

APPENDIX A

NOTICE OF PREPARATION (NOP)



Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and Notice of Public Scoping Meeting

DATE: November 5, 2008

TO: Responsible Agencies, Agencies with Jurisdiction by Law, Trustee Agencies, Involved Federal Agencies, and Agencies/People Requesting Notice

FROM: County of San Mateo, Planning and Building Department
Attn: Camille Leung, Planner
455 County Center, 2nd Floor
Redwood City, CA 94063
Phone (650) 363-1826
Fax (650) 363-4849

RE: **Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and Notice of Public Scoping Meeting for the Big Wave Wellness Center and Office Park**

The County of San Mateo, Planning and Building Department will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Big Wave Wellness Center and Office Park project ("proposed project"). It has been assumed that an EIR will be necessary to fully define certain impacts and their potential level of significance. The following issues will be analyzed in detail in the EIR:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population and Housing
- Public Services
- Transportation/Traffic
- Growth Inducing Impacts
- Cumulative Impacts

The Lead Agency solicits comments regarding the scope and content of the EIR from all interested parties, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. If you are a responsible agency, we need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Please send your written/typed comments (including a contact name) to the County of San Mateo, Planning and Building Department using the address provided above.

Due to the time limits mandated by State Law, a 30-day public review period for the Notice of Preparation (NOP) begins **November 5, 2008 and ends December 5, 2008**. All substantive comments on environmental issues will be considered in the scope of the EIR. Written comments should be submitted prior to the December 5th deadline to the Lead Agency contact/address above.

Project Location: Airport Street, northwest of Princeton/Pillar Point Harbor (see Figures 1 and 2)
Princeton By the Sea, Unincorporated County of San Mateo, CA
Assessor's Parcel Numbers (APN): 047-311-060 and 047-312-040

Project Description: The project site is located in unincorporated San Mateo County along Airport Street, on the north side of the City of Half Moon Bay, situated on the San Mateo County coastline, with the Half Moon Bay Airport immediately adjacent to the east. The project area is accessible via State Route 1 (SR 1), located less than 0.5 miles to the east, and Airport Street. The project site can be directly accessed from the surrounding Capistrano Road, Prospect Way, and California and Cornell Avenues, located to the east and south of the site, respectively. The approximate 19.5-acre, two parcel project site consists of APN 047-311-060 ("northern parcel") at 14.253 acres in size and APN 047-312-040 ("southern parcel"), which consists of 5.275 acres.

The proposed project is designed as an economically and environmentally sustainable community development that provides housing and employment opportunities for low-income developmentally disabled (DD) children and adults. The two primary components of the proposed project include the Wellness Center (southern parcel) and Office Park (northern parcel) development. These components would be designed in tandem, so that the DD adults could be employed by both the Wellness Center and Office Park, with the Wellness Center funded through association fees and shared development costs. The Wellness Center would include a floor area footprint of 17,000 square feet (sf) with the following development characteristics: 45 apartment- and single-story style residential units for approximately 50 DD children and adults, as well as 20 live-in staff members; a commercial kitchen, dining area, laundry, office space, living/recreation room, multipurpose auditorium/theater; and recreational uses (i.e., pool, basketball courts, fitness center). Additional associated amenities include: a 20,000 sf storage building, 73-space parking lot, an on-site store and fencing. The Office Park development footprint would encompass 348,480 sf of development, including: four, three-story buildings (i.e., 234,000 sf total; Buildings A-D) with a total of 78,000 sf of first floor parking (40 spaces each; total 160 spaces) and 156,000 sf of second and third floor commercial office space; and a 640-space paved parking lot. The applicant is also proposing to evaluate the possibility of increasing the office space to 225,000 sf in the EIR analysis, which would involve the conversion of interior parking spaces to office space and an exception to the County's Parking Regulations.

In addition to these primary components, the proposed project includes: development of an on-site 1.6-acre trail system; restoration of wetland habitat (9.2 acres, or 47 percent of site); use of sustainable, on-site/off-site 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 energy systems for use at the site include: solar cells for heating/energy; carbonate fuel cells; natural gas/bio-diesel generators; wind turbines and generators; geothermal cooling systems; bio-diesel filling stations; rain garden infiltration/treatment ponds; the following options for water systems such as: (1) municipal hook-ups, (2) use of well water/treatment systems and/or a (3) desalination plant located at Princeton pier; and the following options for wastewater systems such as: (1) municipal hook-ups and/or (2) use of an on-site Membrane Bioreactor (MBR) wastewater treatment plant with disposal through irrigation; and a communications building with two microwave dishes.

All buildings and development would be designed to meet Platinum-level LEED certified construction.

Further, various project-related business operations are included, which will be utilized to manage the above, as well as to generate income for the project services, such as: Big Wave (BW) Catering and Food

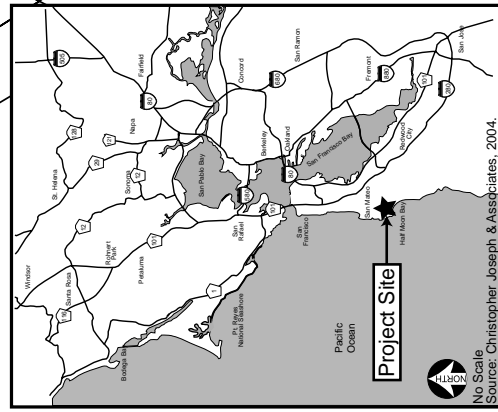
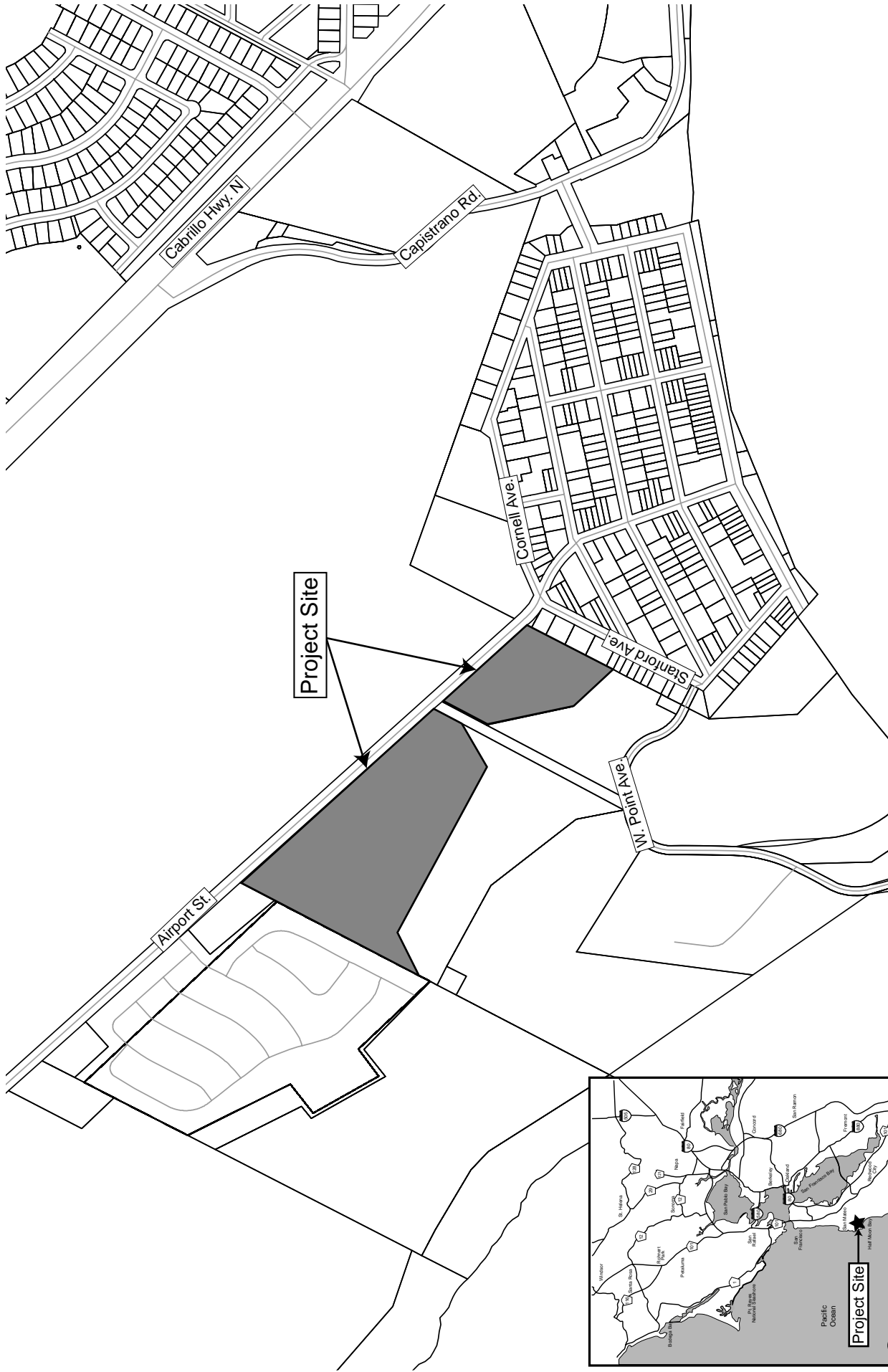
Services; BW Energy; BW Entertainment; BW Farming; BW Water; BW Transportation; BW Recycling; BW Communications (Fiberlink); and BW Maintenance.

Notice of Public Scoping Meeting: Pursuant to California Public Resources Code §21081.7, 21083.9, and 21092.2, the Lead Agency will conduct a public scoping meeting for the same purpose of soliciting oral and written comments from interested parties, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved federal agencies, as to the appropriate scope and content of the EIR. The scoping meeting will be held on **November 18, 2008 from 7:00 PM to 9:00 PM** at the following location:

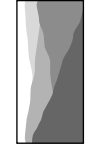
El Granada Elementary School
Multi-Purpose Room
400 Santiago Street
El Granada, CA 94018

Camille Leung
Planner

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375



No Scale
 Source: Christopher Joseph & Associates, 2004
 Source: San Mateo County GIS, CAJA 2007



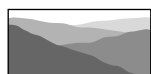
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 Environmental Planning and Research



Figure 1
 Regional Vicinity Map



Source: Google, CAJA 2007



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Environmental Planning and Research

Figure 2
Aerial Photograph of Site