

The Build Our School Now Initiative

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

The HMB City Attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

“The Build Our School Now Initiative”

"The initiative proposes to amend the Wavecrest Village Draft Specific Plan and City of Half Moon Bay Land Use Plan to change the location where a new middle school and new school facilities may be constructed. The Wavecrest Draft Specific Plan, approved by the City and currently under submission to the California Coastal Commission, includes a middle school that would be located in the Wavecrest Village. The initiative proposes to eliminate references in the Wavecrest Village Draft Specific Plan to the middle school. In addition, the initiative would add a new Chapter 11 to the Local Coastal Land Use Plan entitled "Centrally Located Downtown Core." Chapter 11 would add two new, specific policies to the Local Coastal Land Use Plan that would prohibit the construction of any new school of school facility west of Highway 1, and permit construction of any new middle school in the centrally located downtown core of the City.

"The text of the proposed Local Coastal Land Use Plan amendment and the Findings and Purpose sections of the initiative explain that a vital civic goal for Half Moon Bay is to have a pedestrian-friendly, centrally located downtown core. The initiative states that a centrally located downtown core limits traffic congestion, reduces pollution, encourages foot traffic and supports the integration of services and the community. The initiative points out that maintaining a pedestrian-friendly downtown core will also preserve the natural beauty of the City, safeguard public views, sensitive habitat, wetlands, streams and other coastal resources upon which the City's visitor service economy depends. The initiative says that an important part of the pedestrian-friendly downtown core includes the Cunha Middle School and its students. The initiative explains that the school and its students contribute to and benefit from interaction with the community that results from the school's downtown location."

To the Honorable City Council of Half Moon Bay: We, the signers of this petition, registered and qualified voters and residents of the City of Half Moon Bay, hereby propose an ordinance as set forth herein below and request that the proposed ordinance be submitted to the vote of the people at the earliest regular or special election for which the petition qualifies pursuant to the California Elections Code and other applicable laws. The text of the ordinance, including text set forth in exhibits, with related maps, figures, and tables included therewith, are set forth below and on the subsequent pages:

Section 1. Title 2

Section 2. Findings and Declarations 2

Section 3. Purpose and Intent 2

Section 4. The City of Half Moon Bay Local Coastal Land Use Plan..... 3

Section 5. The Wavecrest Village Draft Specific Plan..... 3

 (a) Chapter 1 (Introduction), Section 4 (Project Overview)..... 3

 (b) Chapter 1 (Introduction), Section 6 (Land Uses)..... 4

 (c) Chapter 1 (Introduction), Section 7 (Circulation) 4

 (d) Chapter 2 (Community Design), A.1 Land Use Policies..... 5

 (e) Chapter 2 (Community Design), Land Use Areas 5

 (f) Chapter 2 (Community Design), Land Use Statistics Table 5

 (g) Chapter 2 (Community Design), Community Serving section 6

 (h) Chapter 2 (Community Design), Figure 14 (Community Serving Uses)..... 6

 (i) Chapter 3 (Circulation), Circulation System..... 6

 (j) Chapter 4 (Infrastructure and Public Facilities), Water Demand Chart..... 7

 (k) Chapter 4 (Infrastructure and Public Facilities), Objective C.2 7

 (l) Chapter 5 (Parks and Open Space System), View Corridor..... 8

 (m) Chapter 5 (Parks and Open Space System), Park Facilities 8

 (n) Chapter 6 (Implementation-Permitting and Financing), Permitting and Processing..... 8

 (o) Chapter 7 (Zoning, Development Standards and Guidelines), Public (PUD-P) Public buildings or facilities 8

 (p) Chapter 7 (Zoning, Development Standards and Guidelines), Middle School Design Guidelines 8

 (q) Appendix A, Wavecrest Village Draft Specific Plan, Proposed Development Conditions (d) 9

Section 6. Severability 9

Exhibit A 10

Section 1. Title. This measure shall be known and may be cited as "The Build Our School Now Initiative."

Section 2. Findings and Declarations. The people of the city of Half Moon Bay hereby find and declare:

- (a) A vital civic goal for Half Moon Bay is to have a pedestrian-friendly, centrally located downtown core, thereby limiting traffic congestion, reducing automobile emissions and other pollution, and enhancing the community's overall quality of life.
- (b) Maintenance of a pedestrian-friendly, centrally located downtown core will preserve the natural beauty of Half Moon Bay's landscape and safeguard public views, sensitive habitat, wetlands, streams and other coastal resources for future generations.
- (c) An important part of the pedestrian-friendly, centrally located downtown core includes Cunha Middle School and its students -- who contribute to and benefit from our town's character through daily interaction with the community.
- (d) A large number of children from all economic levels are within easy walking distance of the Cunha Middle School, which is also located conveniently for working and commuting parents from neighboring unincorporated areas within the school district.
- (e) Students attending Cunha Middle School have ready access to downtown doctors, dentists and other health care providers, the Adcock Community Center, library, playing fields and tennis courts, the skateboard park, markets and cafes, churches, a police station and the whole downtown Half Moon Bay community.
- (f) Any new school or new school facility should not be constructed west of Highway 1 because students benefit from interaction with community members, parents benefit from convenience and easy access, senior citizens benefit from walking-distance proximity, and businesses benefit from downtown vitalization.
- (g) Any new school or new school facility should not be constructed west of Highway 1 in order to prevent further urban sprawl, preserve the coastal resources on which our visitor service economy depends and protect our children from further exposure to heavy traffic.

Section 3. Purpose and Intent. The people of the city of Half Moon Bay declare their purpose and intent in enacting this measure is as follows:

- (a) To have a pedestrian-friendly, centrally located downtown core which thereby limits traffic congestion, reduces automobile emissions and other pollution, and enhances the community's overall quality of life.
- (b) To have a pedestrian-friendly, centrally located downtown core which preserves the natural beauty of Half Moon Bay's landscape and safeguards public views, sensitive habitat, wetlands, streams and other coastal resources for future generations.
- (c) To recognize that an important part of the pedestrian-friendly, centrally located downtown core includes the Cunha Middle School and its students -- who contribute to and benefit from our town's character through daily interaction with the community.
- (d) To continue to allow a large number of children from all economic levels to be within easy walking distance of the Cunha Middle School, which is also located conveniently for working and commuting parents from unincorporated areas within the school district.
- (e) To have a pedestrian-friendly, centrally located downtown core that fosters multiple-use and easy interchange between students attending Cunha Middle School and downtown doctors, dentists and other health care providers, the Adcock Community Center, library, playing fields and tennis courts, the skateboard park, markets and cafes, churches, the police station and the whole downtown Half Moon Bay community.
- (f) To require that any new school or new school facility should not be constructed west of Highway 1 because students benefit from interaction with community members, parents benefit from convenience and easy access, senior citizens benefit from walking-distance proximity, and businesses benefit from downtown vitalization.

The Build Our School Now Initiative

(g) To prohibit the construction of any new school or new school facility located west of Highway 1 in order to prevent further urban sprawl, preserve the coastal resources on which our visitor service economy depends and protect our children from further exposure to heavy traffic.

Section 4. The City of Half Moon Bay Local Coastal Land Use Plan is hereby amended to add a new Chapter 11 to read as follows:

CHAPTER 11

CENTRALLY LOCATED DOWNTOWN CORE

11.1 Background

A vital civic goal for Half Moon Bay is to have a pedestrian-friendly, centrally located downtown core, thereby limiting traffic congestion, reducing automobile emissions and other pollution, encouraging foot traffic and the integration of services and community. Maintenance of a pedestrian-friendly, centrally located downtown core will preserve the natural beauty of Half Moon Bay's landscape for future generations and safeguard public views, sensitive habitat, wetlands, streams and other coastal resources on which our visitor service economy depends from further urban sprawl. An important part of the pedestrian-friendly, centrally located downtown core includes the Cunha Middle School and its students -- who contribute to and benefit from our town's character through daily interaction with the community.

11.2

GENERAL POLICIES

Policy 11-2-1:

The City recognizes that the existence of a pedestrian-friendly, centrally located downtown core is an essential element of preserving the health and welfare of all the residents of Half Moon Bay.

Policy 11-2-2:

The City recognizes that a pedestrian-friendly, centrally located downtown core will limit traffic congestion, discourage urban sprawl, foster economic vitality, reduce automobile emissions and other pollution, and enhance the community's overall quality of life.

Policy 11-2-3:

The City recognizes that an important part of the pedestrian-friendly, centrally located downtown core includes the Cunha Middle School and its students -- who contribute to and benefit from our town's character through daily interaction with the community. A large number of children from all economic levels are within easy walking distance of the Cunha Middle School, which is also located conveniently for working and commuting parents in neighboring unincorporated areas within the school district.

Policy 11-2-4:

The City recognizes that students attending Cunha Middle School have ready access to downtown doctors, dentists and other health care providers, the Adcock Community Center, library, playing fields and tennis courts, the skateboard park, markets and cafes, churches and a police station.

11.3

SPECIFIC POLICIES

Policy 11-3-1:

The City will permit construction of any new middle school in the pedestrian-friendly, centrally located downtown core because it best serves students, parents and all residents of Half Moon Bay.

Policy 11-3-2:

The City will not permit the construction of any new school or new school facility west of Highway 1 in order to protect our coastal resources and to protect our children. For purposes of this section, this policy shall not prohibit improvements, renovations or expansion of any school or school facility already in existence as of the date this policy is adopted.

Section 5. The Wavecrest Village Draft Specific Plan is hereby amended as follows:

(a) Chapter 1 (Introduction), Section 4 (Project Overview), is hereby amended to read as follows:

4. Project Overview

Wavecrest Village is envisioned as a pedestrian-oriented, mixed-use community that integrates coastal and urban environments, resulting in a development that is attractive to live in, work in, and visit (Figure 5). The community is located in a setting buffered by the coastal range to the east and Pacific Ocean to the west. A centrally located view corridor and open space system links Wavecrest Village with the bluffs overlooking the Pacific Ocean. The view corridor functions as the central organizing element of Wavecrest Village. An interconnected circulation system provides motorists, bicycle riders, and pedestrians with the opportunity to move conveniently and safely throughout the Plan Area's two residential neighborhoods, shopping and employment area, ~~school~~, and extensive open space areas.

Improvements made to the intersection of Main Street and Highway 1, including signalization and streetscape amenities, and the addition of a landmark building, will establish Wavecrest Village as a southern gateway to downtown Half Moon Bay. The new development will anchor the southern terminus of Main Street and provide a strong linear connection between downtown and Wavecrest Village.

The Build Our School Now Initiative

In keeping with the character of the surrounding coastal landscape, Wavecrest Village will be buffered from Highway 1 by a linear natural landscape area composed of native grasses, shrubs, and clusters of trees. This naturalistic landscape will extend through the site, within the view corridor, to the coastal bluffs. The view corridor will include benches and paths leading from Highway 1 and the mixed-use area to the ocean and surrounding neighborhoods.

The center of activity at Wavecrest Village will be where the view corridor and mixed-use area meet. The mixed-use area will contain a variety of uses, including neighborhood and tourist oriented shops and services, as well as employment opportunities. The pedestrian realm including plaza, walks, and arcades along Main Street, will serve as the transition area between the urban and coastal landscapes.

Residents of Wavecrest Village will live in one of two neighborhoods, each featuring narrow pedestrian-friendly streets, small neighborhood greens, and convenient access to Wavecrest Village's other land uses via an interconnected street and path system. One neighborhood will be located in the north one-third of the Plan Area, and will provide visual and physical access to the tree-lined bluff area. Low density single-family homes will be developed in this area. The second neighborhood will be located in the southern one-third of the Plan Area and will include a mix of low and medium density single-family homes. The southern neighborhood includes a protected riparian corridor that will be visible from public and private locations.

~~A prominent component of Wavecrest Village will be the centrally located 25-acre middle school. This public school, which is under the jurisdiction of the Cabrillo School District, will serve approximately 1,150 students in grade levels six through eight. In addition, a 24,000 square foot Boys and Girls Club will be located on a three-acre site across Wavecrest Road. from the middle school.~~

(b) Chapter 1 (Introduction), Section 6 (Land Uses), is hereby amended to read as follows:

6. Land Uses

Wavecrest Village is a mixed-use community that includes carefully integrated open space, residential, commercial, civic, and public areas. The following is a brief description of each:

Open Space and Park System. The Open Space and Park system will include approximately 77 acres of passive and active public recreational opportunities in a combination of urban and naturalistic settings, and include: view corridor; publicly accessible coastal bluff area; riparian corridor; sports fields; community gardens; neighborhood greens; and pedestrian/bicycle path systems. Each of these open space areas, except the neighborhood greens and portions of the view corridor, will be dedicated to the City of Half Moon Bay. The non-dedicated areas will be privately owned and maintained open space areas.

Residential Neighborhoods. The project's residential neighborhoods will accommodate a range of households and incomes, including market rate, and senior and affordable housing types. Residential neighborhoods will be developed in the northern and southern portions of the Plan Area. Densities will range from 3-7 dwelling units per acres, and will include a total of 271 residences. Within the total number of homes there are 225 market rate Villa (6,500 sf) and Estate lots (8,500 sf); and 46 medium density affordable units.

Mixed-use Area. The 18-acres mixed-use area, located at the southwest corner of the intersection of Highway 1 and Main Street, will focus on visitor serving business, but will also include neighborhood serving shops and offices, as well as employment uses. This area will serve as a commercial anchor and the terminus of Main Street. The mixed-use area's character will be defined by styles and materials that reflect its coastal setting and simple architectural details.

~~**Public Uses.** A 25-acre middle school will be located near the center of Wavecrest Village. It will be accessible by students from surrounding neighborhoods by sidewalks and paths and will also have bonus loading facilities. It will accommodate up to 1,150 students in grades six through eight. A Boys and Girls Club will also be developed within the 25-acre site. A 3-acre corporation yard, dedicated to the City of Half Moon Bay, will be developed along Wavecrest Road.~~

(c) Chapter 1 (Introduction), Section 7 (Circulation), is hereby amended to read as follows:

7. Circulation

Primary automobile access into the Plan Area will occur at the intersection of Highway 1 and Main Street. This three-way intersection will be expanded to a four-way signalized intersection extending Main Street into the Plan Area, providing access to the mixed-use area, coastal bluff trailhead, ~~middle school~~ and residential neighborhoods.

Secondary automobile access to the Plan Area will occur at Wavecrest Road, an existing local street connecting the Plan Area with Highway 1, that will be improved to accommodate projected traffic flows. Curb cuts will be provided where necessary to provide access to homes and businesses that currently line the south side of Wavecrest Road. Wavecrest Road will have two travel lanes, on-street parking, and be lined with sidewalks and street trees. It will provide access to the mixed-use center, ball fields and southern residential neighborhoods.

"A" Street will connect Main Street and Wavecrest Road, linking the south and north neighborhoods. The east side of "A" Street will abut the mixed-use area ~~and the west will front the middle school~~. This two-lane road will be tree lined and have sidewalks and parking along both sides. Local streets will provide access into and through the neighborhoods. All local streets will be privately owned and maintained; however, residential neighborhoods will not be gated.

The streets within the Plan area are designed to be pedestrian and bicycle friendly. The streets will be lined with sidewalks separated from the curbs, and an area-wide path system will be developed. Traffic calming divides at major intersections and at neighborhood and district entries will be installed, and all collector streets will have Class III bike facilities. The non-motorized circulation system will include trails and paths connecting the Plan Area to Arleta Park.

The Build Our School Now Initiative

(d) Chapter 2 (Community Design), A.1 Land Use Policies, is hereby amended to read as follows:

Objective A.1. Provide a balanced, mixed-use development pattern that provides a diversity of residential choices, goods and services, and employment opportunities, utilizing open space areas and parks as community organizing and defining elements.

A.1 Land Use Policies

- A.1.a Create a permanent view corridor between Highway 1 and the Pacific Ocean as an open space area, protecting scenic quality and establishing character for the community, visitors, and citizens of Half Moon Bay.
- A.1.b Organize land uses around the community open space system.
- A.1.c Neighborhoods should be pedestrian scaled and walkable, with convenient access to community parks, open spaces, shopping, and work areas.
- A.1.d Allow for a combination of neighborhood and visitor serving businesses, as well as employment opportunities within the mixed-use area.
- A.1.e No development shall occur within a 1000 foot bluff setback area, and existing cypress and eucalyptus windows shall not be disturbed; however, coastal bluff trails shall be constructed and dedicated to the City of Half Moon Bay. Storm water detention and wetland mitigation areas may be developed in bluff setback area.
- A.1.f The riparian corridor shall not be disturbed and will be treat as a protected passive open space amenity.
- A.1.g The mixed-use area shall function as a community landmark, and as the southern terminus of Main Street, contributing to the definition of the city's southern gateway.
- A.1.h A 6 acres centrally located community garden shall be provided.
- ~~A.1.i A 25 acre site shall be provided for the development of a public middle school~~
- A.1.ji A 3 acre site shall be provided for a Boys and Girls Club.
- A.1.kj A 10 acre site shall be provided for community sports field.
- A.1.lk Neighborhood parks and open space shall be owned and maintained by a Home Owner's Association.
- A.1.ml The total number of market rate residential dwelling units shall not exceed 225, and the number of affordable dwelling units shall not exceed 46.
-

(e) Chapter 2 (Community Design), Land Use Areas, is hereby amended to read as follows:

Land Use Areas. Wavecrest Village includes several land use areas, as shown on the Land Use Diagram, Figure10. The land use areas include: parks and open space areas; mixed-use area; residential areas; and public areas. These uses are assembled in a manner that responds to the site's natural features, as well as the underlying design principle of creating a community that integrates the coastal and urban landscapes, and is walkable. Standards and Design Guidelines for each land use area are presented in Chapter 7 of this Plan.

- **Parks and Open Space Areas.** Parks and Open Space areas provide for three types of uses within the Plan Area: active recreational areas; passive recreational areas; and community defining aesthetic amenities. These areas will not only enhance the lifestyle of Wavecrest Village residents, but also provide community definition. The specific characteristics of these areas are discussed in greater detail in the Parks and Open Space Chapter of this Plan.
- **Mixed-use Area.** The mixed-use area contains a combination of neighborhood and visitor serving uses: a neighborhood market, retail shops, and professional offices.
- **Residential Areas.** The two residential areas provide a mix of housing types: senior and affordable housing; and standard lot single-family houses. This mix of housing types will meet a variety of housing needs.
- **Public Areas.** ~~A 25-acre middle school and~~ A 3-acre Boys and Girls Club will be developed.

(f) Chapter 2 (Community Design), Land Use Statistics Table, is hereby amended to read as follows:

The Wavecrest Village Specific Plan Land Use Statistics Table establishes the area and density of land uses illustrated in the Land Use Diagram. All development projects shall be consistent with the densities established below. Approximately 10 acres, not shown below, would be developed with collector streets and landscaped buffer areas.

Land Use	SP Density	Acreage	Dwelling Units
Residential			
LDR Low Density Residential	3-5 du/ac	68.0 Ac.	225
MDR Med. Density Residential	5-7 du/ac	7.81 Ac.	46

The Build Our School Now Initiative

Commercial			
MUMixed-use area	.25-.30 FAR	16.8 Ac.	SF
Public			
P School		25.0 Ac.	N/A
P Boys and Girls Club		3.0 Ac.	N/A
Parks/Open Space			
P/OS Community Garden		6.0 Ac.	N/A
P/OS Ball Park		10.0 Ac.	N/A
P/OS Coastal Bluff		48.4 Ac.	N/A
P/OS View Corridor		4.6* Ac.	N/A
Pvt Neighborhood Park			N/A
P/OS Riparian Corridor		8.0 Ac.	N/A
Rightofway; landscape buffer		9.89 Ac.	
Total		207.5 Ac.	

*Does not include community garden or coastal bluff area.

(g) Chapter 2 (Community Design), Community Serving section, is hereby amended to read as follows:

Community Serving. Wavecrest Village will include the introduction of a new ~~25-acre middle school~~, 3-acre Boys and Girls Club, and a 6-acre community garden, as shown in Figure 14.

~~**Middle School and Boys and Girls Club.** The middle school, to be developed by the Cabrillo Unified School District, will accommodate up to 1,150 sixth through eighth grade students. Buildings will be developed on the eastern portion and sportsfields on the western portion of the site. The 25-acre site will be developed with up to 75,000 square feet of buildings and 25,000 square feet of covered walkways. Automobile access and egress will be located along "A" Street. Approximately 79 staff and 66 visitor parking spaces will be provided. The site will include two baseball diamonds, two multi-purpose fields, a track/football field, and several hardcourts. A 24,000-square-foot Boys and Girls Club building will be located on a 3-acre site on the south side of Wavecrest Road. The Club will provide a location for programs and activities for youth, families, groups, agencies, and organizations.~~

Community Garden. A 6-acre community garden will be developed near the central portion of the view corridor, ~~adjacent to the middle school~~, as shown in Figure 14. This centrally located garden will be dedicated to the City and available for public use. It will offer individual small plots of land to grow fruits, vegetables, or flowers. Because it will be located within the view corridor and will be a highly visible site, the previously described maintained natural landscape treatment will be implemented where the garden is adjacent to public streets.

No structure on the site, such as storage lockers for gardening equipment, may exceed 42" in height. Parking for the garden will be along its western boundary, in a lot shared by the sportsfields, ~~middle school~~ and coastal bluff staging area.

(h) Chapter 2 (Community Design), Figure 14 (Community Serving Uses), is hereby amended and attached hereto as Exhibit A:

(i) Chapter 3 (Circulation), Circulation System, is hereby amended to read as follows:

Circulation System. Wavecrest Village is comprised of a network of collector streets and local residential streets, designed to accommodate automobiles, bicyclists and pedestrians. The system is designed to establish Wavecrest Village as a walkable community, as shown on the Circulation Diagram, Figure 15. The streets will accommodate the traffic of Wavecrest Village's residents, visitors coming to the mixed-use area, ~~school buses and others driving to the middle school~~, and community members coming into the area to use its ball fields or coastal access areas.

Street System Hierarchy. The streets within the Plan Area are organized following a hierarchical pattern. Descriptions of the streets are provided below, and shown in Figures 16-18.

Street Classification	Street Right-of-Way	Figure Reference
Entry Drive	Varies	16
Wavecrest Road Collector	70 feet	17
Collector Street	74 feet	17
Residential Street (Type 1)	54 feet	18
Residential Street (Type 2)	48 feet	18

- **Entry Drive/Main Street.** Main Street is functionally similar to a collector street, and serves as the primary entrance into the community. It establishes a westward extension across Highway 1 of Main Street, and will include the installation of a four-way signalized intersection at Highway 1. Main Street will be configured as a couplet, with one westbound through lane consisting of a 14 foot wide travel way and 12 foot wide left and right turn only lanes, as shown in Figure 16. East bound traffic will follow a 14 foot wide travel lane, lined on one side with diagonal parking, and 12 foot left and right turn only lanes. The western extension of Main Street beyond "A" Street to the coastal bluff will

The Build Our School Now Initiative

use the Type 2 local street cross section, described below. Main Street will not only serve as an inviting gateway into the Plan Area, but it will have a strong physical and visual connection with the mixed-use area and coastal bluffs beyond.

- Collector streets provide the connection between local residential streets and Highway 1. They are designed to accommodate a larger volume of traffic than local residential streets. Wavcrest Road will be redeveloped as a collector street and will have a 70 foot wide right-of-way. The road will include two 14 foot travel lanes, 9 foot parking lanes, and tree lined sidewalks on each side, as shown on Figure 17.

"A" Street will also be a collector street with a 74 foot right-of-way. It will have two 14 foot travel lanes, and 8 foot parking lanes on each side. The west side adjacent to the middle school will be separated from the street by a 5 foot wide planter strip, and lined with a 10 foot wide sidewalk. The east side, adjacent to the mixed-use center will have two different edge treatments. In areas where commercial development is built close to the street, a 15 foot wide sidewalk with "cut-in" tree wells will be installed, as shown on Figure 17. In areas that abut parking or landscaped areas, a sidewalk with planter strips on both sides will be installed.

- **Local Residential Streets.** Local residential streets provide access into and through neighborhoods. All local streets within the Plan Area will be privately owned and maintained; however, they will not be gated. Two types of local residential streets will be developed within the Plan Area. Type 1 will have a 54 foot right-of-way, and Type 2 will be 48 feet, as shown on Figure 18. The Type 1 street will include two 9 foot travel lanes, 8 foot parking lanes, a 5-foot planter strips, and 5-foot sidewalks. The Type 2 street will serve as a connector street between neighborhoods and will include two 14 foot travel lanes, 5-foot planter strips, and 5-foot sidewalks. No parking will be allowed on Type 2 streets.
- **Cul-de-sacs.** A small percentage of streets within the Plan area will be cul-de-sacs. Where cul-de-sacs adjoin open spaces, they will have open ends, providing visual and pedestrian connections to the trail system.
- **Roundabouts.** Two roundabouts will be developed in the Plan Area, one at the end of Main Street, and the other at the end of Wavcrest Road. In both areas, the roundabout is used in lieu of a "T" intersection, offering higher traffic capacity than stop signs, but also reducing design speed by including landscaped islands that break up otherwise uninterrupted sight lines. Roundabouts within the Plan Area will have 124 right-of-way, 18 to 20 foot wide travel lanes (accommodating Class III bike lanes), a 60 foot wide planter center island, and be surrounded by a continuous planter strip and sidewalk, as shown in Figure 18.

(j) Chapter 4 (Infrastructure and Public Facilities), Water Demand Chart, is hereby amended to read as follows:

Water Demand

Land Use	Average Water Demand	Factor Demand Basis	Avg. Demand (GPD)
Residential	130 GPD/Capita (1)	892 Capita (3)	115,960
Commercial	1,000 Gal/Acre/Day (1)	235,000 SF	5,395
Schools	50 GPD/Avg Daily Attendance (1)	1,150 Students	57,500
School Park	5,000 Gal/Acre/Day(3)	10 Acres	50,000
Garden	1,800 Gal/Acre/Day (4)	6 Acres	10,800
Parks	5,000 Gal/Acre/Day (5)	10 Acres	50,000
Total			289,655
Peak Total			521,379

Source: Brian Kangas Foulk

1. Water demand factors provided by Coastside County Water District
2. Historical peak daily demands for the CCWD have been approximately 180% of average daily demands
3. 225 Units x 3.4 Capita/Unit + 46 Units X 2.75 Capita/Unit = 892 Capita.
4. Based on 3' of water per square foot of planted area per year. (1/3 of garden area assumed planted).
5. Based on 4' of water per square foot per year.

(k) Chapter 4 (Infrastructure and Public Facilities), Objective C.2, is hereby amended to read as follows:

Objective C.2. Ensure adequate public facilities and services are provided to serve Wavcrest Village and maintain existing levels of service.

Public schools. School services for the Plan Area will be provided by the Cabrillo School District. A middle school will be developed within the Plan area. The developer will pay a flat fee per unit to the school district, and discussed in detail in the Developmental Agreement.

Fire Protection Services. Fire protection services for Wavcrest Village will be provided by the City of Half Moon Bay Fire Department. The City Fire Station located near the intersection of Main Street and Higgins/Purissima Roads can provide adequate response time and levels of service to the Plan Area. All public and private streets within Wavcrest Village will be accessible to fire vehicles.

Police Services. Police services for Wavcrest Village will be provided by the City of Half Moon Bay Fire Department. The City Police Station located in downtown Half Moon Bay can provide adequate response time and levels of service to the Plan area. No police facilities are provided within the Plan.

Transit Services. Public transit services will be provided to Wavcrest Village by San Mateo County Transit (SAMTRANS). Service to the Plan Area will include Routes 1C, 12L, and 90C.

Solid Waste Pick-up and Recycling. Solid waste pick-up and curb side recycling service shall be provided by the purveyor of trash collection and recycling services under contract with the City at the time of project completion.

(l) Chapter 5 (Parks and Open Space System), View Corridor, is hereby amended to read as follows:

View Corridor. The view corridor is a landmark component of Wavecrest Village because it provides an unobstructed view from the intersection of Main Street and Highway 1 to the coast, as shown in Figure 24. The view corridor encompasses approximately 17% (approximately 35 acres) of the Plan area, and is bounded by residential development to the north, and the mixed-use area, ~~middle school~~ and sportsfields to the south. Four special landscape elements (maintained natural landscape, natural landscape, community garden, and coastal bluff) will be developed within the corridor. These elements have been established to respond to site specific and land use related conditions, each working together to establish a strong sense of community character. Development within the view corridor will be limited to planted areas, pedestrian and automobile circulation routes, shared parking facilities (accommodating coastal access, community garden, and sportsfield users) benches, directional signage, trash receptacles, and street lighting. No structures or plants over 42" in height shall be installed in the corridor.

(m) Chapter 5 (Parks and Open Space System), Park Facilities, is hereby amended to read as follows:

Park Facilities. Three active and passive recreational parks will be developed in Wavecrest Village: sportsfields, community gardens, and neighborhood parks.

Sportsfields. A ten acre, centrally located sportsfield will be developed on the existing Smith Field site, as shown on Figure 24. The new facility ~~we will~~ be developed ~~next to the middle school~~, between Wavecrest Road and Main Street. The facility will include three little league and two softball fields, a multi-purpose grass area, and two restrooms. The two softball fields will be illuminated for evening use. Automobile access to the sportsfields will be from Wavecrest Road and Main Street. Two parking lots will be developed, with one at each park entry. A 15 foot wide planter buffer area will be installed between the southern neighborhood and the southern parking lot. A total of 200 parking spaces will be provided: 150 spaces near the end of the Main Street extension, and 50 near the end of Wavecrest Road. Parking facilities will be shared with nearby uses, including ~~the middle school~~, community garden, and coastal access trailhead.

Community Garden. A community garden will be developed near the central portion of the view corridor, ~~adjacent to the middle school~~, as shown in Figure 24. A linear park will be developed in Cypress Meadow, a neighborhood green in Willow Creek, and a linear green in the small lot neighborhood in Willow Creek. Each park will include a multi-purpose turf area, coordinated site furnishings and lighting, and trees and shrubs. These parks will be privately owned and maintained by homeowner's associations.

(n) Chapter 6 (Implementation-Permitting and Financing), Permitting and Processing, is hereby amended to read as follows:

The Wavecrest Village Specific Plan is a regulatory Specific Plan that controls the orderly development of land within the Plan Area. The Specific Plan is consistent with the LCPLUP, and does not require an amendment. Specific Plan consistency is described in more detail later in this chapter and in Appendices A and B. The purpose of this Specific Plan is to implement the City of Half Moon Bay's General Plan and Land Use Plan by guiding development that will offer a combination of market rate and affordable housing, visitor- and resident-serving commercial uses, and public uses including bluff access areas, parks, sportsfields, ~~middle school~~, and boys and girls club. The Specific Plan refines and implements the LCPLUP's goals and policies and Proposed Development Conditions (Section 9.3.7) into goals, guidelines, and implementation strategies specially tailored to address the Plan Area's setting, natural resources, public access opportunities, and urban design challenges.

(o) Chapter 7 (Zoning, Development Standards and Guidelines), Public (PUD-P) Public buildings or facilities, is hereby amended to read as follows:

Public (PUD-P) Public buildings or facilities. The P District accommodates public and public-serving uses that include ~~public school~~, Boys and Girls Club, and other public buildings or facilities. The intent of this district is to provide for the development of public facilities that are well integrated with and complementary to the character of Wavecrest Village.

(p) Chapter 7 (Zoning, Development Standards and Guidelines), Middle School Design Guidelines, is hereby deleted in its entirety as follows:

Middle School Design Guidelines

~~The 25 acre middle school site will be centrally located and visually prominent land uses within Wavecrest Village. Both uses should be designed in keeping with the character of the rest of the community. The following general guidelines should be followed when planning the site and designing buildings:~~

- ~~• School buildings should be symmetrical, and oriented toward "A" street, establishing an attractive civic presence;~~
- ~~• Primary building entries should be highlighted and oriented toward "A" street;~~
- ~~• Student drop off and main entry drives should be located perpendicular to "A" street and the mixed use area;~~
- ~~• Play fields should be located on west (rear) side of site, adjacent to the community sports fields;~~
- ~~• Architectural character, materials, and colors should be in keeping with the spirit of the Design Guidelines prepared for commercial and residential uses in Wavecrest Village;~~

The Build Our School Now Initiative

- ~~• The use of sloping roof planes is encouraged;~~
- ~~• Site, parking lots, and perimeter landscape improvements are encouraged.~~

(q) Appendix A, Wavecrest Village Draft Specific Plan, Proposed Development Conditions (d), is hereby amended to read as follows:

d) At least 15 acres of the site shall be reserved and developed for community recreation if another site is not designated pursuant to Policy 2-34.

Consideration shall be given to reserving 20-30 acres for a major park affording active and passive recreation opportunities within a natural environment.

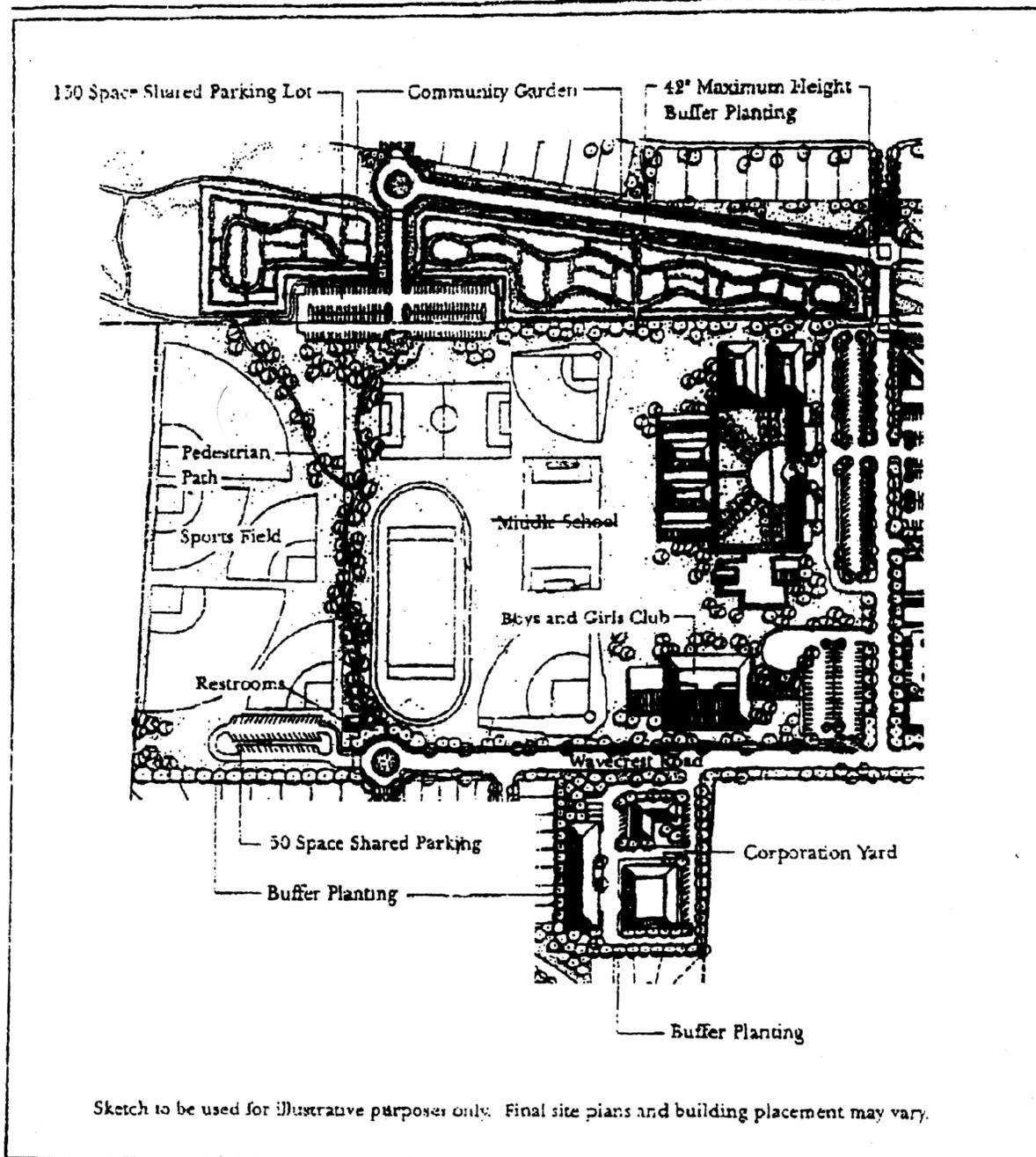
Discussion: There are approximately 490 acres within the North Wavecrest Restoration Project Area. The Specific Plan area (208 acres) amounts to approximately 42% of the North Wavecrest Restoration Project area. Therefore, the proportional amount of community recreation facilities within the Specific Area should be no less than 6.3 acres. The Specific Plan will introduce several park and open space amenities, including a 10 acres sports field, 6 acre community garden, and 48 acres of publicly accessible coastal blufftop. ~~In addition, approximately 12 acres of the middle school will be developed with sportsfields.~~ The Specific Plan exceeds the requirements for recreational facilities established in this condition.

Section 6. Severability

If any provision of this measure or the application thereto to any person or circumstances is held invalid or unconstitutional shall not affect any other provisions or applications of this measure which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this initiative are severable.

Exhibit A

Community Design



Source: EDAW

Figure 14

Community Serving Uses