

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400

F3

NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

April Meeting of the California Coastal Commission

MEMORANDUM

Date: April 10, 2009

TO: Commissioners and Interested Parties
FROM: Charles Lester, North Central Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Central Coast District Office for the April 10, 2009 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Central Coast District.

DE MINIMIS WAIVERS

1. 2-09-003-W Sonoma County Regional Parks, Attn: Allan Darrimon (Bodega Bay, Sonoma County)

EMERGENCY PERMITS

1. 2-09-002-G Millard Tong; Farshid Samsami; C/O San Mateo Real Estate & Construction, Inc., Attn: Dennis Thomas (Pacifica, San Mateo County)

TOTAL OF 2 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
2-09-003-W Sonoma County Regional Parks, Attn: Allan Darrimon	Installation of a statue at Spud Point Marina as a memorial to fishermen lost at sea. The statue of a fisherman pulling on a rope will be placed upon a 123 cubic-foot, bar reinforced concrete foundation and pedestal, and a 30-inch by 30-inch by 24-inch granite base. The statue itself will be 6 feet tall, cast bronze, and weigh approximately 400 lbs. The overall height of the structure will be 11.5 feet. The statue will be placed in an existing gravel bed immediately adjacent to the main parking lot, 15 feet from the water line. 4-foot to 6-foot high construction grade silt fencing will be placed around the perimeter of the construction area during installation of the foundation and statue to prevent materials and debris from entering the water. The statue will not impede access to the water or the docks, and will not result in the loss of parking spaces or block views from Highway 1.	1818 Westshore Road, Bodega Bay (Sonoma County)

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
2-09-002-G Millard Tong Farshid Samsami C/O San Mateo Real Estate & Construction, Inc., Attn: Dennis Thomas	Installation of approximately 6,000 tons of rock rip rap at the toe of the bluff. Rock will be stockpiled on City-owned property at intersection of Esplanade Ave. and West Manor Road. Access to the beach for installation will occur from the same City property.	310 - 340 Esplanade Avenue, Pacifica (San Mateo County)

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: April 6, 2009
TO: Sonoma County Regional Parks, Attn: Allan Darrimon
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-09-003-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Sonoma County Regional Parks, Attn: Allan Darrimon

LOCATION: 1818 Westshore Road, Bodega Bay (Sonoma County) (APN(s) 100-030-44)

DESCRIPTION: Installation of a statue at Spud Point Marina as a memorial to fishermen lost at sea. The statue of a fisherman pulling on a rope will be placed upon a 123 cubic-foot, bar reinforced concrete foundation and pedestal, and a 30-inch by 30-inch by 24-inch granite base. The statue itself will be 6 feet tall, cast bronze, and weigh approximately 400 lbs. The overall height of the structure will be 11.5 feet. The statue will be placed in an existing gravel bed immediately adjacent to the main parking lot, 15 feet from the water line. 4-foot to 6-foot high construction grade silt fencing will be placed around the perimeter of the construction area during installation of the foundation and statue to prevent materials and debris from entering the water. The statue will not impede access to the water or the docks, and will not result in the loss of parking spaces or block views from Highway 1.

RATIONALE: Proposed development involves no significant impacts on coastal resources or public access to the shoreline.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Friday, April 10, 2009, in Oxnard. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: DOUG MACMILLAN
Coastal Program Analyst

Handwritten signature of Doug Macmillan in cursive script.

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2 219
VOICE AND TDD (415) 904-5 200
FAX (415) 904-5 400

**EMERGENCY PERMIT**

Millard Tong
320 Esplanade Avenue, #56
Pacifica, CA 94044

Date: March 5, 2009
Emergency Permit No. 2-09-002-G

LOCATION OF EMERGENCY

310 - 340 Esplanade Avenue, Pacifica (San Mateo County)
(APN(s) 009-413-20, 009-413-30, 009-413-40)

WORK

Installation of approximately 6,000 tons of rock rip rap at the toe of the bluff. Rock will be stockpiled on City-owned property at intersection of Esplanade Ave. and West Manor Road. Access to the beach for installation will occur from the same City property.

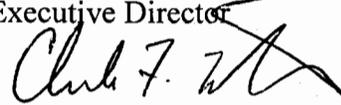
This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of accelerated bluff erosion posing a threat to structures at 310-340 Esplanade Avenue requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the conditions listed on the attached page.

Sincerely,

PETER M. DOUGLAS
Executive Director


By: CHARLES LESTER
Deputy Director

cc: City of Pacifica
Bart Willoughby

Enclosures: 1) Acceptance Form;

Emergency Permit Number: 2-09-002-G

Date: 3/5/2009

Page 2 of 4

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director. Work is further limited to the installation of rip rap consistent with "Phase 1" of the larger project applied for under regular calendar permit 2-03-018, and as described in the revised plans as follows: Sheets 1 -6; 13 – 21 dated 9/11/08; Sheets 7, 8, 9 of 21 dated 6/03/08; revised 10/31/08; Sheet 10 of 21 dated 6/03/08, revised 9/12/08 and 10/31/08; Sheet 11 of 21 dated 9/11/08, revised 9/12/08 and 11/11/08; Sheet 12 of 21 dated 6/03/08, revised 9/17/08 and 11/11/08.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. The work authorized by this permit must be completed within 60 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
5. By acceptance of this permit applicant agrees to work diligently to complete the pending regular coastal permit application 2-03-018 within 90 days of completion of the emergency work, to have the emergency work be considered permanent. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offers to dedicate, easements, in-lieu fees, etc) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.
6. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Dept. of Fish & Game, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, Monterey Bay National Marine Sanctuary, and the California State Lands Commission.
8. Prior to commencement of construction applicant shall secure authorization from the City of Pacifica to use the proposed City stockpile and beach access property.
9. Public access to and along the shoreline in the project area shall be permitted and provided to the maximum extent feasible, consistent with public safety.
10. The beach, city property and all other areas used for construction shall be kept free from any debris or trash not needed for construction. Daily debris haul shall be implemented.

11. Construction equipment must be staged at the bluff above the access point. No construction equipment or materials shall be stored on the beach.
12. If, at any time while the work authorized by this Emergency Permit is occurring, any marine mammals are located on or seaward of the subject properties, work must immediately stop and the Property Owner must immediately call the Marine Mammal Center in Sausalito, CA or the National Marine Fisheries Service to report that a marine mammal is located on the beach. Work must not commence until either the animal is removed by the Marine Mammal Center or the National Marine Fisheries Service, or until the animal returns to the ocean on its own without any harassment.
13. Within seven days from completion of the work authorized by the Emergency Permit, the property owner shall submit photographic evidence of compliance with the Emergency Permit.
14. Construction activities and equipment shall avoid Pacific Ocean waters and minimize beach disturbance to the maximum extent feasible by project design and implementation including, but not limited to, limiting construction to the lowest possible tides. No construction equipment, materials, or debris shall be placed where they may be subject to ocean waters or dispersion.
15. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach and/or the adjacent marine environment are prohibited. The Permittee shall collect, contain, and properly dispose of all construction leaks, drips, by-products, and any similar contaminants through the use of containment structures or equivalent as necessary (including through the use of collection devices and absorbent materials placed below any above-ground work where such contaminants are possible and/or expected). Equipment washing, refueling, and/or servicing shall not take place on the beach.
16. All beach areas and all beach access points impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand impacted shall be filtered as necessary to remove all construction debris from the beach.
17. Construction Site Documents. A copy of the signed emergency coastal development permit shall be maintained in a conspicuous location at the staging area site at all times, and such copy shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the emergency coastal development permit, including all of its terms and conditions, prior to commencement of construction.
18. Containment Requirements. Particular care shall be exercised to prevent foreign materials (e.g., construction scraps, outfall discharge, other chemicals, etc.) from entering Pacific Ocean waters. A floating containment boom shall be placed around all active portions of a construction site where any floatable debris could enter the water. Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or clean up of foreign materials not properly contained.

Emergency Permit Number: 2-09-002-G

Date: 3/5/2009

Page 4 of 4

19. The construction site and staging area shall maintain good construction housekeeping (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach.
20. Within 30 days of completion of the construction authorized by this emergency permit, the permittee shall submit site plans and cross sections prepared by a certified civil engineer or engineering geologist clearly identifying the work completed under the emergency authorization and a narrative description of all emergency construction activities undertaken pursuant to this emergency authorization.
21. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400



www.coastal.ca.gov

EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400

RE: **Emergency Permit No. 2-09-002-G**

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the North Central Coast District Office within 15 working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 60 days of the date of the emergency permit (i.e., by), OR I will remove the emergency work authorized by such permit in its entirety within 150 days of the date of the emergency permit (i.e., by).

Signature of property owner or
Authorized representative

Name

Address

Date of Signing

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
 45 FREMONT, SUITE 2000
 SAN FRANCISCO, CA 94105-2219
 VOICE AND TDD (415) 904-5260
 FAX (415) 904-5400

**Memorandum****April 6, 2009**

To: Commissioners and Interested Parties

FROM: Charles Lester, Deputy Director
 North Central Coast District

Re: **Additional Information for Commission Meeting Friday,
 April 10, 2009**

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
Friday, Item F5a	SAN MATEO COUNTY-MAJOR-1-07 (Midcoast Update) Time Ext.		
F5a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Larry Kay	1
F5a	SMC-MAJ-1-07 (Midcoast Update)	Correspondence, Larry Kay	7

4/2/09 6:53 PM

Friday, April 10, 2009 California Coastal Commission Meeting:

ITEM NO: F5a

TO: Commissioners

TO: Peter Douglas, Executive Director
TO: Charles Lester, Deputy Director
TO: Ruby Pap, North Central Coast Supervisor

RECEIVED
APR 03 2009
CALIFORNIA
COASTAL COMMISSION

FROM: Larry Kay, Oakdale, California

This item for a year's extension to Staff's time frame to process the San Mateo County current LCP request will very likely be granted by Commissioners as many of us feel it should be. I'm writing to comment upon a form of leadership the Commissioners can give to their staff in this matter.

Staff is, of course, aware that work they do on this LCP requires caution because mishandled it would affect greatly your legal hurdles involving the forthcoming request from San Mateo County regarding their (future) approval of the "Big Wave" which abuts the Half Moon Bay Airport and is a misrepresented industrial complex in the Coastal Zone. Yet, I hope the Commissioners will encourage the Staff to "be wise, be wary". The real effect of this would show your endorsement of Staff's constant effort in fighting the battles that must be fought.

As submitted to you, the County request for LCP revision carries an implicit "approval" of the so-far totally unmentioned to you "Big Wave" industrial park at the world-famous "Mavericks" in the San Mateo coastal zone. This is done by their language within the proposed ordinances which item-by-item-by-item actually could ensure prior approval in that in the future San Mateo County might claim to CCC that the various uses sought "are exactly what you approved as our LCP back in 2009". I hope the Commissioners will consider the dangers in "use permits" replacing CDP procedures and the other dangers in the revised County section #6251 as shown on exhibit no. 2, page 10 of 61, from your March 12, 2009 meeting. This is one of the damaging ordinances proposed in the Land Use Plan and Implementation Plan.

+++

I'd like to please call to Commissioners' brief attention things applicants are not dealing with or disclosing. They have no water, and the adjacent (500 ft. away) airport runway exists at an airport with no master plan, so how can staff deal during the next year with finalizing this?

The Court decision cited in what follows will be critical to any EIR. This case is one that may be cited or published.

"An environmental impact report must contain thorough analysis of the amount of water actually available for a housing development project."

The county helped prepare an environmental impact report for a housing development project. The report failed to state the amount of water actually available for the project. It included estimates as given by experts. The EIR was certified. Plaintiff environmental group alleged that estimates rather than actual water availability made the EIR invalid under the California Environmental Quality Act. The trial court denied plaintiff's petition.

The appellate court reversed. An EIR must state accurately the amount of water available for a development project. A report that merely estimates the amount of water available does not inform the public and its officials of an environmental decision before it is made. It should at least attempt to discuss the differences between entitlement and actual supply."

Santa Clara Organization for Planning the Environment v. County of Los Angeles (Newhall) (2nd Dist., Div. 6, February 27, 2003) 106 Cal.App.4th 714 [131 Cal.Rptr.2d 186].

A few days ago ago a citizen resident of the unincorporated San Mateo County on Airport Blvd. wrote to all a message that defines by actual example precisely what the above State Appellate Court ruling strongly states:

"Not sure how it figures in, but we in the Pillar Ridge community are restricted in the amount of water we use (which of course is well water). How would the Big Wave project affect us, as far as water goes? There haven't been any definitive answers to that from anyone, but it is a valid concern.

It would suck if we are still restricted, while the new complex down the road gets a large share from the same source. We really can't afford bottled water, so during summer especially, the water tastes mossy. I'm not against conservation, by any stretch, as we are in a drought. But after discussing this with some neighbors, we all agree that we would be very resentful if our sharing well water means even more restrictions for us."

Deb Wong, a resident of Moss Beach, 6 hours ago

2

http://hmbreview.com/articles/2004/02/26/news/local_news/story12.txt
(NOTE THE DATE, please!)

2004 New LCP to stimulate businesses in harbor

New LCP to stimulate businesses in harbor
By Jeanine Gore--Half Moon Bay Review
Published/Last Modified on Thursday, Feb 26, 2004 - 04:23:54 pm PST

"More business, less traffic"

According to San Mateo County, those are the two things the Mid-Coast wants most.

So, through a number of revisions to local land use policy, that's what a team of county planners aims to provide.

After a year of work, not to mention hundreds of hours listening to public input, county planners have concluded the first half of the Midcoast Local Program Update, a project which entails overhauling a set of outdated guidelines that govern development from Miramar to Montara. And they've recently released the results.

The new changes include increasing commercial space and limiting the amount of residential space near Pillar Point harbor, prohibiting residences on the Burnham Strip and providing continued funding for road improvement projects.

The following is a list of tasks seven through 12, which is the second half of the recommended changes.

Under, task 7, Mid-Coast developers will continue to be charged fees to pay for local road improvements. According to the LCP update, money collected could be used to fund improvements to Highways 1 and 92, but so far it has only been used to fund county road improvements.

Also, the report recommends studying additional shuttle service between the Mid-Coast and Bayside, which would also relieve traffic.

Task 8 aims to increase employment opportunities by protecting the amount of commercial space in and around Princeton.

According to the LCP update, the Mid-Coast is primarily a residential community, meaning it has more houses than jobs. "This housing-jobs imbalance is a key cause of traffic congestion," it said. Local job creation was seen as the solution, a way to relieve the imbalance while generating local tax revenue. Princeton and sites near Half Moon Bay Airport were discussed as possible job growth areas. The planning commission stated that the commercial classification of the harbor area and two sites on Half Moon Bay Airport should remain as they are.

Task 9 enabled planners to make changes to the Airport Overlay Zone, but they chose to delay a ruling until after the Half Moon Bay Airport Master Plan is finished. The AO zone is

a section of land lying at the end of the runway and Half Moon Bay Airport. Its development intensity is limited to three people per parcel and prohibits residential uses "to reduce safety risks from aircraft on property," according to the update.

As part of task 10, the county is recommending a bevy of new, limitations in commercially zoned areas. The goal is to ensure commercial areas are unable to be developed solely as residential space. The commission is proposing changes for each zoning district as follows:

Neighborhood commercial - There are five of these areas on the Mid-Coast, with all clustered on or around Highway 1. They allow for residential-serving businesses such as grocery stores, barbershops, hardware stores, drug stores and restaurants.

The planning commission is recommending limiting (1) residential use above the first floor with a use permit and (2) the residential floor area to that of the commercial floor area. When existing first-floor residential development is demolished or converted to commercial, it cannot be reconverted to residential space.

Coastside Commercial Recreation district - There are two of these areas on the Mid-Coast, one at Pillar Point and the other on the shoreline at Miramar. They require a use permit and allow for hosteleries, restaurants, small retail shops and residential units only above the first floor.

The recommendation is to continue to limit (1) residential use to above the first floor with a use permit and (2) the residential floor area to that of the commercial floor area.

A separate task, number 11, deals with the aims to limit residential uses in another area of the Mid-Coast, its Waterfront district.

The Waterfront district, located in Princeton, is intended to provide marine-related uses that support commercial fishing and recreational boating. The only residential use permitted is "caretaker's quarters."

And even that is going to be further limited.

According to the report, "a number of property owners desire to increase the number and size of "caretaker's quarters," however, staff expressed concern that adding more residential units may undermine the intent of the area by squeezing out preferred marine-related industrial and service areas.

The commission is recommending that caretaker's quarters be prohibited on substandard parcels, which are less than 5,000 square feet. In addition, maintain the size limit of caretaker's quarters to no more than 35 percent of a building's floor area, not to exceed 750 square feet. The planning commission will further discuss raising the limit on caretaker's quarters to between 20 and 35 percent of the number of developed parcels.

Task 12 - Limiting residential uses in Burnham Strip

The stretch of grass and wildflowers known as Burnham Strip, lying alongside Highway 1 in El Granada, is designated for low-intensity development under the Community Open Space Conservation district.

The current classification allows for uses that preserve the area as a view corridor for the town, uses which include agriculture, parks, public recreation and nurseries. But, there's one other use - single-family residences - that has upset some Mid-Coast residents. They want this use removed, and the planning commission is backing the change.

The remaining 12 tasks have not been completed. The planning commission anticipates the job will be finished by August, as it proceeds with its monthly public meetings to hear opinions on the tasks and steer the direction of the recommendations.

In addition there is one task - Mid-Coast Design Review Standards, - which is being put on the fast track to approval. The board of supervisors will hear the matter in March, 2004. The board will be presented with new guidelines restricting the height, style and appearance of new homes built on the Mid-Coast.

Copyright © Half Moon Bay Review
////////////////////////////////////

6

4/3/09 6:19 PM

RECEIVED

APR 06 2009

CALIFORNIA
COASTAL COMMISSION

TO: Ruby Pap, North Central Coast Supervisor

FROM: Larry Kay

Ruby, the following story is now current on the Half Moon Bay Review site. Would you please include it with the Agenda Packet for F5a, April 10th. along with with the involved fax I sent to your office yesterday? It shows "Big Wave" to be a top priority item with the County of San Mateo although it is unmentioned in their present LCP revision request.

But, each "prior approval" of items needed for that project is in their 2009 LCP submission to the California Coastal Commission. Just not the name of "Big Wave", however, the news report following shows the County is actually seeking this at Mavericks, thus, blocking Coastal Access with an industrial park complex.

Thank you.

Signature on File

> Signature on File

Larry Kay (209) 848-2014

Homepage » News > Breaking News

County delays EIR for Big Wave

By Greg Thomas [greg@hmbreview.com]

Published/Last Modified on Wednesday, Apr 01, 2009 - 09:04:36 am PDT

The San Mateo County Board of Supervisors authorized an extension for completion of the county's review of the Environmental Impact Report for Big Wave at a meeting Tuesday. The extension was due to the complexity of the proposed facility, board members said.

The term was extended to June 30, 2010, and the budget for the EIR increased by \$137,700 to \$342,102.

The Big Wave project is a proposed development on Airport Street that would incorporate housing for people with developmental disabilities with commercial office space.

Mike McCracken, land use attorney for Big Wave, called the resolution a "way to extend time without any meaning" at the meeting.

7