

APPENDIX B

PRESENTATIONS FROM THE NOVEMBER 18, 2009 PLANNING COMMISSION PUBLIC
HEARING





1/19/2006
Mud and debris
removed from marsh
at culvert outfall.

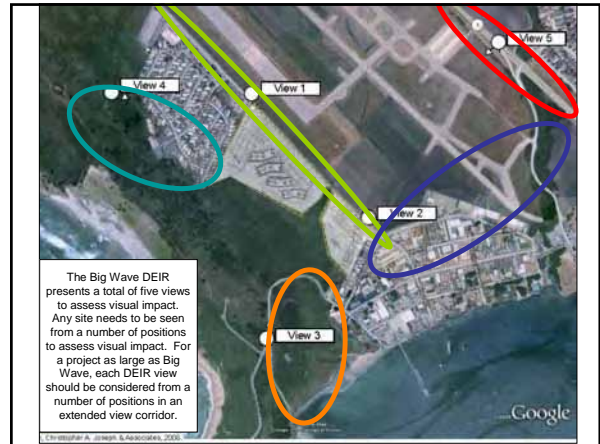


1/19/2006

Mud & debris moved
alongside access road
in Wetland A

Big Wave DEIR Views and View Corridors

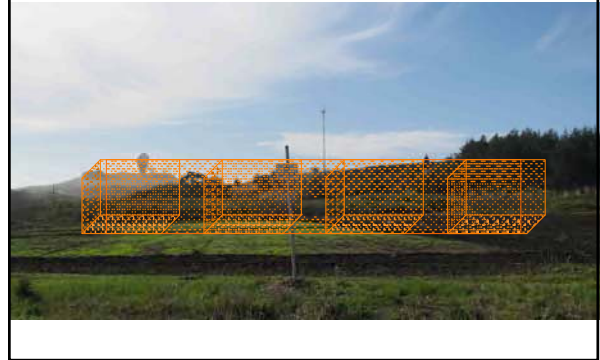
Presentation for San Mateo County Planning Commission
Len Erickson - El Granada Resident
November 18, 2009



Story poles depict with accuracy the profile of a building from a number of view points.



In the absence of story poles, a structures position can be shown by inserting shaded areas or pictorial renderings with accurate perspective.



Analysis of DEIR Views

- The larger the site, the more difficult it is to present accurate renderings without formal simulation software.
- This report uses shaded areas of the type shown in the previous slide.
- Each of five DEIR views were photographed from several positions in a corridor. At least two photographs are shown for each corridor in this report.
- The visual impact for each DEIR view was rated as "Less than significant". This report shows that when viewed with careful detail from multiple positions, there is significant impact on representative corridors that contain each of the five views.

View 3: West Point Avenue Pillar Point Marsh Corridor



- Photo emphasizing road and parking surface, not the vistas that attract the eye
- Does not show view from heavily used trail to Mavericks / Pillar Point Beach
- Does not show road view and parking lot view when entering the area

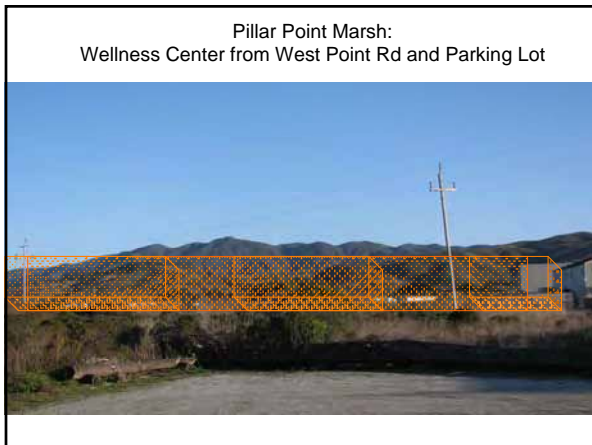
Significant impact



Pillar Point Marsh:
Trail near the shore line
looking toward Montara Mountain




Pillar Point Marsh:
Trail near the shore line
looking toward Montara Mountain (Big Wave profile)



Pillar Point Marsh:
Wellness Center from West Point Rd and Parking Lot

View 5: Highway 1
Highway 1 Corridor



- DEIR Photo minimizes vista that eye takes in - open airport and background mountains
- Does not show transition views along highway 1
- DEIR photo mis-positions project.


Significant impact

view 5.A. Looking southeast across the airport towards the project site from Highway 1 with immature landscaping.



Highway 1 - DEIR View 5:
Near exit onto Capistrano toward harbor

Analysis of DEIR View 5



This view analysis shows that the project occupies the full angle between the airport hanger and warehouse. The DEIR photo showed a much smaller visual width for the project and actually positions it on an airport runway.

Big Wave DEIR View 5



Highway 1:
Airport entrance/3-0 Cafe



View 1: Airport Street
Airport Street Corridor

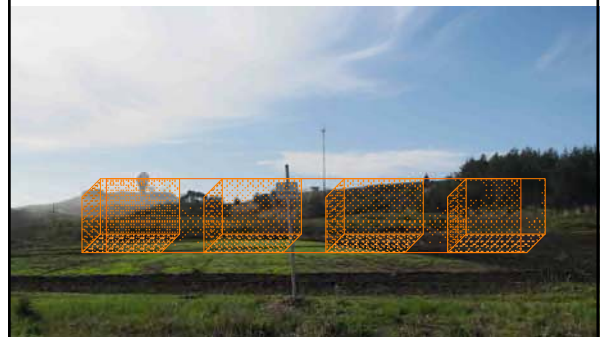


View 1A: Looking south across the project site from Airport St with
immature landscaping

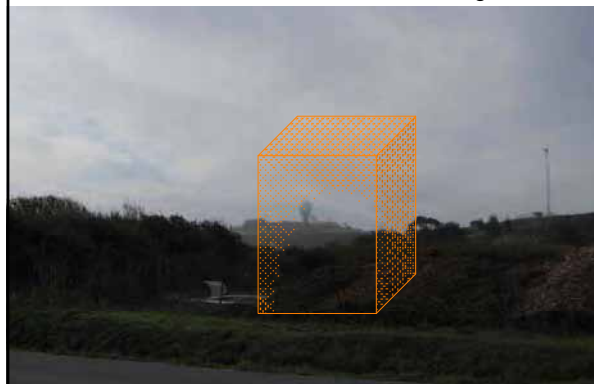
- DEIR Photo emphasizing road and parking surface, not the vistas that attract the eye
- DEIR photo does not show changing views while driving on Airport Street
- DEIR does not show impact of buildings when viewing site directly in front of the building at street level.

Significant impact

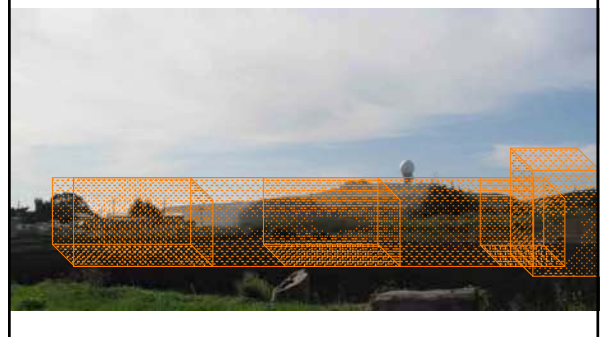
Airport Street Corridor
Across street from center of Office Park site



Airport Street Corridor
Across from Communications Building



Airport Street Corridor
Across street from Wellness Center



View 2: Airport Street / Stanford Avenue
Princeton / South Airport Corridor

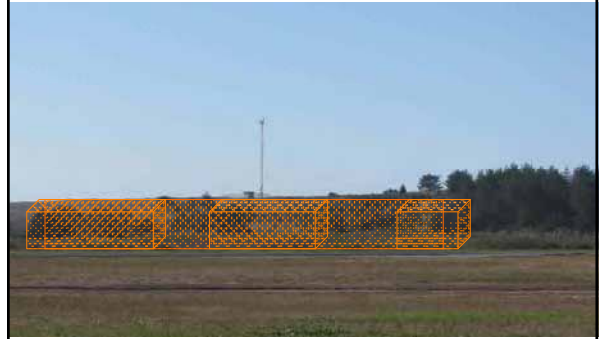


View 2.A: Looking northwest across the project site from Airport St with immature landscaping.

- DEIR photo emphasizes road and parking surface, not the vistas that attract the eye
- Does not show changing views while driving on streets leaving Princeton or at the airport south perimeter.

Significant impact

Princeton / South Airport:
From Capistrano Road



Princeton / South Airport:
Wellness Center / Storage Building /
Part of Office Park Site from Cornell Avenue



View 4: North Trail
Bluff Trail Corridor

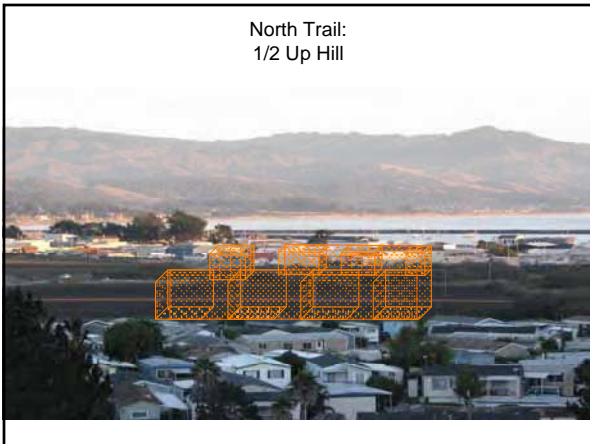


View 4.A: Looking east towards the project site from North Trail with immature landscaping.

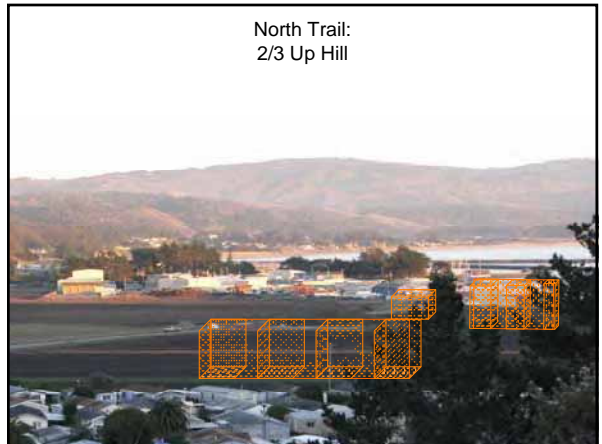
- Photo minimizes vista that eye takes in - open airport, mountains, harbor
- Does not show transition of views along trail

Significant impact

North Trail:
1/2 Up Hill

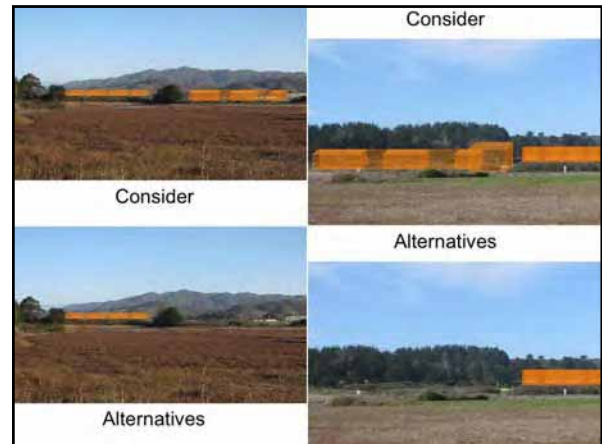


North Trail:
2/3 Up Hill



Alternate Methods

- A preferred alternative to story polls for very large project is a true computer simulation which lets a person view alternatives configuration.
- The DEIR is essentially using cut and paste of site renditions, leading to the problems documented at View 3.
- Simulations allow moving views
- Simulations make it possible to accurately assess alternatives.
 - For example - What if Wellness and Office Park were on the north site?
- As another important factor, only a true simulation can let a viewer experience the effect of light emission from the site at dusk and night.



In Conclusion...

- The Big Wave project site is visible throughout all key travel (car and foot) corridors in the largest flat land open space on the Midcoast.
- There is a significant impact of the project on project views, requiring both more accurate study and evaluation for alternate site configurations.
- This analysis presented in this report provides a broader review than the DEIR with respect to whether it has a demonstrable negative negative aesthetic effect on the public view space.
- This analysis shows that the Big Wave will substantially degrade the existing visual character of the airport /agricultural plain.
- For decision makers and the the public to make an informed review of the project's effect on existing views and vistas additional documentation and analysis with better tools (story polls and true computer simulations) is required.

Flawed Public Comment Process

- Laslo Vespremi, MFA
- Moss Beach resident for 26 years
- 25 years of 3D Computer Graphics experience

1. Visual Misrepresentation in DEIR

- My method:
Model buildings to scale using Google Earth and place them at actual location to get true views.

Perspective View



Top View



5 Views



Hwy 1 (View 5)



- Google View

5 Views



Airport Rd. (View 1)



- DEIR View



- Google View



From Hwy 1

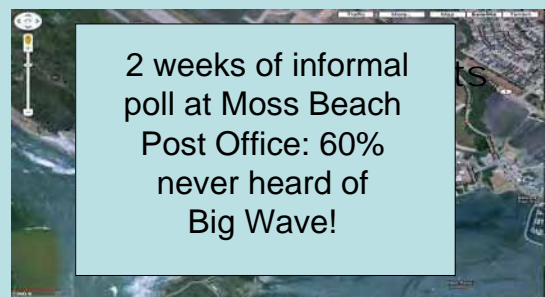


From Hwy 1

Hwy 1 South



Only 500' notification!

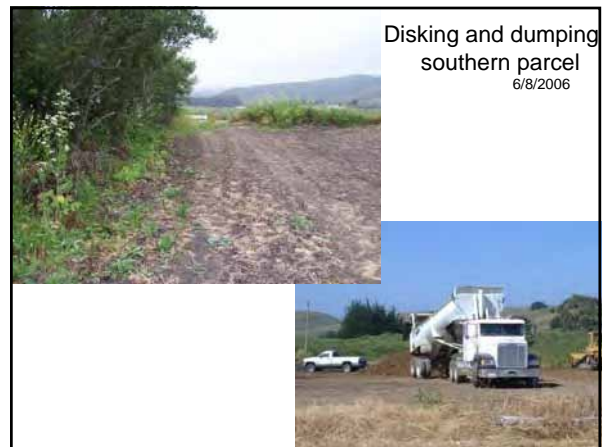
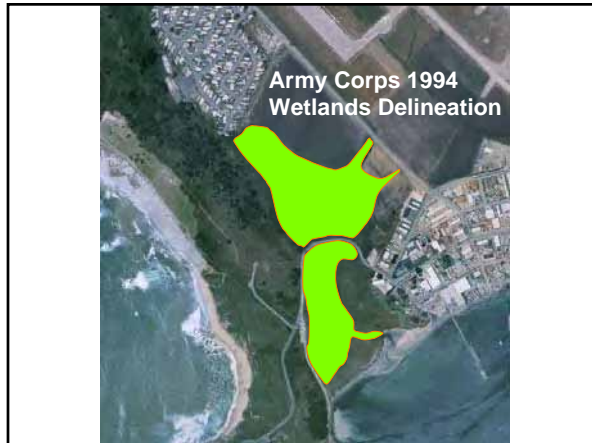


Conclusion

1. With misleading graphics and no story poles the public cannot judge the scale of the project.
2. Notification to 500' radius laughable for a project this size and impact
3. Missing parts of DEIR printed copies
 - As a result we consider the public comment period flawed and open to challenge. Many residents signed petition that the public comment period restart in February 2010 with better notification + story poles are set up.

Big Wave DEIR

Presentation for San Mateo County Planning Commission
Lennie Roberts - Committee for Green Foothills
November 18, 2009





MEMORANDUM	
SAN MATEO COUNTY PARKS DEPARTMENT	
DATE:	December 4, 2008
TO:	Camille Leung, Project Planner
FROM:	David G. Holland, Director
SUBJECT:	Big Wave Wellness Center and Office Park
<p>We are writing to respond to your request for comments on the scope and content of the EIR that is being prepared for the Big Wave Wellness Center and Office Park. The following is a list of issues County Parks would like to see addressed in the Environmental Impact Report that is being prepared by County Planning for the project:</p> <p>1) For over three years now there has been agricultural operations encroachment from the property in question over the property line encroaching on to County Park lands. This encroachment has involved filling and farming wetlands previously mapped by the biologists with the US Army Corps of Engineers prior to the County acquiring the Pillar Point Marsh to add it to the Fitzgerald Marine Reserve. We've walked the site with Senior Planner Dave Holbrook who documented the grading. Copies of the wetland delineation have been provided to County Planning. We would like to see the encroachment and conversion of wetland on the County Park property addressed and mitigated.</p> <p>2) The agricultural land adjacent to the County property has also encroached on to Pillar Point Marsh wetlands previously mapped by the US Army Corps of Engineers and not acquired by County Parks. We would like to have the</p>	



Alternative affordable housing site



Pillar Ridge – right next door



- designated affordable housing site under the County's Local Coastal Plan
- non-profit ownership
- space rent control



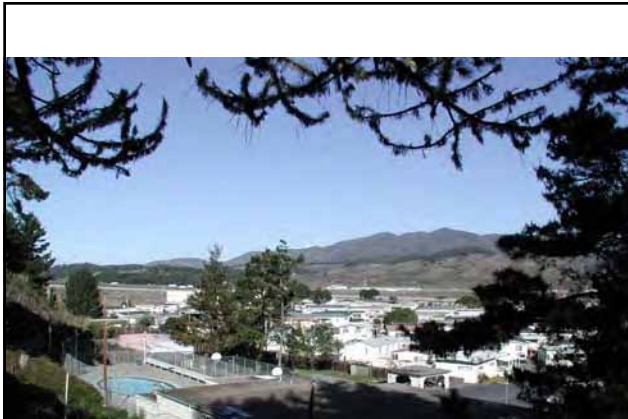
- swimming pool
- basketball court
- playground
- barbecue & picnic areas



- Community Center – 5500 sq. ft.
- kitchen, fireplace, billiards, ping pong
 - fitness room
 - trail access to bluff



227 homes – all owner occupied
2, 3, 4-bedrooms
safe streets



Presentation to the San Mateo County Planning Commission

November 18, 2009

by Lisa Ketcham, President, Pillar Ridge Homeowners Association

Big Wave Project Draft EIR -- Alternatives

In the draft EIR, alternative sites for the housing component of the project are rejected by the developer because other undeveloped Coastside affordable housing sites have obstacles, and because they consider the housing is best located within the Princeton industrial district near the Office Park.



But there is another alternative right next door. The manufactured home community of Pillar Ridge is a designated affordable housing site under the County's Local Coastal Plan. There is non-profit ownership and space rent control.



There is a community center, swimming pool, fitness room, playground, basketball court, and trail access to the bluff.



There are safe interior streets in a multi-cultural neighborhood of families, children, and retired people. There are developmentally disabled adults and children already living here. We would welcome more. They would be members of our diverse community rather than living in isolation.



Golden Gate Regional Center helps their clients who live here, picking them up every day to go to their jobs or activities. The Big Wave Farming operation could start now, giving the residents the proposed jobs in the nearby airport fields that are already being farmed.



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

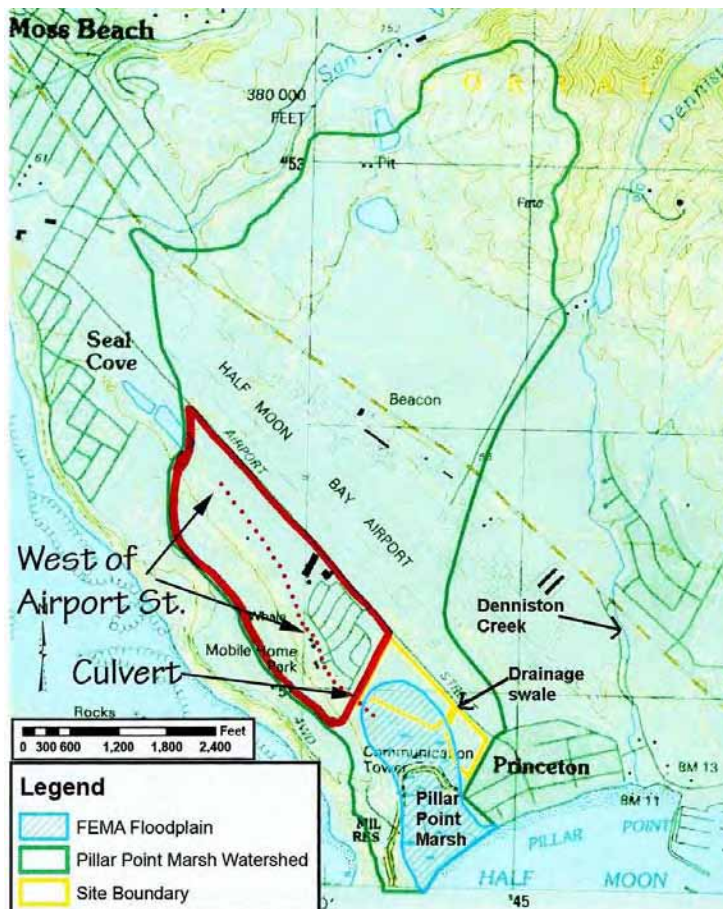


This isn't the exact description of the Wellness Center, but it is available now. The hope that has been held out to these young people, for a place they can live & work with their friends in their own homes, does not have to wait or depend on the support from a controversial 225,000 sq.ft. office and commercial development on a challenging site in an even more challenging economic environment.



Presentation to the San Mateo County Planning Commission
Meeting of November 18, 2009
Big Wave Impact Hydro-4 Drainage/Flooding

- The Draft EIR states that “Placing fill or other structures in such a way as to block existing drainage paths could result in increased onsite or offsite flooding, particularly if there is significant offsite drainage that flows through the site. However, since no drainage report was provided by the applicant, it is unknown if there are substantial stormwater discharges that would travel onto the site from neighboring areas, particularly the residential development to the northwest.”



There is no mention in the Draft EIR of the significant portion of the watershed drainage west of Airport St. and north of Big Wave which includes the community of Pillar Ridge, the open fields to the north and the hillside to the west. The drainage follows a creekbed through the fields and then along the base of the bluff behind the Pillar Ridge community.



Corroded
culvert

All this drainage enters the marsh at one point, through a badly corroded 36" culvert under the access road at the northern perimeter of the Big Wave Office Park parcel.

In December 2005, a Big Wave contractor, clearing vegetation from this long-overgrown access road with bobcat or similar equipment packed mud and vegetation into the marsh, totally blocking the culvert outfall.



Culvert inlet
12/26/2005



Culvert outfall in marsh
packed with mud & debris 12/26/2005



Several blocks of the Pillar Ridge community were flooded.



Pillar Ridge Management was luckily able to locate the contractor on their own to resolve this emergency situation.

Big Wave L.L.C. never replied to letter and pictures concerning this event.

Mud and debris removed from marsh at culvert outfall. (photo 1/19/2006)



photos: 1/19/2006

The mud and debris were just moved to an adjacent area of the marsh (labeled Wetland A in the Draft EIR).



The Draft EIR includes Source Control “Best Management Practice” of regular maintenance of the storm drain system. Given our past experience with the applicant’s maintenance of their storm drain system, the flooding it caused in our community, the lack of any drainage report in the Draft EIR, and the complete oversight in the report that this drainage even exists, we do not agree that there are no significant impacts regarding drainage at this project.

Pillar Ridge Homeowners Association
Lisa Ketcham, President

SAN MATEO COUNTY PLANNING COMMISSION

PUBLIC HEARING

MEETING NO. 1498

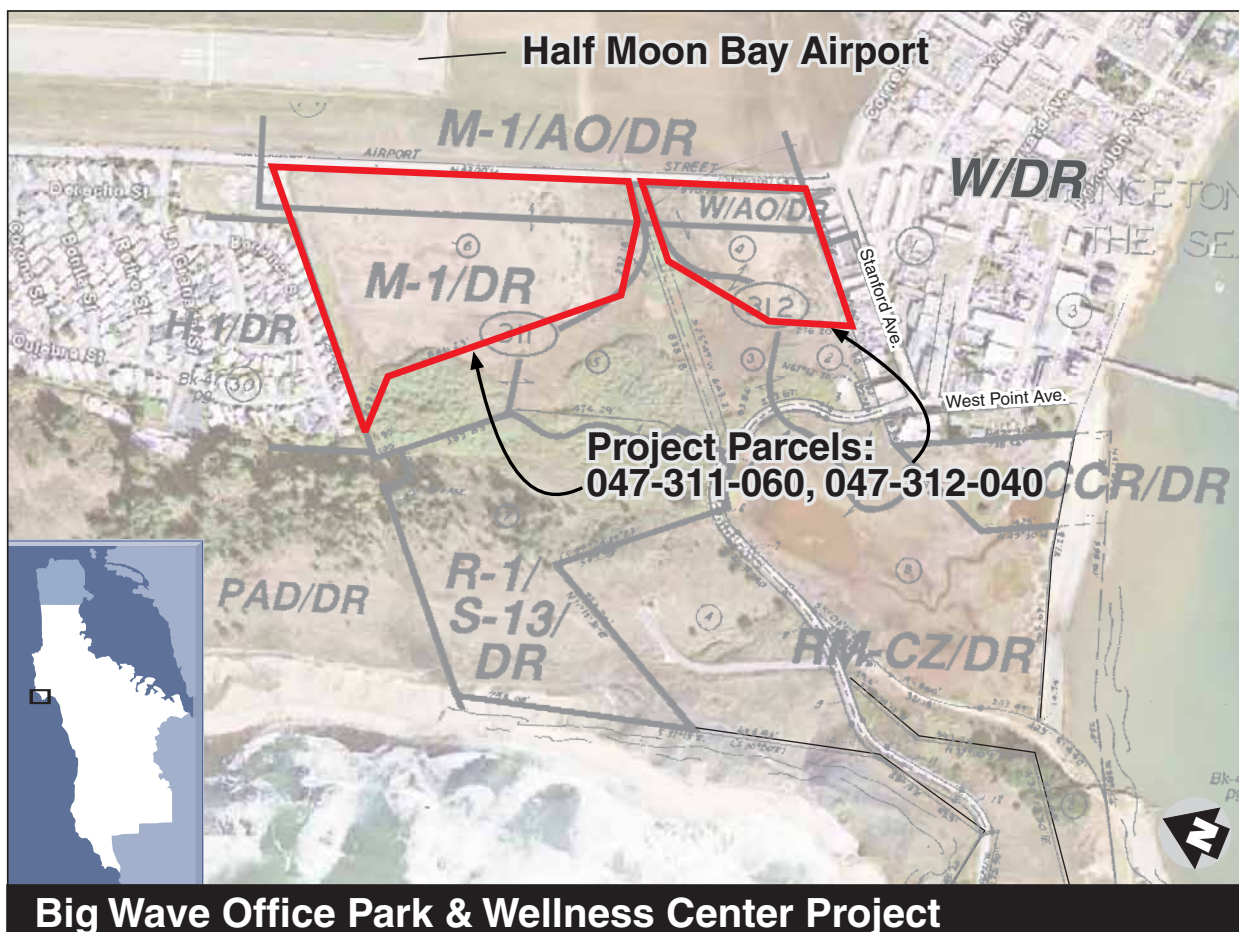
Wednesday, November 18, 2009
9:00 a.m.

Board of Supervisors Chambers
400 County Center, Redwood City

REGULAR AGENDA

Item	9:00 a.m.
Owner/Applicant	Big Wave Group, LLC
File Number	PLN2005-00481 and PLN2005-00482
Location.....	Airport Street and Stanford Avenue, Princeton
Assessor's Parcel Nos.	047-311-060, 047-312-040

pc title page.cdr



Big Wave Office Park & Wellness Center Project

cmx1rm2lp&b.cmx

pln05-481-482.cdr rev 11-16-09 yc

DRAFT
ENVIRONMENTAL IMPACT REPORT

**BIG WAVE WELLNESS CENTER AND
OFFICE PARK PROJECT**

Lead Agency:
County of San Mateo
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

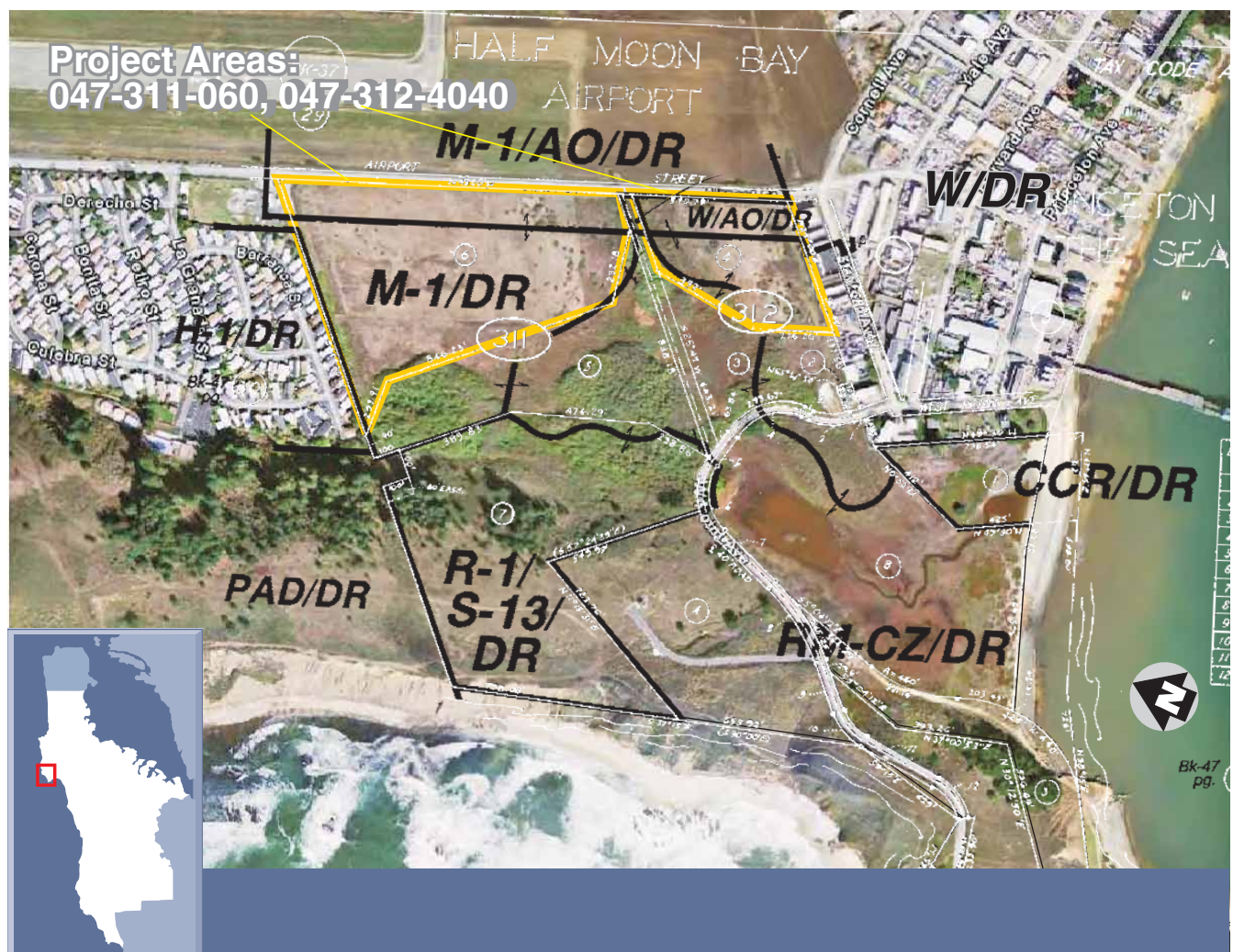
SCH No. 2008102109
October 2009

Extensions to Public Review Period

- Draft EIR Release Date: October 22, 2009
- End Dates:
 - Original End Date (45-Day): December 7, 2009
 - Extension to 62-Days: December 22, 2009
 - Based on requests from the public due to length of document
 - Extension to 64-Days: December 24, 2009
 - Based on inadvertent omission of Chapter IV.N from hard copies of Draft EIR

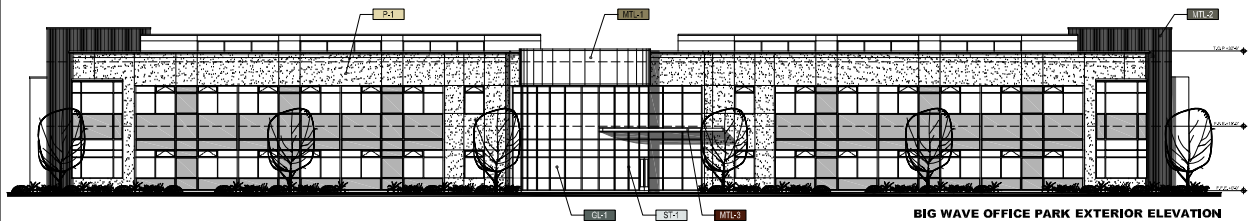
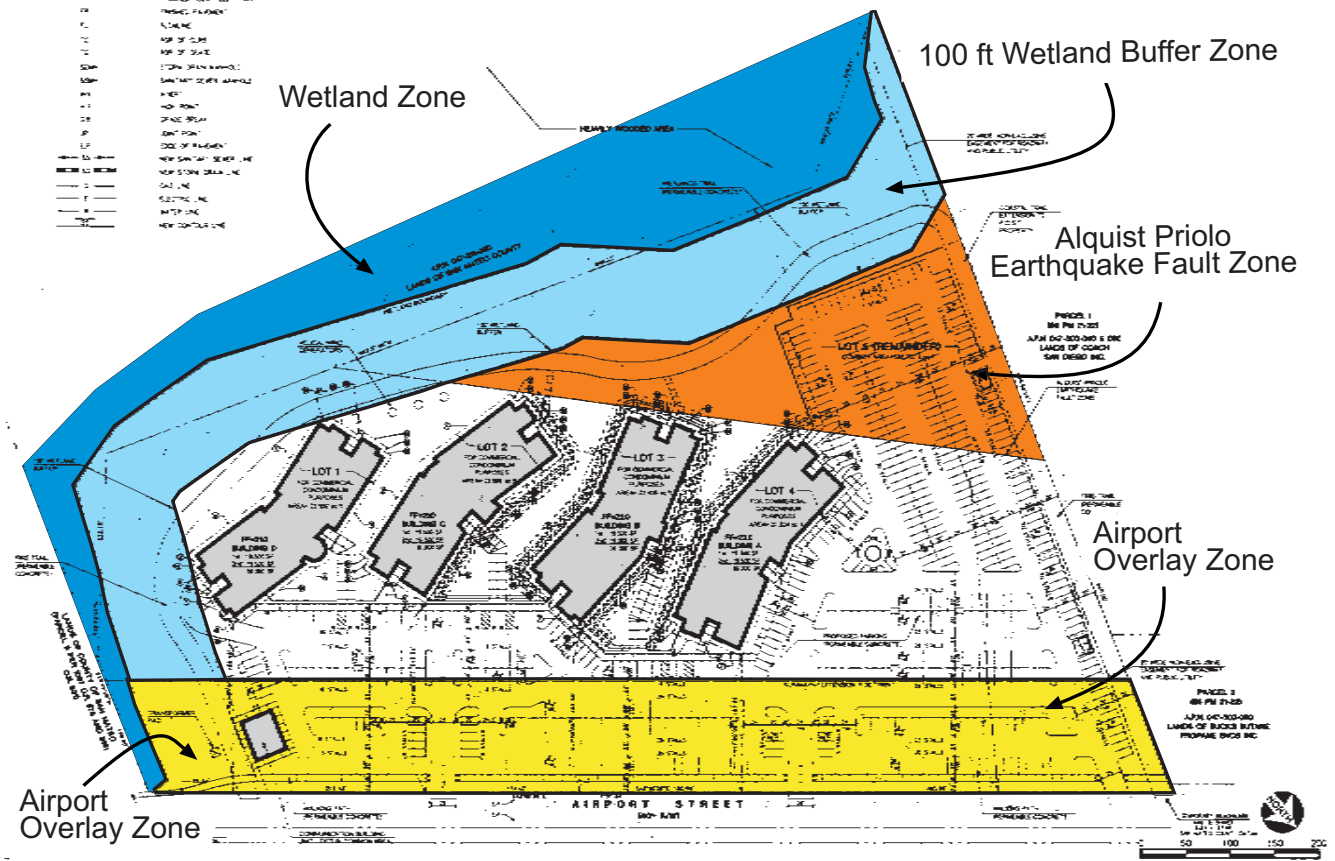
Availability of Draft EIR

- Copies of the Draft EIR have been available at the following locations:
 - 1) Planning Department's web site
 - 2) Planning Department Counter
 - 3) The Half Moon Bay Library



LEGEND

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Legend

SCHEME 2 - BIG WAVE OFFICE PARK

P-1 FIELD PAINT
SHERWIN WILLIAMS
SW7723 COLONY BUFF



MTL-1 METAL PANEL
FIRESTONE - UNACLOD
SIERRA TAN



MTL-2 CORRUGATED METAL
FIRESTONE - UNACLOD
SLATE GRAY



MTL-3 METAL CANOPY
FIRESTONE - UNACLOD
COLONIAL RED



ST-1 STOREFRONT
HAWKINS
CLEAR ANODIZED



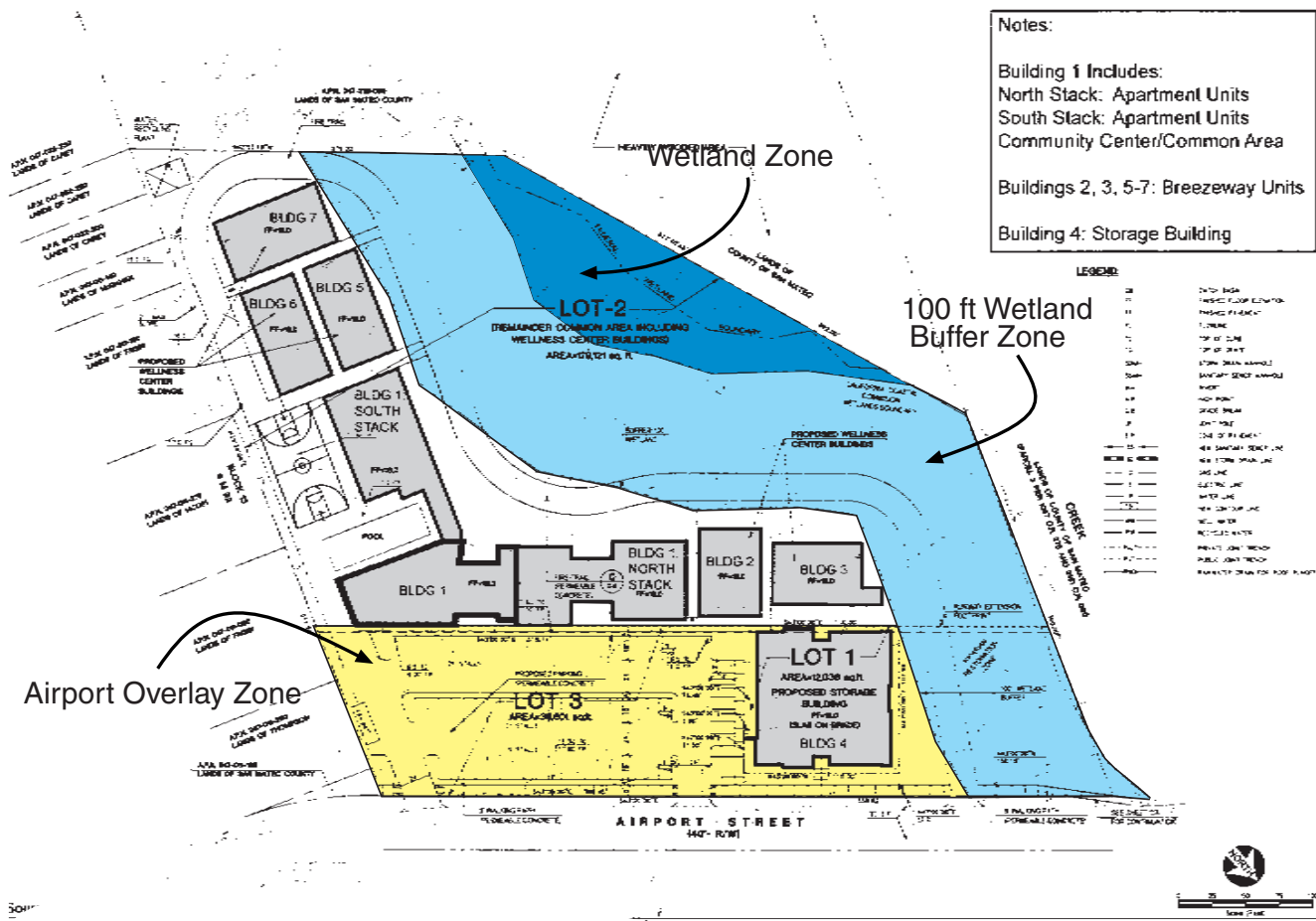
GL-1 GLASS
PFG DEASCAPES
SOLAR GRAY

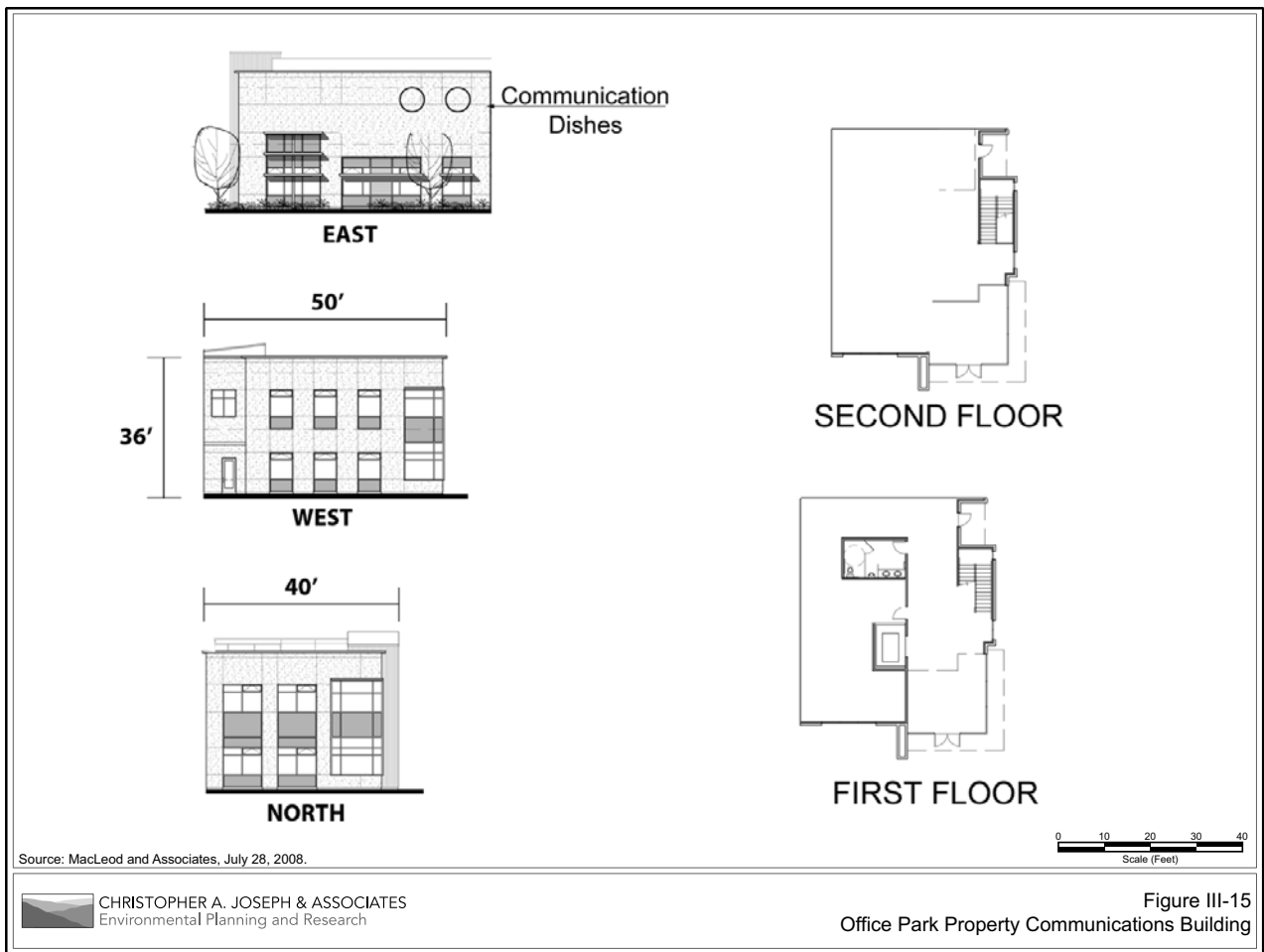
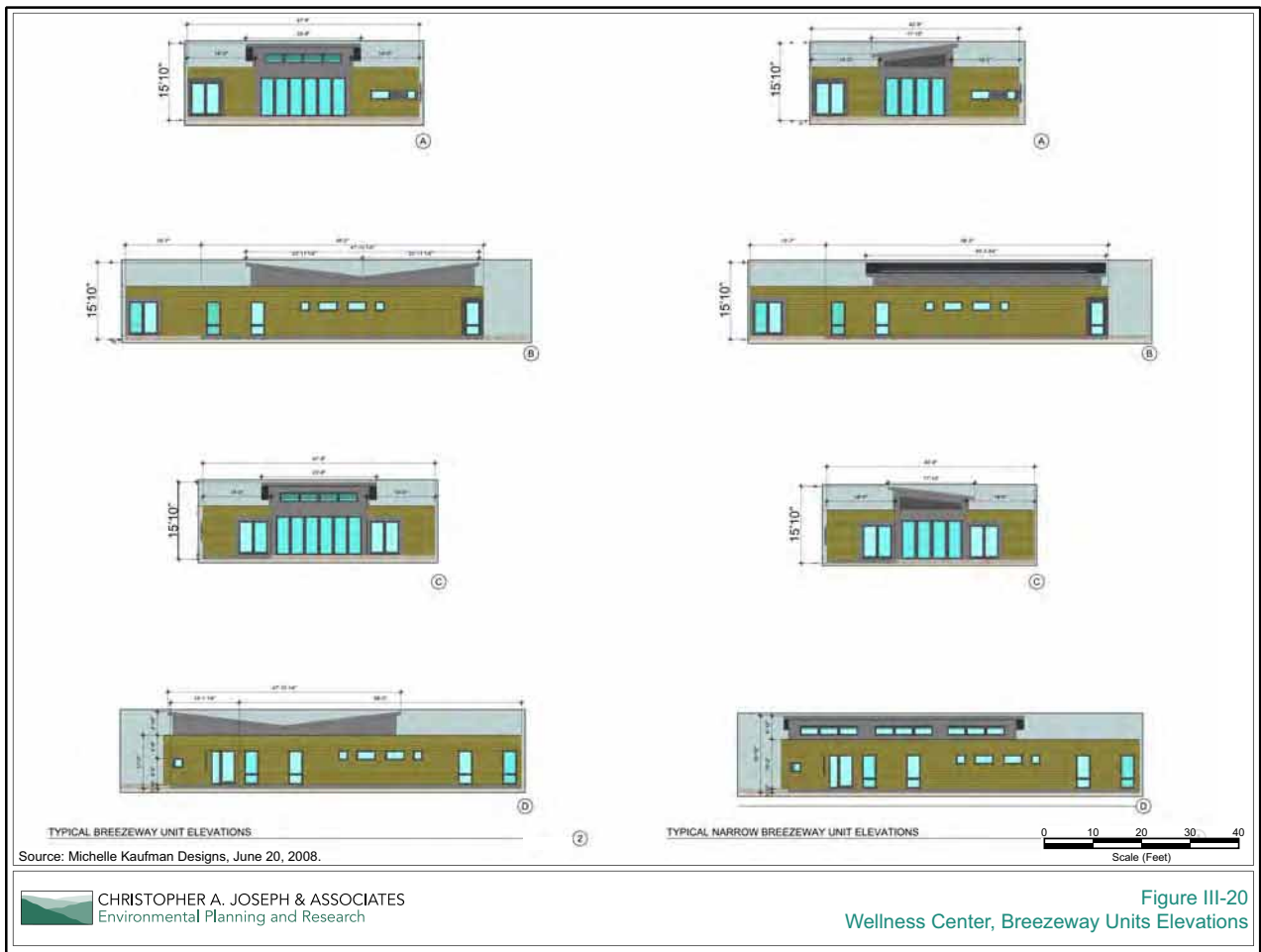


Source: Wald Ruhnke & Dost Architects LLP, July 2009.

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure III-14
Office Park Exterior Finishes Materials





Required County Permits

For Entire Project:

- Major Subdivision
 - Northern parcel into 5 lots
 - Southern parcel into 3 lots
- Design Review Permit: Structures, Grading
- Grading Permit: 22,745 cy of balanced cut & fill

For Wellness Center: Use Permit for modern sanitarium

For Office Park: Off-Street Parking Exception, to allow 640 parking spaces where 735 parking spaces are required

Coastal Development Permit: Appealable to Coastal Commission

Summary of Impacts

- Aesthetics: Visual Simulations of views from Airport Street (2), West Point Avenue, the North Trail, and Highway 1
- Biological: special-status wildlife species
- Cultural Resources: Site CA-SMA-151
- Geology and Soils: Final report required
- Hazards: Proximity to HMB Airport



Source: Google Earth, Christopher A. Joseph & Associates, 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure IV.A-1
Photo-location Map for
Simulations



View 1.A: Looking south across the project site from Airport St with immature landscaping.



View 1.B: Looking south across the project site from Airport St with mature landscaping.

Source: Christopher A. Joseph & Associates, 2008.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure IV.A-4
View 1: Post Project Views with
Landscaping



View 2.A: Looking northwest across the project site from Airport St with immature landscaping.



View 2.B: Looking northwest across the project site from Airport St with mature landscaping.

Source: Christopher A. Joseph & Associates, 2009.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure IV.A-5
View 2: Post Project Views with
Landscaping



View 3.A: Looking northeast towards the project site from Mavericks Parking Lot with immature landscaping.



View 3.B: Looking northeast towards the project site from Mavericks Parking Lot with mature landscaping.

Source: Christopher A. Joseph & Associates, 2009.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure IV.A-6
View 3: Post Project Views with
Landscaping



View 4.A: Looking east towards the project site from North Trail with immature landscaping.



View 4.B: Looking east towards the project site from North Trail with mature landscaping.

Source: Christopher A. Joseph & Associates, 2009.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure IV.A-7
View 4: Post Project Views with
Landscaping



View 5.A: Looking southwest across the airport towards the project site from Highway 1 with immature landscaping.



View 5.B: Looking southwest across the airport towards the project site from Highway 1 with mature landscaping.

Source: Christopher A. Joseph & Associates, 2009.



CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure IV.A-8
View 5: Post Project Views with
Landscaping

Summary of Impacts

- Hydrology and Water Quality: Groundwater and Tsunami/Seiche
- Noise: Temporary construction activities occurring within 100 feet of an occupied residences
- Transportation and Traffic: Intersection of SR 1 and Cypress Avenue is shown to meet signal warrants
- Utilities and Service Systems: Potential inadequate GSD capacity

Big Wave Draft EIR Schedule

- 64-Day Public Comment Period: October 22, 2009 – December 24, 2009
- Planning Commission Meetings:
 - November 18, 2009: Informational Hearing for Draft EIR
 - February 24, 2010: Consideration of Project, Draft EIR and Final EIR

SAN MATEO COUNTY PLANNING COMMISSION

5

PUBLIC HEARING

MEETING NO. 1498

**Wednesday, November 18, 2009
9:00 a.m.**

**Board of Supervisors Chambers
400 County Center, Redwood City**

REGULAR AGENDA

Item	9:00 a.m.
Owner/Applicant	Big Wave Group, LLC
File Number	PLN2005-00481 and PLN2005-00482
Location.....	Airport Street and Stanford Avenue, Princeton
Assessor's Parcel Nos.	047-311-060, 047-312-040

pc title page.cdr

Big Wave Draft EIR Schedule (continued)

- Hearings that are not required:
 - March 24, 2010 (PC): Follows PC hearing in case the item is continued by the Planning Commission
 - April 27, 2010 (BOS): Follows PC hearing in case the item is appeals to the Board of Supervisors
 - Project is appealable to the CA Coastal Commission



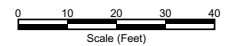
PROPOSED STORAGE BUILDING - SOUTH



PROPOSED STORAGE BUILDING - EAST



PROPOSED STORAGE BUILDING - NORTH

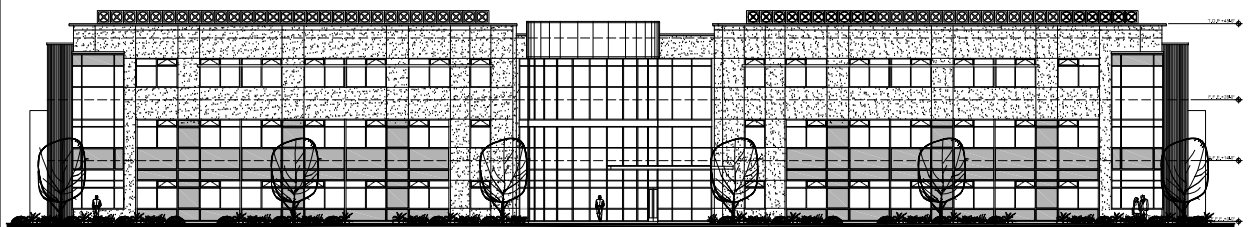


Source: Wald, Ruhnke, and Dost, May 8, 2008.



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Figure III-21
Wellness Center Property, Storage Elevations



NORTH/FRONT ELEVATION



EAST & WEST/RIGHT & LEFT SIDE ELEVATION



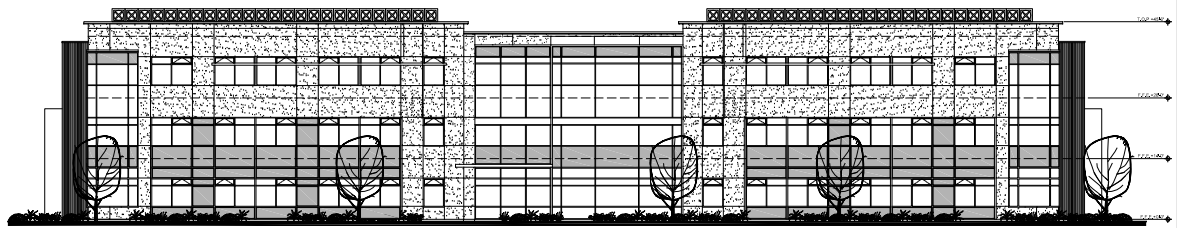
SOUTH/REAR ELEVATION

Source: Wald Ruhnke & Dost Architects LLP, July 2009.



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Environmental Planning and Research

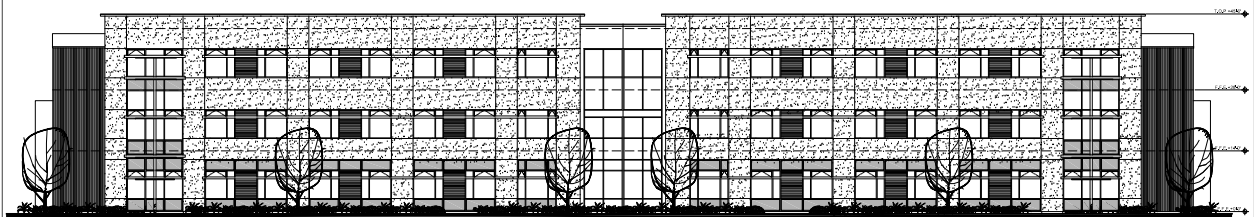
Figure III-10
Office Park Building A Elevations



NORTH/FRONT ELEVATION



EAST & WEST/RIGHT & LEFT SIDE ELEVATION



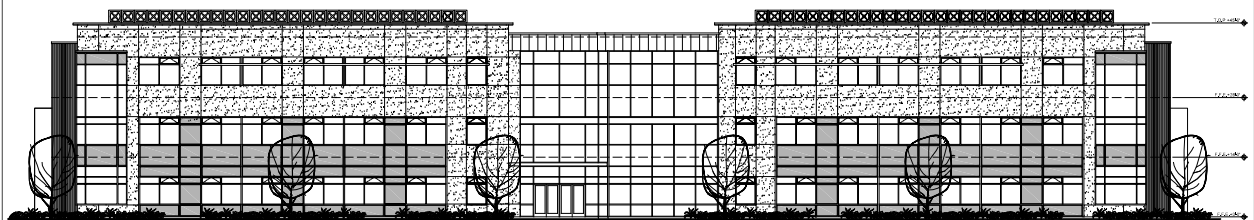
SOUTH/REAR ELEVATION

Source: Wald Ruhnke & Dost Architects LLP, July 2009.



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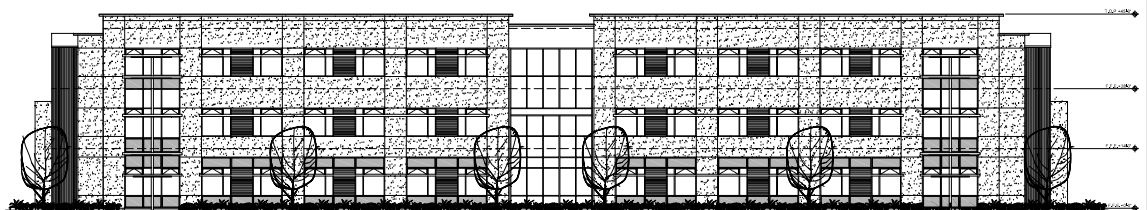
Figure III-11
Office Park Building B Elevations



NORTH/FRONT ELEVATION



EAST & WEST/RIGHT & LEFT SIDE ELEVATION



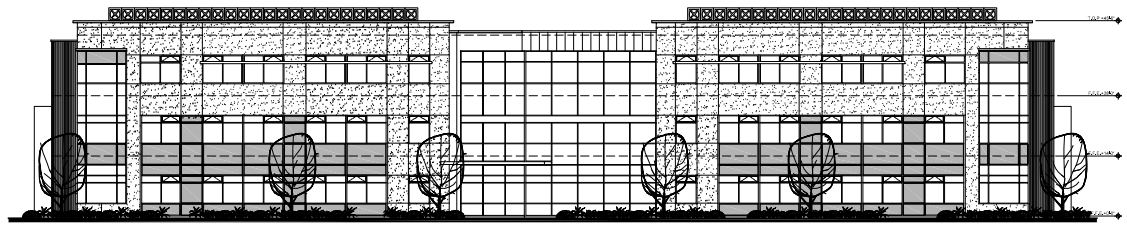
SOUTH/REAR ELEVATION

Source: Wald Ruhnke & Dost Architects LLP, July 2009.



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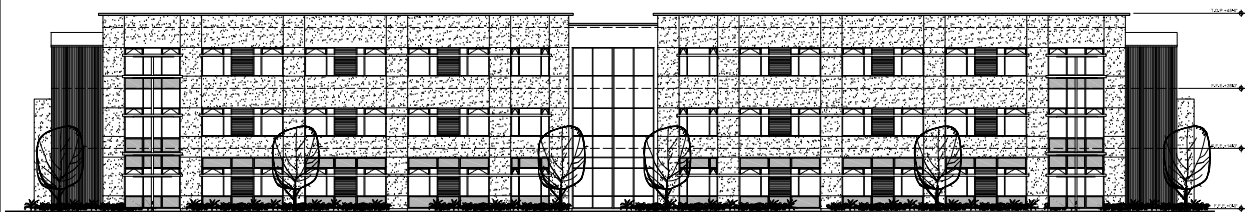
Figure III-12
Office Park Building C Elevations



NORTH/FRONT ELEVATION



EAST & WEST/RIGHT & LEFT SIDE ELEVATION



SOUTH/REAR ELEVATION

Source: Wald Ruhnke & Dost Architects LLP, July 2009.

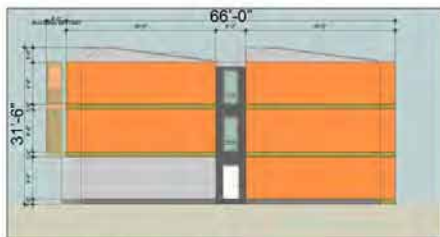


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Figure III-13
Office Park Building D Elevations



NORTH STACK - SOUTHWEST ELEVATION



NORTH STACK - NORTHWEST ELEVATION



NORTH STACK - NORTHEAST ELEVATION

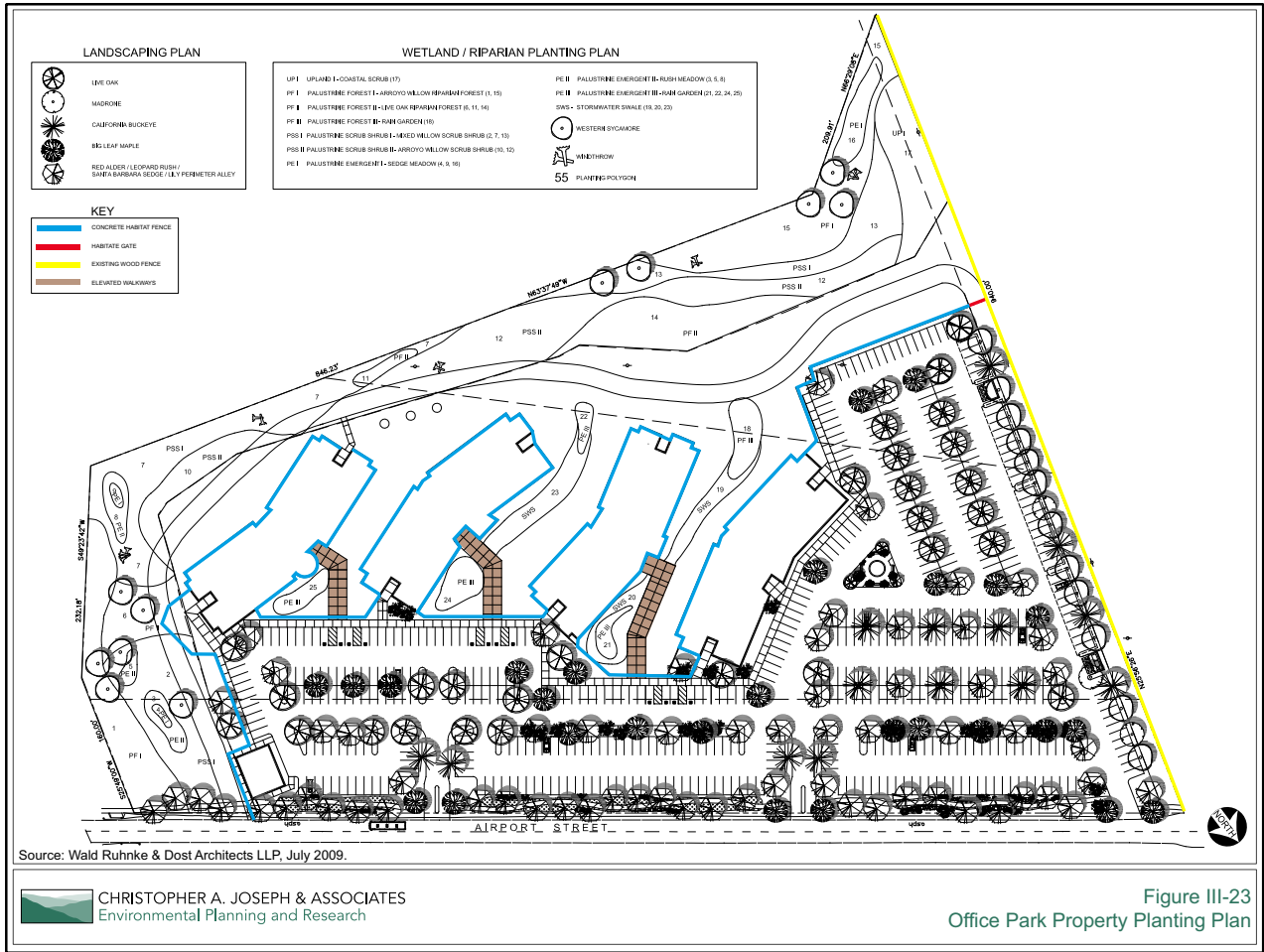
Source: Michelle Kaufman Designs, June 20, 2008.

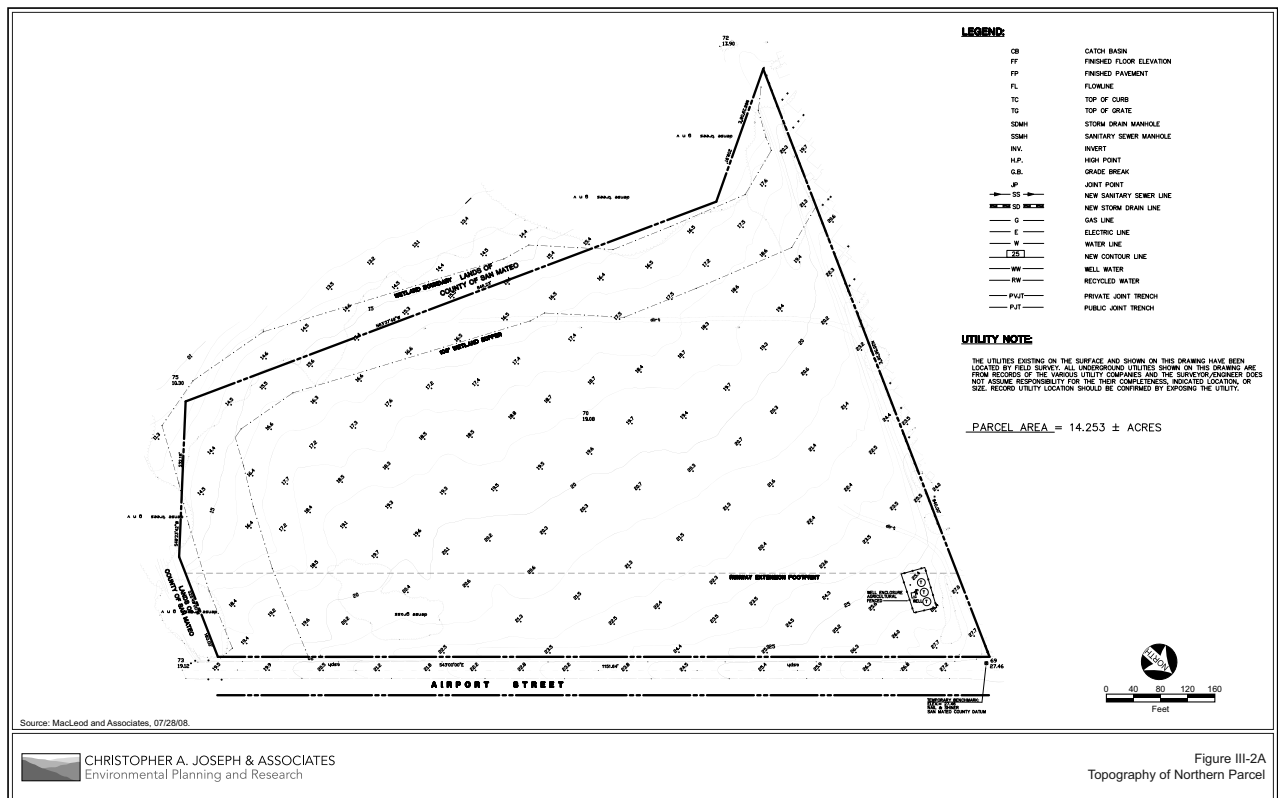
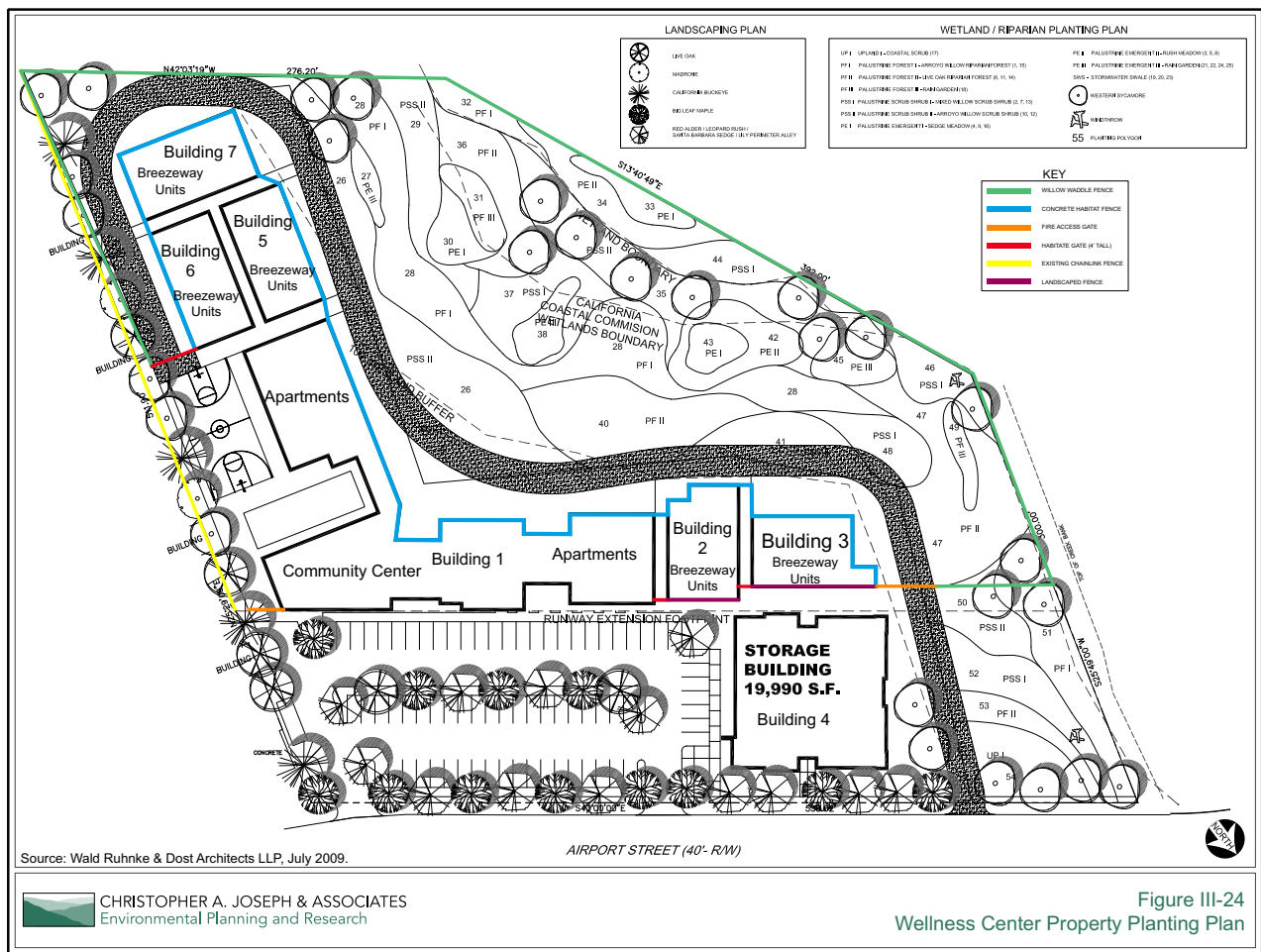


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0 8 16 24 32
Scale (Feet)

Figure III-17
Wellness Center, Building 1 (North Stack) Elevations







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Figure III-4
Aerial Photograph of the
Project Site and Surrounding Area



View 1: Looking south across the project site from Airport Street.



View 2: Looking west across the project site from the intersection of Airport Street and Cornell Avenue.



View 3: Looking northeast towards the project site from Mavericks Parking Lot.

Source: Christopher A. Joseph & Associates, 2009.

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Figure IV.A-2
Views of the Project Site
Views 1-3



View 4: Looking southeast across the project site from North Trail.



View 5: Looking southwest across the airport towards the project site from Highway 1.

Source: Christopher A. Joseph & Associates, 2009.



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Figure IV.A-3
Views of the Project Site
Views 4-5



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Figure IV.D-1
Vegetation Communities Map



LANDSCAPING PLAN

	LIVE OAK
	MANZANITA
	CALIFORNIA ANEMONE
	RED ROCK SAGE
	RED ROCK SAGE
	RED ROCK SAGE

WETLAND / RIPARIAN PLANTING PLAN

SP - SPANISH CLOVER	PE - PALM TREES	PE - PALM TREES
PE - PALM TREES	PE - PALM TREES	PE - PALM TREES
PE - PALM TREES	PE - PALM TREES	PE - PALM TREES
PE - PALM TREES	PE - PALM TREES	PE - PALM TREES
PE - PALM TREES	PE - PALM TREES	PE - PALM TREES
PE - PALM TREES	PE - PALM TREES	PE - PALM TREES

KEY

	WETLAND BUFFER
	RIPIARIAN ZONE
	WETLAND BUFFER
	RIPIARIAN ZONE
	WETLAND BUFFER
	RIPIARIAN ZONE



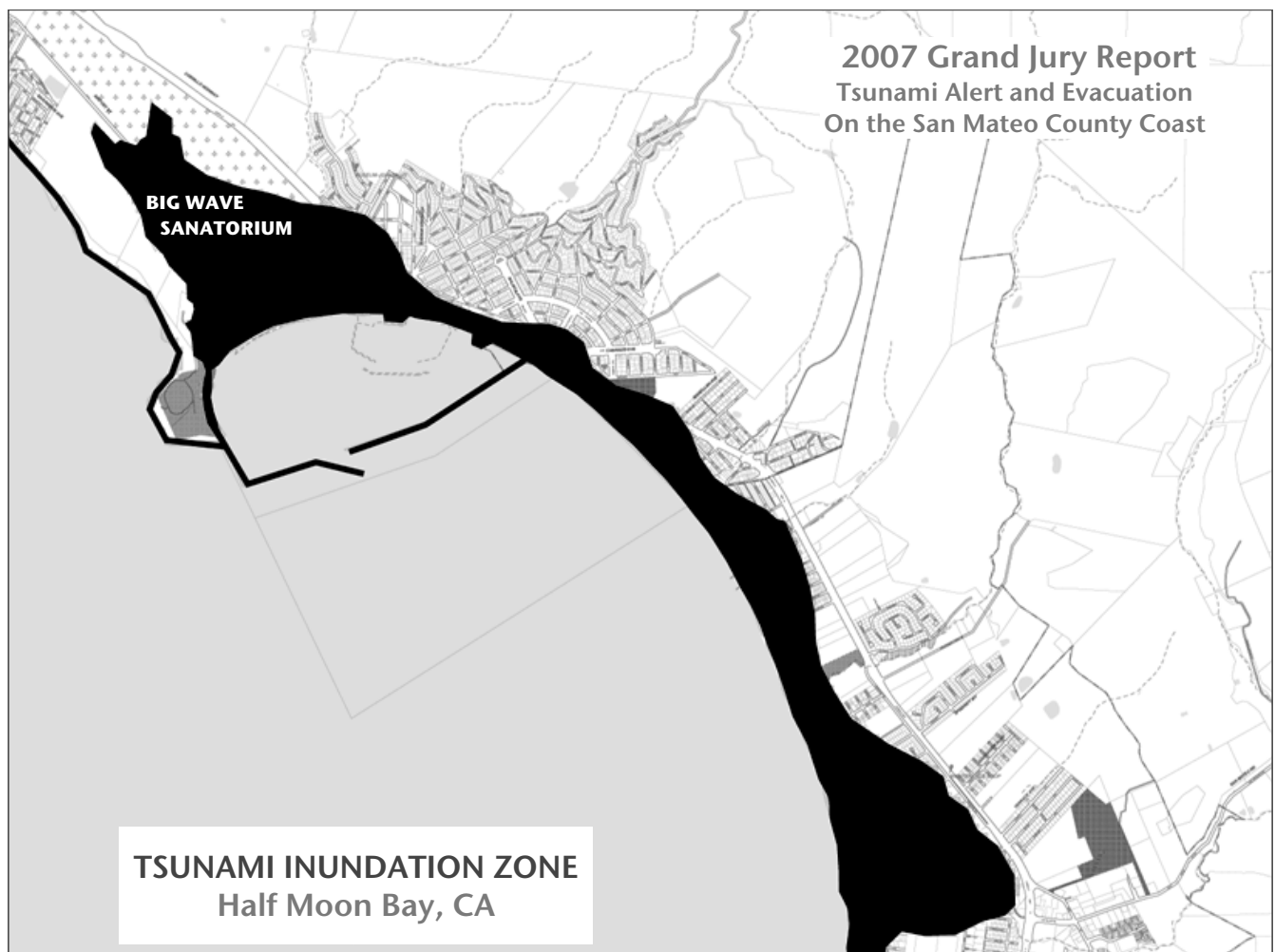
Planning Commission Hearing

Wednesday, Nov. 18th 2009

Board of Supervisors Chambers 400 County Center, Redwood City



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





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

Hilo Bay Seiche

April 1st 1946

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

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

In 1946 a Tsunami hit Princeton By-The-Sea

18.



Water Resources Center Archives: Robert L. Wiegel

April 1, 1946
Tsunami Debris

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

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



April 1, 1946
Princeton By-The-Sea

Water Resources Center Archives: Robert L. Wiegel



Romeo Pier: April 1, 1946

Water Resources Center Archives: Robert L. Wiegel

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

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



Water Resources Center Archives: Robert L. Wiegel

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

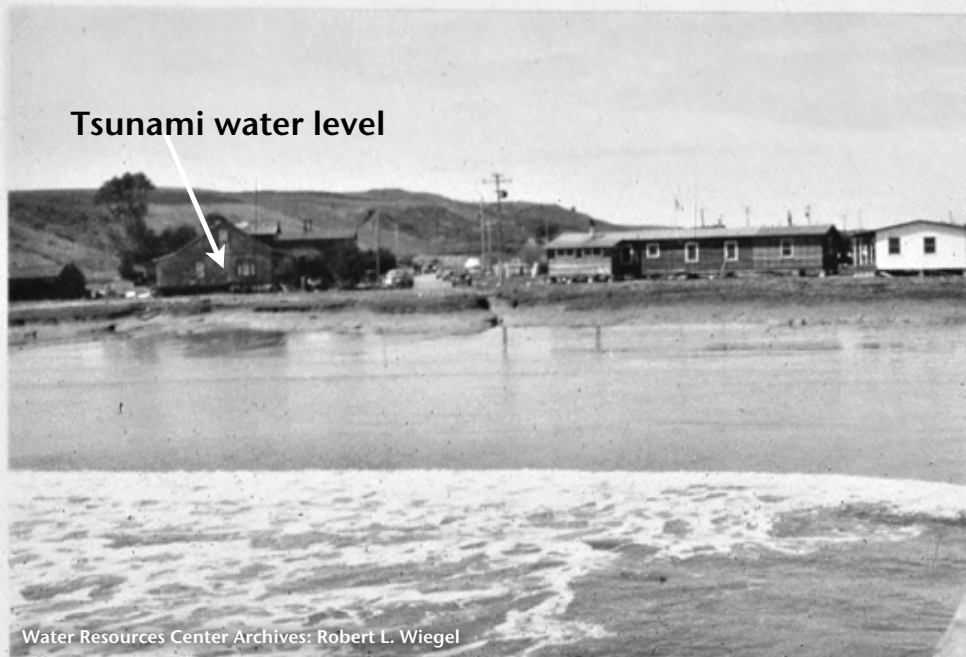
April 1, 1946
Princeton By-The-Sea



Water Resources Center Archives: Robert L. Wiegel

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

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



Water Resources Center Archives: Robert L. Wiegel

April 2, 1946 (day after the Tsunami)

“Structures should either be placed at elevations above those likely to be adversely affected during a **tsunami or seiche event** or be designed to allow swift water to flow around, through, or underneath without causing collapse.”

Big Wave Project DEIR
IV.H Hydrology & Water Quality
Page IV.H-61

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

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



NORTH STACK - SOUTHWEST ELEVATION

Wellness Center, Building 1

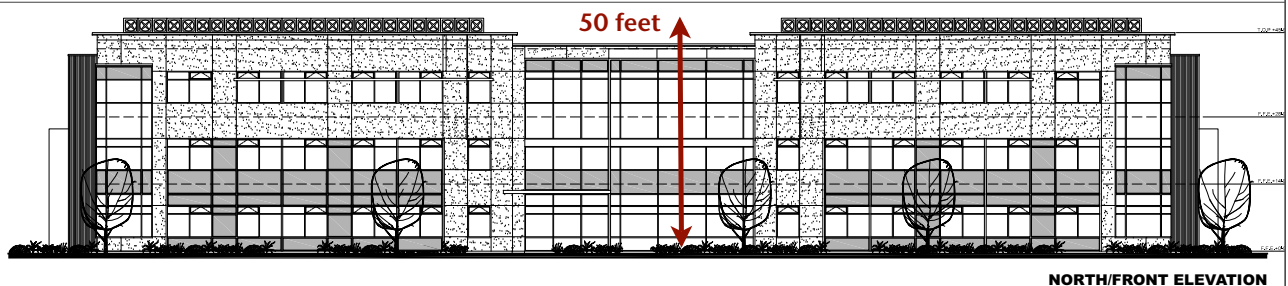
SANATORIUM

Emergency Evacuation

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

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

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

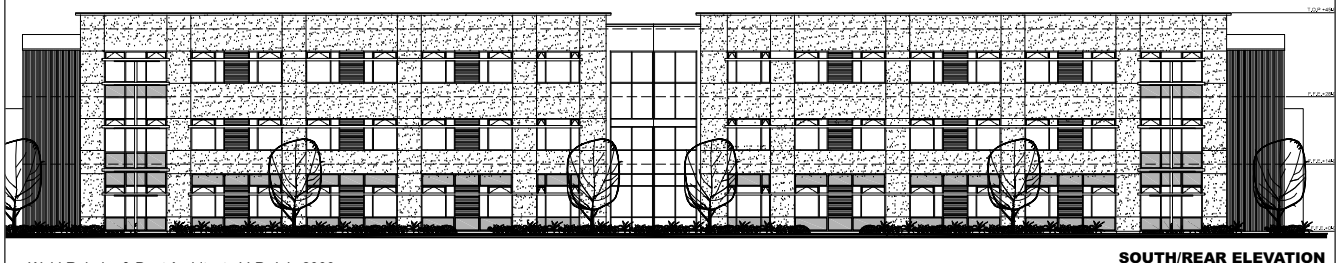


ABAG tsunami maps show that the project would place residential and commercial structures within a mapped tsunami zone.

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



OFFICE PARK



Grand Jury Report

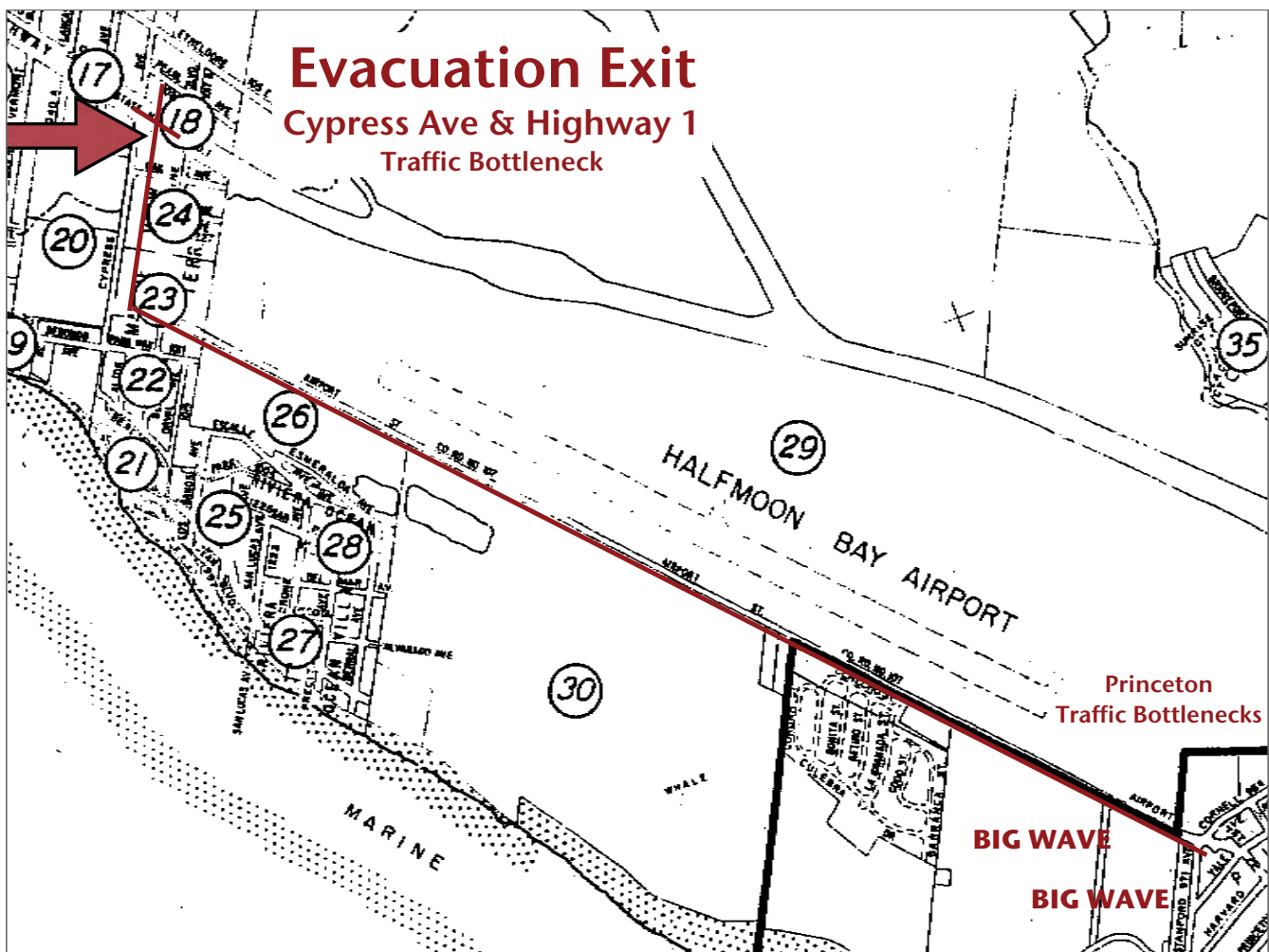
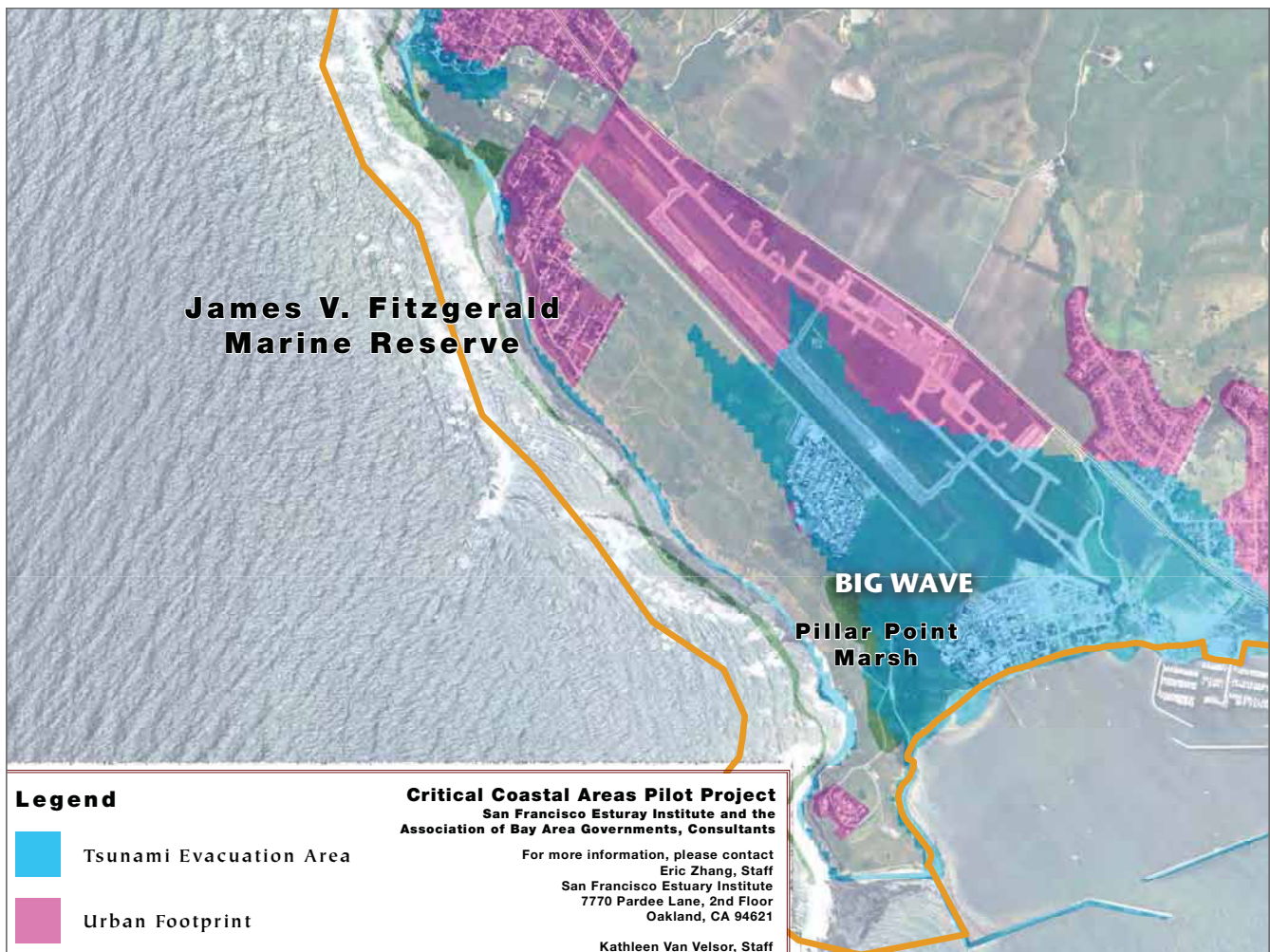
The San Gregorio fault, just off the San Mateo County Coast, has the potential of causing a tsunami with essentially **no warning time.**

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

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

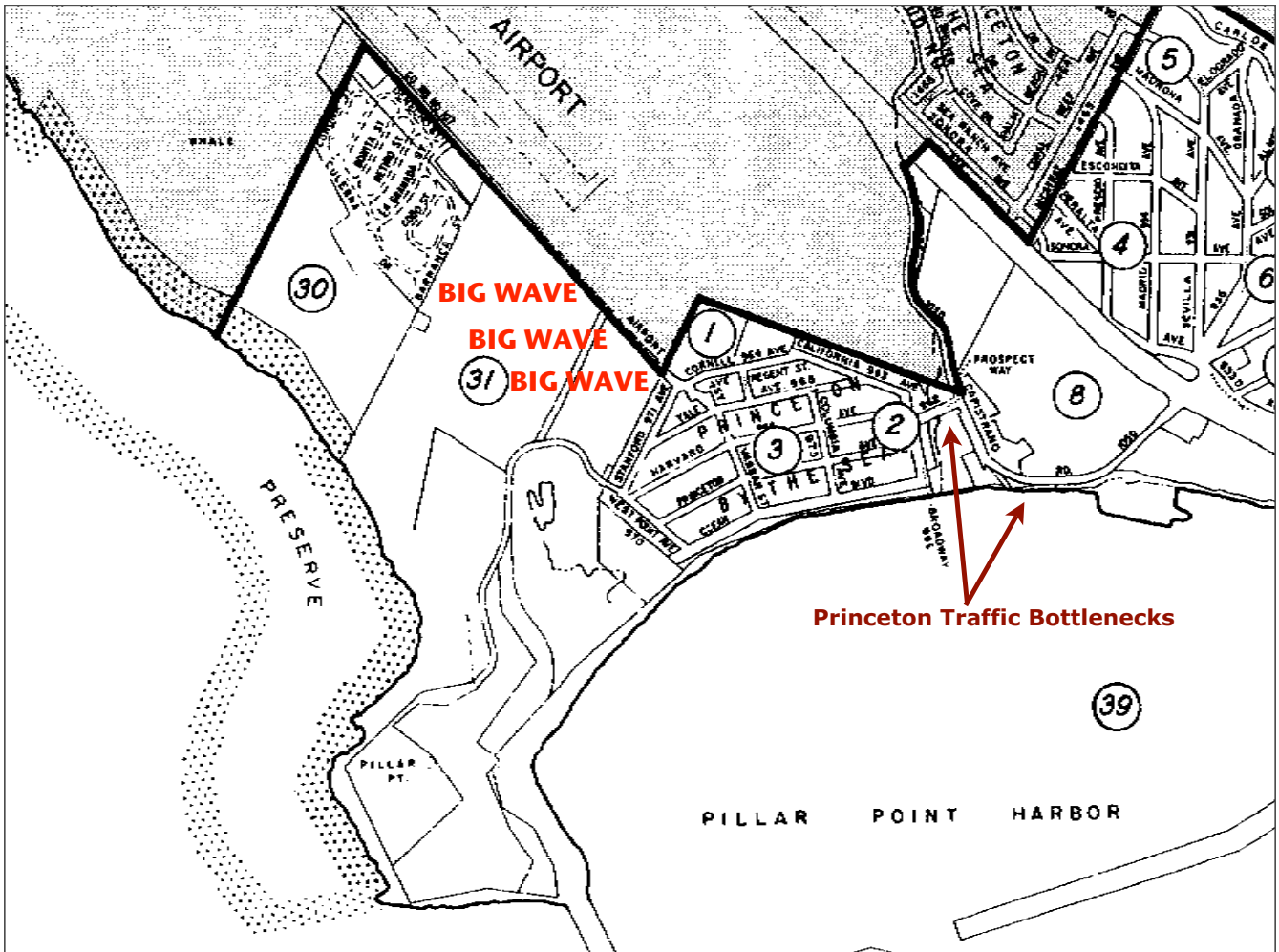
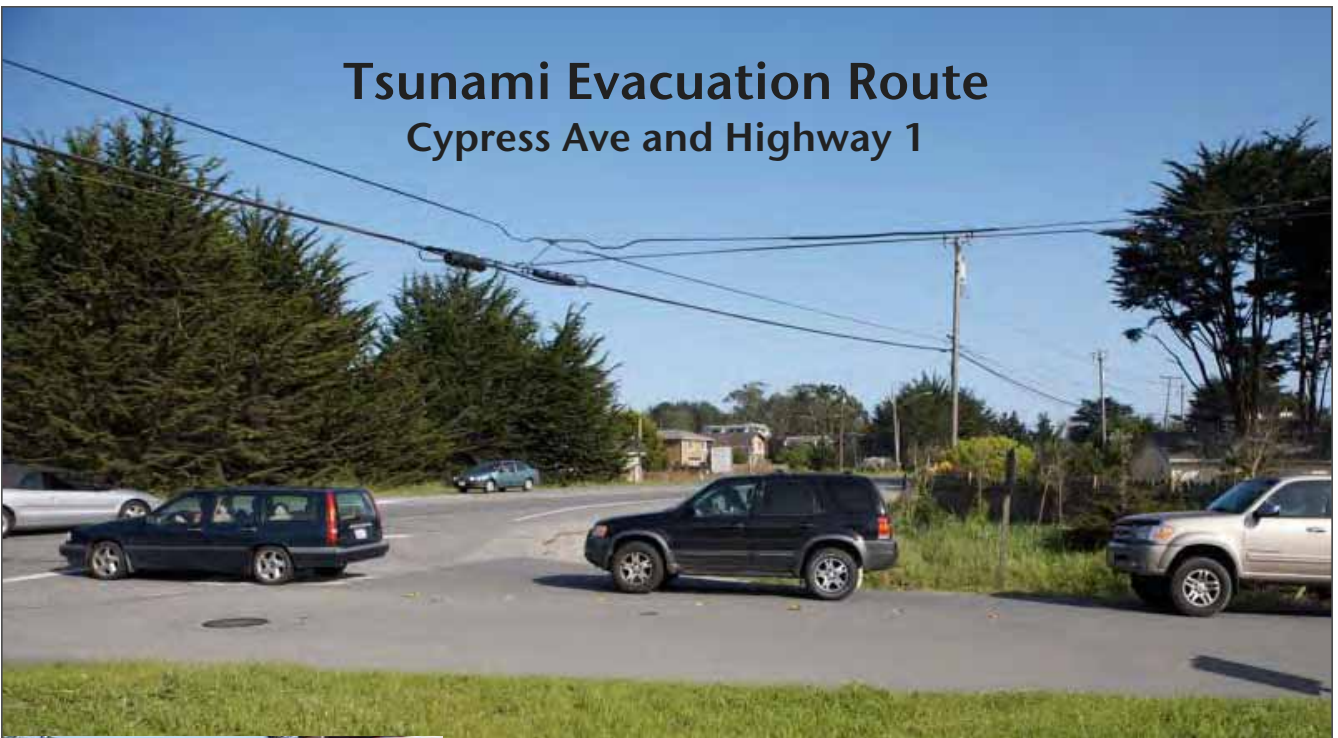
**Princeton, Pillar Ridge & Seal Cove only have
ONE Tsunami Evacuation Exit**





Tsunami Evacuation Route

Cypress Ave and Highway 1





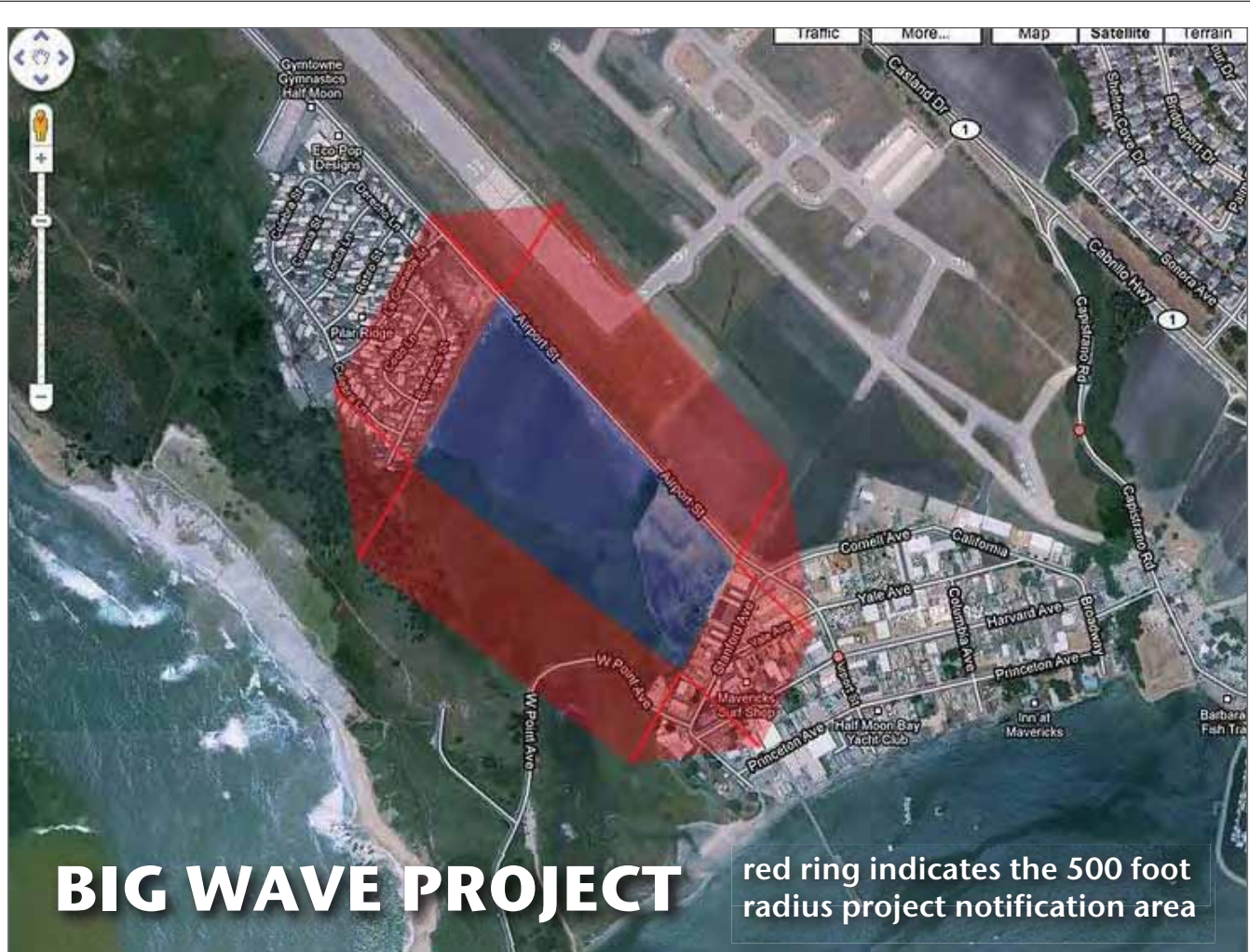
Prospect at Broadway



Princeton Traffic Bottlenecks

Capistrano Rd

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



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

Fitzgerald Marine Reserve Pillar Point Wetlands

OFFICE PARK



Pillar Point Wetlands Fitzgerald Marine Reserve



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

Critical Coastal Area

State of California

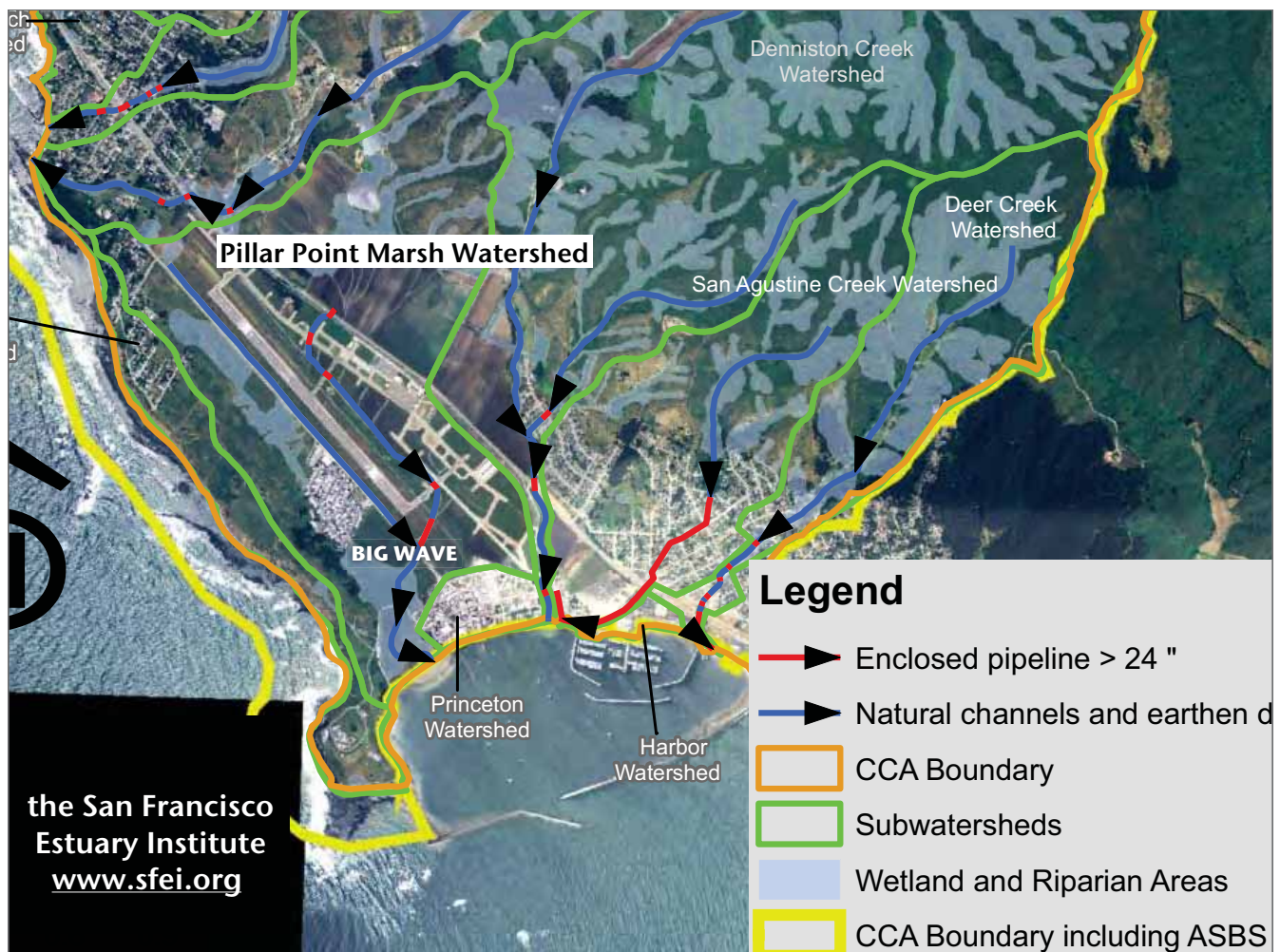
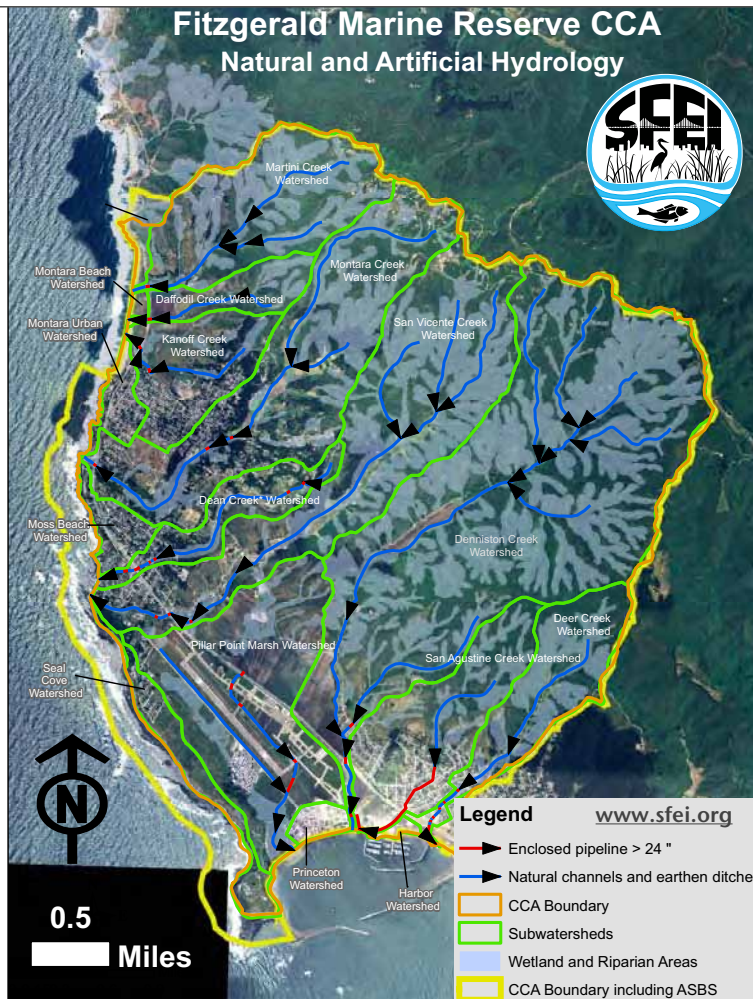
Area of Special Biological Significance (ASBS)

part of the federally protected

Monterey Bay National Marine Sanctuary



Fitzgerald Marine Reserve CCA Natural and Artificial Hydrology





Incomplete Draft Environmental Impact Report

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

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

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



Thank
You

Sabrina Brennan
Seal Cove, Moss Beach