



Community Development Department

Jill Dever Ekas, AICP, Director

March 13, 2018

Mr. Steven Weed
P.O. Box 1394
Menlo Park, CA 94026

Subject: PDP-16-084, Comments on the Preliminary Application and Items needed for the formal project application for the Surf/Dunes Beach Hotel, RV Park and Campground (City Planning File PDP-2016-084, 100 Young Avenue)

Dear Mr. Weed,

Thank you for the revised preliminary application submittal. City staff reviewed the revisions. Comments are provided at a broader level related to development of a Specific Plan as well as more project specific comments to help guide the submittal of your future application.

The City understands that you are preparing a Specific Plan for the project site. A Specific Plan is a key entitlement for this proposal in so far as conceptual plans are a representation of how a Specific Plan would be implemented. Some staff and outside agency comments go beyond the Specific Plan level to provide more detail that will be needed at the project-level review.

Please note that formal application plans will be routed to a larger group of City departments and outside agencies than is typically done for a preliminary application. It is likely therefore that additional comments will be forthcoming during that stage of review (such as from State Parks and from Caltrans). Staff is available to further discuss site planning, project design and alternatives at your request within the context of the Specific Plan.

The primary focus of the early review of the project has been with respect to the intensity of the development concept and its consistency with the City's Local Coastal Program (LCP). The City circulated a biological resources assessment to outside agencies that was prepared by a consultant on your behalf. We've noted that the assessment indicated presence of wetlands and that the project layout could be modified to establish appropriate buffers, which is an LCP priority for coastal resource protection. We have also discussed visual resources having observed that the initial concept for the development, which fans out from north to south across the entire western frontage of the site, would substantially diminish broad ocean views. This is discussed further in the Planning comments which are attached.

We encourage your team to consider other approaches to the site plan to address coastal resources, visual resources, coastal access and other factors as applicable to the LCP's policies and regulations. In that any future environmental impact report (EIR) must include an alternatives analysis, it is helpful to consider a range of alternatives for the Specific Plan early in the process. The City will ultimately determine which alternatives are studied in the EIR pending community and Planning Commission input. The EIR will also include a peer review and potential reevaluation of the biological resources assessment.

As discussed previously, below is a recap of components that need to be included as part of the Specific Plan:

- Coastal Resources Protection and Restoration Plan
- Coastal Access Plan
- Visual Resources (need detailed analyses)
- Green Infrastructure Plan
- Stormwater Management Plan
- On and Off-site Utilities
- Conservation Plan (Energy, Water, etc.)
- Lighting Plan
- Noise Standards
- Purpose for the Open Space (including any restoration plans)
- Site Sections (can be as presented in the pre-application)

If you have any questions, please contact Half Moon Bay Planning Consultant Art Henriques at ahenriques@hmbcity.com or 650.726.8270. We look forward to your project submittal.

Sincerely,



Jill Dever Ekas

Community Development Director

jekas@hmbcity.com

Attachments: Comments from

Half Moon Bay Planning Division
Half Moon Bay Public Works Department
Coastside Fire Protection District
Coastside County Water District

CITY OF HALF MOON BAY

501 Main Street
Half Moon Bay, CA 94019
Phone: (650)726-8284

The Submittal / Plans are:

- ☐ APPROVED
☐ APPROVED WITH CONDITIONS
☒ NOT APPROVED – SEE COMMENTS
☐ OTHER

COPY:

- ☒ Applicant's
☒ Building Dept.
☒ P.W. / Engineering
☐ Other

PUBLIC WORKS / ENGINEERING PLAN CHECK**PROPERTY ADDRESS:**

Surf Beach Conference Center and RV Park- 1st Planning
Application Review- PDP-16-084

PROJECT DESCRIPTION:

New Conference Center and RV Park

DATE:

Feb 7, 2018

The following comments should to be reflected on the Planning Application Plans:

1. GENERAL- Show all planned improvements, including civil and site improvements.
2. Show pedestrian and bicycle connections to adjacent and nearby trails and paths, both along Highway 1 and to the west.
3. Show grading, storm flow directions, and storm drainage systems. Storm drainage improvements shall be in conformance with San Mateo County C.3 Stormwater Technical Guidance Manual.
4. Indicate surface treatments (pavements, etc) for all improved site areas
5. Show utility services. Electric, telecommunication, and cable and utility service to the property shall be through underground service connections only. No overhead utilities are allowed. Show locations of all utility service connections: sanitary sewer, storm drain (if applicable), water (domestic and fire), cable television, telephone, electrical, and gas.
6. Fire truck access routing is not clear on plans.
7. Knowing Avenue at the north boundary is a City "paper street", but it appears on sheet A2.03 that it is proposed to be used for circulation or access. Use of this public right of way would have to be with City's permission.
8. Sheet A2.03 is cut off on the west edge (bottom of sheet) so circulation there is not clear.
9. It appears that access lanes within the RV park are too tight to allow fire and even RV turns.
10. What is proposed for improvements to Young Avenue? City street standards should be included with two lanes for traffic, turn lanes as necessary and bike lanes and sidewalks.
11. Indicate locations for trash facilities, RV dump stations.
12. Indicate the location of the RV Park driveways on Sheet A2.02 so that we can review coordination/placement compared to driveway for the conference center.
13. Show the existing State Beach kiosk and gate at the west end of Young Avenue.
14. It's not clear if the parking garage access is from a new driveway south of Young Avenue or via Young Avenue. Caltrans would likely not permit a new driveway connection near the garage, but instead would require vehicles access at the Young Ave/Hwy 1 intersection.

Review by Russ Moore, DPW/Engineering
Feb 7, 2018



COASTSIDE FIRE PROTECTION DISTRICT

1191 MAIN STREET ■ HALF MOON BAY, CA 94019

TELEPHONE (650) 726-5213
FAX (650) 726-0132

January 29, 2018

Mr. Steven Weed
PO Box 1394
Menlo Park, CA 94026

Dear Applicant,

After reviewing the planning application for a proposed hotel, RV park and campground at 100 Young Avenue, Assessor's Parcel Number 048-140-100/048-140-080/048-140-140/048-140-150/048-140-070/048-140-120 south of Young Avenue and all 200 lots of the unimproved Surf Beach Dunes subdivision north of Young Avenue, 048-134-090 through 048-156-280 in Half Moon Bay (City of HMB File Number: PDP-16-084) I offer the following comments/conditions, which will be applied to this project:

Your building plans have been reviewed with the following comments.

1. Fire Hydrant. Approved fire hydrants (Clow960) must be located within 400 feet of all portions of the building measured by way of drivable access from the proposed project. The hydrant must have a minimum flow of 1500 gpm at 20 psi. Fire flow required at time of issuance of permit.
2. Automatic Fire Sprinkler System for Hotel will be required and must have an NFPA 13R classification or higher.
3. Club House Fire Sprinklers requires a minimum NFPA 13 light hazard.
4. Building shall meet Section 503.1.1 and 503.1.2 of the 2013 CFC for building access including RV Park. Show this on plans.
5. Emergency building access required. The project requires the installation of a Knox Box. Contact Coastside Fire District for an application at 726-5213 Add this to fire notes.
6. Address numbers shall be conspicuously posted and visible from the street. The numbers/letters shall be 6 inches in height with a minimum $\frac{3}{4}$ stroke of a color which is contrasting with background and be illuminated add this to fire notes.
7. Fire Alarm systems that meet the 2013 NFPA 72 will be required.
8. Occupancy Load Signs required in Club House.

9. Fire extinguishers with a 2A10BC required every 75 feet of travel. Add this to plans
10. Exits shall meet the Section 10 of the 2013 CFC.
11. A Certificate of Completion for Fire Sprinkler System requirement at final. Add to plans
12. A Certificate of Completion for Fire Alarm required at final. Add to plans
13. A Certificate of Completion for Underground required at final. Add to plans
14. All doors in corridors shall have a $\frac{3}{4}$ fire rated door & jamb with closer and smoke gasket.
15. Provide penetration protection in all membranes through fire rated assemblies
16. This project will require the formation of a Community Facilities District. This process takes a minimum of three months to complete and is required before final.

Our review is not construed as encompassing the structural integrity of the facility nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests.

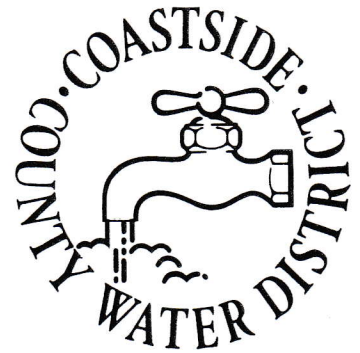
If you have any questions regarding the above conditions, please call the administration office during normal working hours.

Respectfully,
John Riddell
Deputy Fire Marshal
Coastside Fire Protection District – CAL FIRE

cc: Art Henriques, Project Manager/ City of Half Moon Bay
File

January 16, 2018

City of Half Moon Bay
Planning Division
Attn: Mr. Art Henriques, Project Manager
501 Main Street
Half Moon Bay, CA 94019



Re: Comments for PDP-16-084 | Surf Beach Development | Young Ave., Half Moon Bay
Numerous Assessor Parcel Numbers

Dear Mr. Henriques:

Please share this letter with the applicant.

The project is required to comply with Coastside County Water District's (District) regulations. District staff performs inspections to verify compliance with all district regulations during and after construction. **There is not enough detail provided in the submitted documents for the District to specify how domestic, landscape and fire water services will be constructed to serve this project.**

To obtain water service for this project, the applicant must submit complete information regarding the development to the District. Terms of the District's approval of the project will be incorporated into a Water Service Agreement between the applicant and the District.

A full set of plans and drawings for the project, including a full set of approved fire plans, must be submitted to the District for review and approval regarding building permits. The Water Service Agreement is a related but separate process from the building permit review and approval.

This letter provides comments only and does not constitute an approval for this proposed development by Coastside County Water District.

Regards,

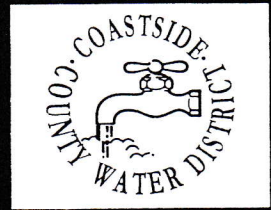
A handwritten signature in dark ink, which appears to read "Cathleen Brennan", is written over a horizontal line.

Cathleen Brennan
Water Resources Analyst
(650) 276-0861 | cbrennan@coastsidewater.org

Encl: Fact Sheet Construction Plan Review for Water and Fire Service

Fact Sheet

Construction Plan Review Water Service



Coastside County Water District

Coastside County Water District's (District) jurisdiction covers the City of Half Moon Bay and the unincorporated areas of Miramar, El Granada and Princeton. The District's jurisdiction also includes unincorporated areas along Highway 92 between Main Street and Pilarcitos Creek Road. The planning authorities within the District's jurisdiction are the County of San Mateo and the City of Half Moon Bay.

Before a building permit is issued, the District must review construction plans to verify that the project complies with District regulations. The District will not begin its review of your project until all required submittals have been received. Once all submittals have been received by the District and there are no clarifications or corrections required, it takes a minimum of two weeks to process your plans.

Required Submittals

- ✓ A complete printed set of the most current building plans, as required and approved by the planning authority.
Electronic copies will not be accepted:
 - Architectural Drawings •Civil Drawings •Irrigation Drawings •Landscape Drawings
 - Mechanical Drawings •Plumbing Drawings •Structural Drawings •Fire Sprinkler Drawings
- ✓ Application for Fire Service Installation – residential and commercial
- ✓ Fixture Unit Form (water demand worksheet) – residential (private) and commercial (public)
- ✓ Indoor Water Use Efficiency Ordinance Checklist
- ✓ Letter from Coastside Fire Protection District describing fire flow and pressure requirements
- ✓ Other submittals, as required:
 - Assignment of water rights (three page transfer document)
 - Copy of recorded grant deed
 - Declaration of intention for use of well
 - Letter of authorization from property owner, if someone other than property owner is authorized to sign for submittals. The assignment of water rights is excluded from this authorization because it must be signed by the property owner.

District forms available online at: <http://www.coastsidewater.org/forms.html>

Coastside County Water District
766 Main Street | Half Moon Bay CA 94019
www.coastsidewater.org | (650) 726-4405

Pipeline Extensions and Upgrades of the Water Distribution System

If your project requires an extension or upgrade to the existing water distribution system infrastructure, you are required to contact the District during the planning phase of your project. It takes a minimum of six months to review a pipeline extension project. You will be provided with the District's requirements, which will include a water service agreement, before the District will review building plans.

Approved Contractors

Any work that involves the District's distribution system infrastructure requires a properly licensed contractor with a valid "A" or "C34" license. A list of contractors is available from the District upon request. An inspection by District staff is required prior to backfilling the water service connection, pipeline extension, pipeline upgrade or fire hydrant installation.

Final Inspection

A final inspection is required by the District, after the project is complete and before occupancy.

Charges and Fees

The District charges the applicant for the plan review, inspections, water meters, and installation. A cost estimate will be provided to the applicant with the plan approval documents. The cost estimate must be paid before the installation of the meter(s). If the actual costs are more than the estimate, the applicant will be billed for the outstanding balance after the final inspection.

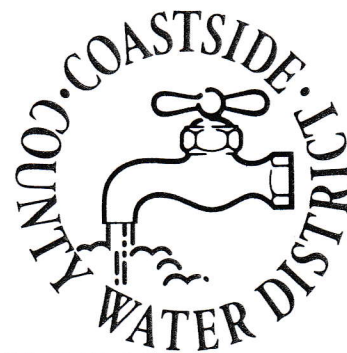
Backflow Requirement

If the project is required to have a backflow device, the water service will not be turned on or activated until an approved backflow device is installed and certified. The certification must be received by the District and be completed by a certified backflow tester. A list of approved certified backflow testers is available from the District upon request.

Facts To Consider When Planning Your Project

- *Water services shall not be in the same trench as other utilities.*
- *If fire service is required, each parcel must have its own fire service connection.*
- *Each parcel must have its own water capacity and water service connection.*
- *The fire service connection is separate from the domestic water service connection.*
- *Be sure to show the location of the fire service connection, domestic water service connection and irrigation water service connection on the civil and landscape drawings.*
- *Remember that all water services (meters) and fire hydrants must be accessible at all times to District staff.*

January 11, 2018



RE: Request for Review of Planning Permit Application (PDP-16-084)
Notification of Uninstalled Water Service Connections
Multiple - Assessor Parcel Number (APN's) 048-140-070; 048-140-080; 048-140-100; 048-140-120; 048-140-140; 048-140-150
Including all 200 Lots North of Young Avenue (048-134-090 to 048-156-280)
Young Avenue, Half Moon Bay

To whom it may concern:

The Coastside County Water District records confirm that there are the following installed and uninstalled Non-Priority water service connections assigned to the following:

APN 048-140-120	Five (5) 5/8" (20 gpm) uninstalled water service connections One (1) 5/8" (20 gpm) installed water service connection (approx. 2007)
APN 048-140-070	One (1) 5/8" (20 gpm) installed water service connection (approx. 2008)
APN 048-140-080	One (1) 5/8" (20 gpm) installed water service connection (approx. 1979)
APN 048-134-210	Five (5) - 5/8" (20 gpm) uninstalled water service connections
APN 048-137-320	Six (6) - 5/8" (20 gpm) uninstalled water service connections
APN 048-153-280	Two (2) - 5/8" (20 gpm) uninstalled water service connections
APN 048-153-240	One (1) - 5/8" (20 gpm) uninstalled water service connection

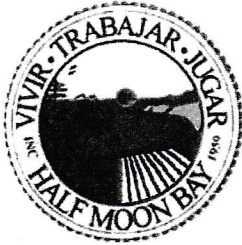
This letter does not represent an approval for any proposed development or project by Coastside County Water District.

Before issuance of a building permit, the District will need to evaluate a complete set of building plans to determine if the water service capacity available is adequate for this development and complies with all District regulations.

Sincerely,

A handwritten signature in black ink, appearing to read "Gina Brazil".

Gina Brazil
Office Manager



Community Development Department
Jill Dever Ekas, AICP, Director

December 21, 2017

Mr. Steven Weed
P.O. Box 1394
Menlo Park, CA 94026

Subject: PDP-16-084, Outside Agency comments on the Biological Resource Evaluation for the Surf _Dunes Beach Hotel, RV Park and Campground preliminary application (City Planning File PDP-2016-084, 100 Young Avenue)

Dear Mr. Weed,

The City has completed the review period for outside agencies to comment on the Biological Resources Evaluation (BRE) for your project. We received a comment letter from the US Army Corps of Engineers of which you have received a copy. The City also received email comments December 15 from Patrick Foster with the California Coastal Commission (CCC) Staff. CCC Staff were able to conduct a site visit on December 14 with their biologist. They do not have any substantial comments at this time so will not be submitting a formal letter. Overall, they report that the biological report (and wetland delineations within) appeared accurate. The email notes that the CCC Staff concur with the BRE's recommendation for additional hydrological monitoring of the .27 acre of potential CCC/LCP wetlands during the 2017/2018 wet season and look forward to the supplemental report providing a final assessment. Their email closed noting that they anticipate offering further comments on project design as plans are developed and that ongoing coordination is appreciated given that the project is within their appeals area.

City Staff would like to meet with you to further discuss site planning and project alternatives at the beginning of the year. January 3 would work for us either in the morning or early afternoon. Please let us know if that date works for you.

If you have any questions, please contact Half Moon Bay Planning Consultant Art Henriques. We look forward to meeting with you again on this project.

Sincerely,

Jill Dever Ekas
Community Development Director
jekas@hmbcity.com

From: Foster, Patrick@Coastal

Sent: Friday, December 15, 2017 3:15 PM

To: Art Henriques

Cc: Jill Ekas

Subject: RE: HMB Hyatt House Biological Resource Assessment - checking on the timeline for CCC comments

Hi Art,

I was able to conduct a site visit yesterday with our biologist. We do not have any substantial comments at this time so will not be submitting a formal letter. Overall, the biological reports (and wetland delineations within) appeared accurate. The Hyatt Place project site is constrained by wetland buffers, and we recommend the project be designed to avoid development in the buffers if possible. For the Surf Dunes project we concur with the BRE's recommendation for additional hydrological monitoring of the .27 acre of potential CCC/LCP wetlands during the 2017/2018 wet season and look forward to the supplemental report providing a final assessment.

We anticipate offering further comments on project design as plans are developed. Ongoing coordination is appreciated given both projects lie within our appeals area.

Thank you,
Patrick

Patrick Foster

Coastal Planner

North Central Coast District

California Coastal Commission

45 Fremont Street, Suite 2000

San Francisco, CA 94105

(415) 904-5267

patrick.foster@coastal.ca.gov

www.coastal.ca.gov