

REVISED (11/09/09)
NOTICE OF AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT

Notice is hereby given that the San Mateo County Planning Department has prepared a Draft Environmental Impact Report for the following project: **Big Wave Wellness Center and Office Park**. This item is now available for public review and comment at the location listed below.

PROJECT DESCRIPTION: The 19.4-acre project site is located on Airport Street, northwest of the Princeton/Pillar Point Harbor area in unincorporated County of San Mateo and comprises two Assessor's Parcel Numbers (APN) 047-311-060 and APN 047-312-040. The Big Wave Office Park would be constructed on APN 047-311-060 ("northern parcel"), which is approximately 14.25 acres in size. The Big Wave Wellness Center would be constructed on APN 047-312-040 ("southern parcel"), which is approximately 5.28 acres.

The proposed Big Wave Wellness Center and Office Park project would provide housing and employment opportunities for low-income developmentally disabled (DD) adults at the Wellness Center and the Office Park would be occupied by private firms.

The Office Park property (northern parcel) would be subdivided into five lots (Lots 1-5). Lots 1-4 would include four, three-story buildings (225,000 sf total) planned for mixed office use. Lot 5 would include common areas, a Communications Building, and a 640-space parking lot.

The Wellness Center property (southern parcel) would be subdivided into three separate lots (Lots 1-3). Lot 1 would include a separate storage building (Building 4). Lot 2 would include the Wellness Center with a maximum of 70 units for approximately 50 DD adults and 20 live-in staff members, other onsite living and recreation facilities (Buildings 1-3, 5-7), and associated fencing. Lot 3 would include a 73-space parking lot.

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

Proposed utilities and service systems include: solar cells for heating/energy; carbonate fuel cells; natural gas generators; wind turbines and generators; geothermal cooling systems; rain garden infiltration/treatment ponds; options for water systems such as: (1) domestic hook-ups and one fire system hook-up, and (2) use of well water/treatment systems; options for wastewater systems such as: (1) use of an onsite wastewater treatment plant with disposal through irrigation and infiltration, and/or (2) municipal hook-ups; and a Communications Building with two microwave dishes.

All buildings and development would be designed to meet Platinum-level Leadership in Energy and Environmental Design (LEED) certified construction.

Further, various project-related business operations are included, such as: Big Wave (BW) Catering/Food Services; BW Energy; BW Farming; BW Water; BW Transportation; BW Recycling; BW Communications (radio telecom link); and BW Maintenance.

Significant environmental effects in the following areas are anticipated as a result of the project and are discussed in the Draft EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation and Traffic, and Utilities and Service Systems.

PROJECT LOCATION: Airport Street, northwest of Princeton/Pillar Point Harbor, Princeton By the Sea, Unincorporated County of San Mateo, CA

REVISED PUBLIC REVIEW PERIOD: October 22, 2009 – December 24, 2009 (formerly December 7, 2009).

The public review period has been extended from 45 days to 64 days to allow more time for responsible agencies and interested members of the public to review the Draft EIR, including Chapter IV.N (Utilities and Service Systems), which was inadvertently excluded from the initial hard-copy distribution of the Draft EIR.

Copies of this document are available at the following locations: 1) the Planning Department's web site at <http://www.co.sanmateo.ca.us/portal/site/planning>, 2) the County Planning Department, 455 County Center, 2nd Floor; Redwood City, California, and 3) the Half Moon Bay Library, 620 Correas Street, Half Moon Bay, CA 94019.

All comments must be received by the County Planning Department, no later than 5:00 p.m. on **December 24, 2009.**

SCHEDULE OF HEARINGS:

Public release date of Draft EIR	- October 22, 2009
Planning Commission Preliminary hearing: 9:00 a.m. <i>Board of Supervisors Chambers</i> 400 County Center, Redwood City	- November 18, 2009
End of 64-day public comment period	- December 24, 2009

CONTACT PERSON

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