTIFIED COMMISSIONER: I don't think

1 you've been here when we had one.

2 UNIDENTIFIED COMMISSIONER: That's correct.

3 UNIDENTIFIED COMMISSIONER: I think I can
4 remember us doing it.

5 MS. GROTE: And you have. And they're
6 certainly in your bylaws, they're called out as a
7 possibility. So it's certainly a tool to use.

8 CHAIRMAN RANKEN: I have a suggestion I
9 think might help a little. In Pacifica what we
10 would do is we would have the study sessions on the
11 same day as the regular meeting. Which raises the
12 possibility simply of tacking it on essentially
13 tacking on a study session to the end of, say, our
14 January 27th meeting. I'm not sure if anyone wants
15 to be here all day, but that's a more efficient way
16 than scheduling for a new meeting. That gives us
17 the opportunity to ask the questions when they come
18 up.

19 Again, the point of the study session is
20 basically to ask any questions that we have, and I
21 think that's a possibility.

22 COMMISSIONER SLOCUM: I think that that is
23 a possibility. However, I think that my
24 understanding of what I have in mind is you would
25 have the EIR consultants, you'd have the relevant

1 experts that would be necessary, and that would be
2 a lot of time that they would need to be sitting
3 there waiting for us to get to their thing if we
4 did it after an uncertain set of agenda items in
5 terms of their length. So I'm actually -- I'm open
6 to ideas of how to make this be efficient. So, you
7 know, maybe there's a way to do that.

8 I was thinking that if -- I know that in
9 Menlo Park one of the things that has happened in
10 the past is for the planning commission, if there's
11 not a new topic, in other words there is no new
12 question, no action that is going to be taken, if
13 it's just, you know, continued study of an existing
14 set of information, that there would not be, you
15 know, an intention to have specific additional
16 public comment. So that there could be time to
17 focus on that, and still affording the public
18 plenty of opportunities to have public hearings in
19 the official time frame.

20 So, my -- I think that a combination where
21 we could maybe go see the site and then go to a
22 place near it and then have the study session or
23 vice versa -- you know, ask questions either way --
24 might be really great. I can certainly arrange to
25 visit the site, you know, on my own. But, you

1 know, that's sometimes helpful -- things do come to
2 mind when you're sitting in mind of the terrain
3 itself.

4 CHAIRMAN RANKEN: The timing of the
5 meeting -- is this -- another option is to simply
6 start the meeting at 8:00 instead and set aside one
7 hour for the study session. Would this be
8 available at 8:00 in the morning on, say,
9 January 27th?

10 MS. GROTE: We would need to look into
11 that. I believe it is available at 8:00, but we
12 can ask Rosario about that.

13 The other thing I did want to mention as
14 you're having your discussion is that we are held
15 to certain requirements via the Permit Streamlining
16 Act and CEQA as to when decisions -- final
17 decisions or recommendations need to be made on
18 this project.

19 So, as you're looking at whether or not to
20 have a study session and when to have it, do keep
21 in mind that, based on our schedule, the first
22 decision making hearing in late February, and
23 possibly a second one in late March, should you
24 need that second one, is within those permit
25 streamlining deadlines.

1 To move it further out would be
 2 problematic. We would start running up against
 3 those ultimate deadlines we have to have a decision
 4 made. So I just want to put that into your -- for
 5 your consideration when we're talking about study
 6 sessions. I think it's a way to say we need to be
 7 careful that the study session doesn't
 8 inadvertently add more time to the review of the
 9 project. That's what I'm trying to figure in into
 10 that general time frame.

11 Thoughts from Commissioner Bomberger on a
 12 study session or not?

13 COMMISSIONER BOMBERGER: I'm all in favor
 14 of a study session. I think it's -- let me ask
 15 another question. Are we planning on holding the
 16 second hearing, the EIR hearing, are we planning on
 17 holding that over on the coastside?

18 MS. GROTE: That was something I wanted to
 19 talk to the commissioners about. Again, you can
 20 have off-site meetings. You've certainly done it
 21 in the past. And I know that they pose some
 22 challenges for everybody, given our schedules and
 23 finding an off-site location and things like that;
 24 but that's something I would want to talk with you
 25 about.

1 COMMISSIONER BOMBERGER: I would then
2 propose, if we're going to do that, that we have
3 our study session over here at a time that's
4 convenient to us.

5 COMMISSIONER SLOCUM: Yeah, and speaking of
6 times convenient, I actually was able to reschedule
7 my appointment, but I now have to leave for it. So
8 I -- what I'm hearing is that there's at least
9 three of us interested in doing a study session,
10 and that I would certainly think that it would be
11 more appropriate, since there's not going to be a
12 public hearing element to it, to do it here. And
13 I'll leave it to you and staff maybe to figure out
14 some suggested times to do it that would fit with
15 the legal limitations.

16 UNIDENTIFIED COMMISSIONER: The 28th is
17 open to you too?

18 COMMISSIONER SLOCUM: Yes.

19 Thanks. And if someone could address story
20 poles, that would be awesome.

21 MS. GROTE: Okay.

22 Rosario was going right now to check on the
23 availability of this room on the 28th.

24 UNIDENTIFIED COMMISSIONER: Mr. Chair,
25 would you give us five minutes?

1 CHAIRMAN RANKEN: Yes, let's take five
2 minutes.

3 (Recess taken.)

4 (Commissioner Slocum not present.)

5 CHAIRMAN RANKEN: Okay. Let's wrap this up
6 now.

7 Like I said, current order of business is
8 we seem to have agreement we'll need a study
9 session of some sort. We're trying to settle on
10 the time. As I recall, the choice was either
11 sometime on the 20th of January, alternatively the
12 8:00 a.m. meeting on the 27th.

13 UNIDENTIFIED COMMISSIONER: I guess -- I
14 don't know whether we're going to be done in an
15 hour. It helps focus your attention; but I would
16 rather, frankly, have a separate meeting. And I
17 say that as someone who's semi-retired so it's no
18 big deal to me, so you guys have to talk about it.

19 MS. GROTE: I can give you a few days
20 Rosario has found. That on the 20th of January
21 this room's available from 8:00 to 10:00 a.m., so
22 two hours. Or in the later afternoon at 5:30 p.m.
23 to 10:00 p.m. So those would be the available
24 times on the 20th.

25 Now, if you wanted to move it out to the

1 27th, it is available all day, this room. However,
2 we do have a meeting earlier that day in our
3 regular room from 9:00 to 12:00 or so.

4 It's also available all day on
5 January 13th; however, we do have a regular meeting
6 on the 13th. And then January 6th it's available
7 from 1:30 to 5:00 p.m.

8 CHAIRMAN RANKEN: What's Room 100 look
9 like?

10 MS. GROTE: 101?

11 UNIDENTIFIED COMMISSIONER: 101. We need
12 to check that so we can get that information out.
13 The other -- certainly, whenever we do have this
14 meeting, we can give you all of the information we
15 have to date. If new information is requested, we
16 have to be very careful at that point because that
17 will delay potentially the publication of the Final
18 EIR.

19 So that's when we start getting into that
20 question of the Permit Streamlining Act
21 restrictions and requirements and, then, also CEQA
22 requirements. So we need to be mindful of that at
23 all points.

24 Okay. We do have Room 101 scheduled on
25 Mondays for planning commission uses should you

1 need it, whether it's a public study session or
2 other use; but we do have Room 101 on Mondays in
3 the afternoon, I believe it's from 1:30 to 3:00.

4 ROSARIO: I have to check. Yes.

5 MS. GROTE: So that would be -- in January
6 that would be Monday the 4th, the 11th, or the
7 25th. The 18th is President's Day. I believe.
8 Not President's Day, it's --

9 UNIDENTIFIED COMMISSIONER: And somebody
10 comes in after 3:00?

11 MS. GROTE: We can double check.

12 ROSARIO: Yeah. The person's not there
13 right now available to check.

14 MS. GROTE: So we have to get back to you
15 on that.

16 UNIDENTIFIED COMMISSIONER: Monday is fine
17 with me. I don't know about the rest of you.

18 ROSARIO: We have the room Mondays before
19 the planning commission meeting, so only twice a
20 month. So it would be the second Monday and the
21 fourth Monday.

22 CHAIRMAN RANKEN: On the possibility that
23 the dates and the fact that we may need longer than
24 an hour, I'm actually not retired yet, I tend to
25 plan a travel schedule around this meeting. So

1 it's -- if it's possible to schedule it all on one
2 day, I think that's good.

3 How about the possibility of 8:00 to 9:00
4 a.m. on the 27th of January, having all the
5 consultants we may need from the outside there at
6 that point so that any input can be given then.
7 And then if we need to go on, we can continue with
8 the study session after the regular meeting on
9 Wednesday, allowing a long study session, as well
10 as allowing all the input from our consultants
11 (inaudible) as well as keeping it on the same day.
12 Would that seem reasonable?

13 UNIDENTIFIED COMMISSIONER: That's okay.

14 What's on that meeting?

15 MS. GROTE: The agenda has not been set. I
16 believe we have three items, but there may be one
17 more.

18 That agenda has not been set. We don't set
19 it until about two weeks before the actual meeting.

20 UNIDENTIFIED COMMISSIONER: I see.

21 So we don't know if it's going to be three
22 consent items, if we go bang, bang, bang, or
23 whether it's going to be three items like this one.

24 MS. GROTE: It won't be three items like
25 this one, but it could be three regular items.

1 CHAIRMAN RANKEN: Also, just in general
2 I've had a lot of study sessions. In Pacifica we
3 always held them to one hour. It's true it does
4 put a boundary on it, but it may need more
5 information than that. But on the other hand
6 it's -- since the purpose of it is to answer our
7 most significant questions, I think that
8 anything -- if for some reason we are unable to
9 finish in an hour, then we can always continue with
10 questions in another forum.

11 UNIDENTIFIED COMMISSIONER: In the
12 interests of people who are not retired, that's
13 fine, we'll try. What the heck.

14 CHAIRMAN RANKEN: Thank you.

15 UNIDENTIFIED COMMISSIONER: Real quickly
16 maybe I'm missing something here. I'm sorry Gail's
17 not here because the reality is she's probably
18 going to have more questions than I am. Which is
19 great. I see no reason if she's got them, or we've
20 got questions now that we can't throw them to the
21 staff sooner than later, and let them deal with it.
22 And if we need to have copying to other
23 commissioners through that process, that might
24 satisfy some of this as well. Which would then
25 allow the limitation of an hour to be more

1 palatable.

2 CHAIRMAN RANKEN: That sounds reasonable to
3 me.

4 UNIDENTIFIED COMMISSIONER: Does that work?

5 MS. GROTE: That would certainly be fine.
6 You can certainly send those to us. I wrote down
7 several topic areas. I can run through those with
8 you if you want to confirm that those are the main
9 areas you also heard. I heard these not only from
10 the commissioners, but from the general public. Is
11 that worthwhile or --

12 CHAIRMAN RANKEN: Is this the kind of thing
13 that could be wrapped up by e-mail as part of the
14 process that you're getting questions from the
15 commissioners?

16 MS. GROTE: That would be fine.

17 CHAIRMAN RANKEN: Okay. So --

18 UNIDENTIFIED COMMISSIONER: We're going to
19 do it on the 13th?

20 MS. GROTE: I thought I heard you say the
21 27th.

22 UNIDENTIFIED COMMISSIONER: 27th?

23 MS. GROTE: Yeah.

24 UNIDENTIFIED COMMISSIONER: Okay.

25 MS. GROTE: I thought I heard you say start

1 at 8:00 in the morning on the 27th, go for an hour,
2 have our regular meeting; and if more time is
3 needed, to come back and have additional
4 discussion.

5 UNIDENTIFIED COMMISSIONER: Okay. Let's
6 try it.

7 CHAIRMAN RANKEN: Okay. Let's move along
8 then.

9 Correspondence and other matters.

10 MS. GROTE: There are no correspondence or
11 other matters at this point.

12 CHAIRMAN RANKEN: And a study session.
13 Took care of that.

14 Director's report.

15 MS. GROTE: Only to reiterate upcoming
16 schedules. December 9th we are having an off-site
17 meeting at College of San Mateo on the Ascension
18 Heights subdivision proposal. Before that -- that
19 starts at 7:00. So at 6:00 there will be dinner
20 provided for the commissioners if you're able to
21 make that 6:00 time.

22 Then we are having the two meetings in
23 engineering on the 13th in which the Highlands
24 subdivision is returning to your commission. And
25 then, also, now the 27th with the study session,

1 regular meeting, and possibly additional study
2 session after that.

3 UNIDENTIFIED COMMISSIONER: Just to follow
4 up on that, on the Highlands, have you took roll
5 that there is based on -- are you going to be here,
6 Chris? Oh, you are. Okay.

7 It would be -- so just making sure there
8 are three commissioners. I know I won't be here,
9 so Commissioner Dworetzky --

10 MS. GROTE: And Commissioner Dworetzky is
11 stepping down for that particular item. So there
12 will be three people in the room, that's
13 Commissioners Bomberger, Ranken, and Slocum.

14 And then on December 9 we did want to
15 confirm we have a quorum for December 9th.

16 UNIDENTIFIED COMMISSIONER: I just -- I
17 don't have a GPS so can I get directions for where
18 the meeting is?

19 MS. GROTE: Yes.

20 CHAIRMAN RANKEN: And who -- on
21 December 9th will you gentlemen be there?

22 UNIDENTIFIED COMMISSIONER: I'll be there.

23 CHAIRMAN RANKEN: And we do have a quorum?

24 UNIDENTIFIED COMMISSIONER: As far as
25 anything is certain.

1 CHAIRMAN RANKEN: Yeah.

2 Okay. Any other comments on the director's
3 report?

4 MS. ROBERTS: (Inaudible).

5 CHAIRMAN RANKEN: Thank you, Lennie.

6 MS. GROTE: Yes.

7 I am reminded that the Board of Supervisors
8 will be considering the final recommendations of
9 the Local Coastal Program update on December 1st
10 here in these chambers. And then the Coastal
11 Commission will be considering the item on
12 December 10th. And that will be in San Francisco.

13 CHAIRMAN RANKEN: That's all, then.

14 Thank you again to both of you. Thank you
15 for coming and giving your input here.

16 The meeting is adjourned.

17 (End of transcription.)

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1 STATE OF CALIFORNIA)

2) ss

3 County of San Mateo)

4
5 I hereby certify that the foregoing
6 transcript of the November 18, 2009 Planning
7 Commission meeting was transcribed by me from a CD
8 recording to the best of my ability, and that the
9 transcript is a true record of that recording.

10 I certify that I am a duly certified
11 shorthand reporter in the state of California, and
12 a disinterested person.

13 I further certify that I am not interested
14 in the outcome of the said action, nor connected
15 with nor related to any of the parties in said
16 action nor to their respective counsel.

17 IN WITNESS WHEREOF, I have hereunto set my
18 hand December 4, 2009.

19
20
21 -----
22 KELLIE A. ZOLLARS, CSR No. 5735
23
24
25

C. RESPONSE TO COMMENTS RECEIVED AT THE NOVEMBER 18, 2009 PLANNING COMMISSION PUBLIC HEARING

Presentations presented at the meeting are provided in Appendix B (Presentations from the November 18, 2009 Planning Commission Public Hearing) of this FEIR.

Response to Comment PC-1

Ms. Slater-Carter states in the interest of a green and environmental County all future public meetings regarding the DEIR should be held in the evening and located on the Coastside.

Comment is noted.

Response to Comment PC-2

Ms. Slater-Carter states that she is a member of the Montara Water and Sanitary District Board but is speaking as an individual.

This statement is introductory. No response is required by CEQA.*

Response to Comment PC-3

Ms. Slater-Carter states that the traffic light mitigation is flawed, as the traffic light should be installed prior to construction to mitigate impacts from construction traffic.

This comment expresses an opinion regarding the sufficiency of mitigation measures provided in the DEIR. Table II-1 (Summary of Significant Environmental Impacts and Mitigation Measures) in Section II (Summary) of the DEIR identifies all mitigation measures included in the DEIR. It is assumed that the commenter is specifically referring to Mitigation Measure TRANS-1 (Intersection Level of Service and Capacity) which requires the applicant to submit a bi-annual report, signed and stamped by a Professional Transportation Engineer in the State of California, to the Community Development Director of the Planning and Building Department and on the level of service at the intersection of Cypress Avenue and SR 1 stating whether or not this location warrants a signal. If it meets warrants, then the applicant shall coordinate with CalTrans to pay a fair share for the installation of a signal within 5 years of the date of that report.

The commenter states that the traffic signal included in this mitigation measure should be installed prior to the start of construction, since the proposed project would result in a high amount of construction traffic. However, as discussed in Section IV.M (Transportation/Traffic) of the DEIR, under Impact TRANS-8 (Construction) on page IV.M-41, impacts related to construction traffic would be less than significant. While no mitigation measures are required, mitigation (Mitigation Measure TRANS-8, Construction) is

** The comment does not identify a significant environmental issue for which CEQA requires a response by the Lead Agency. Refer to Topical Response 3, Standards for Responses to Comments and Focus of Review of Commenters. The comment is noted for the record and is included in the FEIR for the consideration of decision-making bodies in reviewing the project.*

recommended to further reduce adverse construction traffic impacts. Additionally, refer to Topical Response 8, Traffic and Parking Impacts.

This comment is noted for the record and will be forwarded to the decision-making bodies as part of the FEIR for their consideration in reviewing the project.

Response to Comment PC-4

Ms. Slater-Carter asks where construction workers will be parking during the building process of the proposed Big Wave project.

Construction workers will park on-site on stabilized areas outside of delineated wetlands areas and buffer zones. Construction parking would be required to be in compliance with Mitigation Measure HYDRO-3 of the DEIR.

Response to Comment PC-5

Ms. Slater-Carter asks where staging for the construction activities will take place.

All staging during construction is required to occur on-site, as noted under Mitigation Measure TRANS-8 (Construction) on page IV.M-41 of Section IV.M (Transportation/Traffic) of the DEIR. Since all construction activities would be staged within the project site's boundaries, no staging would occur at the Half Moon Bay Airport nor on the proposed restored wetlands.

Response to Comment PC-6

Ms. Slater-Carlin asks if the on-site farm will be on the airport.

For a detailed discussion of the project's proposed farming operations, refer to Section III (Project Description) of the DEIR. It is a project goal to lease land at the airport that is currently not farmed.

Response to Comment PC-7

Ms. Slater-Carter states that Moss Beach has three affordable housing sites, and suggests affordability from one of those sites be transferred to the proposed Big Wave site.

This comment is in regard to affordable housing. The commenter notes that three affordable housing sites are located within Moss Beach and expresses an opinion that transferring the affordability of one of the three sites to the project site should be considered. The County, in its Local Coastal Program (LCP), designates sites as affordable housing. Designation of the current site as affordable housing would require a LCP amendment. Such amendment to the LCP is not being pursued at this time by the County or the applicant.

Response to Comment PC-8

Ms. Slater-Carter states that the views shown do not depict the views from Highway 1 moving from north to south.

Views of the project site are provided in Section IV.A (Aesthetics) of this DEIR. Five specific views are provided, including:

- View 1: Looking south across the project site from Airport Street;
- View 2: Looking west across the project site from the intersection of Airport Street and Cornell Avenue;
- View 3: Looking northeast toward the project site from Mavericks Parking Lot;
- View 4: Looking southeast across the project site from North Trail; and
- View 5: Looking southwest across the airport toward the project site from Highway 1.

Provided in Section IV.A of the DEIR are existing views of the project site, in addition to visual simulations which illustrate the project site immediately following construction with all landscaping planted in addition to the project site fifteen years following construction with full tree growth and mature landscaping.

This comment claims that the views provided in Section IV.A of the DEIR do not show the views from Highway 1 moving from the north to the south, which is a critical flaw. However, as noted on page IV.A-5 of the DEIR, View 5 is representative of motorists traveling north and southbound on Highway 1. The view from Highway 1 (Cabrillo Highway) looking southwest is of the Half Moon Bay Airport in the foreground and the project site and forested hills in the background. The land from this vantage point is located within the airport's southern approach zone and is therefore not expected to be obstructed by vegetation or development.

Response to Comment PC-9

Ms. Slater-Carter states that the DEIR used a set of EPA standards from 1980 with regard to the septic system and states that the current standards call for the ground level to be 8-11 feet below the bottom of the trench.

As discussed in Section III of the FEIR, the septic drainfields proposal has been eliminated. Wastewater options are clarified in Section III.A of the FEIR.

Response to Comment PC-10

Ms. Slater-Carter states that water is an undetermined source and that the proposed project should not remove water from the existing lands.

Refer to Response to Comments 231-6 and 231-12.

Response to Comment PC-11

Ms. Brennan states that she is speaking on behalf of the property owners in Seal Cove.

This statement is introductory. No response is required by CEQA.*

Response to Comment PC-12

Ms. Brennan states the potential dangers of seiche waves and tsunamis. The commenter then presents and describes several photos from the aftermath of the 1946 tsunami which impacted Princeton and defines a seiche. The commenter questions whether the project is prepared for such an event, but does not state a specific concern or question regarding the sufficiency of the analysis or mitigation measures contained in the DEIR.

This comment starts with quoting a portion of the discussion provided under Impact HYDRO-9 (Expose People or Structures to Inundation by Seiche, Tsunami, or Mudflow) on page IV.H-61 of Section IV.H (Hydrology and Water Quality) of the DEIR. As noted under Impact HYDRO-9, the proposed project could expose people to inundation by tsunami and seiche, which represents a potentially significant impact. However, with implementation of Mitigation Measure HYDRO-9 (Exposure to Tsunami and Seiche) impacts from exposure to tsunami and seiche would be reduced to less than significant levels. Section III of this FEIR discusses HYDRO-9 implementation. Refer to Section IV.H (Hydrology and Water Quality) of the DEIR and Topical Response 9, Tsunami Hazards.

Response to Comment PC-13

Ms. Brennan states that structures should be placed at elevations above those likely to be adversely affected during a tsunami or seiche wave.

Those mitigation measures suggested by the commenter are included in Mitigation Measure HYDRO-9 (Exposure to Tsunami and Seiche) on page IV.H-61 of Section IV.H (Hydrology and Water Quality) of the DEIR, which would reduce Impact HYDRO-9 (Expose People or Structures to Inundation by Seiche, Tsunami, or Mudflow) to a less than significant level.

Response to Comment PC-14

Ms. Brennan states that the proposed project would place residential and commercial structures within the tsunami zone.

For evacuation procedures, refer to Topical Response 9, Tsunami Hazards.

Response to Comment PC-15

Ms. Brennan states that the San Andreas Fault, just off the San Mateo County Coast, has the potential of causing a tsunami without any warning time.

* The comment does not identify a significant environmental issue for which CEQA requires a response by the Lead Agency. Refer to Topical Response 3, Standards for Responses to Comments and Focus of Review of Commenters. The comment is noted for the record and is included in the FEIR for the consideration of decision-making bodies in reviewing the project.

Potential project impacts to emergency access routes are discussed in Impact TRANS-4 of the DEIR. For earthquake evacuation procedures, refer to Topical Response 9, Tsunami Hazards.

Response to Comment PC-16

Ms. Brennan asks why the County only required a 500-foot notification radius.

The County requires a 300-foot notification radius for this project application. Regarding project noticing, refer to Response to Comment 49-1.

Response to Comment PC-17

Ms. Brennan asks why story poles have not been put up.

Refer to Topical Response 1, Story Poles.

Response to Comment PC-18

Ms. Brennan describes the images regarding the Fitzgerald Marine Reserve shown in the slide show presented.

This statement is informational. No response is required by CEQA. The local setting with regard to biological impact analysis is provided on page IV.D-1 of the DEIR.

Response to Comment PC-19

Ms. Ketcham states that the DEIR discredits designated affordable housing sites due to their various site-specific implications and suggests that the proposed project consider using the Pillar Ridge manufactured home community as an option for affordable housing for DD adults.

The suggestion is noted.

Response to Comment PC-20

Ms. Ketcham states the Pillar Ridge manufactured home community has an adequate drainage system.

The comment is noted.

Response to Comment PC-21

Mr. Cook asserts that the DEIR fails to address the portion of the watershed drainage west of Airport Street and north of the proposed project; he continues to illustrate an alleged incident concerning the proposed project's drainage system and the neighboring Pillar Ridge mobile home community.

Refer to Response to Comment 185-34.

Response to Comment PC-22

Ms. Roberts states that the animals and birds currently inhabiting the Big Wave property also need a home and asserts that much of their habitat has been destroyed.

An analysis of potential biological impacts of the project is provided in Section IV.D (Biological Resources) of the DEIR. The project will provide additional habitat space and trees in the restored wetlands and uplands landscaping than what is currently on the site.

Response to Comment PC-23

Ms. Roberts gives a timeline of wetland destruction on the Coastsides as well as in the State of California and discusses the 1994 Army Corps of Engineers mapping of wetlands on the Wellness Center site.

Regarding the alleged wetlands destruction, refer to Topical Response 13, County Permit History.

Response to Comment PC-24

Ms. Roberts narrates a scenario in which she alleges that a former property owner, unrelated to this project, did not stay within the boundaries of the private property but also destroyed wetlands on the adjacent County park.

Refer to Response to Comments 193-2 and 193-35. Also, refer to Topical Response 13, County Permit History.

Response to Comment PC-25

Ms. Roberts states that the wetlands on the southern parcel should be preserved for their scenic and environmental value and fully restored.

Comment is noted. The project alternative described by the commenter is considered in the DEIR, under Section VI (Alternatives to the Proposed Project), as an alternative rejected as being infeasible.

Response to Comment PC-26

Ms. Roberts states that there are several alternative sites that need to be considered.

The project alternative described by the commenter is considered in the DEIR, under Section VI (Alternatives to the Proposed Project), as an alternative rejected as being infeasible. The suggestion for DD residents to live at the Pillar Ridge manufactured home community is noted.

Response to Comment PC-27

Mr. Vespremi states that the visual representation is inaccurate.

This statement is introductory. No response is required by CEQA.*

Response to Comment PC-28

Mr. Vespremi narrates the images on slides supporting his accusation that the visual representation is inaccurate.

Refer to Topical Response 7, Visual Simulations, and Responses to Comment Letter 53.

Response to Comment PC-29

Mr. Vespremi states that the computer modeling he created using 3D modeling shows a much larger building than the image shown in the DEIR.

Refer to Topical Response 7, Visual Simulations and Response to Comment 53-3.

Response to Comment PC-30

Mr. Vespremi reiterates that the visual representation is inaccurate.

Refer to Topical Response 7, Visual Simulations and Responses to Comment Letter 53.

Response to Comment PC-31

Mr. Vespremi states that the possibility of obstructing views of the Bay from Highway 1 is present, contrary to what was stated in the DEIR.

Refer to Topical Response 7, Visual Simulations and Responses to Comment Letter 53.

Response to Comment PC-32

Mr. Vespremi states that the notification area needs to be increased to be more than 500 feet. Mr. Vespremi also asks the County to increase public comment period until February 2010 and insist that the story poles be put up.

The County requires a 300-foot notification radius for this project application. Regarding project noticing, refer to Response to Comment 49-1.

Regarding extension of the public comment period, refer to Topical Response 2, Public Review Period for the DEIR. Regarding story poles, refer to Topical Response 1, Story Poles.

* The comment does not identify a significant environmental issue for which CEQA requires a response by the Lead Agency. Refer to Topical Response 3, Standards for Responses to Comments and Focus of Review of Commenters. The comment is noted for the record and is included in the FEIR for the consideration of decision-making bodies in reviewing the project.

Response to Comment PC-33

Ms. Taylor speaks on behalf of the Chamber of Commerce and states that an economic survey done several years ago showed a need for office space on the Coast.

This statement is introductory. No response is required by CEQA.*

Response to Comment PC-34

Ms. Taylor states that it is important to put jobs in close proximity to already established housing and that the proposed project has a significant net benefit to the community and environment.

Refer to Section IV.K (Population and Housing) of the DEIR.

Response to Comment PC-35

Mr. Passen speaks on behalf of the California Department of Rehabilitation and states that the proposed project is consistent with the mission statement of the Department of Rehabilitation in regard to finding jobs for adults with disabilities.

Comment is noted.*

Response to Comment PC-36

Ms. McCaffrey states that with California unemployment rate being at 11% she is in full support of projects that would increase employment opportunities.

Refer to Section IV.K (Population and Housing) of the DEIR.

Response to Comment PC-37

Mr. Deman states that there are negative aspects associated with every project and that on a net basis the pros out weight the cons for the proposed project.

Comment is noted.*

Response to Comment PC-38

Ms. Burke states that the Big Wave parcels were deliberately designed for development by the County.

Comment is noted.*

* The comment does not identify a significant environmental issue for which CEQA requires a response by the Lead Agency. Refer to Topical Response 3, Standards for Responses to Comments and Focus of Review of Commenters. The comment is noted for the record and is included in the FEIR for the consideration of decision-making bodies in reviewing the project.

Response to Comment PC-39

Mr. Moroney states that the sewer and utilities portion of the DEIR is an inadequate analysis and more time is needed to overcome the inconsistencies in the analysis and the DEIR should be re-circulated accordingly.

Refer to Responses to Comment Letter 209.

Response to Comment PC-40

Mr. Moroney asserts that the sanitary district is the responsible agency for this project because they have permitting authority over the sewer connection.

This comment references prior comment letters that have been submitted on the proposed project and asserts that the Granada Sanitary District (GSD) is a responsible agency. Refer to Response to Comment 209-1.

Response to Comment PC-41

Mr. Moroney asserts that there are a number of inconsistencies and gaps contained in the DEIR.

Refer to Responses to Comment Letter 209.

Response to Comment PC-42

Mr. Off states his support and general appreciation for the proposed project.

Comment is noted.*

Response to Comment PC-43

Mr. Casteneo states his support and general appreciation for the proposed project.

Comment is noted.* Regarding tsunamis, refer to Topical Response 9, Tsunami Hazards.

Response to Comment PC-44

Ms. Winnen states her support for the proposed project.

Comment is noted.*

* The comment does not identify a significant environmental issue for which CEQA requires a response by the Lead Agency. Refer to Topical Response 3, Standards for Responses to Comments and Focus of Review of Commenters. The comment is noted for the record and is included in the FEIR for the consideration of decision-making bodies in reviewing the project.

Response to Comment PC-45

Ms. Patridge states her support and general appreciation for the proposed project, especially the Wellness Center.

Comment is noted.*

Response to Comment PC-46

Mr. Worden states that there is a severe jobs/housing imbalance on the Coast and states his support and general appreciation for the proposed project.

Refer to Section IV.K (Population and Housing) of the DEIR.

Response to Comment PC-47

Mr. Perkovic states that he is speaking on behalf of the Montara Water and Sanitary District, not as individual, asserts that the analysis contained in the DEIR regarding the water supply is inaccurate, and states that the applicant, County and consultant have failed to confer with responsible utility agencies.

Refer to Responses to Comments 101-1 through 101-8.

Response to Comment PC-48

Mr. Yoshimine states his support for the proposed project.

Comment is noted.*

Response to Comment PC-49

Mr. Johnson states his support and general appreciation for the proposed project offering affordable housing.

Comment is noted.*

Response to Comment PC-50

Mr. Beuerman states that there is a severe jobs/housing imbalance on the Coast and states his support and general appreciation for the proposed project

Comment is noted.*

** The comment does not identify a significant environmental issue for which CEQA requires a response by the Lead Agency. Refer to Topical Response 3, Standards for Responses to Comments and Focus of Review of Commenters. The comment is noted for the record and is included in the FEIR for the consideration of decision-making bodies in reviewing the project.*

Response to Comment PC-51

Karen Holmes asserts that the project will benefit the Coastsides community as a whole.

Comment is noted.*

Response to Comment PC-52

Jon Yoshimine states his support for the developer and project.

Comment is noted.*

Response to Comment PC-53

Marina Fraser asserts that the Office Park will provide much needed office space on the Coast.

Comment is noted.*

Response to Comment PC-54

Ruth Sowle asserts that the Coastsides needs affordable housing and work opportunities for DD adults.

Comment is noted.*

Response to Comment PC-55

Aimee Luthringer states that the project will take 20 years to build and occupy. The commenter also states that the developer might use the permits and entitlements to sell the land to someone else.

These comments are similar to the comments provided in Comment Letter 72. Refer to Response to Comments 72-1, 72-2, and 72-4. In regard to phasing, refer to Topical Response 12, Construction Phasing for the Office Park.

Response to Comment PC-56

Pam Sayles expresses her support for the project.

Comment is noted.*

* The comment does not identify a significant environmental issue for which CEQA requires a response by the Lead Agency. Refer to Topical Response 3, Standards for Responses to Comments and Focus of Review of Commenters. The comment is noted for the record and is included in the FEIR for the consideration of decision-making bodies in reviewing the project.

Response to Comment PC-57

Neil Merrilees states that the scale of the Office Park is too large and does not fit the description of a light manufacturing or R&D complex. He also states that the DEIR does not properly analyze traffic impacts.

Refer to Response to Comments 81-2 and 81-3. Additionally, please reference Topical Response 12, Construction Phasing for the Office Park, and Section II of the FEIR, which includes a description of modified Alternative C. In regard to traffic impacts, refer to Topical Response 8, Traffic and Parking Impacts.

Response to Comment PC-58

Mary Larenas states that the Office Park has no guarantee for success, and therefore, the Wellness Center should not rely on its support. The commenter also states that the project will promote isolation.

While the Wellness Center relies on revenues from the Office Park to provide affordable housing units to the lowest income population (e.g., those below the poverty line), revenues from the Office Park are not required to sustain the Wellness Center. Regarding potential isolation of Wellness Center residents, refer to Response to Comment 21-1B.

Response to Comment PC-59

Iris Rogers states that the project would result in blocking views of Pillar Ridge from the mobile home community to the north of the project site and requests story poles to analyze the visual impacts.

These comments are similar to the comments provided in Comment Letter 172. Refer to Response to Comments 172-1 and 172-2.

Response to Comment PC-60

Dorothy Norris gives background information regarding the red-legged frog and states that the wetlands buffer zone does not adequately protect the species.

These comments are similar to the comments provided in Comment Letter 218. Refer to Response to Comments 218-1 through 218-7.

Response to Comment PC-61

Dorothy Norris asks the County supervisors to thoroughly examine the DEIR and claims that it provides alternatives for humans, but not frogs.

Refer to Response to Comment PC-60, above.

Response to Comment PC-62

David Vespremi provides an introduction and states that a PEIR best suits the project.

As provided by CEQA Guidelines Section 15168, a Program EIR is used to evaluate a series of actions that, because of their geographical proximity or their being related as logical parts in a chain of contemplated actions, can be characterized as one large project with respect to their environmental implications. However, the proposed project does not propose a series of separate actions, but a development consisting of a number of components that will be developed across both parcels. While the timing of the construction of project components may be simultaneous or phased depending on economic factors, as described in Topical Response 12, Construction Phasing for the Office Park, the phased development of construction, should it be the case, would not render the singular project into multiple distinct actions. Therefore, the Project EIR prepared for project is the appropriate documentation. The commenter introduces ensuing comments, which are addressed in Response to Comments 63 through 65, below.

Response to Comment PC-63

The commenter states the need for a construction development scheme as required by the zoning code.

Project phasing is described in Topical Response 12, Construction Phasing for the Office Park. However, this does not include an estimate of the vacancy rate for Coastside businesses, as requested by the commenter. An economic study of the project area is outside of the purview of CEQA. For more information, refer to Response to Comment 72-1.

Response to Comment PC-64

The commenter states that the Wellness Center does not fit the description of a sanitarium, and therefore, does not conform to zoning regulations.

Refer to Topical Response 11, Sanitarium, in addition to Impact LU-2 of Section IV.I (Land Use and Planning) of the DEIR.

Response to Comment PC-65

The commenter states that the Office Park does not conform to M-1 zoning.

Refer to Response to Comment PC-64, above.

Response to Comment PC-66

William Botieff states his support for the project based on its unique characteristics and privately sponsored growth.

Comment is noted.*

** The comment does not identify a significant environmental issue for which CEQA requires a response by the Lead Agency. Refer to Topical Response 3, Standards for Responses to Comments and Focus of Review of Commenters. The comment is noted for the record and is included in the FEIR for the consideration of decision-making bodies in reviewing the project.*

Response to Comment PC-67

Debby Lesser states that the Lanterman Act requires affordable housing for the developmentally disabled. She expresses her support for the project.

Comment is noted.*

Response to Comment PC-68

Lisa Hutar expresses her support for the project because it is a privately funded project that will provide her disabled son with independent housing.

Comment is noted.*

Response to Comment PC-69

Barbara Kossy states that the project site is the wrong location for the project and suggests the Oceana development or Pacifica. Ms. Kossy states that a 10-foot wide corridor for wildlife is not enough and that the corridor should be at least 400 meters. The commenter also states that the project should not be considered a green development, as reuse of existing building(s) is more green than the construction of new buildings.

Regarding potential project impact to wildlife corridor(s), refer to Impact BIO-4a of the DEIR. In regard to whether the proposal is a green development, as proposed, the project will be LEED Platinum certified. In regard to alternative locations, refer to Section IV (Alternatives to the Proposed Project of the DEIR) in addition to Topical Response 5, Alternatives to the Proposed Project.

Response to Comment PC-70

Connie Fortino states that the project does not isolate the residents.

Comment is noted.*

Response to Comment PC-71

Michal Settles states that she supports the project because the community needs innovative and affordable housing for the developmentally disabled.

Comment is noted.*

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Response to Comment PC-72

James Larimer states that the project is within the sphere of CCWD and that they are willing to provide their services. He also asserts that the project will bring in much needed tax dollars.

Comment is noted.* Also, refer to Section IV.N.2 (Water) of the DEIR.

Response to Comment PC-73

Jennifer Gainza expresses her support for the project.

Comment is noted.*

Response to Comment PC-74

Terry McKinney states that projects like Big Wave are hard to find and that the local community needs an affordable housing development like the proposed project.

Comment is noted.*

Response to Comment PC-75

Terry Gosset states that the project is an innovative model for environmental design and that the DEIR shows it will have no significant impacts on the environment.

Comment is noted.*

Response to Comment PC-76

Barry Benda states that he supports the project because it provides desperately needed affordable housing and work opportunities.

Comment is noted.*

Response to Comment PC-77

Ellen James states that the project will use 381,030 kilowatt hours per month and 969,607 cubic feet per month of natural gas. The commenter also states that the project seeks to save money, not the environment, by using a 600 kilowatt natural gas burning generator to achieve peak load savings.

Refer to Response to Comment 194-2.

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Response to Comment PC-78

The commenter questions where the water that runs the turbine comes from. The commenter also questions the amount of emissions that would result from burning the natural gas.

Regarding natural gas emissions, refer to Response to Comment 194-2. No steam or water would be required for the operation of wind turbines, which generates electricity from natural wind power.

Response to Comment PC-79

Jamie Barber states that the opposition should not revert to slandering.

Comment is noted.*

Response to Comment PC-80

Devon Yoshimine states his support for the project.

Comment is noted.*

Response to Comment PC-81

Zack Peck states that the project provides the community with economic, environmental, and social benefits.

Comment is noted.*

Response to Comment PC-82

Zack Peck finishes his statement.

Comment is noted.*

Response to Comment PC-83

Teri Chatfield expresses her support for the project and the need for a local housing community for the developmentally disabled.

Comment is noted.*

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Response to Comment 84

Mary Lou Williams expresses the need for DD housing on the Coast.

Comment is noted.*

Response to Comment PC-85

Emmy Gainza expresses her desire to live at the Wellness Center.

Comment is noted.*

Response to Comment PC-86

Claudia Frank states that the Coast needs affordable housing for the developmentally disabled.

Comment is noted.*

Response to Comment PC-87

Patrick Winnen expresses his support for the project.

Comment is noted.*

Response to Comment PC-88

Carlyle Ann Young states that most coastal residents do not know about the proposed scale of the project due to the little notice provided.

Regarding project noticing, refer to Response to Comment 49-1.

Response to Comment PC-89

Carlyle Ann Young states that the DEIR does not adequately analyze traffic impacts to the intersection at Cypress Avenue and Cabrillo Highway. The commenter also states that traffic mitigation (e.g., installation of a traffic signal) should be implemented in the pre-construction period to mitigate the impacts of construction traffic.

As described in Topical Response 8, Traffic and Parking Impacts, Mitigation Measure TRANS-1 has been revised in the FEIR to address concerns expressed by the public regarding the congestion of the existing road network from project traffic and concerns regarding the timing of the installation of a traffic signal at Cypress Avenue and Highway 1. Mitigation Measure TRANS-1 has been revised to require a

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new traffic report to be submitted upon occupancy of every 60,000 sq. ft. of office space, until full project occupancy, and to require traffic reports to be submitted bi-annually after full project occupancy. Also, the revised mitigation measure addresses traffic conditions at the Highway 1 and Cypress Avenue intersection, along with the following additional intersections to evaluate if they maintain a LOS level “C” or better: Airport Street and Stanford/Cornell (Study Intersection 3 of DEIR), Broadway and Prospect Way (Study Intersection 2), Prospect Way and Capistrano (Study Intersection 1), and State Route 1 and Capistrano (Study Intersection 8). The revised mitigation measure shortens the timeframe for the implementation of the recommendations of the traffic report, including signal installation, from 5 years to 1 year of the date of the report.

Response to Comment PC-90

Carlyle Ann Young states that the project is unsafe because it lies within an earthquake and tsunami zone and adds that cars parking in the 640-space parking lot may be tossed onto Airport Street by tsunami waves and block emergency access.

Regarding potential exposure of people to tsunami hazards and emergency access routes, refer to Impact HYDRO-9 and Impact TRANS-4 of the DEIR, respectively. Regarding details of project earthquake and tsunami evacuation, refer to Topical Response 9, Tsunami Hazards. Regarding geologic hazards, refer to Section IV.F (Geology and Soils) of the DEIR.

Response to Comment PC-91

The commenter does not agree with the project location.

Comment is noted.*

Response to Comment PC-92

Len Erickson states that the project’s visual simulations in the DEIR are inaccurate. He states that accurate visual simulations are necessary to assess visual and light impacts.

Refer to Topical Response 1, Story Poles, and Topical Response 7, Visual Simulations of the Proposed Project. It should be noted that the visual simulations were not prepared by the developer, but by Christopher A. Joseph and Associates, the environmental consultant retained by the County for this project. Light impacts are addressed in Impact AES-4 of the DEIR.

Response to Comment PC-93

John Lynch states that the project site does not have a proven source of water.

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These comments are similar to the comments provided in Comment Letter 55. Refer to Response to Comment 55-1.

Response to Comment PC-94

Molly Rice states her concern over traffic impacts. The commenter also questions the viability of filling the Office Park.

In regard to project traffic impacts, refer to Section IV.M (Transportation/Traffic) of the DEIR in addition to Topical Response 8, Traffic and Parking Impacts. The economic viability of the project is outside of the purview of CEQA. For more information, refer to Response to Comment 72-1.

Response to Comment PC-95

Kerrie DeMartini expresses her support for the project.

Comment is noted.*

Response to Comment PC-96

Robin Rourke expresses his support for the project.

Comment is noted.*

Response to Comment PC-97

Lee Fernandez states her concern regarding the small number of dwelling units available at the Wellness Center for the DD community.

Comment is noted.* Also, refer to Section IV.K (Population and Housing) of the DEIR.

Response to Comment PC-98

Leonard Woren states that Granada Sanitary District has sewage authority over the project site, not the Montara Water and Sanitary District (MWSD). He also states that he has struggled to obtain printed copies of the DEIR. He also implies that the wastewater options in the DEIR are confusing and that proposed disposal of excess stormwater to the sewer system is not allowed under GSD ordinance code.

Wastewater options, including project connection to GSD, are clarified in Section III.A of the FEIR. The project does not propose to dispose of stormwater through the sewer system. Also, refer to Response to Comment 209-1 and Section IV.N (Utilities and Service Systems) of the DEIR. As described in Topical

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Response 2, Public Review Period for the DEIR, the DEIR was available at the County's website for the full duration of the public review period.

Response to Comment PC-99

Merrill Bobele states that Big Wave is not the only model for DD residential services and work.

Comment is noted.*

Response to Comment PC-100

The commenter states that other governmental and non-governmental organizations that work with the developmentally disabled have not vetted the project.

The review of the proposed project by governmental and non-governmental organizations that work with the developmentally disabled is outside of the purview of CEQA. Comment is noted.*

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