
I. INTRODUCTION

A. INTRODUCTION TO THE DRAFT EIR

The subject of this Draft Environmental Impact Report (DEIR) is the proposed Big Wave Wellness Center and Office Park project (“proposed project”). A detailed description of the proposed project is contained in Section III (Project Description) of this DEIR.

Because the proposed project will require approval of certain discretionary actions by the County of San Mateo (“County”), the proposed project is subject to the California Environmental Quality Act (CEQA), for which the County is the designated lead agency. The County Planning and Building Department administers the process by which environmental documents for private projects are prepared and reviewed. On the basis of these procedures, it was determined that the proposed project may have a significant effect on the environment and that an Environmental Impact Report (EIR) should be prepared.

As described in Section 15121(a) and 15362 of the CEQA Guidelines, an EIR is an informational document that will inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to a project. The purpose of this DEIR is to focus the discussion on potential effects of the proposed project on the environment, and the potential effects of the environment on the project, that the lead agency has determined are or may be significant. Pursuant to CEQA, feasible mitigation measures are required, when applicable, that could reduce significant impacts to less-than-significant levels.

This EIR was prepared in accordance with Section 15151 of the CEQA Guidelines, which defines the standards for EIR adequacy as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR would summarize the main points of disagreement among the experts. The courts have looked not for perfection; but for adequacy, completeness, and a good faith effort at full disclosure.

B. ENVIRONMENTAL REVIEW PROCESS

Based on a review of the proposed project and environmental site constraints, the County concluded that the project could result in potentially significant environmental impacts. Therefore, an EIR was required. The County circulated a Notice of Preparation (NOP) of an EIR for the proposed project to the State Clearinghouse and interested agencies and persons on November 5, 2008 for a 30-day review period. A scoping meeting was held on November 18, 2008. The NOP process solicited comments regarding the scope of the DEIR from responsible and trustee agencies identified by the County and other interested

parties. A copy of the NOP is included in Appendix A of this DEIR. Comment letters submitted to the County in response to the NOP and comments from the public scoping meeting are included as Appendix B of this DEIR. Additionally, for informational purposes, public comments provided on the County circulated, applicant-prepared proposed project Facilities Plan¹ are also provided in Appendix B.

This DEIR is being circulated for review and comment by public agencies, private parties and organizations for 45 days. A public hearing on the DEIR will be held during the 45-day review period, and public hearings on the proposed project will be held after the review period and before the preparation of the Final EIR (FEIR). Notice of the time and location will be published prior to the public hearing date, in accordance with State open meeting law (i.e., the Brown Act). All comments or questions about the DEIR should be addressed to:

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

Following public review, a Final EIR (FEIR) will be prepared in response to comments received during the DEIR public review period. The FEIR will be available for public review prior to consideration of certification by the County.

C. ORGANIZATION OF THE DRAFT EIR

This DEIR is organized into eight sections as follows:

Section I (Introduction): This section provides an introduction to the DEIR, briefly describes the environmental review process, and describes the organization of the DEIR.

Section II (Summary): This section provides a summary of the project description; lists the environmental issues that are addressed in the DEIR; summarizes the alternatives to the proposed project; lists the areas of known controversy based on issues raised in responses received during the NOP process; and summarizes the significant environmental impacts and mitigation measures.

Section III (Project Description): The project description includes an overview of the study area's environmental setting and includes: a description of existing land uses onsite and surrounding the site, a list of related projects proposed in the project area, and a complete description of the proposed project (e.g., project location, project characteristics, project objectives, and required discretionary actions).

Section IV (Environmental Impact Analysis): This section is the primary focus of this DEIR. Each environmental issue contains a discussion of existing conditions for the project area, an assessment and

¹ *Big Wave, LLC, Facilities Plan: Draft #2, Big Wave Property, January 2009.*

discussion of the significance of impacts associated with the proposed project, proposed mitigation measures (if necessary), cumulative impacts, and level of impact significance after mitigation.

Section V (General Impact Categories): This section provides a discussion of the environmental impacts that were found to be less than significant (and therefore are not analyzed in detail in the DEIR), a summary of significant and unavoidable impacts, a discussion of the potential growth inducement of the proposed project, and a discussion of the significant irreversible changes to the environment.

Section VI (Alternatives to the Proposed Project): This section includes an analysis of a range of reasonable alternatives to the proposed project. The range of alternatives selected is based on their ability to feasibly attain most of the basic objectives of the project and to avoid or substantially lessen any of the significant effects of the project.

Section VII (Preparers of the EIR and Persons Consulted): This section presents a list of County and other agencies and consultant team members that contributed to the preparation of the DEIR.

Section VIII (Bibliography): This section includes all of the sources of information used in the preparation of the DEIR.

This page intentionally left blank.