

NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT (Final EIR)

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

The Final EIR, together with the Big Wave Wellness Center and Office Park Project Draft Environmental Impact Report (Draft EIR), which was incorporated by reference, constitute the Big Wave Wellness Center and Office Park Project Final Environmental Impact Report (Final EIR). The Final EIR is an informational document prepared by the County of San Mateo that must be considered by decision makers before approving or denying the project. The Final EIR must be certified by the County prior to project approval. Pursuant to Section 15132 of the *California Environmental Quality Act (CEQA) Guidelines*, the Final EIR consists of (a) revisions 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. The Final EIR also includes a Mitigation Monitoring and Reporting Program.

PUBLIC REVIEW PERIOD: October 15, 2010 – October 26, 2010

All comments must be received by the County Planning Department, no later than 5:00 p.m. on October 26, 2010. Copies of this document are located at the office of the County Planning Department, 455 County Center, 2nd Floor; Redwood City, California. 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.

PROJECT LOCATION: 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.

PROJECT DESCRIPTION (AS REVISED IN THE FEIR): 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 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-up or (2) use of well water/treatment systems. Water supply for fire protection will rely on on-site water storage, municipal hook-up, 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-up.

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: 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. With the implementation of proposed mitigation measures, all project-related environmental impacts would be mitigated to a level that is less than significant.

EIR SCHEDULE (*public hearings in italics*)

Public Release Date of Draft EIR	October 22, 2009
<i>Planning Commission Informational Public Hearing</i>	<i>November 18, 2009</i>
End of 64-day Draft EIR Public Comment Period	December 24, 2009
<i>Planning Commission Study Session on the Draft EIR</i>	<i>January 27, 2010</i>
Public Release Date of Final EIR	October 15, 2010
End of 12-day ¹ Final EIR Public Comment Period	October 26, 2010
<i>Planning Commission Public Hearing for Consideration of the Final EIR and Project</i>	<i>October 27, 2010</i>

CONTACT PERSON

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¹ While the standard review time for a Final EIR is 10-days, the Final EIR has been made available 12-days prior to the scheduled public hearing.