



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 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

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
Captain of Operations
650.363.4390
mhanlon@co.sanmateo.ca.us