

# **APPENDIX C**

LETTERS FROM PUBLIC SERVICE AND UTILITY AGENCIES





**April 22, 2009**

Paul Cole, Assistant Fire Chief  
Coastside Fire Protection District  
District Headquarters  
1191 Main Street  
Half Moon Bay, CA 94019

**RE: San Mateo County Big Wave Wellness Center and Office Park Project Environmental Review –  
Request for Fire Service Information**

Dear Assistant Chief Cole:

**Christopher A. Joseph & Associates (CAJA)** is working with the County of San Mateo to prepare an Environmental Impact Report (EIR) for the proposed Big Wave Wellness Center and Office Park project, and is requesting information to determine whether the project would have the potential to have a significant environmental effect related to public services, including fire protection and emergency medical response services. The proposed project will be evaluated in accordance with State Guidelines for the implementation of the California Environmental Quality Act (CEQA) to determine its potential impacts on the environment. For your review and evaluation, following is a brief description of the Big Wave Wellness Center and Office Park project.

The 19.4-acre project site is located on Airport Street, northwest of the Princeton/Pillar Point Harbor area in the Mid-Coast region of unincorporated County of San Mateo. The project area is accessible via SR 1 (Cabrillo Highway), 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 (refer to Figure 1, Regional and Vicinity Map). Surrounding land uses include the Half Moon Bay Airport (east), the El Granada Mobile Home Park (north), the Pillar Point Marsh (west), and the Princeton/Pillar Point Harbor industrial/commercial area (south) (refer to Figure 2, Aerial Photograph of the Project Site and Surrounding Area).

The project area includes two adjacent parcels (APN: 047-311-060 and APN 047-312-040) that is currently in agricultural production. The site is relatively flat, with gentle slopes to the south and west. Due to extensive site farming activities, little to no native vegetation remains over the great majority of the project site. A natural drainage swale separates the two parcels and leads to the Pillar Point Marsh. A total of 0.74 acres of wetlands under the protection of the California Coastal Commission of which 0.45 acres is Federal jurisdictional waters/wetlands occur on the project site under the permit authority of the US Army Corps of Engineers (USACOE).

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) adults. The two

primary components of the proposed project include: (1) the Office Park property (northern parcel) development consisting of four, three-story buildings (225,000 square feet total) planned for mixed office use, a 640-space parking lot, and a two-story Communication Building (refer to Figure 3, Office Park Site Plan); and (2) the Wellness Center property (southern parcel) development with 70 apartment style and single-story style units (“breezeway units”) for use by up to 50 DD adult residents and 20 live-in staff members, other on-site living and recreation facilities for residents, associated fencing, a separate storage building and a 73-space parking lot (refer to Figure 4, Wellness Center Site Plan). These components would be designed in tandem, so that the DD adults could be employed by both the Wellness Center and Office Park. Additionally, the proposed project would include: development of an on-site walkway/trail system to allow pedestrian and wheelchair access between the proposed Wellness Center and the Office Park properties; restoration of wetland habitat; and development of bus stops and shuttle services. All buildings and development would be designed to meet Platinum-level Leadership in Energy and Environmental Design (LEED) certified construction.

The purpose of the EIR is to assess the project’s potential impacts to various environmental issue areas and public service and utility agencies, including the Coastside Fire District (District). We hope you can help us identify potential impacts to fire protection and emergency medical response that may be created by the proposed project. If applicable, the EIR will also provide recommendations that may be necessary to reduce such potential impacts to “less-than-significant” levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. Which stations would provide fire protection services to the project site?
  - 1a. Which fire station would provide initial response to the proposed project?
  - 1b. What are the types and numbers of staff at each of these stations?
  - 1c. What are the types and numbers of equipment (e.g., fire trucks, engines, rescue ambulances, etc.) at each of these stations?
2. Are the existing staff levels at the stations discussed in answer to Question #1 adequate to meet current demands for fire protection services in the project area?
  - 2a. If not, what is needed to accommodate current demands?
3. What other agencies provide mutual aid to the proposed project site and surrounding areas?
4. Does the District have plans to develop any new fire stations or make improvements to the staff/equipment levels of stations in the area of the proposed project?
  - 4a. If so, please describe the specifics of these planned improvements.
5. What is/are the average response time(s) from each fire station included in your response to Question #1 to the project area?

- 5a. What is the desired response time of the District?
6. What is the current ratio of firefighters per population? Does the District have a preferred ratio?
7. Would implementation of the proposed project require the District to construct new facilities or expand existing facilities to accommodate the increased demand for fire protection services created by the proposed project?
8. In addition to addressing project-specific impacts to fire protection services, the EIR will also address cumulative impacts to fire protection services. We are in the process of compiling a list of reasonably-foreseeable development in the County. Table 1 includes a list of some of the other major, reasonably-foreseeable approved development in the County in proximity to the proposed project's location. Can the District accommodate the demand for fire protection services associated with the development of these projects in conjunction with the proposed project?
9. How does your agency address the growing demand for fire protection services?
  - 9a. Do you have any projections for future demand based on projected growth in the region?
  - 9b. What would be needed to meet the cumulative demand for fire protection services?
10. Please provide any recommendations that could reduce the demand for fire protection services created by the proposed project and cumulative development.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific and cumulative impacts on fire protection services is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email, or fax) no later than **May 1, 2009**. Should you have any questions, feel free to call me at (707) 676-1913. You may also reach me by email at [megan.marruffo@cajaeir.com](mailto:megan.marruffo@cajaeir.com) and by fax at (707) 283-4041.

Sincerely,

Megan Marruffo  
Assistant Environmental Planner  
**Christopher A. Joseph & Associates**

Enclosed:

- Figure 1: Regional and Vicinity Map
- Figure 2: Aerial Photograph of the Project Site and Surrounding Area
- Figure 3: Office Park Site Plan
- Figure 4: Wellness Center Site Plan
- Table 1: Related Projects



# Coastside Fire Protection District



1191 Main Street • Half Moon Bay, California • 94019  
Paul Cole, Fire Chief

Date: 5/14/09 From: Paul Cole, CHIEF

To: MEGAN MARUFFO

Fax: 707-883-4041 Pages: 3

Phone: \_\_\_\_\_

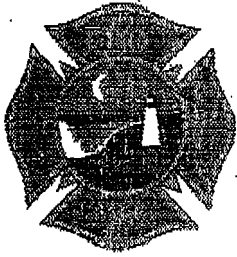
Re: BIG WAVE WILDFIRE PROTECT cc:

Urgent  For Review  Please Comment  Please Reply  Per Your Request

Comments:  
PLEASE SEE ATTACHED.

If you do not receive all pages, please call back immediately.  
Telephone: (650) 726-5213  
Fax: (650) 726-0132

*"Smoke Detectors - Don't Stay Home Without One"*

**COASTSIDE FIRE PROTECTION DISTRICT**

1191 MAIN STREET # HALF MOON BAY, CA 94019

TELEPHONE (650) 726-5213

FAX (650) 726-0132

May 14, 2009

Ms. Megan Marruffo  
Assistant Environmental Planner  
Christopher A. Joseph & Associates  
179 H. Street  
Petaluma, CA, 94952

Re: Big Wave Wellness Center and Officer Park Project

Dear Ms. Marruffo,

The following are the requested responses pursuant to your environmental analysis of the proposed Big Wave Wellness Center and Office Park Project:

Question # 1 - What stations would provide fire protection services to the project site?

Answer #1 - Station 41 would provide initial fire and emergency medical services. The station is staffed with one engine and three (3) personnel. Two other stations would support the initial response, Station 40 (Half Moon Bay) and Station 44 (Moss Beach). Station 40 is staffed with five (5) personnel and Station 44 is staffed with three (3). Apparatus at Station 40 include one 75" ladder truck (Quaint), one patrol, and one light-duty rescue. This is in addition the type 1 fire engine. Both Station 41 and Station 44 have one type 1 fire engine and reserve engine each.

Question # 2 - Are the existing staff levels at the stations discussed in answers to Question # 1 adequate to meet the current demands for fire protection services in the project area?

Answer #2 - Unknown at this time. Depending upon the layout of the 3-story project, the aerial ladder may not reach the roof of the building. Also, depending upon the service demands in the DD facility, additional personnel may be needed to meet the response time demands.

Question # 3 - What other agencies provide mutual aid to the proposed project site and surrounding area?

Answer #3 - The Coastside Fire Protection District is a signatory of the San Mateo County Automatic Aid agreement. This agreement provides for aid from all fire agencies in San Mateo County.

Question # 4 - Does the District have plans to develop any new fire stations or make improvements to the staff/equipment levels of stations in the area of the proposed site?

Answer #4 - Not at this time.

Question # 5 - What is/are the average response time(s) for each fire station in your response to Question # 1 to the project area?

Answer #5 - Approximately 6:59 (min) to 12:00 (min).

Question # 6 - What is the current ratio of firefighters per population? Does the District have a preferred ratio?

Answer # 6 - None established at this time.

Question # 7 - Would implementation of the proposed project require the District to construct new facilities or expand existing facilities to accommodate the increased demand for fire protection services created by the proposed project?

Answer # 7 - If the service demands increase, one additional company could be required at Station 41. The current station cannot support the additional company and would need to be expanded and/or newly constructed.

Question # 8 - In addition to addressing project-specific impacts to fire protection services, the EIR will also address cumulative impacts to fire protection services. We are in the process of compiling a list of reasonably foreseeable development in the County. Table 1 includes a list of some of the other major, reasonably foreseeable approved development on the County in proximity to the proposed project's location. Can the District accommodate the demand for fire protection services associated with the development of these projects in conjunction with the proposed project?

Answer # 8 - It would depend upon the type and number of calls for service each of these projects would generate. However, with the addition of one additional staffed engine/truck company the District could meet the demands as projected.


Question # 9 - How does your agency address the growing demands for fire protection services?

Answer # 9 - One method utilized is through our Community Facilities Development process (Mello-Roos).

Question # 10 - Please provide any recommendations that could reduce the demand for fire protection services created by the proposed project and cumulative development.

Answer # 10 - All proposed construction plans shall meet the provisions set forth in our local fire ordinances. In addition, the District may examine expanding the scope of our current Community Facilities Development process.

Sincerely,

  
Paul Cole, Chief  
Coastside Fire Protection District.



**April 22, 2009**

Mr. Martín Gómez, Director of Library Services  
San Mateo County Library  
125 Lessingia Court  
San Mateo, CA 94402

**RE: San Mateo County Big Wave Wellness Center and Office Park Project Environmental Review –  
Request for Library Service Information**

Dear Mr. Gómez:

**Christopher A. Joseph & Associates (CAJA)** is working with the County of San Mateo to prepare an Environmental Impact Report (EIR) for the proposed Big Wave Wellness Center and Office Park project, and is requesting information to determine whether the project would have the potential to have a significant environmental effect related to public services, including library services. The proposed project will be evaluated in accordance with State Guidelines for the implementation of the California Environmental Quality Act (CEQA) to determine its potential impacts on the environment. For your review and evaluation, following is a brief description of the Big Wave Wellness Center and Office Park project.

The 19.4-acre project site is located on Airport Street, northwest of the Princeton/Pillar Point Harbor area in the Mid-Coast region of unincorporated County of San Mateo. The project area is accessible via SR 1 (Cabrillo Highway), 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 (refer to Figure 1, Regional and Vicinity Map). Surrounding land uses include the Half Moon Bay Airport (east), the El Granada Mobile Home Park (north), the Pillar Point Marsh (west), and the Princeton/Pillar Point Harbor industrial/commercial area (south) (refer to Figure 2, Aerial Photograph of the Project Site and Surrounding Area).

The project area includes two adjacent parcels (APN: 047-311-060 and APN 047-312-040) that is currently in agricultural production. The site is relatively flat, with gentle slopes to the south and west. Due to extensive site farming activities, little to no native vegetation remains over the great majority of the project site. A natural drainage swale separates the two parcels and leads to the Pillar Point Marsh. A total of 0.74 acres of wetlands under the protection of the California Coastal Commission of which 0.45 acres is Federal jurisdictional waters/wetlands occur on the project site under the permit authority of the US Army Corps of Engineers (USACOE).

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) adults. The two primary components of the proposed project include: (1) the Office Park property (northern parcel) development

Mr. Gómez, Director of Library Services

San Mateo County Library

April 22, 2009

Page 2

consisting of four, three-story buildings (225,000 square feet total) planned for mixed office use, a 640-space parking lot, and a two-story Communication Building (refer to Figure 3, Office Park Site Plan); and (2) the Wellness Center property (southern parcel) development with 70 apartment style and single-story style units (“breezeway units”) for use by up to 50 DD adult residents and 20 live-in staff members, other on-site living and recreation facilities for residents, associated fencing, a separate storage building and a 73-space parking lot (refer to Figure 4, Wellness Center Site Plan). These components would be designed in tandem, so that the DD adults could be employed by both the Wellness Center and Office Park. Additionally, the proposed project would include: development of an on-site walkway/trail system to allow pedestrian and wheelchair access between the proposed Wellness Center and the Office Park properties; restoration of wetland habitat; and development of bus stops and shuttle services. All buildings and development would be designed to meet Platinum-level Leadership in Energy and Environmental Design (LEED) certified construction.

The purpose of the EIR is to assess the project’s potential impacts to various environmental issue areas and public service and utility agencies, including the San Mateo County Library. We hope you can help us identify potential impacts to library services that may be created by the proposed project. If applicable, the EIR will also provide recommendations that may be necessary to reduce such potential impacts to “less-than-significant” levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. The Half Moon Bay Library is the nearest branch library to the project site. Would this library serve the proposed project? Would any other libraries or branches provide service to the residents of the proposed project?
2. What is/are the size(s) of each library included in your response to Question #1 (in square feet)?
3. What is/are the amount of volumes of books in each library included in your response to Question #1?
4. What is/are the estimated population(s) served by each library included in your response to Question #1?
5. What is/are the staffing level(s) of each library included in your response to Question #1?
6. Does the San Mateo County Library have any plans to develop new libraries or expand existing libraries in the project area?
7. Does the San Mateo County Library implement fee-based assessments (i.e., mitigation fees) to new development projects? If so, how are the fees calculated for commercial and residential uses?
8. Area the library/libraries included in your response to Question #1 adequately meeting the project area’s current demand for library services?
9. Would the library/libraries included in your response to Question #1 be able to meet the proposed project’s demand for library services?

10. In addition to addressing project-specific impacts to library services, the EIR will also address cumulative impacts to library services. We are in the process of compiling a list of reasonably-foreseeable development in the County. Table 1 includes a list of some of the other major, reasonably-foreseeable approved development in the County in proximity to the proposed project's location. Can the San Mateo County Library accommodate the demand for library services associated with the development of these projects in conjunction with the proposed project?

10a. How does your agency address the growing demand for library services?

10b. Do you have any projections for future demand based on projected growth in the region?

10c. What would be needed to meet the cumulative demand for library services?

11. Please provide any recommendations that could reduce the demand for library services created by the proposed project and cumulative development.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific and cumulative impacts on library services is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email, or fax) no later than **May 1, 2009**. Should you have any questions, feel free to call me at (707) 676-1913. You may also reach me by email at [megan.marruffo@cajaeir.com](mailto:megan.marruffo@cajaeir.com) and by fax at (707) 283-4041.

Sincerely,

Megan Marruffo  
Assistant Environmental Planner  
**Christopher A. Joseph & Associates**

Enclosed:

- Figure 1: Regional and Vicinity Map
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**Jennie Anderson**

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**From:** Despain, Anne-Marie [despain@smcl.org]  
**Sent:** Thursday, May 21, 2009 3:45 PM  
**To:** Megan Marruffo  
**Subject:** RE: Request for Library Service Information Follow-Up (Big Wave Project)

Hi Megan, please find our responses below.

1. The Half Moon Bay Library is the nearest branch library and would serve the proposed project. I don't believe any of our other libraries would provide service to the residents of the project.
2. The Half Moon Bay Library is 7,825 square feet.
3. The Half Moon Bay Library has 88,814 volumes in their collection.
4. The Half Moon Bay Library serves the City of Half Moon Bay (population 12,912) and the nearby unincorporated areas (population 13,598) for a total population of 26,510. The Half Moon Bay Library has served the residents of the City of Half Moon Bay and the surrounding unincorporated Coastside area for over thirty years. This single facility serves a 270-square mile area that was once served by three libraries, two of which were closed in 1978 following the passage of Proposition 13. The library originally constructed in 1971 to serve the City of Half Moon Bay, today also serves ten small communities that line the coast: Montara, Moss Beach, Princeton, El Granada, Miramar, King's Mountain, La Honda, Loma Mar, San Gregorio and Pescadero.
5. The Half Moon Bay Library has a staffing level of 10.4 FTE.
6. Plans for a new Half Moon Bay Library recommends the demolition of the existing building and the construction of a new 33,000 square foot library on the same site. The project is not currently active due to lack of funding.
7. No fee-based assessments are charged by the San Mateo County Library.
8. The 7,825 square foot Half Moon Bay Library is 37-years-old and is not meeting current community service needs. The population served has increased by 42% resulting in a facility that is inadequate and in need of replacement or expansion and remodeling.
9. Demand for library services would not change significantly based on the proposed project.
10. Since its opening, the population served has grown from 4,320 to over 29,000 with 42% living in the City of Half Moon Bay and 58% living in the surrounding unincorporated areas of the County. By 2020, the overall service population is expected to grow by 25% to reach an estimated 36,000 people. At 0.27 square feet per capita, the current 7,825 square foot library building is not meeting the current service needs.
11. Demand for library services would not change significantly based on the proposed project.

Let me know if you have any questions,

Anne-Marie Despain  
San Mateo County Library  
125 Lessingia Court  
San Mateo, CA 94402  
T 650.312.5245 F 650.312.5382 E despain@smcl.org

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**From:** Megan Marruffo [mailto:megan.marruffo@cajaeir.com]  
**Sent:** Wednesday, May 13, 2009 8:31 AM  
**To:** Despain, Anne-Marie

7/14/2009

**Subject:** Request for Library Service Information Follow-Up (Big Wave Project)

Dear Ms. Despain,

I wanted to follow-up with you regarding the Request for Library Service Information letter we spoke about last Wednesday, dated April 22, 2009 (attached for your reference). The letter was sent in regards to the Big Wave Wellness Center and Office Park Project, located northwest of the Princeton/Pillar Point Harbor area in the Mid-Coast region of unincorporated San Mateo County.

Any information you can provide in response to the attached letter is greatly appreciated and will ensure that our analysis of project-specific and cumulative impacts on library services is accurate and complete.

In order to ensure a timely completion of our analysis, please provide a response (via mail, e-mail, or fax) at your earliest convenience, or by May 20, 2009.

Thank you for your assistance. Please do not hesitate to contact me with any questions. I look forward to your response.

Sincerely,

Megan Marruffo  
Assistant Environmental Planner  
[megan.marruffo@cajaeir.com](mailto:megan.marruffo@cajaeir.com)

**Christopher A. Joseph & Associates**  
Environmental Planning and Research  
[www.cajaeir.com](http://www.cajaeir.com)

Petaluma Office  
179 H Street  
Petaluma, CA 94952  
Phone: (707) 283-4040  
Direct Line: (707) 676-1913  
Fax: (707) 283-4041

**Los Angeles • Santa Clarita • Agoura Hills • Petaluma • Oakland • Mammoth Lakes**

*Confidentiality Statement*

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**April 22, 2009**

David G. Holland, Director  
County of San Mateo Department of Parks  
455 County Center  
4<sup>th</sup> Floor  
Redwood City, CA 94063-1646

**RE: San Mateo County Big Wave Wellness Center and Office Park Project Environmental Review –  
Request for Parks and Recreational Services Information**

Dear Director Holland:

**Christopher A. Joseph & Associates (CAJA)** is working with the County of San Mateo to prepare an Environmental Impact Report (EIR) for the proposed Big Wave Wellness Center and Office Park project, and is requesting information to determine whether the project would have the potential to have a significant environmental effect related to public services, including parks and recreational services. The proposed project will be evaluated in accordance with State Guidelines for the implementation of the California Environmental Quality Act (CEQA) to determine its potential impacts on the environment. For your review and evaluation, following is a brief description of the Big Wave Wellness Center and Office Park project.

The 19.4-acre project site is located on Airport Street, northwest of the Princeton/Pillar Point Harbor area in the Mid-Coast region of unincorporated County of San Mateo. The project area is accessible via SR 1 (Cabrillo Highway), 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 (refer to Figure 1, Regional and Vicinity Map). Surrounding land uses include the Half Moon Bay Airport (east), the El Granada Mobile Home Park (north), the Pillar Point Marsh (west), and the Princeton/Pillar Point Harbor industrial/commercial area (south) (refer to Figure 2, Aerial Photograph of the Project Site and Surrounding Area).

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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) adults. The two primary components of the proposed project include: (1) the Office Park property (northern parcel) development consisting of four, three-story buildings (225,000 square feet total) planned for mixed office use, a 640-space parking lot, and a two-story Communication Building (refer to Figure 3, Office Park Site Plan); and (2) the Wellness Center property (southern parcel) development with 70 apartment style and single-story style units (“breezeway units”) for use by up to 50 DD adult residents and 20 live-in staff members, other on-site living and recreation facilities for residents, associated fencing, a separate storage building and a 73-space parking lot (refer to Figure 4, Wellness Center Site Plan). These components would be designed in tandem, so that the DD adults could be employed by both the Wellness Center and Office Park. Additionally, the proposed project would include: development of an on-site walkway/trail system to allow pedestrian and wheelchair access between the proposed Wellness Center and the Office Park properties; restoration of wetland habitat; and development of bus stops and shuttle services. All buildings and development would be designed to meet Platinum-level Leadership in Energy and Environmental Design (LEED) certified construction.

The purpose of the EIR is to assess the project’s potential impacts to various environmental issue areas and public service and utility agencies, including the County of San Mateo Department of Parks (Department). We hope you can help us identify potential impacts to parks and recreational facilities that may be created by the proposed project. If applicable, the EIR will also provide recommendations that may be necessary to reduce such potential impacts to “less than significant” levels. Any assistance that you can provide with the following questions would be greatly appreciated.

1. According to the County of San Mateo Department of Parks’ website, the Department operates 17 separate parks within the County. Please confirm if this is still accurate.
2. Are the Department’s existing parks and recreational facilities adequate to meet the project area’s current demand for parks and recreational facilities?
3. Would the existing parks and recreational facilities be able to meet the proposed project’s demand for parks and recreational facilities?
4. Does the Department have any plans to develop new parks or recreation facilities or expand existing parks or recreational facilities within a two-mile radius of the project site?
5. Is six acres of parkland per 1,000 residents the current ratio of parkland to population, as identified in the 2002 Midcoast Regional Needs Assessment?
  - 5a. If not, please identify the desired ratio of parkland to population in the County.
  - 5b. What is the current parkland to population ratio for the County?

6. What effect, if any, would the proposed project have on the parks and recreational facilities in the County?
7. Would the proposed project require the Department to develop new parks and recreational facilities or expand existing parks and recreational facilities to accommodate any demand created by the project?
8. In addition to addressing project-specific impacts to parks and recreational services, the EIR will also address cumulative impacts to parks and recreational services. We are in the process of compiling a list of reasonably-foreseeable development in the County. Table 1 includes a list of some of the other major, reasonably-foreseeable approved development in the County in proximity to the proposed project's location. Can the Department accommodate the demand for parks and recreational services associated with the development of these projects in conjunction with the proposed project?
  - 8a. How does your agency address the growing demand for parks and recreational services?
  - 8b. Do you have any projections for future demand based on projected growth in the region?
  - 8c. What would be needed to meet the cumulative demand for parks and recreational services?
9. Please provide any recommendations that could reduce the demand for parks and recreational services created by the proposed project and cumulative development.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific and cumulative impacts on parks and recreation is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email, or fax) no later than **May 1, 2009**. Should you have any questions, feel free to call me at (707) 676-1913. You may also reach me by email at [megan.marruffo@cajaeir.com](mailto:megan.marruffo@cajaeir.com) and by fax at (707) 283-4041.

Sincerely,

Megan Marruffo  
Assistant Environmental Planner  
**Christopher A. Joseph & Associates**

Enclosed:

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- Table 1: Related Projects

## Jennie Anderson

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**From:** Samuel Herzberg [sherzberg@co.sanmateo.ca.us]  
**Sent:** Friday, May 08, 2009 10:18 AM  
**To:** Megan Marruffo  
**Subject:** Big Wave and Midcoast Park Needs

Megan,

Sorry I'm late in getting back to you. In response to your questions:

1. According to County of San Mateo Department of Park's website, the Department operates 17 separate parks within the County.

That has recently changed as County Parks has now assumed ownership, operations, and maintenance of Quarry Park in El Granada our 18th park.

2. Are the Department's existing parks and recreational facilities adequate to meet the project area's current demand for park and recreation facilities?

No. See on County Park website [www.eparks.net](http://www.eparks.net) under Park Planning, the Midcoast Recreational Needs Assessment and the more recent Midcoast Action Plan for Parks and Recreation where specific needs are identified. Also visit website for Midcoast Park and Recreation committee to see status of current efforts at [mprc.sanmateo.org/priorities](http://mprc.sanmateo.org/priorities).

3. Would the existing parks and recreation facilities be able to meet the proposed project's demand for parks and recreational facilities?

Will add to existing deficits. Again see 2 above.

4. Does the Department have any plans to develop new parks or recreation facilities or expand existing parks or recreational facilities within a two mile radius of project site?

Yes. See documents referenced in number 2 above, and Fitzgerald Marine Reserve Master Plan, which the County is currently working on implementing including new interpretive center, green parking lot, improved coastal trail and access, interpretive sculptures, signage, access at Seal Cove beach, vegetation management, etc...

5. Is six acres of parkland per 1,000 residents the current ratio of parkland to population, as identified in the 2002 Midcoast Recreational Needs Assessment?

Yes. This was a specific assessment and goal set by the County Board of Supervisors when adopting the Midcoast Recreational Needs Assessment for this urbanized Midcoast whose population is getting close to that of the City of Half Moon Bay. National Park and Recreation Association standards typically range from 6 to 10 acres per 1,000 people.

6. What effect, if any would the proposed project have on the parks and recreational facilities in the County?

Likely will add to use.

7. Would the proposed project require the Department to develop new parks and regional facilities or expand existing parks and recreational facilities to accommodate increased demand created by the project?

See response to answer 4. Assessments are based on existing population and the Local Coastal Plan's anticipated buildout of the Midcoast.

8. In addition to addressing project-specific impacts to parks and recreational services, the EIR will also address cumulative impacts to parks and recreational services. We are in the process of compiling a list of reasonably foreseeable development in the County. Table 1 includes a list of some of the other major reasonably-foreseeable approved development in the county in proximity to the proposed project's location. Can the

Department accommodate the demand for parks and recreational services associated with the development of these projects in conjunction with the proposed project?

See response to answer 4 above. County Parks is working with the Midcoast Park and Recreation Committee to implement immediate priorities using Midcoast Park and Recreation fees raised through Building Permits for new development or remodels in the Midcoast issued by San Mateo County Planning and Building Department. The Local Agency Formation Commission is currently assessing service providers in the Midcoast, and amongst other issues is evaluating the potential for park and recreation services to be created by a new Community Services District that could include multiple utility and other services. For additional information contact LAFCO staff Martha Poyatos at 650/363-4224.

9. Please provide any recommendations that could reduce the demand for park and recreational services created by the proposed project and cumulative development.

Parks and recreation service demands will exist when jobs are created or residential development, but most impact when residential.

Hope that helps.

Sam Herzberg  
Senior Planner  
San Mateo County Parks Department

Save Paper.  
Think before you print.



**April 22, 2009**

Dave Vincent, Superintendent  
California State Parks – Santa Cruz District  
303 Big Trees Park Road  
Felton, CA 95108

**RE: San Mateo County Big Wave Wellness Center and Office Park Project Environmental Review – Request for Parks and Recreational Services Information**

Dear Superintendent Vincent:

**Christopher A. Joseph & Associates (CAJA)** is working with the County of San Mateo to prepare an Environmental Impact Report (EIR) for the proposed Big Wave Wellness Center and Office Park project, and is requesting information to determine whether the project would have the potential to have a significant environmental effect related to public services, including parks and recreational services. The proposed project will be evaluated in accordance with State Guidelines for the implementation of the California Environmental Quality Act (CEQA) to determine its potential impacts on the environment. For your review and evaluation, following is a brief description of the Big Wave Wellness Center and Office Park project.

The 19.4-acre project site is located on Airport Street, northwest of the Princeton/Pillar Point Harbor area in the Mid-Coast region of unincorporated County of San Mateo. The project area is accessible via SR 1 (Cabrillo Highway), 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 (refer to Figure 1, Regional and Vicinity Map). Surrounding land uses include the Half Moon Bay Airport (east), the El Granada Mobile Home Park (north), the Pillar Point Marsh (west), and the Princeton/Pillar Point Harbor industrial/commercial area (south) (refer to Figure 2, Aerial Photograph of the Project Site and Surrounding Area).

The project area includes two adjacent parcels (APN: 047-311-060 and APN 047-312-040) that is currently in agricultural production. The site is relatively flat, with gentle slopes to the south and west. Due to extensive site farming activities, little to no native vegetation remains over the great majority of the project site. A natural drainage swale separates the two parcels and leads to the Pillar Point Marsh. A total of 0.74 acres of wetlands under the protection of the California Coastal Commission of which 0.45 acres is Federal jurisdictional waters/wetlands occur on the project site under the permit authority of the US Army Corps of Engineers (USACOE).

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) adults. The two primary components of the proposed project include: (1) the Office Park property (northern parcel) development

consisting of four, three-story buildings (225,000 square feet total) planned for mixed office use, a 640-space parking lot, and a two-story Communication Building (refer to Figure 3, Office Park Site Plan); and (2) the Wellness Center property (southern parcel) development with 70 apartment style and single-story style units (“breezeway units”) for use by up to 50 DD adult residents and 20 live-in staff members, other on-site living and recreation facilities for residents, associated fencing, a separate storage building and a 73-space parking lot (refer to Figure 4, Wellness Center Site Plan). These components would be designed in tandem, so that the DD adults could be employed by both the Wellness Center and Office Park. Additionally, the proposed project would include: development of an on-site walkway/trail system to allow pedestrian and wheelchair access between the proposed Wellness Center and the Office Park properties; restoration of wetland habitat; and development of bus stops and shuttle services. All buildings and development would be designed to meet Platinum-level Leadership in Energy and Environmental Design (LEED) certified construction.

The purpose of the EIR is to assess the project’s potential impacts to various environmental issue areas and public service and utility agencies, including the California State Parks - Santa Cruz District (District). We hope you can help us identify potential impacts to parks and recreational facilities that may be created by the proposed project. If applicable, the EIR will also provide recommendations that may be necessary to reduce such potential impacts to “less than significant” levels. Any assistance that you can provide with the following questions would be greatly appreciated.

1. Nearby State Parks facilities include the Montara and Half Moon Bay State Beaches. Please describe any other State parks and recreations facilities that are found in proximity to the project site (including location, size, and types of facilities).
2. Are the State parks and recreational facilities included in your response to Question #1 adequate to meet the project area’s current demand for parks and recreational facilities?
3. According to the County of San Mateo General Plan, there are 8,353 acres of State park and recreation facilities in the County. Is this adequate to meet current demand?
4. What effect, if any, would the proposed project have on the State parks and recreational facilities in the County?
5. Would the proposed project require the District to develop new State parks and recreational facilities or expand existing parks and recreational facilities to accommodate any demand created by the project?
6. Does the District have any plans to develop new State parks or recreation facilities or expand existing parks or recreation facilities within a two-mile radius of the project site?
7. In addition to addressing project-specific impacts to State parks and recreational services, the EIR will also address cumulative impacts to parks and recreational services. We are in the process of compiling a list of reasonably-foreseeable development in the County. Table 1 includes a list of some of the other major,

reasonably-foreseeable approved development in the County in proximity to the proposed project's location. Can the District accommodate the demand for parks and recreational services associated with the development of these projects in conjunction with the proposed project?

- 7a. How does your agency address the growing demand for parks and recreational services?
- 7b. Do you have any projections for future demand based on projected growth in the region?
- 7c. What would be needed to meet the cumulative demand for parks and recreational services?
- 8. Please provide any recommendations that could reduce the demand for parks and recreational services created by the proposed project and cumulative development.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific and cumulative impacts on parks and recreation is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email, or fax) no later than **May 1, 2009**. Should you have any questions, feel free to call me at (707) 676-1913. You may also reach me by email at [megan.marruffo@cajaeir.com](mailto:megan.marruffo@cajaeir.com) and by fax at (707) 283-4041.

Sincerely,

Megan Marruffo  
Assistant Environmental Planner  
**Christopher A. Joseph & Associates**

Enclosed:

- Figure 1: Regional and Vicinity Map
- Figure 2: Aerial of Site and Surrounding Area
- Figure 3: Office Park Property Site Plan
- Figure 4: Wellness Center Property Site Plan
- Table 1: Related Projects

## Jennie Anderson

---

**From:** Keel, Paul [PKEEL@parks.ca.gov]  
**Sent:** Friday, May 01, 2009 3:42 PM  
**To:** Megan Marruffo  
**Subject:** Wellness Center Review

Hello,

This email is in response to your request for comment on the Wellness Center Environmental Review.

I received your request just recently and there is insufficient time to thoroughly assess the potential impacts to the state parks in this area. However, the following are brief responses to the questions:

1. The listed parks are the closest ones.
2. Unknown.
3. Unknown if demand for parks is met or not. At certain busy times, all park facilities are at capacity with visitors.
4. Unknown.
5. Unlikely.
6. No development planned at this time.
7. Unknown. General Plans and looking at visitation trends help direct future park planning. No future projections for projected growth at this time.
8. Not enough information to comment.

[Paul Keel](#)  
Sector Superintendent  
California State Parks  
Santa Cruz District  
San Mateo Coast Sector  
(650) 726-8817



**April 22, 2009**

Robert Gaskill, Superintendent  
Cabrillo Unified School District  
498 Kelly Avenue  
Half Moon Bay, CA 94019

**RE: San Mateo County Big Wave Wellness Center and Office Park Project Environmental Review –  
Request for School Service Information**

Dear Superintendent Gaskill:

**Christopher A. Joseph & Associates (CAJA)** is working with the County of San Mateo to prepare an Environmental Impact Report (EIR) for the proposed Big Wave Wellness Center and Office Park project, and is requesting information to determine whether the project would have the potential to have a significant environmental effect related to public services, including school services. The proposed project will be evaluated in accordance with State Guidelines for the implementation of the California Environmental Quality Act (CEQA) to determine its potential impacts on the environment. For your review and evaluation, following is a brief description of the Big Wave Wellness Center and Office Park project.

The 19.4-acre project site is located on Airport Street, northwest of the Princeton/Pillar Point Harbor area in the Mid-Coast region of unincorporated County of San Mateo. The project area is accessible via SR 1 (Cabrillo Highway), 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 (refer to Figure 1, Regional and Vicinity Map). Surrounding land uses include the Half Moon Bay Airport (east), the El Granada Mobile Home Park (north), the Pillar Point Marsh (west), and the Princeton/Pillar Point Harbor industrial/commercial area (south) (refer to Figure 2, Aerial Photograph of the Project Site and Surrounding Area).

The project area includes two adjacent parcels (APN: 047-311-060 and APN 047-312-040) that is currently in agricultural production. The site is relatively flat, with gentle slopes to the south and west. Due to extensive site farming activities, little to no native vegetation remains over the great majority of the project site. A natural drainage swale separates the two parcels and leads to the Pillar Point Marsh. A total of 0.74 acres of wetlands under the protection of the California Coastal Commission of which 0.45 acres is Federal jurisdictional waters/wetlands occur on the project site under the permit authority of the US Army Corps of Engineers (USACOE).

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) adults. The two

primary components of the proposed project include: (1) the Office Park property (northern parcel) development consisting of four, three-story buildings (225,000 square feet total) planned for mixed office use, a 640-space parking lot, and a two-story Communication Building (refer to Figure 3, Office Park Site Plan); and (2) the Wellness Center property (southern parcel) development with 70 apartment style and single-story style units (“breezeway units”) for use by up to 50 DD adult residents and 20 live-in staff members, other on-site living and recreation facilities for residents, associated fencing, a separate storage building and a 73-space parking lot (refer to Figure 4, Wellness Center Site Plan). These components would be designed in tandem, so that the DD adults could be employed by both the Wellness Center and Office Park. Additionally, the proposed project would include: development of an on-site walkway/trail system to allow pedestrian and wheelchair access between the proposed Wellness Center and the Office Park properties; restoration of wetland habitat; and development of bus stops and shuttle services. All buildings and development would be designed to meet Platinum-level Leadership in Energy and Environmental Design (LEED) certified construction.

The purpose of the EIR is to assess the project’s potential impacts to various environmental issue areas and public service and utility agencies, including the Cabrillo Unified School District (District). We hope you can help us identify potential impacts to school services that may be created by the proposed project. If applicable, the EIR will also provide recommendations that may be necessary to reduce such potential impacts to “less-than-significant” levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. According to the District’s website at [http://www.cabrillo.k12.ca.us/CUSD\\_topic/desc\\_mission.htm](http://www.cabrillo.k12.ca.us/CUSD_topic/desc_mission.htm), the District has four elementary schools, one middle school, one high school, one continuation school, and an adult education program. Is this still accurate?
2. Please confirm if the following schools would serve the project area. Would any additional schools serve the proposed project?
  - El Granada Elementary School
  - Cunha Intermediate School
  - Half Moon Bay High School
3. Could you please provide the current student **capacity** and current student **enrollment** statistics for the schools included in your response to Question #1?
4. Are there any improvements or additions planned for schools that serve the project area?
5. Are there plans to build any new schools that would serve the project area?
6. According to the District’s website at [http://www.cabrillo.k12.ca.us/CUSD\\_topic/faq.htm](http://www.cabrillo.k12.ca.us/CUSD_topic/faq.htm), current school impact fee rates for residential land uses are \$2.24 per square foot of living space (no garage or decking) and \$0.36 per square foot for commercial land uses. After 5/15, the rates will be \$2.63 and \$0.42 per square foot, respectively. Please confirm these rates.

- 6a. Would school impact fees be required of the proposed project?
7. Is existing school capacity within the District adequate to meet current student populations?
8. Is the District using any bussing programs and/or portable classrooms to accommodate overcrowded schools?
9. Could you please provide student generation rates for residential and commercial development?
10. In addition to addressing project-specific impacts to school services, the EIR will also address cumulative impacts to school services. We are in the process of compiling a list of reasonably-foreseeable development in the County. Table 1 includes a list of some of the other major, reasonably-foreseeable approved development in the County in proximity to the proposed project's location. Can the District accommodate the demand for school services associated with the development of these projects in conjunction with the proposed project?
- 10a. How does the District address the growing demand for school services?
- 10b. Do you have any projections for future demand based on projected growth in the region?
- 10c. What would be needed to meet the cumulative demand for school services?
11. Please provide any recommendations that could eliminate or lessen the proposed project's impacts on the Cabrillo Unified School District.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific and cumulative impacts on school services is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email, or fax) no later than **May 1, 2009**. Should you have any questions, feel free to call me at (707) 676-1913. You may also reach me by email at [megan.marruffo@cajaeir.com](mailto:megan.marruffo@cajaeir.com) and by fax at (707) 283-4041.

Sincerely,

Megan Marruffo  
Assistant Environmental Planner  
**Christopher A. Joseph & Associates**

Enclosed:

- Figure 1: Regional and Vicinity Map
- Figure 2: Aerial of Site and Surrounding Area
- Figure 3: Office Park Property Site Plan
- Figure 4: Wellness Center Property Site Plan
- Table 1: Related Projects

## Jennie Anderson

---

**From:** Diane Stupi [Stupi@cabrillo.k12.ca.us]  
**Sent:** Thursday, April 30, 2009 8:43 AM  
**To:** Megan Marruffo  
**Subject:** RE: Response to Big Wave Request for School Service Info

Since we have an open enrollment policy in our district, students really are able to apply to transfer to any of our elementary schools. For that reason I have provided the district-wide numbers to you for your study.

Diane E. Stupi  
 Director, Fiscal Services  
 Cabrillo Unified School District  
[Stupi@Cabrillo.k12.ca.us](mailto:Stupi@Cabrillo.k12.ca.us)  
 650-712-7135

"If a society chooses to be free and democratic it has a responsibility to educate the next generation. Failure to provide for that generation undermines the principals of democracy."

>>> "Megan Marruffo" <megan.marruffo@cajaeir.com> 4/30/2009 8:35 AM >>>

Dear Ms. Stupi,

Thank you for your response to the Request for School Service Information letter regarding the Big Wave Wellness Center and Office Park project (attached for your reference). Your information will help us ensure that our analysis of project-specific and cumulative impacts on school services is accurate and complete.

To confirm, are the current student capacity and enrollment statistics provided in Response #3 for the entire Cabrillo Unified School District, or for the three schools (El Granada Elementary, Cunha Intermediate, and Half Moon Bay High School) that would serve the project site?

I was able to find enrollment statistics through the 2007-2008 school year for each of the three schools serving the project area on the California Department of Education's website (<http://dq.cde.ca.gov/dataquest/>); however, school capacity statistics are not provided. Could you please provide current enrollment (2008-2009 school year) and capacity statistics for each of the three schools that would serve the project site?

Thank you for your help in addressing the above questions. Your assistance is most appreciated.

Sincerely,

Megan Marruffo  
 Assistant Environmental Planner  
[megan.marruffo@cajaeir.com](mailto:megan.marruffo@cajaeir.com)

**Christopher A. Joseph & Associates**  
 Environmental Planning and Research  
[www.cajaeir.com](http://www.cajaeir.com)

Petaluma Office  
 179 H Street  
 Petaluma, CA 94952  
 Phone: (707) 283-4040  
 Direct Line: (707) 676-1913  
 Fax: (707) 283-4041

7/14/2009

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Please consider the environment before printing this e-mail

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**From:** Diane Stupi [mailto:Stupi@cabrillo.k12.ca.us]  
**Sent:** Wednesday, April 29, 2009 4:32 PM  
**To:** Megan Marruffo  
**Subject:** Response to Big Wave Request for School Service Info

Dear Ms. Marruffo:

Responding to your April 22<sup>nd</sup> request for school information:

1. Your information is still accurate.
2. We can confirm the following schools would serve the project area:
  - a. El Granada Elementary School
  - b. Cunha Intermediate School
  - c. Half Moon Bay High School
3. Current student capacity and current student enrollments are:
  - a. Current Capacity = 3238
  - b. Current Enrollment = 3386
4. There plans to modernize the intermediate school in process.
5. There are no plans to build any new schools.
6. The current school impact fee rates effective 05/12/2008 for residential land use is \$2.97 per square foot and for commercial land use is \$0.47 per square foot.
  - a. Yes, school impact fees would be required of the proposed project.
7. Existing school capacity within the district is not adequate to meet current student population.
8. Yes, the district utilizes bussing programs and portable classrooms to accommodate overcrowded schools.
9. The student generation rate for Cabrillo Unified is 0.609.

10. The District will be working with each individual developer to accommodate the demand for school services associated with their specific development.
  - a. Currently the District uses Impact Fees and portable classrooms.
  - b. We do not at this time have any projections for future demand.
  - c. What would be needed to meet cumulative demand is not known at this time.
  
11. We have no recommendations at this time.

We hope this information is useful to you. Please feel free to contact my office at any time should the need arise.

Sincerely,

Diane E. Stupi  
Director, Fiscal Services  
Cabrillo Unified School District  
[Stupi@Cabrillo.k12.ca.us](mailto:Stupi@Cabrillo.k12.ca.us)  
650-712-7135

"If a society chooses to be free and democratic it has a responsibility to educate the next generation. Failure to provide for that generation undermines the principals of democracy."

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If this email is spam, report it here:  
<http://www.OnlyMyEmail.com/ReportSpam>



**April 22, 2009**

Greg Munks, Sheriff  
County of San Mateo Sheriff's Office  
400 County Center  
Redwood City, CA 94063

**RE: San Mateo County Big Wave Wellness Center and Office Park Project Environmental Review –  
Request for Sheriff Service Information**

Dear Sheriff Munks:

**Christopher A. Joseph & Associates (CAJA)** is working with the County of San Mateo to prepare an Environmental Impact Report (EIR) for the proposed Big Wave Wellness Center and Office Park project, and is requesting information to determine whether the project would have the potential to have a significant environmental effect related to public services, including police protection services. The proposed project will be evaluated in accordance with State Guidelines for the implementation of the California Environmental Quality Act (CEQA) to determine its potential impacts on the environment. For your review and evaluation, following is a brief description of the Big Wave Wellness Center and Office Park project.

The 19.4-acre project site is located on Airport Street, northwest of the Princeton/Pillar Point Harbor area in the Mid-Coast region of unincorporated County of San Mateo. The project area is accessible via SR 1 (Cabrillo Highway), 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 (refer to Figure 1, Regional and Vicinity Map). Surrounding land uses include the Half Moon Bay Airport (east), the El Granada Mobile Home Park (north), the Pillar Point Marsh (west), and the Princeton/Pillar Point Harbor industrial/commercial area (south) (refer to Figure 2, Aerial Photograph of the Project Site and Surrounding Area).

The project area includes two adjacent parcels (APN: 047-311-060 and APN 047-312-040) that is currently in agricultural production. The site is relatively flat, with gentle slopes to the south and west. Due to extensive site farming activities, little to no native vegetation remains over the great majority of the project site. A natural drainage swale separates the two parcels and leads to the Pillar Point Marsh. A total of 0.74 acres of wetlands under the protection of the California Coastal Commission of which 0.45 acres is Federal jurisdictional waters/wetlands occur on the project site under the permit authority of the US Army Corps of Engineers (USACOE).

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) adults. The two

primary components of the proposed project include: (1) the Office Park property (northern parcel) development consisting of four, three-story buildings (225,000 square feet total) planned for mixed office use, a 640-space parking lot, and a two-story Communication Building (refer to Figure 3, Office Park Site Plan); and (2) the Wellness Center property (southern parcel) development with 70 apartment style and single-story style units ("breezeway units") for use by up to 50 DD adult residents and 20 live-in staff members, other on-site living and recreation facilities for residents, associated fencing, a separate storage building and a 73-space parking lot (refer to Figure 4, Wellness Center Site Plan). These components would be designed in tandem, so that the DD adults could be employed by both the Wellness Center and Office Park. Additionally, the proposed project would include: development of an on-site walkway/trail system to allow pedestrian and wheelchair access between the proposed Wellness Center and the Office Park properties; restoration of wetland habitat; and development of bus stops and shuttle services. All buildings and development would be designed to meet Platinum-level Leadership in Energy and Environmental Design (LEED) certified construction.

The purpose of the EIR is to assess the project's potential impacts to various environmental issue areas and public service and utility agencies, including the County of San Mateo Sheriff's Department (Department). We hope you can help us identify potential impacts to sheriff protection services that may be created by the proposed project. If applicable, the EIR will also provide recommendations that may be necessary to reduce such potential impacts to "less-than-significant" levels. Any assistance that you can provide with the following questions would be greatly appreciated:

1. What Department station(s) would serve the project area?
2. What are the existing staff levels (both sworn and civilian) of the station(s) included in your response to Question #1?
  - 2a. Are the existing staff levels at the station(s) adequate to meet current demands for protection services in the project area?
3. What is the existing equipment inventory at each police station included in your response to Question #1?
  - 3a. Are the equipment levels adequate to meet the project area's current demand for police services?
4. In which Reporting District is the proposed project located? Please provide recent crime statistics for this Reporting District.
5. What is the current officer-to-population ratio of the project's Reporting District? Does this number meet the desire service ratio standard of the Department?
6. What is/are the average response time(s) to the project area for each station included in your response to Question #1?

- 6a. Does the Department have a preferred response time goal?
7. What effect, if any, would the project have on the Department?
8. Would the Department need to construct new police facilities or expand existing facilities in order to accommodate the project's demand for police services?
- 8a. Would the project require the Department to hire more officers or staff?
- 8b. Would the project require the Department to purchase more equipment?
9. In addition to addressing project-specific impacts to police services, the EIR will also address cumulative impacts to police services. We are in the process of compiling a list of reasonably-foreseeable development in the County. Table 1 includes a list of some of the other major, reasonably-foreseeable approved development in the County in proximity to the proposed project's location. Can the Department accommodate the demand for police services associated with the development of these projects in conjunction with the proposed project?
- 9a. How does your agency address the growing demand for police services?
- 9b. Do you have any projections for future demand based on projected growth in the region?
- 9c. What would be needed to meet the cumulative demand for police services?
10. Please provide any recommendations that could reduce the demand for police services associated with the proposed project and cumulative development.

Thank you for your assistance with the questions outlined above. Any response that you can provide will help us ensure that our analysis of project-specific and cumulative impacts on police protection services is accurate and complete. In order to attain a timely completion of our analysis, please provide your response (via mail, email, or fax) no later than **May 1, 2009**. Should you have any questions, feel free to call me at (707) 676-1913. You may also reach me by email at [megan.marruffo@cajaeir.com](mailto:megan.marruffo@cajaeir.com) and by fax at (707) 283-4041.

Sincerely,

Megan Marruffo  
Assistant Environmental Planner  
**Christopher A. Joseph & Associates**

Enclosed:

Figure 1: Regional and Vicinity Map

Figure 2: Aerial of Site and Surrounding Area

Figure 3: Office Park Property Site Plan

Figure 4: Wellness Center Property Site Plan

Table 1: Related Projects



COUNTY OF SAN MATEO

# Office of the Sheriff

GREG MUNKS  
SHERIFF

CARLOS G. BOLANOS  
UNDERSHERIFF

TRISHA L. SANCHEZ  
ASSISTANT SHERIFF

400 COUNTY CENTER    ◻    REDWOOD CITY    ◻    CALIFORNIA 94063-1662    ◻    TELEPHONE (650) 599-1664    ◻    [www.smcsheriff.com](http://www.smcsheriff.com)

ADDRESS ALL COMMUNICATIONS TO THE SHERIFF

April 29, 2009

Ms. Megan Marruffo  
Christopher A. Joseph & Associates  
179 H. Street  
Petaluma, CA 94952

**RE: RESPONSE TO - San Mateo County Big Wave Well Center and Office Park Project  
Environmental Review – Request for SHERIFF Service Information**

Dear Ms. Marruffo,

I have reviewed your request for information and here are the answers to your questions as outlined on pages two and three, in your letter to Sheriff Munks:

- 1) What Department station(s) would serve the project area?  
*The Moss Beach Substation, Hwy 1, Moss Beach, CA.*
  
- 2) What are the existing staff levels (both sworn and civilian) of the station(s) included in your response to Question #1?  
*Two sergeants, eight deputies, one civilian.*
  
- 2a) Are the existing staffing levels at the station(s) adequate to meet the current demands for protection services in the project area?  
*We believe so.*
  
- 3) What is the existing equipment inventory at each station included in your response to Question 1?  
*Enough vehicles for staff.*
  
- 3a) Are the equipment levels adequate to meet current demands for protection services in the project area?  
*Yes.*

- 4) In which Reporting District is the proposed project located? Please provide recent crime statistics for this Reporting District?  
Coast Patrol Bureau 70 Beat, 9, 885 calls for service from January 1, 2008 through January 1, 2009.
- 5) What is the current deputy - to -population ratio of the project's Reporting District? Does this number meet the desired service ratio standard of the department?  
5:11,227 = 1 FTE per 2,245 pop. Yes
- 6) What is/are the average response time(s) to the project area for each station included in your response to Question #1?  
Unlike the fire service, our patrol deputies respond from their beat area. We show an average of thirteen and a half minutes.
- 6a) Does the Department have a preferred response time goal?  
Yes, within 15 minutes for all but emergency calls.
- 7) What effect, if any, would the project have on the Department?  
Unsure at this time.
- 8) Would the Department need to construct a new "police" facility or expand existing facilities in order to accommodate the project's demand for police services?  
No.
- 8a) Would the project require the department to hire more deputies or staff?  
Unknown at this time, it would depend upon the calls for service. Currently this area a vacant farm land.
- 8b) Would the project require the Department to purchase more equipment?  
Only if we needed extra staff to provide greater service to the project area.

9) In addition to addressing project specific impacts to police services, the EIR will also address cumulative impacts to police services. We are in the process of compiling a list of reasonably-foreseeable approved development in the County in the proximity to the proposed project's location. Can the Department accommodate the demand for police services associated with the development of these projects in conjunction with the proposed project?

We would need to assess the proposed project's size, use and projected population of the target area.

9a) How does your agency address the growing demand for police services?  
On a case-by-case basis.

9b) Do you have any projections for the future demand based upon projected growth in the region?

No, as most of the remaining land in San Mateo County is mainly dedicated agriculture. It is difficult to base any projections until we are made aware of the project, size and use.

9c) What would be needed to meet cumulative demand for police services?  
A clear explanation of the type of use and projected population for that project.

10) Please provide any recommendations that could reduce the demand for police services associated with the proposed project and cumulative development.

On site security with clear lines of communication to fire and emergency medical response.

Sincerely,  
Mark S. Hanlon  
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