
I. INTRODUCTION

This document, together with the Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (Draft EIR) which is incorporated by reference, constitutes the Big Wave Wellness Center and Office Park Final Environmental Impact Report (FEIR).

The County of San Mateo (the “County”) has prepared this FEIR for the Big Wave Wellness Center and Office Park Project in accordance with Sections 15088, 15089, and 15132 of the California Environmental Quality Act (CEQA) Guidelines. The FEIR is an informational document that must be considered by decision makers before approving or denying the Big Wave Wellness Center and Office Park Project (proposed project). Pursuant to Section 15132 of the *California Environmental Quality Act (CEQA) Guidelines*, this FEIR consists of: (a) Corrections and Additions to the Draft EIR, (b) a list of persons and organizations that commented on the Draft EIR, (c) comments received on the Draft EIR, (d) the County’s responses to significant environmental points raised in the review and consultation process, and (e) any other information added by the County.

This Introduction Section describes the organization of the FEIR and summarizes the EIR review, certification and project approval process.

The FEIR is also posted on the Planning Department’s web site (<http://www.co.sanmateo.ca.us/portal/site/planning>). Once at the website, click on “Pending Projects/EIR” icon, then click on the “Big Wave Final EIR” link.

A copy of the Final EIR can also be obtained at the following address:

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

A. ORGANIZATION OF THIS FINAL EIR

This document has been published in a set of three volumes, as described below:

Volume I contains Sections I through VI. Following this introduction (**Section I**), **Section II (Response to Comments)** contains a list of persons and organizations that submitted written comments on the Draft EIR, the comments letters, and responses to those comments, **Section III (Corrections and Additions to the Draft EIR)** presents minor changes to the project description since the publication of the Draft EIR and revisions that have been made to the Draft EIR as a result of comments received from organizations and individuals on the document, **Section IV (Mitigation Monitoring and Reporting Program)** contains the Mitigation Monitoring and Reporting Program for the proposed project, **Section V (Preparers of the Final EIR)**, lists persons involved in the preparation of this Final EIR, and **Section VI (Bibliography)**.

Volumes II and III contain all comments and response to comments on the Draft EIR. Specifically, Volume II contains Comment Letters 1 through 190 and responses to those comment letters. Volume III contains Comment Letters 191 through 245 and responses to those comment letters.

The Appendices to the FEIR has been provided on a compact disc at the back of Volume I of the FEIR.

B. PROJECT LOCATION AND SUMMARY

The 19.4-acre project site is located on Airport Street, northwest of the Princeton/Pillar Point Harbor area in unincorporated San Mateo County 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 would provide housing and employment opportunities for low-income developmentally disabled (DD) adults. The Office Park project would be occupied by private firms, but would receive services from Big Wave businesses based out of the Wellness Center.

The Office Park property (northern parcel) would consist of four, three-story buildings (225,000 sq. ft. total) planned for mixed office use and a 640-space parking lot. The Wellness Center property would consist of two buildings (a 3-story building and a one-story building), containing a maximum of 57 units for a maximum 50 DD adults and 20 live-in staff members, approximately 10,000 sq. ft. of commercial public storage uses, 4,000 sq. ft. of communications uses, 4,000 sq. ft. of composting and private storage uses, as well as onsite living and recreation facilities, associated fencing, and a 50-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; back-up natural gas generators; wind turbines and generators; geothermal cooling systems; and pervious pavement parking lots.

Options for water systems are clarified in the FEIR as follows: (1) domestic hook-ups or (2) use of well water/treatment systems. Water supply for fire protection will be rely one or a combination of on-site and municipal sources as approved by the Coastside County Fire Protection District.

Options for wastewater systems are clarified in the FEIR as follows: (1) use of an onsite wastewater treatment plant with disposal through a combination of municipal hook-up and on-site recycled water usage, and/or (2) municipal hook-ups.

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.

C. ENVIRONMENTAL REVIEW PROCESS

CEQA encourages “wide public involvement, formal and informal... in order to receive and evaluate public reactions to environmental issues...” (Section 15201 of the CEQA Guidelines).

Pursuant to CEQA Guidelines Section 15063, the County prepared a preliminary Initial Study, which concluded that the originally proposed project could result in potentially significant environmental impacts and an EIR would be required. The County circulated a Notice of Preparation (NOP) for the original Draft EIR (DEIR) for the proposed project to the State Clearinghouse and interested agencies and persons on November 5, 2008 for a 30-day review period and conducted an EIR Scoping Meeting on November 18, 2008. Comments received on the NOP and comments received at the public scoping meeting were both considered in the preparation of the DEIR.

The DEIR for the proposed project was made available to various public agencies, citizen groups, and interested individuals for a 64-day public review period from October 22, 2009 through December 24, 2009. The DEIR was circulated to State agencies through the State Clearinghouse of the Governor’s Office of Planning and Research. Copies of a Notice of Availability (NOA) of the DEIR were also sent to citizens residing near the project site, interested groups, and agencies and were published in the Half Moon Bay Review and the San Mateo Times. Copies of the DEIR were also made available for review at the County of San Mateo Planning and Building Department and the Half Moon Bay Library. Further, the DEIR was posted on the County Planning and Building Department website at:

<http://www.co.sanmateo.ca.us/portal/site/planning/menuitem.2ca7e1985b6c8f5565d293e5d17332a0/?vgnextoid=322ee49d33974210VgnVCM1000001937230aRCRD&cpsexcurrchannel=1>

On November 18, 2009, the San Mateo County Planning Department held a public hearing on the proposed project at which time Planning Department staff gave a presentation on the proposed project and the DEIR and members of the public submitted oral testimony on the proposed project and the DEIR.

The purpose of the review period is to provide interested public agencies, groups and individuals the opportunity to comment on the adequacy of the DEIR and to submit testimony on the possible environmental effects of the proposed project. This document, together with the DEIR, makes up the Final EIR as defined in the *State CEQA Guidelines* Section 15132.

As Lead Agency under CEQA, the County of San Mateo must provide each public agency that commented on the Draft EIR with a copy of its responses to comments at least ten days before certifying the Final EIR. In addition, the Lead Agency may also provide an opportunity for members of the public to review the Final EIR before certification, although this is not a requirement of CEQA.

D. USE OF THIS DOCUMENT

The FEIR allows the public and County decision makers to review revisions to the DEIR, comments, and responses to comments before consideration of the project. This FEIR and the DEIR will serve as the environmental document used by the County when considering approval of the project. Before it may approve the project, the Planning Commission must make the following three certifications (CEQA Guidelines, Section 15090).

- *The Final EIR has been completed in compliance with CEQA.*
- *The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project.*
- *The Final EIR reflects the Lead Agency's independent judgment and analysis.*

In addition, because the FEIR concludes that the project could have one or more significant environmental impacts, the Planning Commission must adopt findings of fact (CEQA Guidelines, Section 15091(a)). For each significant impact, the Planning Commission must make one of the following findings:

- *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the EIR.*
- *Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*
- *Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.*

Each finding must be accompanied by a brief explanation of the rationale for the finding. In addition, the Planning Commission must adopt, in conjunction with the findings, a program for reporting or monitoring the changes that it has either required in the project or made a condition of approval to avoid or substantially lessen impacts (CEQA Guidelines, Section 15091(d)). These measures must be fully enforceable through permit conditions, agreements, or other measures. This program is referred to as the Mitigation Monitoring and Reporting Program (MMRP).