
III. CORRECTIONS AND ADDITIONS TO THE DRAFT EIR

A. CHANGES TO THE PROJECT DESCRIPTION

INTRODUCTION

This chapter presents minor changes to the Draft EIR since the publication of the Draft EIR. Changes involve corrections and additions that have been made to clarify, correct, or add to the environmental impact analysis for the Draft EIR. Changes to the Draft EIR derive either from public and agency comments, from additional information desired by the Lead Agency since publication of the Draft EIR, or changes required by mitigation measures of the DEIR. Changes initiated by the Lead Agency include minor revisions to clarify the project description and to refine Alternative C. The changes do not affect the conclusions of the Draft EIR.

The changes to the Draft EIR do not require recirculation of the EIR because they do not result in any increased environmental effects that would alter or modify the conclusions of significance contained in the Draft EIR. The corrections and additions do not identify any new significant impacts, and, therefore, do not require additional mitigation measures or alternatives to the proposed project. However, new and corrected mitigation measures have been added in order to ensure regulatory compliance, provide clarification, and improve the intended effect of the mitigation measures identified in the DEIR. These are minor changes that do not require recirculation of the EIR (CEQA Guidelines Section 15088.5(b)).

This chapter is separated into four sections:

The first section, **Section III.A (Changes to the Project Description)**, summarizes changes to the project description and shows corresponding text changes in the Project Description section of the Draft EIR. Changes to the Project Description section of the Draft EIR are listed by the page number and title of the revised section (e.g., page III-19 (Facilities)). Deletions are shown with strikethrough and additions are shown with underline.

The second section, **Section III.B (Revisions to the Draft EIR)**, presents revisions to all other sections of the Draft EIR. Changes to the Draft EIR are listed by the corresponding Draft EIR Section, page number, and title of the revised section (e.g., page IV.L-20 (Impact PS-2)). Deletions are shown with strikethrough and additions are shown with underline.

The third section, **Section III.C (Environmental Analysis)**, provides an analysis of the environmental impacts of changes to the Draft EIR.

The forth section, **Section III.D (New Figures)**, presents new figures, which are differentiated from figures from the DEIR that have been revised. Figures from the DEIR that have been revised are listed and provided in Section III.A (Changes to the Project Description) and Section III.B (Revisions to the Draft EIR) of the FEIR, respectively.

CHANGES TO THE PROJECT DESCRIPTION

Summary

The following is a summary of key changes to the Project Description contained in the DEIR, as described in this section of the FEIR:

A. Wellness Center Site:

- **Changes to Comply with Mitigation Measure CULT-2:** The Wellness Center has been reduced in size from 78,785 sq. ft. to 74,648 sq. ft., and the number of residential units has been reduced from 70 units to 57 units, in order to avoid disturbance of the archeological site identified on the project site. Additional site plan changes associated with the reduction of the size of the Wellness Center include relocation and incorporation of the public storage building (for business storage only) and communications building (originally on the Office Park parcel) into the design of the Wellness Center. The public storage use at the Wellness Center site has been reduced from 20,000 sq. ft. to 10,000 sq. ft. The seven (7) Wellness Center buildings and outdoor recreation facilities shown in the DEIR have been condensed into 2 buildings with indoor recreation facilities.
- **Elimination of Community Center:** The Community Center has been removed to reduce environmental impacts. The pool, fitness center, and locker facilities will now be restricted for use by Wellness Center residents, staff and their guests and Office Park employees only. Initially, these facilities were proposed to be available to the general public.
- **Changes to First Floor Elevations to Comply with Mitigation Measure HYDRO-9:** First floor elevations of Wellness Center Buildings have been raised from 18 feet to 20 feet National Geodetic Vertical Datum (NGVD), which is above the estimated maximum elevations of a 100-year flood event, sea level rise and the peak tsunami inundation.¹ This change has been accompanied by a reduction in the vertical size of the buildings, so that their height above natural grade remain the same as described in the DEIR.
- **Additional Information Provided by the Applicant to Comply with Mitigation Measures GEO-1 through GEO-8:** The project will incorporate a foundation of drilled pier supported interlocking grade beams. The Final Geotechnical report will include Cone Penetration Tests (CPTs) performed at the final foundation locations to determine the size, length and number of the piers required to support the buildings and limit settlement to code allowed values. All utilities will be constructed of materials that can withstand site settlement, as described in the DEIR, without rupture. Utility connections within buildings will utilize flexible connections

¹ Project elevations are based on a Base Flood Elevation (BFE) of 8.5 feet NGVD (refer to pages IV.H-17 and 18 and Figure IV.H-6 of the DEIR), a maximum recorded wave run-up elevation of 14.35 feet NGVD in 273 years, and a highest projected sea level rise over the next century of 5 feet from the current mean high tide. (Currently, mean high tide is at 3.49 feet NGVD.) Project elevations are over 5 feet above the highest of these levels (tsunami at 14.35 feet NGVD).

designed to accommodate differential settlement as described in the DEIR. All expansive surface soils will be removed under the permeable concrete pavement and replaced with permeable soils or gravel in accordance with Mitigation Measure GEO-7.

- Improved Mitigation Measure HAZ-3 (Hazards Associated with Airport Operations): Text additions acknowledge the importance of the Half Moon Bay Airport to the residents of this County and require the Big Wave non-profit organization to inform its residents of aircraft noise, the existence of the aviation easement and that if aircraft noise, consistent with the terms of the aviation easement, is unacceptable to the resident, the resident will be required to relocate.

B. Office Park Site:

- Office Park Shuttle: Prior to occupancy of any Office Park building, the applicant will implement Traffic Demand Management (TDM) measures, including an off-site parking agreement and/or shuttle services to the Office Park (to accommodate a minimum of 50 cars and their drivers) for the purpose of reducing project traffic. This change in the project description resulted from public comments and Lead Agency input.
- Modified Alternative C: Alternative C of the DEIR has been modified to further reduce impacts, based on public comments and Lead Agency input. With the following minor revisions, Modified Alternative C has been found to be the Environmentally Superior Alternative:
 - o Design: In order to increase the compatibility of the buildings with the commercial/industrial Princeton area, the modified alternative retains the same square footage as the original alternative, but rather than the four large 2-story buildings that were originally proposed, Alternative C includes eight smaller buildings (2 stories in the front row closest to Airport Street and 3 stories in the back row).
 - o Building Footprint: The original Alternative C would have resulted in a 41% increase in the project footprint. The modified alternative would result in a 15% increase in the project footprint compared to the original Office Park proposal, while retaining the same total building square footage.
 - o Traffic: Modified Alternative C includes an option to direct all construction traffic and project operational traffic to the south through the commercial area of Princeton, avoiding the residential area of Moss Beach, as shown on the traffic circulation plan for Modified Alternative C.
 - o Additional Information Provided by the Applicant to Comply with Mitigation Measures GEO-1 through GEO-8: The project will incorporate a foundation of drilled pier supported interlocking grade beams. The Final Geotechnical report will include Cone Penetration Tests (CPTs) performed at the final foundation locations to determine the size, length and number of the piers required to

support the buildings and limit settlement to code allowed values. All utilities will be constructed of materials that can withstand site settlement, as described in the DEIR, without rupture. Utility connections within buildings will utilize flexible connections designed to accommodate differential settlement as described in the DEIR. All expansive surface soils will be removed under the permeable concrete pavement and replaced with permeable soils or gravel in accordance with Mitigation Measure GEO-7.

C. Utilities:

- Clarification of Water Source Options: As described by the DEIR, the project will use an on-site well and water treatment system to provide water for domestic purposes, and a wastewater treatment and recycling system to provide water for toilet flushing and other non-potable purposes. Water for fire protection and emergency domestic backup will be obtained by securing a municipal connection to the Coastside County Water District (CCWD).

The FEIR clarifies that additional water supply options include obtaining both domestic and fire protection water from CCWD; or, using the Wellness Center swimming pool and/or below ground 180,000 gallon tank for some or all of the water needed for fire protection purposes.

- Clarification of Wastewater System Options: In the DEIR, the proposed options for wastewater systems were: (1) use of an on-site wastewater treatment plant with disposal through irrigation and infiltration through three drainfields, and/or (2) municipal hookups. The following clarification is based on public and agency comments.

The FEIR clarifies wastewater systems options as: (1) use of an on-site wastewater treatment plant with disposal through a combination of municipal hookup and on-site recycled water usage, and/or (2) municipal hookups.

This clarification eliminates the three sub-surface drain fields from the project. All wastewater will be treated to a level meeting Title 22 requirements. A majority of treated wastewater will be recycled through toilet flushing, below-ground drip irrigation of on-site landscaping, and surface and solar panel washing. Any excess recycled water will be directed into the Granada Sanitary District (GSD) system. The GSD connection will also provide emergency back-up wastewater treatment. Accordingly, the FEIR further clarifies that a connection for a total of 8 EDUs will be purchased for emergency and excess discharge into the Granada Sanitary District (GSD) system. Securing such a connection from GSD is a condition of approval of this project. Twenty-four hour storage of influent and effluent will be provided onsite for flow equalization to insure that the GSD system capacity will not be exceeded during normal operation and peak wet weather flows.

- Membrane Bioreactor (MBR) Wastewater Treatment Plant: The MBR plant originally proposed on the Wellness Center was redesigned and relocated due to the requirements of Mitigation Measures CULT-2 (avoidance of cultural site), UTIL-4 (providing 100% storage

of daily influent and effluent), and UTIL-6 (providing creek crossing). The single “Wastewater Treatment Plant” described in the DEIR was separated into smaller plants of the same total capacity in order to better suit the phased construction of Office Park buildings. Small MBR plants would be located in separate on-site locations within proposed building footprints for treatment of wastewater (both black and grey as proposed in the DEIR) produced on-site.

D. Stormwater Drainage:

The project, as described in the DEIR, directed roof drainage into “rain gardens” in the wetlands. Project drainage is revised to direct all of the roof runoff through a perforated pipe system to an infiltration system located in trenches below the parking lots. Likewise, all surface water in the parking lots would be absorbed into the permeable pavers and infiltrate into the same system. The parking lot infiltration system is sized for a 10-year storm and includes 6 inches of concrete, underlain by 12 inches of open graded baserock, which then sits on clayey sandy soils. Both the concrete and baserock have permeabilities of 3 inches per hour, with the underlying soil having a permeability of one-half inch to 1 inch per hour. The project as described in the FEIR proposes no storm drainage system and would infiltrate all storm drainage. Based on the elimination of surface water runoff from rooftops, the project will not increase or only minimally increase storm runoff and surface flows from existing conditions.

E. Landscaping for Both Project Sites:

In addition to the 29,000 proposed trees and plants in the Planting Plan, a vegetative buffer of 4,000 upland trees and about 6,000 upland shrubs will be installed around the perimeter of the property that will provide a visual and noise buffer. These plantings will be designed in accordance with the Palustrine Scrub Shrub I and II Palustrine Forest I of the “90% Basis of Design - Riparian and Water/Wetlands Ecosystem Restoration” added to Appendix E of the DEIR. This tree selection maximizes the biological benefits of the proposed landscape plan. Trees would be watered using recycled water via subsurface drip irrigation.

F. Corrections:

- Coastal Development Permit (CDP) from California Coastal Commission (CCC): California Coastal Commission (CCC) staff has contacted the County and indicated that the CCC believes that a portion of the project site lies within the original permit jurisdiction of the CCC. If the CCC staff is correct as to this point, a separate CDP would be required from the CCC with respect any portions of the site lying within the CCC’s original permit jurisdiction, in addition to the CDP required from the County of San Mateo. The County has made no determination regarding whether the CCC actually has original permit jurisdiction, but based on CCC staff input, the CCC has been added as a State agency in Section III of the FEIR from which a discretionary approval may be required.

- Correction to Zoning: Portions of the wetland and wetland buffer zones on the project sites are zoned Resource Management-Coastal Zone/Design Review/Coastal Development District (RM-CZ/DR/CD), as shown in Figure A of the FEIR.
- Amendment to the County of San Mateo and Half Moon Bay Local Coastal Plans (LCPs): Amendment of the County of San Mateo and Half Moon Bay LCPs is not required for project implementation.

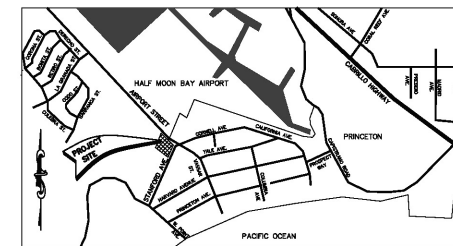
Figures

This section provides information on figures that have been revised as well as narrative clarification/correction of figures in the DEIR. Revised Figures are provided on the following pages.

Revised Figures

- REVISED Figure III-16 (Wellness Center Site Plan): The site plan for the Wellness Center has been revised to comply with Mitigation Measure CULT-2 and Mitigation Measure HYDRO-9. It should be noted that Figures III-17 through III-20 are still relevant to the project.
- REVISED Figure III-23 (Office Park Property Planting Plan): This figure has been revised to reflect uplands planting proposal.
- REVISED Figure III-24 (Wellness Center Property Planting Plan): This figure has been revised to reflect uplands planting proposal.
- REVISED Figure III-27 (Water Treatment Plant): This figure has been revised to reflect a modular wastewater treatment system

Revised Figure III-16 of the FEIR



LOCATION MAP

SCALE: NOT TO SCALE

RECORD OWNER AND SUBDIVIDER:

BIG WAVE LLC
P.O. BOX 700
BELMONT CA, 94002

LAND SURVEYOR AND CIVIL ENGINEER:

MacLEOD & ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
(650) 593-8580

ASSESSOR'S PARCEL NUMBER:

047-312-040

EXISTING ZONING:

W/DR - LIGHT INDUSTRIAL WITH DESIGN REVIEW

UTILITIES:

GAS AND ELECTRICITY:	PACIFIC GAS AND ELECTRIC COMPANY
SANITARY SEWER	GRANADA SANITARY DISTRICT
WATER:	COASTSIDE WATER DISTRICT
TELEPHONE:	A.T. & T












FLOOD ZONE:

• C •

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

LEGEND:

CB	CATCH BASIN
FF	FINISHED FLOOR ELEVATION
FP	FINISHED PAVEMENT
FL	FLOWLINE
TC	TOP OF CURB
TG	TOP OF GRATE
SDMH	STORM DRAIN MANHOLE
SDMH	SANITARY SEWER MANHOLE
INV.	INVERT
H.P.	HIGH POINT
G.B.	GRADE BREAK
JP	JOINT POLE
E.P.	EDGE OF PAVEMENT
 SS	NEW SANITARY SEWER LINE
 SD	NEW STORM DRAIN LINE
 G	GAS LINE
 E	ELECTRIC LINE
 W	WATER LINE
 TS	NEW CONTOUR LINE
 WW	WELL WATER
 RW	RECYCLED WATER
 -PJT-	PRIVATE JOINT TRENCH
 -PJT-	PUBLIC JOINT TRENCH
 -RWD-	RAINWATER DRAIN FOR ROOF RUNOFF

PARKING NOTE:

TYPICAL PARKING STALL DIMENSIONS = 9' X 18'

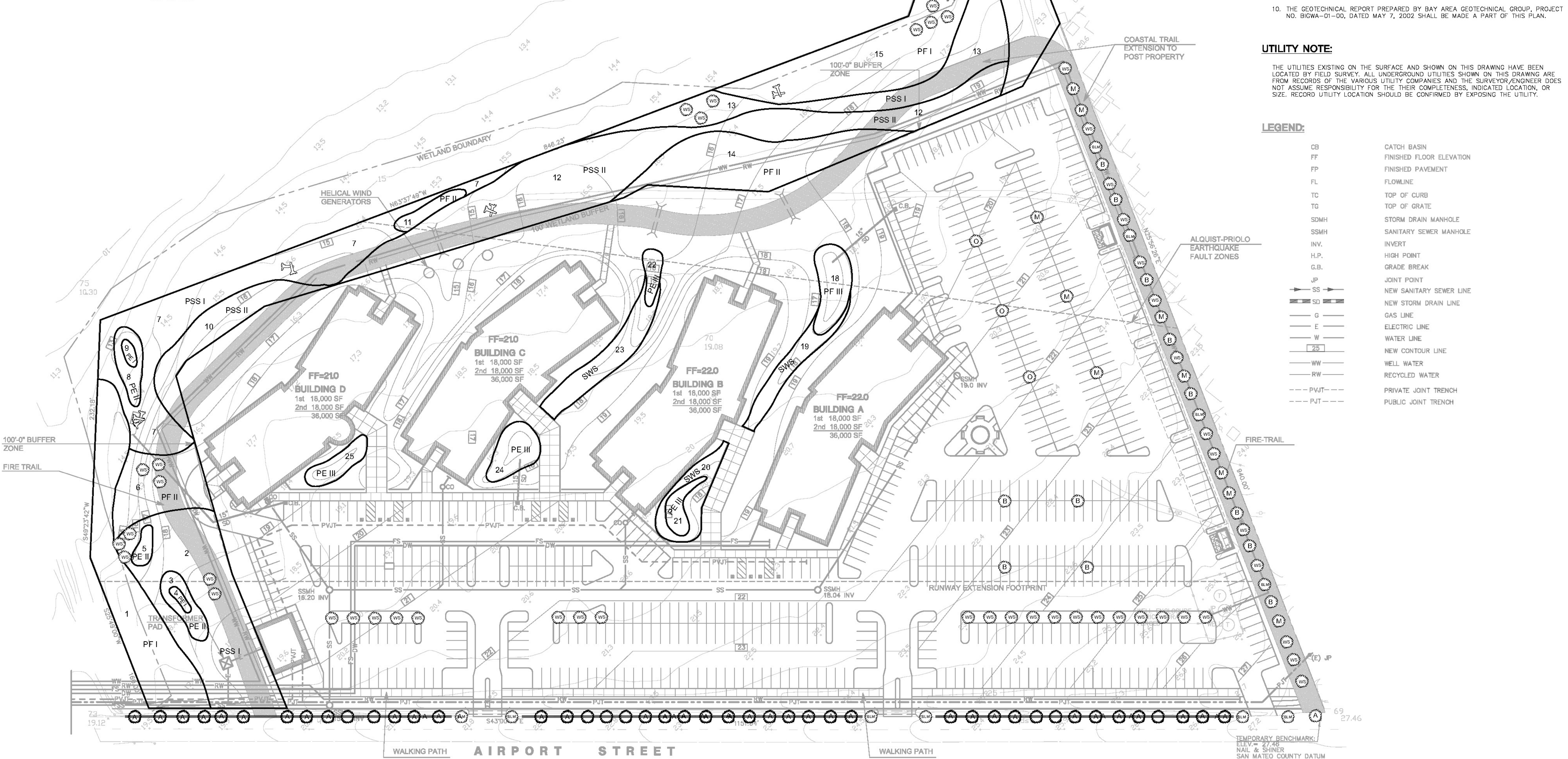
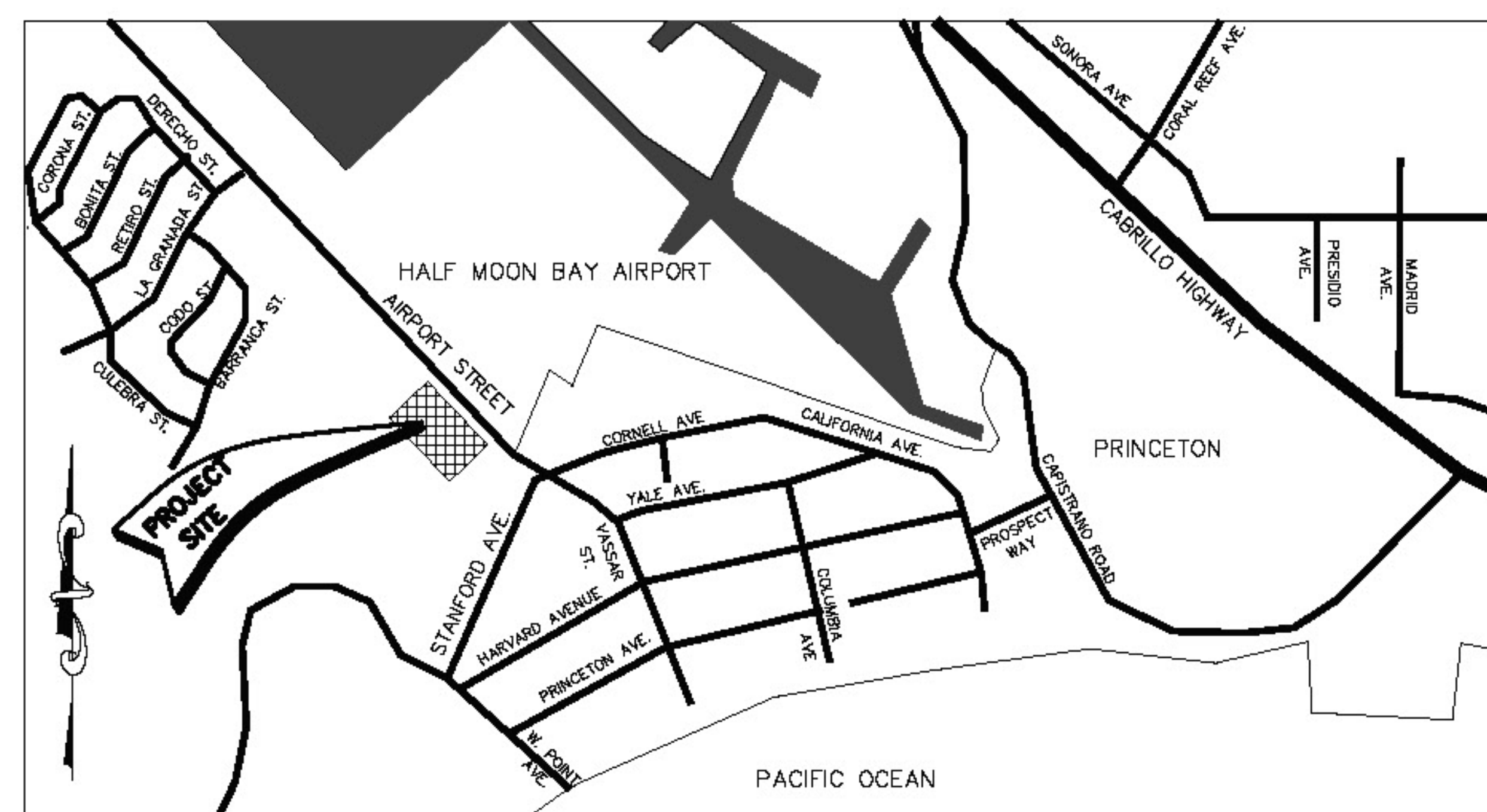
TREE NOTE:

THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTY.

EASEMENT NOTE:

PRIVATE UTILITY EASEMENTS WILL BE RESERVED OVER EACH PARCEL FOR THE BENEFIT OF THE OTHER PARCELS, WHERE APPROPRIATE. THE DELINEATION OF THOSE EASEMENTS IS NOT SHOWN ON THESE PLANS, BUT WILL BE CONFIGURED AND DELINEATED DURING THE BUILDING PERMIT PROCESS.







Upland I - Coastal Scrub Polygons #17, 34					
Species	Density (# per acre)	On Center Spacing (ft)	Area (sq ft)	Area (acres)	Unit Total
Shrubs and Vines					
<i>Eucalyptus pilularis</i>	70	25	11,293.38	0.26	18
<i>Calceolaria purpurea</i> ssp. <i>purpurea</i>	27	40	11,293.38	0.26	7
<i>Ceanothus thyrsiflorus</i>	222	14	11,293.38	0.26	58
<i>Erigeron phillyifolius</i>	426	10	11,293.38	0.26	113
<i>Encalypta californica</i>	222	14	11,293.38	0.26	58
<i>Lupinus variolatus</i>	70	25	11,293.38	0.26	18
<i>Malva falcata</i>	17	40	11,293.38	0.26	7
<i>Artemisia arbuscula</i>	426	10	11,293.38	0.26	113
<i>Chamaecrista allaniana</i>	194	15	11,293.38	0.26	50
<i>Elaeagnus angustifolia</i> var. <i>glaberrima</i>	38	20	11,293.38	0.26	10
<i>Symphoricarpos mollis</i>	426	10	11,293.38	0.26	113
Graminoids					
<i>Eriosema canaliculatum</i>	10	60	11,293.38	0.26	3
<i>Chlorophytum parvifolium</i> var. <i>diversifolium</i>	9	70	11,293.38	0.26	2
<i>Ono clauseniana</i>	24	38 ft. damped	11,293.38	0.26	9
<i>Senecio patens</i>	48	30	11,293.38	0.26	12
Forbs					
<i>Aster chilensis</i>	24	38 ft. damped	11,293.38	0.26	9
<i>Erigeron californicus</i>	70	25	11,293.38	0.26	18
<i>Erigeron glaucus</i>	426	10	11,293.38	0.26	113
<i>Strophelia californica</i> ssp. <i>californica</i>	426	10	11,293.38	0.26	113
<i>Lobelia formicosa</i>	70	25	11,293.38	0.26	18
<i>Diastylis glandulosa</i> ssp. <i>glandulosa</i>	426	10	11,293.38	0.26	113
Ferns and Fern Allies					
<i>Polystichum munroii</i>	48	30	11,293.38	0.26	12

Palustrine Scrub-Shrub I - Mixed Willow Scrub-Shrub Polygons #2, 5, 13, 37, 88, 94, 46, 48, 52					
Species	Density (# per acre)	On Center Spacing (ft)	Area (sq ft)	Area (acres)	Total
Shrubs and Vines					
<i>Salix lasiolepis</i>	426	10 ft. damped	5080.47	1.26	551
<i>Salix atrocinerea</i>	426	10 ft. damped	5080.47	1.26	551
<i>Artemisia douglasiana</i>	194	15	5080.47	1.26	245
<i>Grassia lasiocarpa</i>	70	25	5080.47	1.26	89
<i>Leontodon hispidus</i> var. <i>leontodon</i>	222	14	5080.47	1.26	281
<i>Malva falcata</i>	50	38	5080.47	1.26	71
<i>Elaeagnus angustifolia</i> var. <i>glaberrima</i>	70	25	5080.47	1.26	89
<i>Senecio patens</i> var. <i>patens</i>	48	30	5080.47	1.26	61
Graminoids					
<i>Ono clauseniana</i>	24	38 ft. damped	5080.47	1.26	43
<i>Senecio patens</i>	48	30	5080.47	1.26	61
Forbs					
<i>Aster chilensis</i>	24	38 ft. damped	5080.47	1.26	43
<i>Crucifera carolinensis</i>	48	30	5080.47	1.26	61
<i>Hieracium flexuosum</i>	48	30	5080.47	1.26	61
<i>Strophelia californica</i>	70	25	5080.47	1.26	89
Ferns and Fern Allies					
<i>Polystichum munroii</i>	48	30	5080.47	1.26	61

Palustrine Scrub-Shrub II - Arroyo Willow Scrub-Shrub Polygons #10, 12, 26, 28, 35, 41, 50, 13, 26, 35, 41, 50					
Species	Density (# per acre)	On Center Spacing (ft)	Area (sq ft)	Area (acres)	Total
Shrubs and Vines					
<i>Salix lasiolepis</i>	426	10 ft. damped	5241.779	1.20	525
<i>Calceolaria macrostachya</i>	259	20	5241.779	1.20	131
<i>Leontodon hispidus</i> var. <i>leontodon</i>	222	14	5241.779	1.20	233
<i>Malva falcata</i>	50	38	5241.779	1.20	67
<i>Elaeagnus angustifolia</i> var. <i>glaberrima</i>	70	25	5241.779	1.20	84
<i>Senecio patens</i> var. <i>patens</i>	48	30	5241.779	1.20	58
Graminoids					
<i>Ono clauseniana</i>	24	38 ft. damped	5241.779	1.20	43
<i>Senecio patens</i>	48	30	5241.779	1.20	58
<i>Grassia tenuifolia</i>	9	70	5241.779	1.20	11
Forbs					
<i>Aster chilensis</i>	24	38 ft. damped	5241.779	1.20	43
<i>Strophelia californica</i>	259	20	5241.779	1.20	131
Ferns and Fern Allies					
<i>Polystichum munroii</i>	48	30	5241.779	1.20	58

Palustrine Forest I - Arroyo Willow Riparian Forest Polygons #1, 15, 28, 32, 51					
Species	per acre	Spacing (ft)	Area (sq ft)	Area (acres)	Total
Trees					
<i>Alnus rubra</i>	426	10 ft. damped	44537.21	1.02	446
<i>Salix lasiolepis</i> ssp. <i>lasiolepis</i>	681	8 ft. damped	44537.21	1.02	690
Shrubs and Vines					
<i>Ceanothus arvensis</i> ssp. <i>arvensis</i>	681	8	44537.21	1.02	690
<i>Leontodon hispidus</i> var. <i>leontodon</i>	10	60	44537.21	1.02	10
<i>Malva falcata</i>	5	90	44537.21	1.02	5
<i>Elaeagnus angustifolia</i> var. <i>glaberrima</i>	8	70 ft. damped	44537.21	1.02	9
<i>Salix lasiolepis</i>	203	12 ft. damped	44537.21	1.02	203
<i>Salix atrocinerea</i>	303	12 ft. damped	44537.21	1.02	303
<i>Artemisia tridentata</i>	7	80	44537.21	1.02	7
Graminoids					
<i>Carex obnupta</i>	222	14	44537.21	1.02	227
<i>Artemisia tridentata</i>	194	15	44537.21	1.02	198
<i>Erigeron macrocarpus</i>	426	10 ft. damped	44537.21	1.02	446
Forbs					
<i>Artemisia californica</i>	10	60	44537.21	1.02	10
<i>Artemisia tridentata</i>	34	40 ft. damped	44537.21	1.02	35
<i>Erigeron californicus</i>	10	60	44537.21	1.02	10
<i>Crucifera carolinensis</i>	426	10	44537.21	1.02	446
<i>Strophelia californica</i>	48	30	44537.21	1.02	49
<i>Staphyle trifolia</i> var. <i>trifolia</i>	70	24	44537.21	1.02	78
Forbs, Ferns, and Fern Allies					
<i>Polystichum munroii</i>	10	60	44537.21	1.02	10

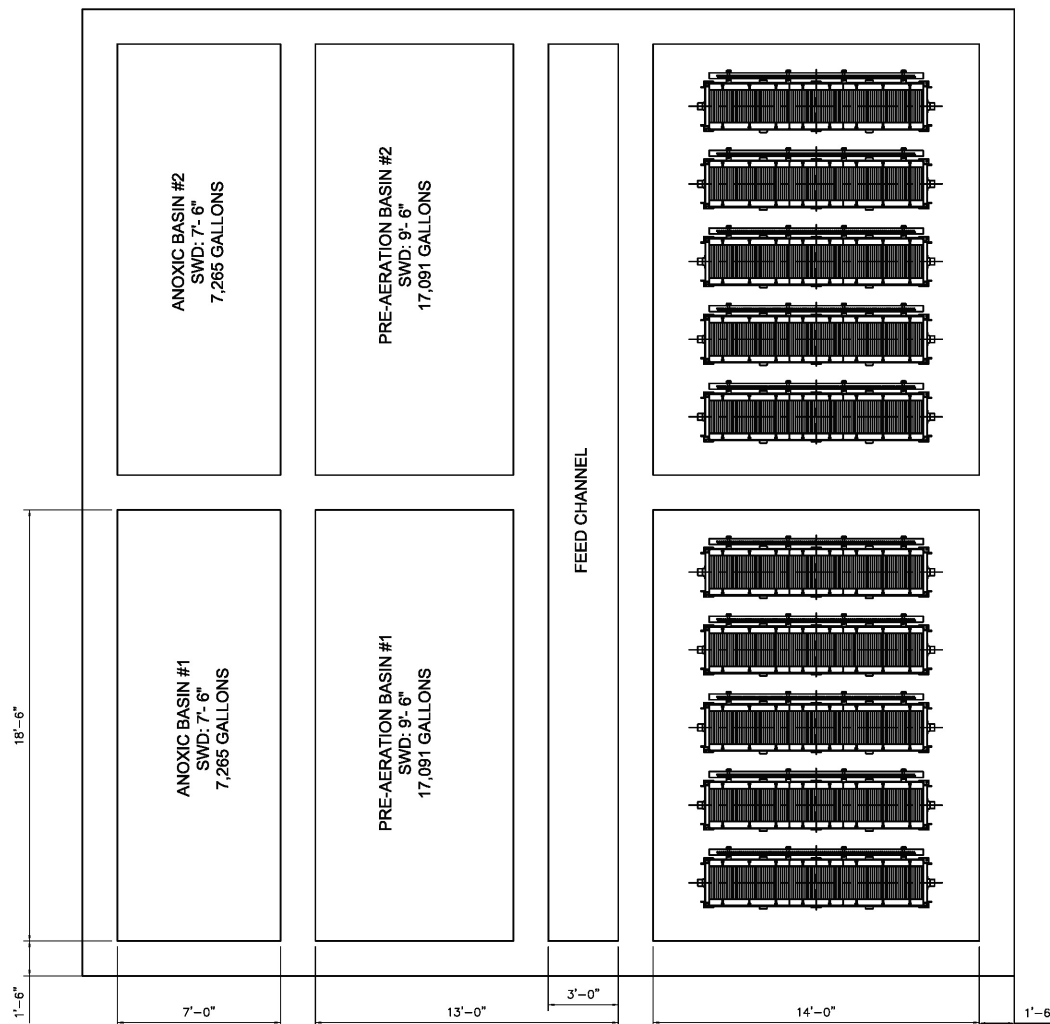
Palustrine Forest II - Live Oak Riparian Forest Polygons #6, 11, 14, 36, 40, 47, 53					
Species	Density (# per acre)	On Center Spacing (ft)	Area (sq ft)	Area (acres)	Total
Trees					
<i>Alnus californica</i>	8	80 ft. damped	33854.31	0.77	8
<i>Ceanothus arvensis</i>	194	15 ft. damped	33854.31	0.77	150
Shrubs and Vines					
<i>Leontodon hispidus</i>	25	40	33854.31	0.77	19
<i>Leontodon hispidus</i> var. <i>leontodon</i>	99	21	33854.31	0.77	76
<i>Malva falcata</i>	12	60	33854.31	0.77	9
<i>Ceanothus arvensis</i>	40	33	33854.31	0.77	31
<i>Chamaecrista allaniana</i>	10	60	33854.31	0.77	8
<i>Elaeagnus angustifolia</i> var. <i>glaberrima</i>	10	60 ft. damped	33854.31	0.77	8
<i>Erigeron californicus</i>	70	25	33854.31	0.77	54
<i>Symphoricarpos mollis</i>	70	25	33854.31	0.77	54
Graminoids					
<i>Eriosema canaliculatum</i>	1210	15	33854.31	0.77	924
<i>Chlorophytum parvifolium</i> var. <i>diversifolium</i>	81	25	33854.31	0.77	63
<i>Erigeron glaucus</i>	109	20	33854.31	0.77	84
<i>Ono clauseniana</i>	109	20 ft. damped	33854.31	0.77	84

Palustrine Forest III - Rain Garden Polygons #18, 31, 39					
Species	per acre	Spacing (ft)	Area (sq ft)	Area (acres)	Total
Trees & Shrubs					
<i>Salix lasiolepis</i> ssp. <i>lasiolepis</i>	881	8 ft. damped	4164.56	0.10	65
Shrubs					
<i>Ceanothus arvensis</i>	78	24 ft. damped	4164.56	0.10	7
<i>Ceanothus arvensis</i> ssp. <i>arvensis</i>	78	24 ft. damped	4164.56	0.10	7
Graminoids					
<i>Calamagrostis canadensis</i>	1742	8 ft. damped	4164.56	0.10	187
<i>Carex lasiocarpa</i>	1742	8 ft. damped	4164.56	0.10	187
<i>Carex lasiocarpa</i>	1742	8 ft. damped	4164.56	0.10	187
<i>Carex lasiocarpa</i>	1210	8 ft. damped	4164.56	0.10	116
<i>Phalaris</i>	1210	8 ft. damped	4164.56	0.10	116
<i>Artemisia arvensis</i> ssp. <i>arvensis</i>	259	12 ft. damped	4164.56	0.10	119
<i>Liburnia parvifolia</i>	30	8 ft. damped	4164.56	0.10	3
<i>Lupinus americanus</i>	1210	8 ft. damped	4164.56	0.10	116
<i>Erigeron macrocarpus</i>	1210	8 ft. damped	4164.56	0.10	116
<i>Erigeron macrocarpus</i>	1210	8 ft. damped	4164.56	0.10	116
Forbs					
<i>Artemisia californica</i>	303	12 ft. damped	4164.56	0.10	29
<i>Aster chilensis</i>	1210	8 ft. damped	4164.56	0.10	116
<i>Hieracium flexuosum</i>	252	12 ft. damped	4164.56	0.10	19
<i>Staphyle trifolia</i>	1210	8 ft. damped	4164.56	0.10	116
Ferns and Fern Allies					
<i>Polystichum munroii</i>	252	12 ft. damped	4164.56	0.10	19

Palustrine Emergent I - Sedge Meadow Polygons #4, 9, 16, 30, 33, 43					
Species	Density (# per acre)	On Center Spacing (ft)	Area (sq ft)	Area (acres)	Total
Graminoids					
<i>Carex lasiocarpa</i>	1351	5.3	6083.58	0.14	217
<i>Artemisia tridentata</i>	881	8	6083.58	0.14	95
<i>Artemisia tridentata</i> var. <i>tridentata</i>	881	8	6083.58	0.14	95
<i>Erigeron macrocarpus</i>	1311	6	6083.58	0.14	169
Forbs					
<i>Helianthus patulus</i>	170	16	6083.58	0.14	24
<i>Crucifera carolinensis</i>	109	20	6083.58	0.14	15
<i>Erigeron macrocarpus</i> ssp. <i>macrocarpus</i>	109	20	6083.58	0.14	15

Palustrine Emergent II - Rush Meadow Polygons #3, 5, 8, 9, 34, 42					
Species	Density (# per acre)	On Center Spacing (ft)	Area (sq ft)	Area (acres)	Total
Graminoids					
<i>Artemisia tridentata</i>	889	7	7854.63	0.18	189
<i>Artemisia tridentata</i> var. <i>tridentata</i>	889	7	7854.63	0.18	189
<i>Artemisia tridentata</i>	1210	6	7854.63	0.18	248
<i>Erigeron macrocarpus</i>	889	7	7854.63	0.18	189
Forbs					
<i>Helianthus patulus</i>	170	16	7854.63	0.18	31
<i>Crucifera carolinensis</i>	109	20	7854.63	0.18	20
<i>Erigeron macrocarpus</i> var. <i>macrocarpus</i>	109	20	7854.63	0.18	20
<i>Artemisia tridentata</i>	70	25	7854.63	0.18	21
<i>Staphyle trifolia</i> var. <i>trifolia</i>	170	16	7854.63	0.18	21

Palustrine Emergent III - Rain Garden Polygons #21, 22, 34, 35, 37, 38, 45					
Species	Density (# per acre)	On Center Spacing (ft)	Area (sq ft)	Area (acres)	Total
Graminoids					
<i>Carex lasiocarpa</i>	2723	4 ft.	8094.18	0.19	506
<i>Carex lasiocarpa</i>	2723	4 ft.	8094.18	0.19	506
<i>Carex lasiocarpa</i>	2723	4 ft.	8094.18	0.19	506
<i>Phalaris amabilis</i>	2723	4 ft.	8094.18	0.19	506
<i>Artemisia tridentata</i> var. <i>tridentata</i>	1210	8 ft. clumped	8094.18	0.19	215
<i>Liburnia parvifolia</i>	202	12 ft. clumped	8094.18	0.19	38
<i>Scirpus microcarpus</i>	1210	8 ft.	8094.18	0.19	215
Forbs					
<i>Aster chilensis</i>	303	12 ft.	8094.18	0.19	50
<i>Hieracium flexuosum</i>	1210	8 ft.	8094.18	0.19	215
<i>Phalaris amabilis</i>	681	8 ft.	8094.18	0.19	113
<i>Scirpus lasiocarpus</i>	202	12 ft. clumped	8094.18	0.19	38



NOTE:

1) During Phase I (0.10 MGD AAF), one of the two trains will be operated. Four (4) ES-200 SMUs and one (1) diffuser case will be installed for Phase I;

2) During Phase II (0.25 MGD AAF), both trains will be operated. Each MBR basin will have five (5) ES-200 SMUs installed.

REVISED Figure III-27

				A COMPANY		B	
<small>a division of Elanco Water Technologies</small>				<small>REVISIONS</small>		<small>DATE</small>	
<small>THIS DRAWING IS THE PROPERTY OF ENVIROQUIP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENVIROQUIP.</small>				<small>DATE</small> 03/16/2009		<small>JOB NUMBER</small>	
<small>DESIGNED BY</small>				<small>DRAWN</small> KZ		<small>SHEET</small> OF	
<small>CHECKED</small>				<small>DATE</small>		<small>FILE NAME</small>	
<small>INITIAL RELEASE</small>				<small>REVISION</small>		<small>REV</small>	
<small>EN</small>				<small>BY</small>		<small>A</small>	

Enviroquip <small>a division of Elanco Water Technologies</small>				HALF MOON BAY WWTP HALF MOON BAY, CA MBR BASIN LAYOUT 0.25 MGD (BUILD OUT)		DRAWING SCALE JOB NUMBER SHEET OF FILE NAME	
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Clarification/Correction to Figures

- Figures III-9 and III-16: The line that parallels Airport Street and is labeled “Runway Extension Footprint” has been re-labeled as “Airport Overlay Zone.”
- Figure III-9 (Office Park Property Site Plan): (1) Buildings will each be three-stories as described in the DEIR, (2) the transformer will be relocated outside of the wetland buffer zone, (3) there will be no paved roads and/or driveways in the wetland buffer zone, and (4) dumpsters will be relocated next to the commercial buildings.
- Figures III-10 through III-13, III-15, and III-19 (All Building Elevations): Raised grades, wind turbines, and/or solar panels will be included in the height of the proposed structures, as measured from natural grade. Heights of structures will be reduced such that these rooftop features can be accommodated within the proposed maximum heights.
- Figure III-15 (Office Park Property Communications Building): This figure has been deleted because the Communications Building has been relocated to the Wellness Center site and combined with Building A.
- Figure III-21 (Wellness Center Public Storage Building): As the public storage building has been combined with the Wellness Center in Building A, this figure has been deleted.

Minor Universal Changes Throughout the DEIR:

- Total Wellness Center Units: The total number of Wellness Center units has changed from 70 units to 57 units. This change is considered minor, as the occupancy of the Wellness Center has not changed and remains at 50 developmentally disabled adults and 20 staff persons.
- Community Center: All references and descriptions of the “Community Center” have been changed to “Fitness Center,” which will be for the use of Wellness Center residents, guests, and staff, and Office Park employees only (not open to the general public).
- Wellness Center Buildings: References to Wellness Center Buildings 1 through 7 have been replaced with references to Buildings A and B.
- Wellness Center Parking Lot: The 73-space parking lot has been changed to 50 parking spaces, due to the elimination of the Community Center and the associated need for parking for it.
- Wellness Center Wetlands Trail: This trail has been eliminated.
- Public Storage Building: The size of the public storage building has been reduced from 20,000 sq. ft. to 10,000 sq. ft. Also, the public storage building on the Wellness Center parcel is no longer a separate building, as it will be attached to Building A.

- Drainfields/Infiltration Ponds and Rain Gardens: All references to drainfields, infiltration ponds, and rain gardens have been deleted, as these proposals have been eliminated from the project.
- Natural Gas Generator: The purpose of the natural gas generator has changed from peak-shaving to backup uses.
- El Granada Mobile Home Park: All references to the El Granada Mobile Home Park are changed to Pillar Ridge Manufactured Home Community.

Text Changes to Section III (Project Description) of the DEIR:

Page III-2 (Zoning)

The description of the zoning of the project sites has been revised as follows to clarify that portions of the wetland and wetland buffer zone area are zoned Resource Management-Coastal Zone/Design Review/Coastal Development District (RM-CZ/DR/CD), as shown in Figure A of the FEIR.

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

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

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

Southern Parcel: Waterfront/Design Review/Coastal Development District (W/DR/CD)

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

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

Page III-18 (Project Characteristics)

The description of the Wellness Center property is revised to reflect that there is a change in the number of residential units from 70 units to 57 units, that the public storage building is no longer separate, and that the parking lot was reduced from 73 spaces to 50 spaces, as follows:

Wellness Center property (southern parcel) development to be subdivided into three separate lots (Lots 1-3):

- Lot 1 would include a ~~separate~~ 10,000 square-foot storage building attached to Building A (Building 4);

- Lot 2 would include the Wellness Center with a maximum of ~~70~~ 57 units for approximately 50 DD adults and 20 live-in staff members, other on-site living and recreation facilities (Buildings ~~1-3, 5-7~~ A and B), and associated fencing; and
- Lot 3 would include a ~~73~~50-space parking lot.

Pages III-18 and III-19 (Project Characteristics)

The following paragraph revised to add additional clarification and information as follows:

In addition to these above primary components, the proposed project includes: development of an on-site trail system; restoration of wetland habitat; use of sustainable organic, on-site/off-site farming for supplemental food sources; a native plant nursery for revegetation/landscaping efforts; recycling and composting; dog walking and grooming services; and development of bus stops and shuttle services.

Proposed utilities and service systems include: solar cells for heating/energy; carbonate fuel cells; backup natural gas generators; wind turbines and generators; geothermal cooling systems; ~~rain garden-infiltration~~ of stormwater through the pervious pavement parking lot/~~treatment ponds~~; options for water systems such as: (1) domestic hookups and one fire system hookup, and (2) use of well water/treatment systems and on-site water storage for fire protection (e.g., pool or below-ground storage tank); options for wastewater systems such as: (1) use of an on-site wastewater treatment plant with disposal through a combination of municipal hookup and on-site recycled water usage ~~irrigation and infiltration~~, and/or (2) municipal hookups; and a Communications Building with two microwave dishes.

Page III-20 (Wellness Center)

The following is added after the first paragraph of this section to provide clarification:

All residents of the Wellness Center will require a professionally diagnosed Developmental Disability (DD) that meets the requirements set by the non-profit Board of Directors. Among other affordable housing, the Wellness Center will also provide housing for residents that live only on their Social Security disability pension (an average income of about \$12,000 per year).

Pages III-20 and 21 (Table III-3)

In order to comply with Mitigation Measure CULT-2a, the Wellness Center has been reduced in size from 78,785 sq. ft. to 70,306 sq. ft. As the public storage building has been reduced in size from 20,000 sq. ft. to 10,000 sq. ft. and has been combined with the Wellness Center, floor areas and site coverage for both the Wellness Center and the public storage use have been corrected in the table below. Table III-3 of the DEIR is deleted and replaced with the following:

Revised Table III-3		
Proposed Wellness Center Property Floor Areas and Site Coverage		
<u>Site Coverage</u>	<u>Size (Sq. Ft.)</u>	<u>Percent</u>
BUILDING "A"	32,707	14.2%
BUILDING "B"	6,114	2.7%
Parking/Conc. Walk/Decks	43,486	18.9%
<u>Total Site Coverage</u>	<u>82,307</u>	<u>35.8%¹</u>
<u>Floor Areas</u>		
BUILDING "A" – 45 Residential Units (Types A, C, D, E and F), Recreational, Public Storage, Communications, Compost Uses	88,648	
<u>First Floor</u>	<u>32,707</u>	
<i><u>Residential Use</u></i>	<i><u>19,362</u></i>	
<i><u>Public Storage Use</u></i>	<i><u>10,000</u></i>	
<i><u>Compost Uses</u></i>	<i><u>2,000</u></i>	
<i><u>Wellness Center Storage</u></i>	<i><u>1,345</u></i>	
<u>Second Floor</u>	<u>27,971</u>	
<i><u>Residential Use</u></i>	<i><u>25,611</u></i>	
<i><u>Communications</u></i>	<i><u>2,360</u></i>	
<u>Third Floor</u>	<u>27,970</u>	
<i><u>Residential Use</u></i>	<i><u>25,375</u></i>	
<i><u>Communications</u></i>	<i><u>1,640</u></i>	
<i><u>Wellness Center Storage</u></i>	<i><u>955</u></i>	
<u>Floor Area By Use</u>		
<i><u>Residential Use</u></i>	<i><u>70,348</u></i>	
<i><u>Public Storage Use</u></i>	<i><u>10,000</u></i>	
<i><u>Communications Use</u></i>	<i><u>4,000</u></i>	
<i><u>Compost Uses and Wellness Center Storage</u></i>	<i><u>4,300</u></i>	
<u>Building "A" Total</u>	<u>88,648</u>	
BUILDING "B" – 12 Residential Breezeway Units (Type B)		
<u>First Floor</u>	<u>6,114</u>	
<u>Building "B" Total</u>	<u>6,114</u>	
<u>Total Wellness Center Floor Area</u>	<u>94,762</u>	
¹ Garage has been eliminated from Wellness Center site plan shown in FEIR.		

Page III-36 (Apartment Units - Building 1, north and south stack)

Number of Wellness Center units per unit type has been revised to simplify the description of units and maintain consistency with revised Table III-4:

Apartment Units - Building 1, north and south stack A

~~These structures Building A would be approximately three stories high, housed within the proposed north and south stacks within Building 1, built around and contain 45 apartment units located adjacent to the proposed Wellness Center common areas. The apartment living would contain housing for up to 50 residents/staff members. The units would be available in four types that vary by size from 300 sq. ft. to 1,287 sq. ft.: (1) a single unit (one-bedroom/bathroom module); (2) a double unit (one bedroom/bath module with separate living room and dining room/kitchen area); (3) a three unit (two - 1 bedroom/bath modules with separate living room/kitchen area); and (4) a four unit (two - 1 bedroom/bath modules, a separate living room (media/sitting area), and a separate kitchen/dining room). The proposed number of abovementioned units would include: 19 single units, 11 double units, 5 triple units, and 2 four units; for a total of 37 units. However, per the applicant, there is the potential to convert the 11 double units into 22 additional single units, and the 2 four units into 2 triple units and 2 single units. This conversion would yield an additional 13 units for a maximum total of 50 apartment units. Overall, these units would be suited for living with attendants or aides. Refer to Figures III-17 and III-18.~~

Page III-37 (Single-Story Style Units – Breezeway Units)

~~Five Twelve breezeway units would be constructed in Building B from 20 bedroom modules and 4 kitchen modules. The breezeway units would house up to 20 residents/staff aides. The breezeway units would be a shared living space and would be more suited for independent living. Refer to Figure III-20.~~

Page III-37 (Table III-4)

Due to the reduction in the number of units at the Wellness Center from 70 units to 57 units, Table III-4 of the DEIR is deleted and replaced with the following:

<u>Revised Table III-4</u>		
<u>Proposed Wellness Center Residential Component</u>		
<u>Unit Type</u>	<u>No. of Unit</u>	<u>Unit Size</u>
<u>A</u>	<u>31</u>	<u>455 sq. ft.</u>
<u>B (Breezeways in Bldg. B)</u>	<u>12</u>	<u>438 sq. ft.</u>
<u>C</u>	<u>4</u>	<u>300 sq. ft.</u>
<u>D</u>	<u>4</u>	<u>444 sq. ft.</u>
<u>E</u>	<u>2</u>	<u>1,287 sq. ft.</u>
<u>F</u>	<u>4</u>	<u>937 sq. ft.</u>
	<u>57 Units</u>	

Page III-38 (Community Center)

The “Community Center” section is renamed to “Fitness Center” and is revised as follows:

The approximately 5,326 sq. ft. ~~“community center”~~ “fitness center” facilities would be located within the central portion of Building ~~A1 and south of Building 1 (refer to Figure III-16)~~ and would include a ~~pool (25 yard by 32-foot indoor pool, located in 3,464-sf Pool Building) and fitness center gym, basketball court and locker rooms. (located in Building 1 “south stack”).~~ These community center associated amenities would be available to the Center residents, staff and Coastsides public. The use of this facility would be restricted to Big Wave residents and guests, staff and Office Park employees. Parking for office employees will be on the Office Park site. Office Park employees will walk, bike or take public transportation or shuttles to the fitness center. The fitness center will not be available to the general public. Visitation and friend and family use of the Wellness Center will occur in off-peak hours and weekends.

Page III-38 (Storage Facilities)

The “Storage Facilities” section is revised to reduce the size of the storage facilities from 20,000 sq. ft. to 10,000 sq. ft., as follows:

The proposed ~~20,000~~ 10,000 sq. ft. storage facility associated with the Wellness Center would be located within the Half Moon Bay Airport Overlay (AO) setback but outside of the wetlands buffer zone (Lot 1 or Building 4; refer to Figures III-16 and III-21).

Page III-39 (Dog Walking and Pet Grooming)

The following sentence is added to the end of the “Dog Walking and Pet Grooming” section to provide clarification:

This is a service provided only for the office workers who will drop off their pets on the way to work.

Pages III-39 through III-40 (Organization, Programs, Employment Options)

The “Organization, Programs, Employment Options” section is revised as follows to provide clarification:

The Wellness Center would offer its residents a variety of services, including job opportunities due to a number of business operations that would employ residents, and, in some cases, generate revenue to maintain the economic sustainability of the Wellness Center. The Wellness Center Businesses are small businesses operated by the residents of the Wellness Center for the Big Wave Project. The Big Wave businesses are designed to provide extra income to cover the living expenses of Wellness Center residents. This includes the proposed: BW Catering/Food Services; BW Energy; BW Farming; BW Water; BW Transportation; BW Recycling; BW Communications (Fiberlink); and BW Maintenance. The Wellness Center would also provide residential services (personal finance, meal services and aides).

Pages III-39 (Catering/Food Services)

The “Catering/Food Services” section is revised as follows to provide clarification:

BW Catering/Food Services would operate a commercial kitchen that can provide food for up to 70 Wellness Center residents. The same facilities will provided catered meals to the office workers upon order, and lunch service deli within the common area of Building 1 to serve Office Park employees, residents and guests. The meals will be delivered with an electric cart that travels on the Class I bike trail that is being constructed between the Wellness Center and the Office Park. Catered meals beyond the boundaries of the project will be provided by a delivery truck operating in off-peak hours. They would sell BW’s free-range chicken, eggs, yogurt and ice cream for use in local restaurants and stores. A weekly Farmer’s Market in the Office Park parking lot may occur, as well as the opening of a local sales outlet with organic yogurt and ice cream available. If this is implemented, one of the offices ~~within Building 1~~ next to the kitchen would be utilized for this sales outlet. Additionally, an on-site “BW Store” may be developed, which would serve the residents with basic grocery needs. The store would be located in one of the office spaces or storage spaces within the common area ~~or north stack in Building 1.~~ The Catering operation would require one full time dietician and four full time residents of the Wellness Center.

Pages III-40 (BW Energy)

BW Energy would include up to 600 kilowatts (kW) of solar voltaic, one to three million British thermal unit (BTU) per hour of solar heating, one million BTU per hour of geothermal/evaporative cooling, and up to 100 kW of wind power. They would also own and operate natural gas engine generator (up to a 600 kW) designed for backup purposes ~~peak shaving~~ and 5 kW of natural gas fuel cells for backup communications. Maintaining this system would generate four full time jobs for residents at the Wellness Center. Additional details are discussed further in the Utilities and Service Systems Section of the DEIR.

Page III-40 (BW Farming)

The “Big Wave Farming” section is revised as follows to provide clarification:

BW Farming would operate and farm the following: (1) 12 acres of row crops (within an off-site location adjacent to the Half Moon Bay Airport, Airport Street and SR 1; (2) a 5-acre on-site native plant nursery; and (3) an existing 20-acre off-site farm (located on Lobitos Creek Road) which is also not a part of the project. The 12 acres of land proposed for use in row crops would be located immediately east of the Wellness Center property within an existing farm; would be leased by BW; and would produce conventional (organic) produce. Off-site farm activities will occur with a shuttle van during off-peak hours. The native plant nursery would include two on-site 8,000 sq. ft. potting yards where approximately 30,000 pots would be raised outdoors under irrigation (no associated structures); one located in the east corner of the Office Park property and one located in the north east corner of the Wellness Center property. This nursery would continue to supply about 15,000 to 30,000 native plants per year for on-site restoration projects ~~along the coast.~~ The 20-acre farm is an existing farming and cattle operation that would be leased by BW and converted to a long-term, sustainable organic farm. This farm would include free-range poultry for organic eggs and fryers; free-range livestock for organic milk, yogurt and ice cream; and hay and vegetable crops. Dairy, poultry and farm produce would be processed

in the commercial kitchen located within Building 1. This operation will be capable of generating up to 5,000 dozen eggs per year; 1,000 pounds of organic free-range chicken; 2,000 gallons of organic milk from free-range cows; 1,000 gallons of organic yogurt; 1,000 gallons of ice cream; and 5 tons of fresh produce. During the week, all farm and processed products, including poultry, eggs, organic milk, yogurt, ice cream, vegetable crops will be used on-site or sold to Office Park employees only. Sales of farm and processed products to members of the public will be restricted to farmer's markets on the weekends. The BW Farming operations would provide potential employment opportunities for the DD residents (approximately 10 residents of the Wellness Center), one farm manager fulltime, as well as 10% of a farmer's time.

Pages III-40 and 41 (Treatment and Recycling)

The "Treatment and Recycling" section has been revised to provide additional details and clarification:

BW Water would operate the potable water distribution, the water recycling system, and irrigation water supply for the Office Park and the Wellness Center properties. The private water distribution system would provide for fire suppression, potable water, recycled water, agricultural well water, wetlands restoration water, and irrigation water. The potable water would either be purchased from Coastside County Water District (CCWD) if available or ~~reverse osmosis (RO)~~ treated well water. The agricultural irrigation would include infiltrated rainwater, agricultural well water, and recycled gray and black water (tertiary treated wastewater). The water system would require a part time operator (800 hours per year) and 4 full time residents. Additional details are discussed further in the Utilities and Service Systems Section of the DEIR. For the operation of the water system, Big Wave will form a Mutual Water Company pursuant to the Public Utilities Code Section 2725 and Corporations Code § 14300. The water system will be subject to review and approval by the County's Environmental Health Division in compliance with the requirements of the State Department of Public Health. Water recycling would comply with the requirements of the Regional Water Quality Control Board.

Page III-41 (BW Transportation)

This section has been revised to add the proposed off-site parking agreement and shuttle to accommodate 50 cars and their drivers:

BW Transportation would provide the following: collecting fees for potential event parking, parking at the Office Park; and bus services for the residents and Office Park commuters. They would also provide transportation to DD residents to off-site events and places of employment, as well as and transport of food and produce to market. BW Transportation may utilize DD residents as employees and its own equipment or use contractors. BW Transportation would require one full time bus driver and 3 full time employees. Prior to occupancy of any Office Park building, the applicant will implement Traffic Demand Management (TDM) measures, including an off-site parking agreement and shuttle services to the Office Park (to accommodate a minimum of 50 cars and their drivers) for the purpose of reducing project traffic on Cypress Avenue, Prospect Way, Broadway to Cornell Avenue, Harvard Avenue, and Yale Avenue.

Page III-41 (BW Recycling)

The "BW Recycling" section is revised as follows to provide clarification:

BW Recycling would promote the purchase of recyclable materials and supplies for the Wellness Center and Office Park. They would collect and sort all metal, plastic, glass, and paper recyclables, and compost food and landscape waste. Compost that meets organic standards would also be used in the proposed farming operations. Non-organic compost would be used in landscape operations. The recycling operation would employ a part time manager (300 hours per year) and 4 full time residents. There would be an indoor recycling room in each office building and a recycling facility at the Wellness Center. Composting would occur in an enclosed, indoor area within the Wellness Center. ~~the Communications Building for the Office Park.~~

Page III-42 (Office Park Property)

The section titled "Office Park Property" is revised as follows to remove the wetlands trail on the Wellness Center property and to extend the Class 1 trail along both project sites):

As shown in Figure III-9, there are three walkways/trails proposed for development within the Office Park property, including: (1) a portion of the multi-purpose bike/pedestrian trail proposed to run along Airport Street (extending from the Office Park property to the Wellness Center property); (2) a proposed wetlands trail for viewing restored wetland areas; and (3) a "North Trail" which would run along the northern portion of the property connecting to the wetlands trail. The proposed wetlands trails would be approximately 24,000 sq. ft. (1,200 feet long and 20 feet wide). The Airport Street Class 1 multi-purpose trail would be ~~14,000~~ 17,000 sq. ft. (including the portions in front of the Wellness Center and Office Park properties) or 1,700 feet long and ~~8~~10 feet wide. The ~~North Trail~~ along the northern boundary of the Office Park site would be 15,000 sq. ft. ~~(including the roughly 50 sf area located to the west of the Mobile Home Park)~~ or 750 feet long and 20 feet wide. All trails within the Office Park area would be designed to be Americans with Disabilities Act (ADA) compliant. The proposed trails within the Office Park property would be available to the public and would be paved with porous concrete.

Revised Table III-5	
Office Park and Wellness Center Properties Proposed Walkways/Trails	
<u>Type</u>	<u>Size (sf)</u>
<u>Office Park Property</u>	
<u>Multi-purpose Walkway/Trail (Airport Street)</u>	14,000 <u>11,800</u>
<u>Wetlands Trail</u>	24,000
<u>North Trail leading to Headlands</u>	15,000
<u>Subtotal</u>	53,000 <u>50,800</u>
<u>Wellness Center Property</u>	
<u>Multi-purpose Walkway/Trail (Airport Street, portion included above)</u>	<u>5,200</u>
<u>Wetlands Trail</u>	<u>18,000</u>
<u>Subtotal</u>	<u>18,000</u> <u>5,200</u>
<u>Total Walkways/Trails</u>	<u>71,000 (or 1.6 acres)</u> <u>56,000 (or 1.3 acres)</u>
<i>Notes: sf = square feet.</i>	
<i>Source: Big Wave, LLC, Facilities Plan: Draft #2, Big Wave Property, January 2009.</i>	

Pages III-42 and 43 (Wellness Center Property)

The section is revised as follows to remove the wetlands trail on the Wellness Center property:

As shown in Figure III-16, there ~~are two~~ is one walkways/trails proposed for development within the Wellness Center property, ~~including: (1) a portion of the multi-purpose bike/pedestrian trail proposed to run along Airport Street (extending from the Office Park property to the Wellness Center property, mentioned above); and (2) a trail along the edge of the Wellness Center allowing for access to the wetland restoration areas. These~~ This on-site walkways/trails would allow pedestrian and wheelchair access between the proposed Wellness Center and the Office Park properties. ~~The wetlands trail would be designed to be ADA compliant and would be approximately 18,000 sf (900 feet long and 20 feet wide). The trail would be paved with porous concrete for wheel chair accessibility and would provide fire access to both sides of all proposed buildings on the site. The proposed wetlands trail within the Wellness Center Property would be private, while all other trails would be available to the public.~~

Page III-43 (New Section: Outdoor Signage)

An additional section titled “Outdoor Signage” has been added between the sections “On-site Walkways/Trails” and “Recreation” to provide clarification:

The applicant will post signs throughout the Wellness Center and Office Park properties to remind cat and dog owners and caretakers to restrict animals to allowed areas per Mitigation Measure BIO-4a and to pick up any animal waste.

Page III-43 (Recreation)

The “Recreation” section is revised as follows to provide clarification:

As discussed above in the Wellness Center Facilities discussion, on-site recreational opportunities include a basketball court, movies, multi-purpose rooms, indoor swimming pool and fitness center for use by the on-site residents, their guests, ~~and staff and Office Park employees only.~~ The Community Center facilities would include the pool, fitness center and locker rooms, which would be available to the public as well.

Page III-43 (Restoration)

The section is revised as follows to reflect wetlands restoration over 44%, not 47%, of the total site, consistent with revised Table III-6:

The proposed project includes approximately 9 acres of wetlands restoration through the use of vegetation supplied by the proposed on-site native plant nursery. Nurseries are temporary because they will be relocated out of areas intended for wetlands restoration and restoration will not occur until construction is complete. The first generation of plants from the two on-site 8,000 sq. ft. nursery sites would be used to restore the property. All planting within jurisdictional waters would be done by hand with no mechanical grading. Per the restoration plans, ~~47~~ 44% of the total project site would be restored to native California wetlands. The proposed project would also establish a minimum of 100 feet of restored buffer from the

boundary of delineated LCP Wetlands. The project design includes planting the abovementioned buffer as a riparian corridor and uplands coastal scrub/shrub. The total acreage of this planted buffer would be between 4 to 5 acres. No alteration or disturbance of stream beds or channel banks within the jurisdiction of the California Department of Fish and Game (CDFG) and the USACOE is proposed. The existing drainage swale, which separates the northern and southern parcels, would be maintained. A tabulation of areas proposed for restoration for both the Office Park and Wellness Center properties is included below (refer to Table III-6 and Figures III-23 and III-24, respectively).

Page III-44 (Table III-6)

Table III-6 has been updated per the revised Wellness Center site plan and to remove consideration of the North Trail as wetlands restoration:

Revised Table III-6 Office Park and Wellness Center Properties Proposed Wetlands Restoration Site Coverage	
Type	Size (sf, %)
<u>Office Park Property</u>	
Restored Wetlands	226,038
Wetlands Access Trail	<u>24,000</u> (39,000)
Native Plant Nursery (temporary and permanent)	8,000
Total Wetlands Restoration (includes temporary)	<u>258,038</u> (273,038)
<i>Northern Parcel Area</i>	620,841
<i>Percent Wetlands Restoration</i>	<u>41.6%</u> (44%)
<u>Wellness Center Property</u>	
Restored Wetlands	<u>114,749</u> 96,749
Wetlands Access Trail	18,000
Native Plant Nursery (temporary and permanent)	8,000
Total Wetlands Restoration (includes temporary)	<u>122,749</u>
<i>Southern Parcel Area</i>	229,779
<i>Percent Wetlands Restoration</i>	<u>53%</u>
Overall Total Wetlands Restoration (both parcels)	
	<u>380,787</u> (395,787)
<i>Total Parcel Area (both parcels)</i>	850,620
<i>Percent Wetlands Restoration (both parcels)</i>	<u>44.8%</u> (47%)
<i>Notes: sf = square feet.</i> <i>Source: Big Wave, LLC, Facilities Plan: Draft #2, Big Wave Property, January 2009.</i>	

Page III-47 (Office Park Property)

This section is revised as follows to be consistent with revised Table III-6 (above):

As shown in Table III-6, approximately 6.1 acres of permanent wetlands would be restored within the Office Park property, including the proposed wetlands trail and North Trail along the northern boundary of the Office Park site. With the addition of the temporary native plant nursery (8,000 sq. ft.), a total of ~~6.3~~ 5.9 acres would be restored. Overall, for the 14.25-acre northern parcel, approximately ~~44~~ 41.6% of the site would be restored and maintained as native wetlands under the proposed project (refer to Figure III-23).

Page III-47 (Wellness Center Property)

The proposed wetlands restoration plan for the Wellness Center property is provided on Figure III-24. The southern parcel is approximately 5.28 acres. Per Table III-6, approximately 2.6 acres of ~~restored~~ wetlands ~~and wetland access trails (utilizing native plants and porous concrete)~~ would be restored within this property, with up to 2.8 acres total with the incorporation of the on-site 8,000 sq. ft. native plant nursery. The total portion of the Wellness Center property that would be restored as wetlands under the proposed project would be approximately 53%. Figure III-24 also illustrates the proposed expansion of the wetlands and riparian zone of the Pillar Point Marsh into the abovementioned buffer zone and onto the Wellness Center property. The building foundations would also provide a ~~34~~-foot-tall hard edge provided by foundation walls to the wetlands restoration. The native riparian plants associated with wetlands restoration would blend into the edge of the proposed buildings.

Page III-47 (Landscaping)

The “Landscaping” section is revised as follows to provide clarification:

Additional proposed ornamental landscaping for the Office Park and Wellness Center properties is shown on Figures III-23 and 24. All plantings would be climate and drought tolerant, native, biologically sensitive, and non-invasive. Landscaping would also be used to treat stormwater and would not require water or maintenance once mature. There would be no permanent landscape irrigation unless it would be with recycled water (see Utilities and Service Systems discussion below). All planting to the west of the Wellness Center and southwest of the Office Park and surrounding the buildings would be designed and installed in accordance with the restoration plan. All landscaping to the east of the buildings and along Airport Street would include extensive planting of California Big Leaf Maple, Live Oak, Madrone, California Buckeye, and Red Alders, with an understory of native grass and a perennial wildflower mix. Trees will be selected so as to block the views of the proposed buildings and will be maintained so as to not block the sun to the single-story homes on the northern side.

Page III-48 (Lighting)

The following sentences have been added to the end of the “Lighting” section to provide clarification:

All buildings will have low-emittance windows. The business park will have tinted windows to reduce light impacts from nighttime use of the buildings.

Page III-48 (Parking)

Add the following to the end of the project description of parking for the Office Park:

Prior to occupancy of any Office Park building, the applicant will implement Traffic Demand Management (TDM) measures, including an off-site parking agreement and shuttle services to the Office Park (to accommodate a minimum of 50 cars and their drivers) for the purpose of reducing project traffic on Cypress Avenue, Prospect Way, Broadway to Cornell Avenue, Harvard Avenue, and Yale Avenue.

Page III-49 (Table III-7)

Table IV.M-9 on page IV.M-39 of the DEIR represents a conservative application of the County parking requirements for the mixed-use Office Park. The table below shows that, based on County parking requirements for office use (1 parking space for every 200 sq. ft.), a total of 737 parking spaces would be required. This represents the “upper limit” of the parking required by the County for the mixed-use Office Park. County Parking Regulations set different parking space requirements for “office” uses and “other uses permitted in the ‘M’ Zoning Districts.” These other uses require less parking than office space and, on the basis of the assumption regarding the mix of uses at the Office Park, the County determined that the lower range of required parking for the mixed-use office use would be 518 parking spaces. Staff has concluded that the demand for parking at the site is likely to be in between 518 and 737 parking spaces, which averages at 628 parking spaces. Table III-7 is revised as follows:

Revised Table III-7 Office Park Required Parking Spaces						
Proposed Use	Area (%)	Area (sf)	Equivalent Office Space (sf)	Parking Spaces Required under M-1 District¹	Parking Spaces Required (200 sf/office space)	Parking Exception (250 sf/space)
General Office	40%	90,000	90,000	<u>450.00</u>	450	360
Research and Development	25%	56,250	41,625	<u>28.26</u>	208	167
Light Manufacturing	20%	45,000	11,138	<u>22.50</u>	0	45
Storage Uses	15%	33,750	15,750	<u>16.88</u>	79	63
		225,000	158,513	<u>517.64</u>	737	635
<u>Lower Limit of Required Parking Spaces (County):</u>						<u>518</u>
<u>Upper Limit of Required Parking Spaces (DEIR):</u>						<u>737</u>
<u>Average of Above:</u>						<u>628</u>
<u>Total Proposed Parking Spaces:</u>						<u>640</u>
¹ The Parking Regulations require “1 space for each 2 employees on largest shift; in no case less than 1 space for each 2,000 sq. ft. of floor area” for all uses which are permitted in “M” Districts, but not specifically enumerated in the regulations.						

Page III-49 (Parking Options)

This section is revised as follows be consistent with revised Table III-7, above:

As described above, the applicant is requesting a parking exception from the County for the Office Park Development, if one is needed, based on a possible shortage of 97 parking spaces, where the applicant proposes to provide 640 spaces of 737 potentially required spaces. The calculation of the 737 parking spaces is considered the “upper limit” of required parking where research and development, storage and manufacturing uses are considered office uses. These other uses require less parking than office space and, on the basis of the assumption regarding the mix of uses at the Office Park, the County determined that the lower range of required parking for the mixed-use office use would be 518 parking spaces (calculated based on parking requirements for all uses which are permitted in “M” Districts, but not specifically enumerated in the parking regulations). The demand for parking at the site is likely to be in between 518 and 737 parking spaces, which averages at 628 parking spaces. The County may agree to accept the proposed 640 parking spaces as conforming to this average. ~~reduce the number of required parking spaces to one space for every 250 sf of office space equivalent.~~ The applicant may implement the following parking options in order to further reduce any parking impacts from the proposed project. ~~parking exception (refer to Section IV.M, Transportation/Traffic for a detailed discussion).~~

Page III-54 (Utilities and Service Systems)

The sentence under the “Utilities and Service Systems” section is revised as follows for clarification:

The proposed utilities and service systems (servicing the project sites only) are discussed in detail below (refer to Figures III-25, III-26 and III-27 for more details regarding proposed site utility infrastructure):

Page III-54 (Wastewater)

The “Wastewater” section is revised as follows:

The proposed project would recycle all wastewater, through on-site treatment/water recycling and for use in toilet flushing and landscaping and agricultural irrigation. All excess wastewater not recycled for irrigation ~~or, toilet flushing, or surface and solar panel washdown~~ would be ~~infiltrated through three drainfields and discharged into the on-site~~ disposed of through the Granada Sanitary District (GSD) system through a connection purchased for emergency and excess discharge. GSD is currently assessing the project for eight EDU connections. The connection will be at the new manhole on Airport Street. The flow into the GSD system will be limited by water recycling, flow equalization and metered for compliance with the connection requirements ~~wastewater infiltration system.~~ During drought periods, the project proposes to ration water by reducing agricultural irrigation, ~~and would send the majority of the recycled water to the infiltration drainfields for groundwater recharge.~~ A wastewater system and treatment alternative include connection to Granada Sanitary District for the discharge and treatment of sewage and sludge through the ~~The project sites would be connected to the Granada Sanitary District main located at the intersection of Airport Street and Stanford Avenue or a direct connection to the Princeton Pump Station located on West Point Avenue, north of Stanford Avenue.~~

Pages III-54 and 55 (On-site Treatment/Water Recycling)

The wastewater plant was relocated and revised to comply with Mitigation Measures CULT-2 (avoidance of cultural site), UTIL-4 (providing 100% storage of daily influent and effluent), and UTIL-6 (providing creek crossing). The single “Wastewater Treatment Plant” described in the DEIR was separated into smaller plants of the same total capacity in order to better suit the phased construction of Office Park buildings. The “Wastewater Treatment Plant” section is revised as follows:

Waster Treatment Plant

The proposed project includes the development of ~~an~~ three (3) on-site separate, small Membrane Bioreactor (MBR) wastewater treatment plants (“MBR plants”), in separate locations to serve all project buildings for treatment of wastewater (both black and grey) produced on-site. Recycled water will comply with Title 22 for unrestricted reuse. The water recycling system will incorporate extended aeration, oxic and anoxic zones for nitrogen and phosphorus removal, membrane filtration and UV disinfection. This system would be located at the southern corner of the Wellness Center site and Each MBR plant would include a site specific engineered plant, to be constructed on-site and designed for anticipated operating conditions. Since Office Park building construction would be phased, a separate water recycling system will be sized for each permitted project and each individual owner. Each water recycling system will require approvals from the RWQCB, the County Environmental Health Division and State Environmental Health as part of the permitting process.

Recycled water will be used within the buildings for toilet flushing and outdoors for wash down of the solar panels and other surfaces. Recycled water not used for in building use will be used for wetlands restoration, organic farming and visual landscape screening and sound control. All irrigation will be subsurface drip.

The proposed wastewater treatment system for the project would consist of four primary components (refer to Figures III-25 through 27):

- Sewage collection system consisting of pipes;
- Treatment system consisting of an MBR, ultraviolet (UV)-disinfected tertiary wastewater treatment plant (with 24-hour storage tanks) and sludge treatment/handling facilities, designed to satisfy, at a minimum, state Title 22 standards for application ~~of treated wastewater;~~
- Recycled water distribution for toilet flushing and irrigation;
- ~~Treated wastewater d~~Distribution system and a storage tank for operational and wet weather storage of treated wastewater; and
- Treated wastewater disposal to GSD municipal collection system ~~through a combination of toilet flushing uses, via a subsurface drip emitter infiltration system for agricultural and landscaping irrigation uses, as well as through infiltration via three drainfields.~~

Water Supply

Proposed domestic water supply for the project would be obtained through the generation of treated water on-site via existing groundwater wells, and through the CCWD as an emergency backup. ~~Water for fire flow would be obtained from CCWD and water generated on-site.~~ Under a secondary option, the project proposes to annex to CCWD for domestic water and fire flow services, pending approval by LAFCo and approval of amendments to the Coastal Development Permits for the El Granada Pipeline replacement project. Under this scenario, the property owner would provide CCWD with the on-site water facilities to increase CCWD's domestic water supply, provided that the approvals necessary to allow for this transfer are obtained.

An on-site water distribution system would also be provided under the project (refer to Figures III-25 and III-26). The potable water supply would include a 6-inch waterline distribution system. This system would distribute water from the CCWD or distribute treated groundwater for potable use. Recycled water would be distributed in a 6-inch waterline for irrigation and/or toilet flushing. Reduced pressure backflow preventers would be provided for all potable and CCWD connections. The potable water system for each building in the Office Park (and the cluster of buildings in the Wellness Center) would be fed by 5/8-inch metered waterlines to six buried 10,000-gallon storage tanks with redundant booster pumps for each building complex. The storage tanks would minimize potable flow requirements to reduce the meter sizes or reduce the size of the water treatment facilities.

Water for fire flow would be achieved using one of the following options:

1. On-site water storage for fire protection: On-site water storage would involve the Wellness Center swimming pool, with submersible pump well, or below-ground water storage tank (capacity up to 180,000 gallons as required by Coastside County Fire Protection District at the building permit stage).
2. Combination of On-site Water Storage and Water Connection for Fire Service only: The system includes an emergency connection to CCWD that can be energized through a valve with a reduced pressure backflow preventer and meter if the on-site fire system has problems or is inadequate.
3. Water Connection for Domestic and Emergency Service: This option would rely entirely upon a municipal water connection, if and when a connection is available, for both domestic and fire suppression purposes.

~~CCWD would provide fire service water, with the proposed indoor swimming pool storage serving as backup fire service water.~~ The on-site fire water suppression system would be designed by a licensed Fire Suppression Engineer. Booster pumps in a pump well located in the parking lot and directly powered from an emergency generator would be designed to provide supplemental fire flow. This system would provide either primary or secondary fire flow under options 1 or 2, as described above.

~~The abovementioned water supply system options are discussed in detail below:~~

Page III-55 (New Section: Water Recycling)

The following section has been added after the "Wastewater Treatment Plant" subsection of the "On-site Treatment/Waster Recycling" section:

Recycling water within the building reduces the total water demand for building use by 9,000 to 16,000 gallons per day. The water recycling system is comprised of a Membrane Bioreactor (MBR) with Ultraviolet Disinfection, 24 hours of influent and effluent storage provided for each building. Recycled water will comply with Title 22 for unrestricted use. Recycled water will be used for in-building toilet flushing, solar panel and surface washing.

Recycled water will be used for landscape irrigation, wetlands restoration and organic farming. All recycled water for irrigation will be applied via subsurface drip irrigation. The water recycling system is designed to recycle and utilize all of the potable water extracted with the well. Any excess treated wastewater or water not meeting Title 22 will be discharged into the GSD sewer system, as described previously.

The water recycling system will be comprised of a pressurized 6-inch pipe as shown on the tentative subdivision drawing. The storage capacity of the on-site recycled water storage tank provides additional flexibility for the use and storage of excess treated wastewater. At peak development, there will be approximately 40,000 gallons of recycled water storage on-site in interconnected 6,000-gallon buried tanks. Water storage capacity is divided among the following uses:

- The lower 10,000 gallons (first priority) of storage is reserved for toilet flushing and surface and building wash down. Pumps and valves for toilet flushing will open at the bottom level of the storage system and shut off when there is no demand.
- The next 10,000 gallons per day (second priority) will be reserved for organic farming during the summer only. Pumps and valves open at the 10,000-gallon level and shut off in the rainy season or when there is no demand.
- The remaining 20,000 gallons of storage will be reserved for wetlands and uplands restoration. Pumps and valves open when the storage tank exceeds 20,000 gallons.

When the recycled water volume exceeds 40,000 gallons, it will spill over into the GSD system. It should be noted that the influent storage before the recycled system will be 24,000 gallons. The influent storage tanks will be operated normally empty with all sewage flowing to the recycling systems.

On-site Irrigation Using Recycled Water:

Table III-6 of the DEIR shows approximately 44% of the site in restored wetlands. On-site wetlands restoration and habitat created by landscaping is described in Figure 6 (Planting Plan) of the DEIR and the “90% Basis of Design - Riparian and Water/Wetlands Ecosystem Restoration” added to Appendix E of the DEIR. Approximately 39,000 plants are to be installed over both of the project sites. Of this number, approximately 9,500 are wetlands trees. These numbers include additional landscaping over the uplands of the properties proposed by the applicant after the release of the DEIR, consisting of approximately 4,000 trees and about 6,000 shrubs, to provide additional wetlands habitat and uplands restoration, to act as a visual and noise buffer, and to act as a tsunami barrier.²

The uplands will be planted in a manner to require a minimum of 11,000 gallons per day and will be watered with a minimum of 6 circuits for a water cycle once every 6 days to allow drainage. The drip irrigation system is designed to provide water in circuits to saturate the soil but not flood the soil. The

² “When development is to be sited within a tsunami hazard area, the physical configuration of structures and uses on a site can reduce potential loss of life and property damage. This includes the strategic location of structures and open space areas, interaction of uses and landforms, design of landscaping, and the erection of barriers” (Designing for Tsunamis: Seven Principles for Planning and Designing for Tsunami Hazards, March 2001, National Tsunami Hazard Mitigation Program, pg.21).

primary watering for trees and shrubs will occur in the first phase of construction. After the wetlands restoration is completed (5 to 15 years), the majority of the watering of the uplands will occur during the wet season to add nutrients to the soil, stimulate root growth and provide for foliage for perennials.

Pages III-55 and 56 (Well Water)

The “Well Water” section is revised as follows:

The project site currently operates a well for agricultural irrigation and would continue to do so during phased establishment of ~~under~~ the proposed project, as well as to supply (as needed) water for the native plant nursery, the wetlands restoration, the startup ornamental landscaping, ~~toilet flushing,~~ cooling and domestic supply during normal rainfall years. The well may also provide toilet-flushing water prior to reclamation and agricultural reuse. Utilizing this well domestically would require a Coastal Development Permit and compliance with County and State Public Health Standards. All water pumped from the ground would be used; and recycled (providing irrigation for food crops) ~~and then returned into the ground.~~

Domestic well water would be treated with ~~membrane aeration and slow sand~~ micro filtration ~~followed by UV light disinfection. For well water treatment, a two 10,000 gpd AMPAC RO system would be utilized followed by Trojan UV light disinfection. The reverse osmosis (RO) system would be located in one Storage Mechanical room on the first floor of the Wellness Center (Building 1) and in the Communications Building for the Office Park. For redundancy, the systems would be interconnected as outlined in Figures III-25 and III-26. A storage tank designed to meet the peak demand would be installed in each building downstream of the RO system. The RO system would be implemented in two stages. The RO water treatment systems would be fully automatic with continuous turbidity readings and alarmed shutdown.~~

Development of the water distribution system will be phased to match the demand for the office buildings. The water system will be operated by a mutual water company. This mutual water company is subject to County Department of Health review and approval prior to recordation of a final map. Each structure will be constructed under a separate building permit and provide a functional water and wastewater system. The project will conform with the community water supply regulations as outlined by the State and required by the County Subdivision Ordinance and other County regulations. The project will comply with all requirements of the California Safe Drinking Water Act. The project will actively pursue connection to a municipal water district and will connect if and when a connection becomes available.

The project well will have 12,000 gallons of storage and an on-site iron and manganese removal system. There will be no infiltration of recycled water within 100 feet of the well. A 12-inch clay cap will separate the rainwater parking lot infiltration system from the well. The clay cap will extend 100 feet from the edge of the well. Rainwater and parking lot infiltration will be down gradient from the well.

Each building and owner will provide their own in-building distribution system that will include a 5/8 water meter, reduced pressure backflow preventer, filtration system, 6000 gallon storage tank, booster pumps for on demand use and a circulating UV disinfection system. The building hookups will be 1 inch

with a 5/8 inch meter. The filtration system will be designed to provide potable water meeting the specific quality requirements of the user.

Buildings with solar heating may also provide hot water storage with circulating UV disinfection. The Mutual Water Company will operate all the water systems in accordance with County and State requirements. The designed water system will be identical for supply from the well or supply from a Water District.

Page III-57 (Solar Heating/Geothermal Cooling)

The first sentence under the section Solar Heating/Geothermal Cooling is revised for clarification as follows:

Buildings would be heated by ~~either natural gas or~~ solar power under the proposed project.

Page III-57 (Photovoltaic Solar Electrical Power)

Add the following sentence to the end of the “Photovoltaic Solar Electrical Power” section:

An anti-glare, anti-reflective surface would be used on all solar panels in order to minimize glare and reflection from the panels.

Page III-58 (Natural Gas Backup Power and Cogeneration)

Emergency power would be provided by a 600 kW natural gas engine generator. If permitted by the Bay Area Air Quality Management District (BAAQMD), the engine would provide ~~backup power peak power shaving~~ during times when utility power is scarce. ~~The engine would also provide building heat. Refer to Figures III-9 and III-15. Heat exchanges would heat the hot water storage tanks for building heat when solar heat is insufficient.~~

Pages III-58 and 59 (Drainage)

The “Drainage” section is amended as follows:

The ground water infiltration system consists of the Wellness Center and Office Park pervious surface parking lots.

The proposed groundwater recharge system would function as the stormwater control system with gradual infiltration of between 14 and 20 acre-feet of rainwater per year and biological treatment. The system and would be designed to capture and treat 80% of the surface water runoff (refer to Figures III-25 and III-26). To maximize groundwater recharge, surface water runoff would be minimized. To minimize hard surface runoff, all roof and parking surface water would be collected and treated in the a “rainwater garden” infiltration system. ~~These systems would allow approximately 50 percent of the rainwater to infiltrate and 30 percent of the rainwater to dissipate through evapotranspiration. The proposed permeable concrete walkways and parking lots within the Office Park and Wellness Center properties~~

would infiltrate 80 percent of the rainwater. Stormwater exceeding this amount would be captured in catch basins and piped into constructed wetlands for biological treatment and sediment removal.

The proposed stormwater system maintenance plan would include:

- Monthly inspection of all components,
- Annual weeding and trash/debris removal,
- Annual replanting of the rainwater gardens and restored wetlands,
- Bi-annual cleaning of storm drain catch basins,
- Bi-monthly vacuuming the parking lot, and
- Daily trash pickup in the parking lots.

The total project would have approximately 3 acres of impervious surface area and 9.5 acres of pervious parking lots and walkways that are designed for groundwater infiltration. The remaining 9 acres would be restored wetlands, organic gardens, and native plant landscaped areas that ~~is~~ are also considered pervious surface. Only ~~10~~15% of the total site coverage is impervious surface.

Page III-59 (New Section: Fire Supply)

Add a new subsection titled “Fire Supply” within the “Emergency Services” section of the Project Description to add the following details:

The proposed fire supply and building permits will be subject to the approval of the Coastside Fire Protection District. The fire supply will be distributed to a hydrant system through a 12-inch ductile iron pipe to the hydrant and sprinkler system. The Wellness Center swimming pool will be sized to provide the recommended storage volume. A booster pump system powered by an emergency power system will provide the required flow and pressure. The Wellness Center will provide a separate buried tank for fire system storage if required.

Page III-59 (New Section: Emergency Evacuation)

Add a new subsection titled “Emergency Evacuation” within the “Emergency Services” section of the Project Description to add the following details:

Big Wave will coordinate evacuation with the County Sheriff’s Office of Emergency Services and Homeland Security (OES). Big Wave will connect to the TENS system and SMC Alert. Big Wave will purchase EAS radio(s) and provide automatic broadcasting. Big Wave will integrate its PA and fire alarm system into the SMC alert system.

The Tsunami Evacuation Plan will be submitted to County OES for review and approval and will include a planned and organized evacuation by foot to a zone located approximately 2,500 feet to the north that is outside of the current evacuation zone. The applicant will conduct biannual evacuation training exercises

to respond to both local source and distance source tsunami scenarios. During these exercises, supplies will be brought to enable a comfortable and safe place within the evacuation zone until the return order is given. All equipment will be preloaded in hand carts. Longer-term evacuation will be staged in an orderly manner from this zone. The same type of evacuation will be exercised for fire and major earthquakes.

All project structures will be designed for vertical evacuation. All buildings are pier-supported steel structures with wave energy dissipation. The second floor of the structures would exceed the height of the inundation zone. The office buildings will be designed to comply with FEMA P646/June 2008 and all evacuations will be vertical. The Wellness Center will also be designed for this standard, but will evacuate by foot to the designated zone to plan for a combined fire or tsunami evacuation.

Pages III-59 and 60 (Grading)

Revise “Grading” section under “Construction Considerations” section in order to factor in reduced grading for pervious parking lot around the well and more grading for fire water storage tank. At the Office Park, estimated excavation for the pervious surface parking lot will decrease by approximately 800 cubic yards due to the County Environmental Health Division requirement to retain the clay cap within a 100-foot radius of the well. This also reduces the amount of imported gravel. At the Wellness Center, about 500 cubic yards of additional excavating may be necessary for a below-ground fire storage tank. It should be noted that total cut and fill amounts for the project have been reduced. The grading summary shown on page III-59 is revised as follows and a new table has been added to provide additional clarity:

Grading

The total area to be graded for the Office Park property would be approximately 9 acres for buildings, walkways and the parking lots (refer to Figure III-25). The total project would be designed to import ~~4,100~~ 3,605 cubic yards (cy) of gravel for the infiltration system. No soil would be imported or exported, with grading to be balanced on-site. The Office Park property cut would include ~~21,875~~ 21,075 cy with fill of ~~15,780~~ 14,980 cy, and export of 6,095 cy to the Wellness Center property. The Wellness Center property would include cut of ~~870~~ 1,370 cy and an import of 6,095 cy from the Office Park property. The ~~4,105~~ 3,605 cy balance would include imported gravel. The total area to be graded on the Wellness Center property is 2.6 acres for buildings, walkways and parking lots (refer to Figure III-26). The wetlands area (currently under farming and not within jurisdictional waters) would be graded as part of the wetlands restoration plan. The project was specifically designed to avoid impacts to Federally Jurisdictional Wetlands with the exception of allowable hand planting and weeding in jurisdictional areas. Additionally, grading for development would avoid jurisdictional wetlands, and waters of the United States. Grading within the 100-foot buffer from the drainage swale (the boundary of delineated State Wetlands, which bisects the project site), would only be for wetlands restoration and in accordance with the restoration plan.

New Table III-9 Grading Estimates			
Purpose	Cut	Fill	Import
<u>Office Park</u>			
Excavate Top Soil and Stockpile On-site	<u>18,700</u> ¹ 49,500		
Building Pads		7,740	
Parking Lot		<u>5,370</u> ⁴ 6,170	<u>3,605</u> ⁴ 4,100 (imported gravel)
Swale and Retention Ponds ²	2,375	1,870	
Office Park Total	<u>21,075</u> 21,875	<u>14,980</u>⁴ 15,780	
<u>Wellness Center</u>			
Swale and Retention Ponds	870		
Building Pads, Fire Trail and Parking		11,070	6,095 cy from the Office Park property
Fire Water Storage Tank	<u>500</u> ³		
Wellness Center Total	<u>1,370</u> 870	<u>11,070</u>	
TOTAL CUT AND FILL	<u>22,445</u> <i>(formerly 22,745)</i>	<u>26,050</u> <i>(formerly 26,850)</i>	(3,605 cy gravel will be imported)
¹ Reduction of 800 cy of cut due to the County Environmental Health Division's requirement to retain the clay cap within a 100-foot radius around the well. ² The swales and retention ponds are for the purpose of providing natural roughness and topography and micro and macro depressions in the wetlands design. ³ Additional excavation to install a below-ground water storage tank for fire protection, if swimming pool is not approved as fire supply by the Coastsides County Fire Protection District. ⁴ Revised and reduced fill amount based on reduction in cut amount (see note 1 of this table) to allow for balanced grading.			

Page III-60 (Phasing and Schedule)

The "Phasing and Schedule" section has been deleted and replaced with the following to provide for clarification:

Three possible construction scenarios are summarized below:

- **3-Year Office Park Completion Timeframe:** Assumes high demand for mixed office space, and concurrent construction of all four buildings. Buildings are completed within a 3-year timeframe, with high noise levels but over a shorter duration than in other scenarios.
- **20-Year Office Park Completion Timeframe:** Assumes low demand for mixed office space, and non-concurrent, non-continuous construction of the four buildings over an extended period, in which each building is constructed separately with gaps of months or years in between construction of each building. Buildings are completed within a 20-year timeframe, with lower noise levels during construction, no noise during gaps in construction, over a much longer duration.
- **7.4-Year Wellness Center and Office Park Completion Timeframe:** Assumes lower demand for mixed office space than in the 3-year scenario, but enough demand to warrant non-

concurrent, continuous construction, in which each building is constructed separately with no gaps in between construction of each building. Buildings are completed within a 7.4-year timeframe, with lower noise levels in the short-term, but extended over a longer duration.

<u>Revised Table IV.J-11 of DEIR</u> <u>Construction Schedule and Equipment</u>		
<u>Activity</u>	<u>3-Year Scenario*</u> <u>(Schedule in Months)</u>	<u>7.4-Year Scenario</u> <u>(Schedule in Months)</u>
<u>Initial Grading/Material Sorting</u>	<u>0.75 months (3 weeks)</u>	<u>0.75 months (3 weeks)</u>
<u>Utilities Installation</u>	<u>1 month</u>	<u>1 month</u>
<u>Foundation Construction</u>	<u>2 months</u>	<u>8 months</u>
<u>Wellness Center</u>	<u>30 months</u>	<u>30 months</u>
<u>Office Park: Building A</u>		<u>12 months</u>
<u>Office Park: Building B</u>		<u>12 months</u>
<u>Office Park: Building C</u>		<u>12 months</u>
<u>Office Park: Building D</u>		<u>12 months</u>
<u>Permeable Parking Lot/Fire Trails</u>	<u>0.75 months (3 weeks)</u>	<u>0.75 months (3 weeks)</u>
<u>Total Time Frame: Office Park Only</u>	<u>N/A</u>	<u>48 (4 years)</u>
<u>Total Time Frame: Office Park and Wellness Center</u>	<u>34.5 months (2.9 years)</u>	<u>88.5 (7.4 years)</u>
<p><u>*From Table IV.J-11 of DEIR</u></p> <p><u>Note: The 20-Year timeframe is not represented in this table. The purpose of this table is to show how construction would progress and how long it would take under continuous concurrent (3-year) and non-concurrent (7.4-year) processes. The 20-year scenario represents a non-concurrent, non-continuous construction process that would include gaps of months or years in between the construction of each building. Essentially, the schedule provided under the 7.4 year scenario could be utilized under the 20-year scenario, with added gaps of months or years in between the construction of each building, such that full project construction is extended over 20 years.</u></p>		

Page III-60 (New Section: Design for Tsunami, Sea Level and Flood Hazard)

Add a new subsection titled “Design for Tsunami, Sea Level and Flood Hazard” to the end of the “Construction Considerations” section of the Project Description, to provide the following additional details:

1. First floor elevations of Wellness Center Buildings were raised from 18 feet to 20 feet NGVD, which is above the estimated maximum elevations accounting for a 100-year flood event, sea level rise and tsunami inundation.³

³ Project elevations are based on a Base Flood Elevation (BFE) of 8.5 feet NGVD, (refer to pages IV.H-17 and 18 and Figure IV.H-6 of the DEIR), a maximum recorded wave run-up elevation of 14.35 feet NGVD in 273 years, and a highest projected sea level rise over the next century of 5 feet from the current mean high tide. (Currently, mean

2. All structures will have first floor elevations 6 feet above the highest project wave elevation (based on a 200-year evaluation of the data).
3. Wellness Center structures, as necessary, will be surrounded by a 4-foot tall foundation wall designed to resist and direct flow away from the buildings.
4. A vegetative buffer of wetlands trees will be installed around the perimeter of the property and will be designed to resist hydraulic flow and resist the transport of debris that may impact the Big Wave Property.⁴
5. For the protection of water and wastewater facilities, the project has incorporated the following features:
 - a. All water recycling systems will be buried and capable of continuous operation in a submerged state. The minimum elevation of the water recycling system manholes will be 18 feet (3.5 feet above the maximum recorded tsunami inundation). All pumps will be submersible and powered from electrical systems that are located at a minimum elevation of 30 feet (approximate elevation of the tsunami evacuation zone). Electrical connections to the submersible pumps will be waterproof and explosion proof. The system will be designed to continue to operate after inundation if a tsunami of greater than the 200-year tsunami event occurs.
 - b. The well is located at elevation 26 feet (11.5 feet above the maximum tsunami elevation). The well utilizes a submersible pump capable of continuous operation in a submerged state. The well pump will be submersible and powered from electrical systems that are located at a minimum elevation of 30 feet (approximate elevation of the tsunami evacuation zone). Electrical connections to the submersible pumps will be waterproof and explosion proof. The system will be designed to continue to operate after inundation if a tsunami of greater than the 200-year tsunami event occurs.
 - c. As additional backup project contains 2 days of water and wastewater storage that will prevent a lack of supply or wastewater spillage from occurring until after the tsunami event has subsided.

high tide is at 3.49 feet NGVD.) Project elevations are over 5 feet above the highest of these levels (tsunami at 14.35 feet NGVD).

⁴ “When development is to be sited within a tsunami hazard area, the physical configuration of structures and uses on a site can reduce potential loss of life and property damage. This includes the strategic location of structures and open space areas, interaction of uses and landforms, design of landscaping, and the erection of barriers” (Designing for Tsunamis: Seven Principles for Planning and Designing for Tsunami Hazards, March 2001, National Tsunami Hazard Mitigation Program, pg.21).

Page III-63 (Project Objectives)

The first bullet on this page in the “Project Objectives” section is revised as follows to provide for clarification:

- To provide office space and building energy-efficient solar-powered affordable housing at below market-rate and provide ownership opportunities to create local, clean, secure and monitored community-centric involvement. It is a goal of the Wellness Center to be affordable to individuals living only on Social Security disability income, among other individuals who qualify for affordable housing.

Page III-63 (Discretionary Approvals)

Amend the “Discretionary Approvals” section to add the Granada Sanitary District (GSD) and California Coastal Commission (as a state agency):

Granada Sanitary District

- The County notes that the project now contemplates a connection to the GSD system and, on that basis, Granada Sanitary District claims to be a Responsible Agency for this project under CEQA. If the applicant requires a discretionary permit action from GSD in order to secure this sewer connection, GSD would meet the definition of a responsible agency under CEQA.

California Coastal Commission

- A Coastal Development Permit from the California Coastal Commission (CCC), in addition to the CDP required from the County of San Mateo, is required for any development activities that may extend into portions of the site that are within the original permit jurisdiction of the CCC.

Page III-64 (San Mateo Local Agency Formation Commission (LAFCO))

Amendment of the County of San Mateo and Half Moon Bay LCPs is not required for project implementation. The section is revised as follows:

As discussed previously, the project applicant proposes to connect to the CCWD. This proposed annexation to CCWD would require review and approval by LAFCO and Coastal Commission approval of amendments to the Coastal Development Permits for the El Granada Pipeline replacement project. Any temporary or permanent extension of water services outside of the service boundary as defined on January 1, 2003 would require amendments to Coastal Development Permits A-1-HMB-99-20 and A-2-SMC-99-63 ~~as well as amendment(s) to the County of San Mateo and Half Moon Bay Local Coastal Plans.~~ LAFCO annexation would require:

(The rest of this section is unchanged)