
**Addendum to the
Coyote Point Recreation Area Shoreline and
Promenade Improvement Project IS/MND
Eastern Promenade Rejuvenation Project**

State Clearinghouse #2009052096



March 2016



**San Mateo County
Parks Department**

Addendum to the
Coyote Point Recreation Area Shoreline and
Promenade Improvement Project IS/MND
Eastern Promenade Rejuvenation Project
State Clearinghouse #2009052096

March 2016



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**ADDENDUM TO THE COYOTE POINT RECREATION AREA
SHORELINE AND PROMENADE IMPROVEMENT IS/MND
EASTERN PROMENADE REJUVENATION PROJECT**

TABLE OF CONTENTS

CHAPTER 1. INTRODUCTION 1

1.1 Background..... 1

1.2 Regulatory Guidance..... 1

1.3 Environmental Review Process 2

1.4 Purpose of Document..... 2

CHAPTER 2. PROJECT DESCRIPTION 4

2.1 Project Location and Site Description 4

2.2 Summary of Project Changes..... 4

2.3 Project Characteristics 10

2.4 Permit Requirements..... 17

CHAPTER 3. CEQA REVIEW FINDINGS..... 19

3.1 Project Changes..... 19

3.2 Changes in Circumstances..... 21

3.3 New Information 21

3.4 Adequacy of MND Mitigation 22

CHAPTER 4. ENVIRONMENTAL IMPACT ASSESSMENT 25

4.1 AESTHETICS..... 26

4.2 AGRICULTURAL AND FOREST RESOURCES 33

4.3 AIR QUALITY 39

4.4 BIOLOGICAL RESOURCES 50

4.5 CULTURAL RESOURCES..... 59

4.6 GEOLOGY AND SOILS 63

4.7 CLIMATE CHANGE 70

4.8 HAZARDS AND HAZARDOUS MATERIALS 76

4.9 HYDROLOGY AND WATER QUALITY 84

4.10 LAND USE AND PLANNING 94

4.11 MINERAL RESOURCES 99

4.12 NOISE 101

4.13 POPULATION AND HOUSING 106

4.14 PUBLIC SERVICES 108

4.15 RECREATION..... 111

4.16 TRANSPORTATION/TRAFFIC 113

4.17 UTILITIES AND SERVICE SYSTEMS.....122
4.18 MANDATORY FINDINGS OF SIGNIFICANCE.....131
CHAPTER 5. DOCUMENT PREPARERS134

APPENDICES

Attachment A. Mitigation Measure as Amended
Attachment B. Tree Report
Attachment C. Draft Geotechnical Engineering Investigation, August 2015

FIGURES

Figure 1: Site Plan 5
Figure 2: Grading Plan..... 6
Figure 3: Tree Removal Plan 7
Figure 4: Utility Plan.....16

TABLES

Table 1. Overview of Primary Project Changes from 2009 Project to Current Proposal..... 8
Table 2. Best Management Practices and Avoidance Measures Incorporated into the Eastern Promenade Rejuvenation Project.....12

Chapter 1. Introduction

1.1 BACKGROUND

In August 2009, the San Mateo County Parks Department adopted a Mitigated Negative Declaration (MND) for the Coyote Point Recreation Area Shoreline and Promenade Improvement Project. The project included two phases of construction; one along the western section of shoreline (Phase 1) and one along the eastern section of shoreline (Phase 2). Phase 1 improvements were completed in 2014 and included construction of rock revetment, providing windsurfing access, and reconstruction of the western portion of the existing promenade. Phase 2 has not yet been implemented and the County is considering changes to the project description that requires a re-evaluation of the environmental impacts described in the 2009 environmental document. The Phase 2 improvements would be located along the eastern end of the promenade area and include alterations to the shoreline and beach area facilities (from what was described in the 2009 IS/MND), continuation of shoreline protection features, construction of flood protection features, creation of a beach area, new parking and restroom facilities and reconstruction of the eastern section of promenade.

The revised project, referred to as the Coyote Point Recreation Area Eastern Promenade Rejuvenation Project, has generally the same objectives as the previous project, however the methods of implementation vary slightly than was originally evaluated and therefore result in slightly different impacts.

1.2 REGULATORY GUIDANCE

CEQA Guideline §15162(a) provides that when an EIR (or IS/MND) has been certified/adopted for a project, no subsequent EIR (or IS/MND) shall be prepared for that project unless the Lead Agency determines, on the basis of substantial evidence in the light of the whole record, that one or more of the following circumstances exist:

- 1) Substantial changes are proposed in the project which require major revisions to the EIR due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur in the circumstances under which the project is undertaken which require major EIR revisions due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following: A) The project will have significant effects not discussed in the previous EIR; B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; C) Mitigation or alternatives previously found not feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative; or D) Mitigation or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce significant effects on the environment but the project proponent decline to adopt the mitigation measure or alternative.

CEQA Guideline §15163 provides that a Lead Agency can prepare a supplement to an EIR rather than a subsequent EIR if a subsequent EIR pursuant to §15162 is required and only minor additions or changes are needed to make the previous EIR adequate to address the changed situation.

CEQA Guideline §15164 provides that the Lead Agency may prepare an Addendum to a certified EIR (or IS/MND) if none of the conditions described in §15162 have occurred. A brief explanation of the decision not to prepare a subsequent EIR or IS pursuant to §15162 must be included in the Addendum, Lead Agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

1.3 ENVIRONMENTAL REVIEW PROCESS

Pursuant to CEQA Guidelines §15162(a), the County has reviewed the Coyote Point Recreation Area Eastern Shoreline and Promenade Improvement project, reviewed comments from public agencies and committees, subsequent technical studies, and the 2009 adopted MND for the Coyote Point Recreation Area Shoreline and Promenade Improvement Project to determine:

- 1) the extent to which project impacts have been addressed by the previously adopted MND for the Coyote Point Recreation Area Shoreline and Promenade Improvement Project,
- 2) whether project changes create new significant or more severe project impacts,
- 3) whether new circumstances or new information create new significant or more severe impacts or require new analysis, and
- 4) whether any identified new significant or more severe impacts are adequately addressed by previously approved project mitigation.

Although the project description has changed, the changes generally reduce environmental effects identified by the project. The County has determined that the Coyote Point Recreation Area Eastern Promenade Rejuvenation project has similar or reduced environmental impacts from those described in the adopted 2009 MND. There are no new significant environmental impacts or previously identified significant impacts made more severe by project changes, new circumstances, or new information. Therefore, the County has determined not to prepare a subsequent MND pursuant to CEQA Guideline §15162. Rather, the County has determined that an MND addendum should be prepared as the appropriate CEQA document to address project revisions in accordance with CEQA Guideline §15164.

The addendum also applies any new laws or regulations that have taken effect since the previous document and updates any impacts accordingly.

Since the adoption of the 2009 IS/MND, San Mateo County has adopted a new/modified set of CEQA Initial Study Checklist questions. This document uses a the modified version the San Mateo County Initial Study Checklist to review previous analysis and identify if there are any new impacts or mitigation measures required as a result of the changes in the project.

CEQA Guideline §15164(c) provides that an addendum need not be circulated for public review but can be included in or attached to the adopted negative declaration.

1.4 PURPOSE OF DOCUMENT

This document comprises an Addendum to the adopted Coyote Point Recreation Area Shoreline and Promenade Improvement Project IS/MND. The purpose of this Addendum is to address project changes proposed by the Coyote Point Recreation Area Eastern Shoreline Promenade Rejuvenation project and identify whether the previous CEQA document still adequately describes the potential impacts and mitigation required for the project, or whether the revised project would have new impacts that require new mitigation measures.

This Addendum modifies and supplements the project description and environmental impact analysis contained in the 2009 Coyote Point Recreation Area Shoreline and Promenade Improvement project MND. Per CEQA Guidelines, the scope of the Addendum is limited to 1) identifying project changes, 2) presenting environmental analysis of new project features or new

information not previously addressed, and, 3) modifying mitigation measures to reflect project changes and new information. CEQA Guidelines Section 15164 does not prescribe the exact content of an addendum to address project changes. As such, an addendum is not required to include a revised version of the previously approved MND. To ensure clarity as to which mitigation measures remain applicable, mitigation text is presented with track changes showing added language as underlined and obsolete language in strikeout.

The structure of this document is as follows:

- Chapter 1.0 Introduction explains the purpose of this Addendum and the organization of the document.
- Chapter 2.0 Project Description describes the project location, existing site conditions, history and comparison of old and new project features. The chapter contains Figures and identifies the Best Management Practices (BMPs) that have been incorporated into the Project so that the Project would not have a significant effect on the environment. The chapter also identifies any outside agency permitting requirements for the project.
- Chapter 3.0 CEQA Review Findings documents the project changes covered by the 2009 IS and project changes not covered in the 2009 IS. The chapter presents changes in circumstances, new information and adequacy of previous mitigation measures and a summary of revisions to the mitigation measures.
- Chapter 4.0 Environmental Checklist presents an evaluation of the project using the County's updated CEQA checklist. It discusses if the checklist question was addressed in the previous document, changes in circumstances, new information (if applicable), the potential environmental impacts of the revised Project, the significance of each impact, and revises recommends mitigation measures to reduce potentially significant impacts to less than significant levels. This chapter also presents the Mandatory Findings of Significance.
- Chapter 5.0 Report Preparers lists the preparers of this report.
- Attachment A. Mitigation Measures as Amended
- Attachment B. Tree Report
- Attachment C. Geology Report

Chapter 2. Project Description

2.1 PROJECT LOCATION AND SITE DESCRIPTION

The Coyote Point Recreation Area (Coyote Point) is located in the County of San Mateo between the cities of Burlingame and San Mateo (Figure 1, Project Site Location). The park comprises 149 land acres and 538 water acres of the San Francisco Bay. Coyote Point is a popular destination with annual visitation estimated at 240,000 visitors. Popular recreation activities include picnicking, windsurfing, swimming, informal turf play, playground activities, special events, boating, fishing, and sightseeing. The Marina area, which includes a private Yacht Club, offers boating opportunities ranging from motor boating, and sailing, to kayaking. The Pistol and Rifle Range and the Coyote Point Museum of Environmental Education provide additional recreation and educational opportunities. The regional Bay Trail (the recreational trail route for the Juan Bautista de Anza National Historic Trail overlays on the Bay Trail in this location) and various internal trails within the recreation area provide linear corridors for walking, running, skating, bicycling, and observing shoreline aquatic life.

The purpose of the proposed Project is to develop a sustainable solution to the coastal erosion problem along the San Francisco Bay at the park shoreline while facilitating good public access to the beach and water for a variety of users, particularly swimmers and windsurfers.

The project site is located along approximately 950 feet of San Francisco Bay shoreline along the eastern promenade (Figure 1). Existing conditions along this area include shoreline protection features, promenade, restrooms, lawn area, and parking areas.

2.2 SUMMARY OF PROJECT CHANGES

An overview of the primary differences between the previous project, the Coyote Point Recreation Area Shoreline and Promenade Improvement project, which was adopted by the County in 2009 and the revised Eastern Promenade Rejuvenation project under current consideration is presented in Table 1. The original Coyote Point Shoreline and Promenade Improvement project proposed improvements to two distinct areas; the eastern and western areas. The western improvements were completed in 2013 and the remaining improvements under consideration are for the eastern area. These remaining improvements include creation of a crenulate-shaped bay, reconfigured/reconstructed and new parking areas, beach area, completing the pedestrian path network, landscape plantings and irrigation, grading and surface drainage of all planted areas, pedestrian pavements and walls, installation of a prefabricated restroom building, installation of site furniture including benches, bollards, fences, bike racks, trash receptacles and signage and the removal of the remnants of old wooden piers at the water's edge.

The general improvements proposed for the eastern promenade area are largely the same as those that were originally proposed, however, the methods to implement the improvements have been revised to reduce aquatic impacts and account for anticipated sea level rise. The Eastern Promenade Rejuvenation project proposes less earthwork (cut/fill and import/export amounts) than the formerly proposed project (Figure 2). In addition, the previous IS/MND identified several areas that could provide the additional parking required to off-set the loss of parking incurred by the project. However none of these previously identified parking areas is currently proposed to provide parking; instead a new parking area, located just to the east of the eastern promenade improvements in a sloped area containing many mature eucalyptus and other trees is proposed to provide the needed parking (Figure 3).



**COYOTE POINT RECREATION AREA
 EASTERN PROMENADE REJUVENATION PROJECT
 SITE PLAN**
 CITY OF SAN MATEO SAN MATEO COUNTY CALIFORNIA

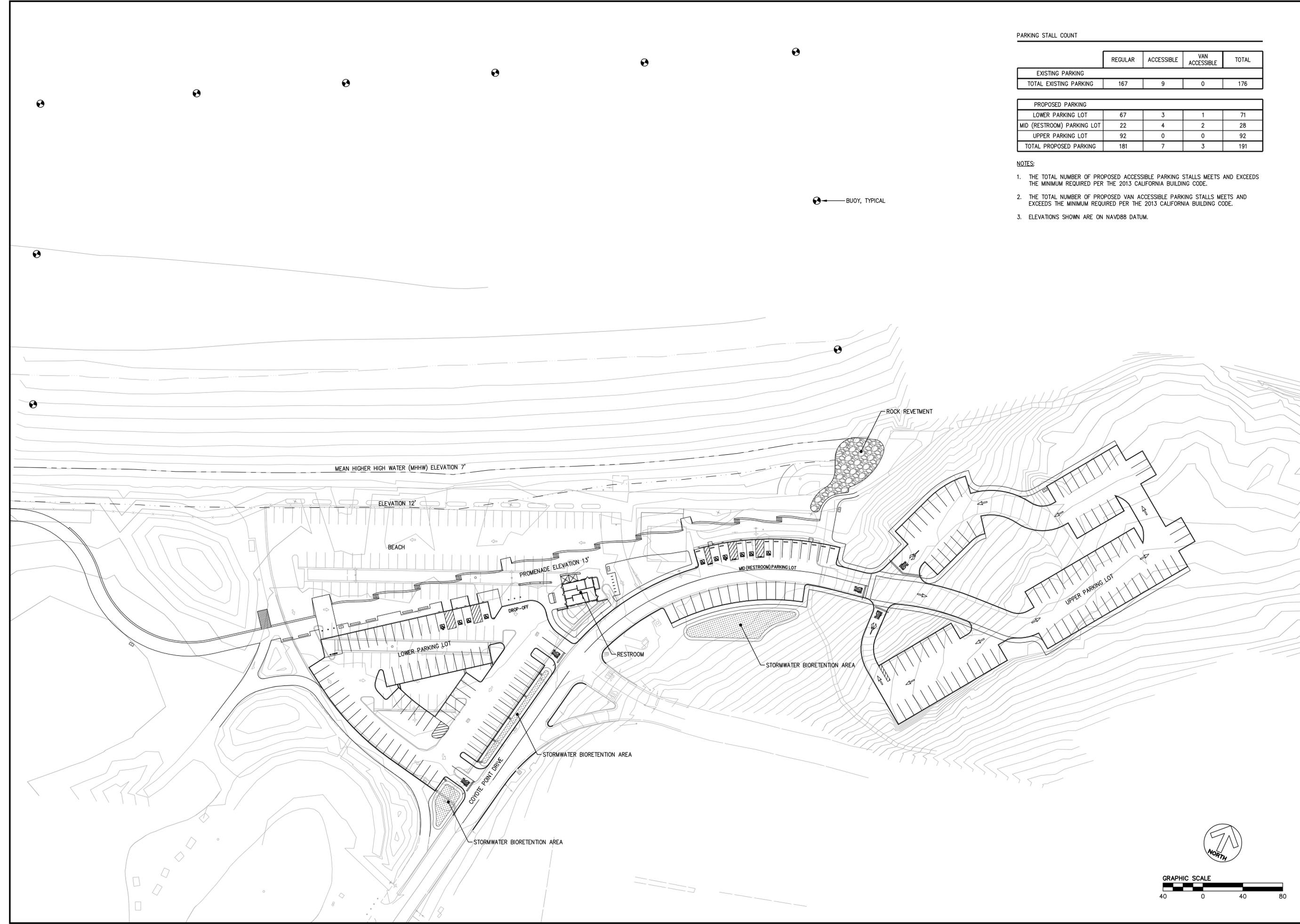
PARKING STALL COUNT

	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
EXISTING PARKING				
TOTAL EXISTING PARKING	167	9	0	176

PROPOSED PARKING				
LOWER PARKING LOT	67	3	1	71
MID (RESTROOM) PARKING LOT	22	4	2	28
UPPER PARKING LOT	92	0	0	92
TOTAL PROPOSED PARKING	181	7	3	191

NOTES:

1. THE TOTAL NUMBER OF PROPOSED ACCESSIBLE PARKING STALLS MEETS AND EXCEEDS THE MINIMUM REQUIRED PER THE 2013 CALIFORNIA BUILDING CODE.
2. THE TOTAL NUMBER OF PROPOSED VAN ACCESSIBLE PARKING STALLS MEETS AND EXCEEDS THE MINIMUM REQUIRED PER THE 2013 CALIFORNIA BUILDING CODE.
3. ELEVATIONS SHOWN ARE ON NAVD88 DATUM.



Revisions	
No.	Date
	2/16/2016
	Scale 1"=40'
	Design MD
	Drawn MD
	Approved JT
	Job No 20150141-10

Sheet Number:

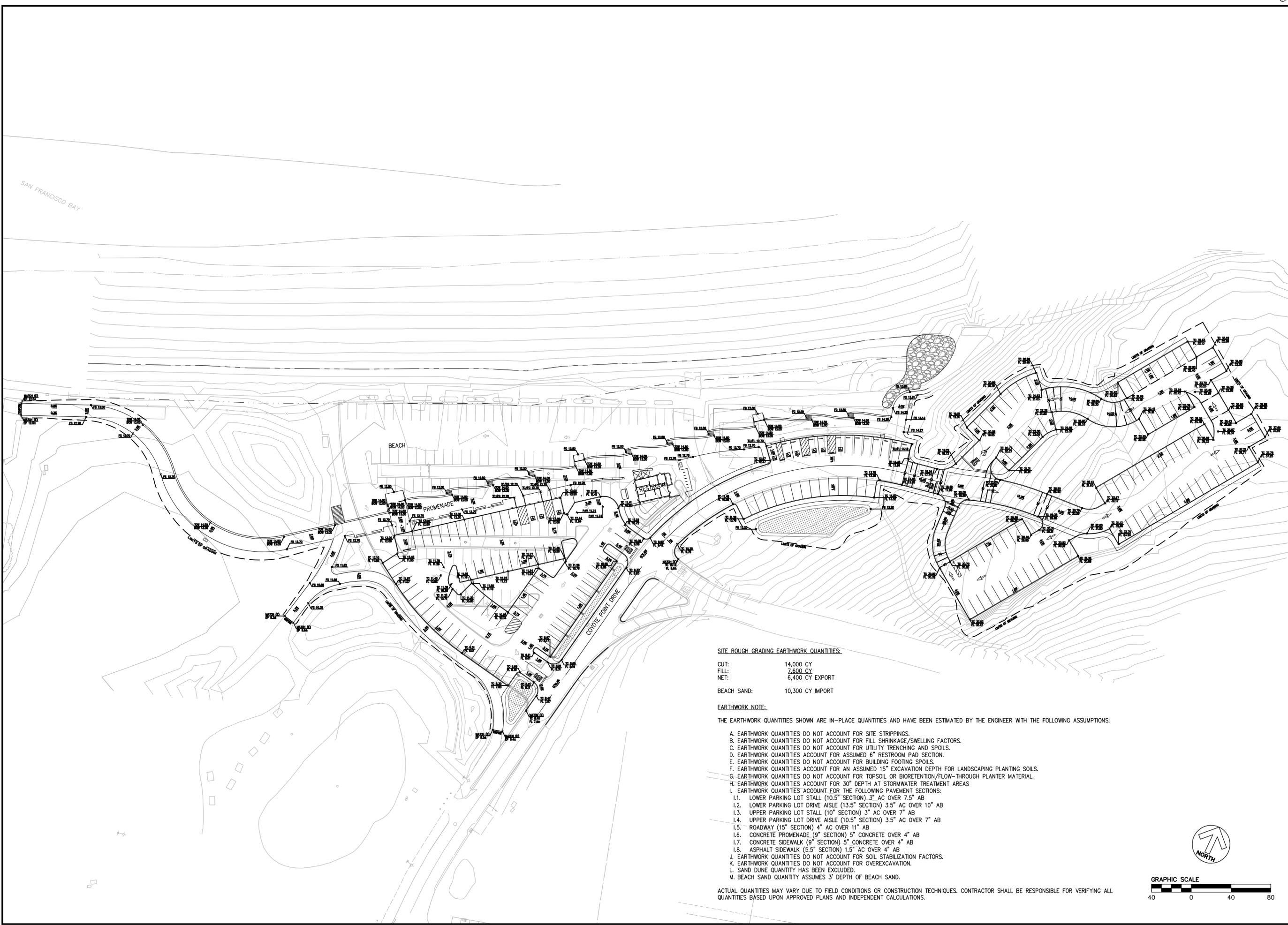
SITE PLAN



COYOTE POINT RECREATION AREA EASTERN PROMENADE REJUVENATION PROJECT GRADING PLAN

SAN MATEO COUNTY

CITY OF SAN MATEO



SITE ROUGH GRADING EARTHWORK QUANTITIES:

CUT: 14,000 CY
FILL: 7,600 CY
NET: 6,400 CY EXPORT

BEACH SAND: 10,300 CY IMPORT

EARTHWORK NOTE:

THE EARTHWORK QUANTITIES SHOWN ARE IN-PLACE QUANTITIES AND HAVE BEEN ESTIMATED BY THE ENGINEER WITH THE FOLLOWING ASSUMPTIONS:

- A. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR SITE STRIPPINGS.
- B. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR FILL SHRINKAGE/SWELLING FACTORS.
- C. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR UTILITY TRENCHING AND SPOILS.
- D. EARTHWORK QUANTITIES ACCOUNT FOR ASSUMED 6" RESTROOM PAD SECTION.
- E. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR BUILDING FOOTING SPOILS.
- F. EARTHWORK QUANTITIES ACCOUNT FOR AN ASSUMED 15" EXCAVATION DEPTH FOR LANDSCAPING PLANTING SOILS.
- G. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR TOPSOIL OR BIORETENTION/FLOW-THROUGH PLANTER MATERIAL.
- H. EARTHWORK QUANTITIES ACCOUNT FOR 30" DEPTH AT STORMWATER TREATMENT AREAS
- I. EARTHWORK QUANTITIES ACCOUNT FOR THE FOLLOWING PAVEMENT SECTIONS:
 - I.1. LOWER PARKING LOT STALL (10.5" SECTION) 3" AC OVER 7.5" AB
 - I.2. LOWER PARKING LOT DRIVE AISLE (13.5" SECTION) 3.5" AC OVER 10" AB
 - I.3. UPPER PARKING LOT STALL (10" SECTION) 3" AC OVER 7" AB
 - I.4. UPPER PARKING LOT DRIVE AISLE (10.5" SECTION) 3.5" AC OVER 7" AB
 - I.5. ROADWAY (15" SECTION) 4" AC OVER 11" AB
 - I.6. CONCRETE PROMENADE (9" SECTION) 5" CONCRETE OVER 4" AB
 - I.7. CONCRETE SIDEWALK (9" SECTION) 5" CONCRETE OVER 4" AB
 - I.8. ASPHALT SIDEWALK (5.5" SECTION) 1.5" AC OVER 4" AB
- J. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR SOIL STABILIZATION FACTORS.
- K. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR OVEREXCAVATION.
- L. SAND DUNE QUANTITY HAS BEEN EXCLUDED.
- M. BEACH SAND QUANTITY ASSUMES 3" DEPTH OF BEACH SAND.

ACTUAL QUANTITIES MAY VARY DUE TO FIELD CONDITIONS OR CONSTRUCTION TECHNIQUES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BASED UPON APPROVED PLANS AND INDEPENDENT CALCULATIONS.



Revisions	
No.	Date
	2/16/2016

Scale	1"=40'
Design	MD
Drawn	MD
Approved	JT
Job No	20150141-10

Sheet Number:

GRADING PLAN



CITY OF SAN MATEO SAN MATEO COUNTY CALIFORNIA
**COYOTE POINT RECREATION AREA
EASTERN PROMENADE REJUVENATION PROJECT
TREE REMOVAL PLAN**

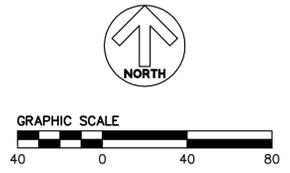


TREE REMOVAL LEGEND:

(E) TREE TO BE REMOVED X

TREE REMOVAL COUNT:

TREE TYPE	NUMBER
EXISTING (BLUE GUM) EUCALYPTUS	83
EXISTING PINE	4
EXISTING LOLLYPOP	29
EXISTING UNSPECIFIED TREE	1
TOTAL TREES TO BE REMOVED	117



Date	2/16/2016
Scale	1"=40'
Design	JT
Drawn	LE
Approved	RH
Job No	20150141-10

Sheet Number:

TREE PLAN

Table 1. Overview of Primary Project Changes from 2009 Project to Current Proposal

	2009 Project	2016 Project
Site Development	Along 1,800 feet of San Francisco Bay shoreline from the Coyote Point headland west to the Humane Society facility (included east and west sections of the promenade).	Along approximately 950 feet of San Francisco Bay shoreline from the Coyote Point Headland west to just west of the old beach parking lot (limited to the eastern section of the promenade). The total disturbance area of the project encompasses approximately 5.5 acres.
Crenulate-Shaped Bay	Roughly 950 feet of shoreline would be realigned and moved up to 170 feet south (inland). Required grading the beach and bay floor out to elevation 0 feet NAVD ¹ which is approx. 100 ft. from the top of the existing beach. Beach floor would be excavated 3 feet then back filled with imported beach sand.	Roughly 950 feet of shoreline would be realigned. The existing Mean High Water (MHW) line would be maintained and the beach slope projected up to an elevation of approx. 12 feet NAVD with a level (perched) flat beach with a between approximately 50 feet (eastern end) and 120 feet wide (western end)
Beach Area and Dunes	25,000 cubic yards of imported sand for beach and dune creation. Sand would be imported by off-shore barge and pumped onto shore from a floating pipeline or mechanically transferred onto shore, or hauled into the park in trucks. Roughly 100 to 170 feet of beach area and an additional 16 feet of sand dunes would be created between the promenade and MHW line.	10,300 cubic yards of imported sand to create a perched, level beach. No dune feature is proposed. Sand would be placed on existing materials, eliminating the need for excavation. Sand would be imported by trucking from land, eliminating the use of a barge and transfer from the sea. As stated above, beach areas are between approximately 50 feet (eastern end) and 120 feet wide (western end).
Promenade and Beach Access	Existing promenade to be removed and replaced with multiple points of access. 15 foot wide trail, at 11 feet NAVD	Existing promenade to be removed and proposed promenade shall be constructed to align with the existing promenade to the northwest. The shoreline edge of the promenade will not be a straight line as was constructed in the western improvements but would be undulating with stairs down to the beach. 15 foot wide trail at 13 feet NAVD to account for projected sea level rise
Parking and Access Road	Old Beach Parking lot with 167 spaces would be partially removed to accommodate the proposed crenulate-shaped bay. A smaller 11	Old Beach Parking lot with 167 spaces would be partially removed to accommodate the proposed crenulate-shaped bay. The

¹ NAVD refers to the North American Vertical Datum of 1988

Table 1. Overview of Primary Project Changes from 2009 Project to Current Proposal

	2009 Project	2016 Project
	space lot near the existing restroom facility would also be lost due to site reconfiguration. A smaller, 71 space replacement lot was proposed. A loss of 105 parking spaces was identified with four potential parking areas identified to provide up to 165 spaces.	replacement parking areas identified in the revised project provides a total of 191 parking spaces; an increase in 15 spaces over existing conditions. A new access road continuing from the existing Coyote Point Road would be constructed to connect the new parking areas.
Restrooms	Replace existing with a CTX prefabricated bathroom with three stalls and one shower each for the men's and women's restroom. Water and sewer utilities would be routed to the new restroom. Location of new bathroom was in the same vicinity as the existing restroom.	Replace existing with a prefabricated building of masonry materials. The men's restroom shall include 2 stalls, one urinal, sink and bench. The women's restroom shall include 3 stalls, one sink and one bench. Diaper changing station(s) shall be included. Water and sewer utilities shall be routed to the new restroom. Location of the new bathroom is in approximately the same vicinity as the existing bathroom.
Tree Removal	Landscaping trees in lawn area and existing parking lot medians; exact numbers were not specified	Landscaping trees in lawn area and existing parking lot medians and on the hillside to east of the existing lot. In total, project improvements require the removal of: 83 blue gum eucalyptus 4 Monterey pine tree 29 Lollypop 1 unspecified 117 total trees, of which 112 are considered significant under San Mateo County's Significant Tree Ordinance
Pier Removal	Not addressed	35 wooden piers along the shoreline are proposed to be removed.
Grading (cubic yards; yds ³)	27,300 cubic yards of soil removed from eastern reach to create crenulate bay. 25,000 cubic yards of imported sand needed for creation of the beach and sand dunes. Elevations in the existing beach would be excavated 3 feet and then backfilled with sand. Excavation in the inland area would occur up to a depth of 10 feet at the west end of the beach area from the existing elevation of 15 feet NAVD to roughly 5 feet NAVD. Removed soil would be reused to build up the	14,000 cubic yards of beach and hillside cut to create crenulate bay and new hillside parking lot, 7,600 cubic yards of cut material used as fill for site improvements, promenade, and beach grading, resulting in 6,400 net cubic yards to be exported off-site. 10,300 cubic yards imported sand for beach area Elevations in the beach area would be graded and filled with 3 feet of sand. Soils removed from areas of cut would be used to build up the grades under the new promenade at

Table 1. Overview of Primary Project Changes from 2009 Project to Current Proposal

	2009 Project	2016 Project
	grades under the new promenade. No off-hauling was proposed.	the west side from approximately elevation 10 NAVD to elevation 13 NAVD.
Soil Import	Sand would be imported to the site from an offshore barge and pumped onto shore from a floating pipeline, or mechanically transferred onto shore, or hauled into the park in trucks	Sand import would only occur via truck haul.

2.3 PROJECT CHARACTERISTICS

The primary components of the proposed project include creation of a crenulate-shaped bay, new beach, reconstructed promenade, removal of old wooden piers, reconfigured/reconstructed and new parking areas and access roads, and reconstructed restroom. A previously proposed dune feature near the beach is no longer proposed in the revised project.

2.3.1 Crenulate Shaped Bay

The back of the beach will retain the overall shape as previously proposed. The edge of the shoreline at MHW would not be moved 170 feet to the south as previously proposed. Instead, the existing line of MHW would be maintained, the beach slope projected up to an elevation of approximately 12 feet NAVD and a level (perched) beach that is wider than previously proposed would be created. As a result, there is no longer a need for excavation within the intertidal zone. The new beach configuration will provide a flat beach with between approximately 50 feet wide (eastern end) and 120 feet wide (western end). The elevation of the beach is established to provide protection from sea level rise and waves. The removal of the parking lot and pavement behind the beach will be substantially the same.

2.3.2 Beach Area

As described above, the currently proposed beach will be wide and flat. Sand will be placed on top of existing surface materials, eliminating the need for excavation. Approximately 10,300 cubic yards of sand would be imported and brought to the site by truck to create a three-foot deep sand layer suitable for beach activities.

2.3.3 Parking

The old 176 space beach parking lot (167 spaces in the Old beach Parking Lot and 11 spaces at the restroom facility) will be removed and reconstructed, resulting in a loss of 91 spaces.

This loss would be offset by the total parking proposed by the new project through reconfigured and new lot areas totaling 191 spaces (181 spaces plus 10 accessible spaces) across three lots; lower (beach), mid, and upper parking lots. This is an increase in 15 spaces over existing conditions.

The reconstructed beach or lower parking lot would be reconfigured as a smaller lot with 71 spaces (67 spaces plus 4 accessible spaces). An additional 29 spaces (25 spaces, plus 4 accessible spaces) would be provided at the restroom facility (mid parking lot). The upper lot proposes a total of 91 spaces (89 spaces plus 2 accessible spaces).

The development of these parking areas would offset the loss of parking spaces. A new access road continuing from the existing Coyote Point Road would be constructed to connect the new parking areas allowing access and traffic circulation to each parking lot area. Parking lot lights will be LED type, mounted on 20 to 25-foot poles, located on the parking lot perimeter and on

inside islands. Parking lot LED lights shall match lighting fixtures installed at the western promenade.

2.3.4 Stormwater Runoff - Bioretention

All surface runoff from the new parking areas and access road will be directed to stormwater treatment bioretention areas along the southern side of the parking lot and Coyote Point Road. All bioretention areas shall conform to the San Mateo Countywide Water Pollution Prevention Program and Municipal Regional Permit (MRP) for implementation of low impact development best management practices for stormwater management. The retention basins have been adequately sized for the amount of impervious area proposed by the project (four percent of impervious surfaces proposed).

2.3.5 Restroom Facility

The new restroom facility is proposed as a prefabricated building of masonry materials. The men's restroom shall include two (2) stalls, one (1) urinal, one (1) sink and one (1) bench. The women's restroom shall include three (3) stalls, one (1) sink and one (1) bench. Diaper changing station(s) shall be included. Restroom fixtures shall be marine type (stainless steel) to endure corrosive environments. The restroom would also conform to County Park use requirements and include scuppers at the base of the walls to allow sand to be hosed out and floor allowed to air dry. Water and sewer utilities shall be routed to the new restroom as shown in Figure 4 Utilities.

The new restroom is located in approximately the same area as the existing restroom.

2.3.6 Promenade

The proposed promenade and pedestrian beach linkages shall be set at 13 feet NAVD to account for current year 2050 projected sea level rise and to act as a flood protection measure for the parking lot. The original design analyzed in the 2009 IS/MND set the elevation for the proposed promenade and beach linkages at 11 feet NAVD. The proposed promenade will align with the existing promenade to the northwest, and be fully accessible to support a variety of uses including walking and seating. The promenade surface will be suitable for pedestrians, bicyclists, and County Parks maintenance vehicles. No horse use is anticipated on the promenade. No dogs are allowed on County Parks.

Site furnishings including seat walls, picnic tables, trash receptacles, lighting, signage, and benches will be provided. Lighting along the promenade will match the existing lighting along the western promenade, consisting of LED type lights mounted on 10-foot poles. Picnic tables and benches will conform to the County of San Mateo Parks Department's Commemorative Benches and Picnic Tables Program specifications.

2.3.7 Grading

The project includes 14,000 cubic yards of cut and 7,600 cubic yards of cut material used as fill for site improvements, promenade, and beach grading, resulting in 6,400 net cubic yards to be exported off-site. Approximately 10,300 cubic yards of sand would be imported to create the new beach area. The total disturbance area encompasses approximately 5.5 acres. Elevations in the beach area would be graded and filled with 3 feet of sand. Soils removed from areas of cut would be used to build up the grades under the new promenade at the west side from approximately elevation 10 (NAVD) to elevation 13 (NAVD). Stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans.

2.3.8 Tree Removal and Landscape Plan

Grading for the new parking areas will require the removal of trees qualifying as Significant Trees under San Mateo County's Significant Tree Ordinance. A total of 117 trees will be

removed by the project. A total of 112 trees qualify as Significant Trees. The Significant Tree Ordinance prohibits the removal of Significant Trees without a permit and specifies that the replacement of trees removed shall be with plantings of trees acceptable to the Planning Director. Since the County is the project proponent, the County will not issue itself a permit for tree removal, however the County has committed to replacing all removed Significant Trees at a 1:1 ratio, which is a common requirement for Significant Tree removal. All areas within the limits of grading not occupied by asphalt or paving or within the beach area will be landscaped with trees, shrubs and grasses that are appropriate to the site. The plant palette will emphasize low water use, low maintenance plants that are suited to shoreline environments, such as the plants described in the Bay Conservation and Development Commissions' *Shoreline Plants: A Landscape Guide for the San Francisco Bay*.

2.3.9 Pier Removal

The revised project includes the removal of 35 wooden piers qualifying as a historical resource. The historic features consist of the remaining wooden pylons associated with the Pacific City Amusement Park's Boardwalk. The boardwalk pylons are the only remaining physical evidence of the amusement park as all other structures have been removed or have been demolished. The piers were evaluated for historical significance and found not to be historically significant and no further documentation is required.

Pier removal would be done at low tide when the piers are exposed and construction would occur according to U.S. Army Corps of Engineers and Bay Conservation and Development Commission permit requirements.

2.3.10 Best Management Practices and Avoidance Measures Incorporated into the Project

The County incorporates Best Management Practices (BMPs) and Avoidance Measures into the planning, design, construction, operation and maintenance of its projects to minimize the potential adverse effects of the project on the surrounding community and the environment. The BMPs identified in Table 2 would be included in all project construction documents, and are considered part of the project and not mitigation measures.

Table 2. Best Management Practices and Avoidance Measures Incorporated into the Eastern Promenade Rejuvenation Project	
Biological Resources	<p>Bat Surveys. Suitable roosting habitat within the project's area of disturbance (including tree removal area) shall be surveyed by a qualified biologist for roosting bats or evidence of roosting bats within 14 days prior to the start of construction activities. Including tree removal. Suitable habitat includes trees with large cavities and/or deep bark fissures, bridges, large rock outcroppings (with deep crevices), and abandoned structures. It is recommended that the survey be conducted prior to the start of maternity season (April-August). If evidence of roosting bats is found, a night-time survey will be conducted to determine if bats are actually present. If roosting bats or evidence of roosting bats are found, CDFW shall be consulted prior to the start of construction/project activities to determine appropriate bat exclusion methods/protection methods.</p> <p>Nesting Bird Surveys. If construction activities occur during the nesting season (February 15-September 15) of raptors and migratory birds, a focused survey for active nests of such birds shall be conducted by a qualified biologist within 15 days prior to the beginning of construction activities, including tree removal. Surveys shall be conducted in all suitable habitat located within the project's area of disturbance (including</p>

Table 2. Best Management Practices and Avoidance Measures Incorporated into the Eastern Promenade Rejuvenation Project	
	<p>tree removal area) as well as a 500-foot buffer around the project’s area of disturbance. All staging and storage areas are considered part of the project site and shall be surveyed for nesting birds, including a 500-foot buffer.</p>
<p>Cultural Resources</p>	<p>The County and/or its contractor shall implement the following Best Management Practices during project construction to avoid potential impacts on unanticipated and previously unknown cultural resources:</p> <ol style="list-style-type: none"> 1) Prior to the initiation of construction or ground-disturbing activities, all construction personnel shall receive environmental training that will include discussion of the possibility of buried cultural and paleontological resources, including training to recognize such possible buried cultural resources, as well as the procedures to follow if such cultural resources are encountered. 2) If potential historical or unique archaeological resources are inadvertently discovered during construction, all work in the immediate vicinity shall be suspended and alteration of the materials and their context shall be avoided pending site investigation by a qualified archaeological or cultural resources consultant retained by the project sponsor. The immediate vicinity wherein work shall be suspended shall be approximately 50 feet from the discovery or within an appropriate distance to be determined by the archaeologist or cultural resources consultant. Construction work shall not commence again until the archaeological or cultural resources consultant has been given an opportunity to examine the findings, assess their significance, and offer proposals for any additional exploratory measures deemed necessary for the further evaluation of and/or mitigation of adverse impacts to any potential historical resources or unique archaeological resources that have been encountered. 3) If the find is determined to be an historical or unique archaeological resource, and if avoidance of the resource would not be feasible, the archaeological or cultural resources consultant shall prepare a plan for the methodical excavation of those portions of the site that would be adversely affected. The plan shall be designed to result in the extraction of sufficient volumes of non-redundant archaeological data to address important regional research considerations. The work shall be performed by the archaeological or cultural resources consultant, and shall result in detailed technical reports. Such reports shall be submitted to the California Historical Resources Regional Information Center. Construction in the vicinity of the find shall be accomplished in accordance with current professional standards and shall not recommence until this work is completed. 4) The project sponsor shall assure that project personnel are informed that collecting significant historical or unique archaeological resources discovered during development of the project is prohibited by law. Prehistoric or Native American resources can include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and

Table 2. Best Management Practices and Avoidance Measures Incorporated into the Eastern Promenade Rejuvenation Project	
	<p>bone dietary debris, heat-affected rock, or human burials. Historic resources can include nails, bottles, or other items often found in refuse deposits</p> <p>5) If human remains are discovered, there shall be no further excavation or disturbance of the discovery site or any nearby area reasonably suspected to overlie adjacent human remains until the project applicant has complied with the provisions of State CEQA Guidelines Section 15064.5(e). In general, these provisions require that the County Coroner shall be notified immediately. If the remains are found to be Native American, the County Coroner shall notify the Native American Heritage Commission within 24 hours. The most likely descendant of the deceased Native American shall be notified by the Commission and given the chance to make recommendations for the remains. If the Commission is unable to identify the most likely descendent, or if no recommendations are made within 24 hours, remains may be re-interred with appropriate dignity elsewhere on the property in a location not subject to further subsurface disturbance. If recommendations are made and not accepted, the Native American Heritage Commission will mediate the problem.</p>
Geological Resources	<p>A project and site specific Draft Geotechnical Engineering Investigation Report (BKF, August 2015) was prepared for the project and provides recommendations to comply with the 2013 CBC Seismic Design parameters. These recommendations are included as part of the project.</p>
Storm Water and Drainage Control	<p>The County and/or its contractor is required file a Notice of Intent with the State Water Resources Control Board to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit, 2009-009-DWQ). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment.</p> <p>Construction-phase measures shall include, as appropriate: erosion control measures such as installing fiber rolls, silt fences, gravel bags, or other erosion control devices around and/or downslope of work areas and around storm drains prior to earthwork and before the onset of any anticipated storm events; monitoring and maintaining all erosion and sediment control devices; designating a location away from storm drains when refueling or maintaining equipment; scheduling grading and excavation during dry weather; and removing vegetation only when absolutely necessary.</p>

Table 2. Best Management Practices and Avoidance Measures Incorporated into the Eastern Promenade Rejuvenation Project	
	<p>Post-construction drainage controls including several bioretention areas are included in the project to capture and treat storm water onsite per Provision C.3 of the County's National Pollutant Discharge Elimination System permit issued by the San Francisco Bay Regional Water Quality Control Board (Water Board), allowing municipal stormwater systems to discharge to local creeks, San Francisco Bay, and other water bodies.</p> <p>In addition, stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans.</p>
Noise	<p>The construction contractor shall implement measures to reduce the noise levels generated by construction equipment operating at the project site during project grading and construction phases. The construction contractor shall include in construction contracts the following requirements or measures shown in the sole discretion of the Community Development Director to be equally effective:</p> <ol style="list-style-type: none"> 1) Hours of construction activity shall be limited to Monday to Friday, from 7:00 AM to 6:00 PM, and Saturdays 9:00 AM to 5:00 PM in accordance with the County of San Mateo Ordinance Code. 2) All construction equipment shall be equipped with improved noise muffling, and maintain the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine isolators in good working condition. 3) Stationary construction equipment that generates noise levels in excess of 65 dBA Leq shall be located as far away from existing residential areas as possible. 4) Heavy-duty vehicle storage and start-up areas shall be located as far away from occupied residences where feasible. 5) All equipment shall be turned off if not in use for more than five minutes. 6) Drilled piles or the use of sonic or vibratory pile drivers shall be used instead of impact pile drivers. 7) Prior to the commencement of grading or construction at the project site, an information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. The County shall rectify all received complaints within 24 hours of their receipt.



COYOTE POINT RECREATION AREA EASTERN PROMENADE REJUVENATION PROJECT UTILITY PLAN

SAN MATEO COUNTY

CITY OF SAN MATEO



Revisions	
No.	Description

Date: 2/16/2016
 Scale: 1"=40'
 Design: MD
 Drawn: MD
 Approved: JT
 Job No: 20150141-10

Sheet Number:

UTILITY PLAN

SAN FRANCISCO BAY

2.4 PERMIT REQUIREMENTS

Regulatory agency permits were obtained as part of the previous project during construction of the western promenade area. These existing permits are as follows:

Bay Conservation and Development Commission (BCDC), Permit No. 1988.009.05, commencement date by May 16, 2016, and completion date by May 16, 2018.

U.S. Army Corps of Engineers (USACE), File No. 2008-0065S, expired September 1, 2015

Regional Water Quality Control Board (RWQCB). Site No. 02-41-C0619 (smp), CIWQS Place ID No. 761713.

National Oceanic and Atmospheric Administration (NOAA), 2010/05174.

The permit requirements for the new project have not changed from the previously proposed project, although permit conditions related to beach grading and barge transfer of sand material are no longer required. These permits will be amended based on the new project, particularly to include the removal of the piers. The County will continue to consult with the resources agencies and apply for the necessary permits.

2.4.1 Responsible Agencies

The following agencies are considered responsible agencies under CEQA.

U.S. Army Corps of Engineers (USACE)

Bay Conservation and Development Commission (BCDC) For potential impacts along San Francisco Bay

Regional Water Quality Control Board (RWQCB)

National Oceanic and Atmospheric Administration (NOAA)

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Chapter 3. CEQA Review Findings

The following information was considered pursuant to CEQA Guidelines §15162(a) and forms the basis of the County's decision to prepare an Addendum for the Eastern Promenade Rejuvenation.

3.1 PROJECT CHANGES

Proposed project changes are identified in Project Description, Chapter 2. As shown in Chapter 4, Environmental Impact Assessment, none of the proposed project changes would result in new significant impacts or substantially more severe impacts. The environmental impacts associated with changed project features would remain substantially the same as or less than the levels described in the 2009 IS/MND. No new impact mitigation is required as a result of project changes. A full discussion of the project changes is presented in Chapter 4.

3.1.1 Project Changes Covered by 2009 IS/MND

The currently proposed Eastern Promenade Rejuvenation project is a revised version of the original proposal. Several project characteristics originally proposed and evaluated in the 2009 IS/MND have been removed from the Eastern Promenade Rejuvenation project (Chapter 2). As a result, some of the environmental impacts identified in the IS/MND, have been reduced or no longer apply to the Eastern Promenade Rejuvenation project. An overview of the reduced or eliminated impacts is presented below.

Air Quality. Reduced amounts of cut and fill and import and export would result in reduced exhaust emissions from construction equipment. The original project proposed 27,300 cubic yards of cut to create crenulate bay and 25,000 cubic yards of imported sand needed as backfill for creation of the beach and sand dunes. The proposed project includes 14,000 cubic yards of cut and 7,600 cubic yards of cut material used as fill for site improvements, promenade, and beach grading, resulting in 6,400 net cubic yards to be exported off-site.. Approximately 10,300 cubic yards of sand would be imported to create the new beach area and the dune feature is eliminated from the current project. A reduction in project grading and import/export would reduce construction equipment air pollutants and dust, associated with earth movement.

Biology. The original project proposal included grading work within the intertidal zone. With the revised project description, work within the intertidal zone is eliminated, and therefore a mitigation measures to protect eelgrass that was originally proposed is no longer applicable to the revised project.

Cultural Resources. The previous archaeological review covers the same area as the current project. No cultural resources were identified. The currently proposed project includes the removal of 35 wooden piers located at the edge of the shoreline because they are tripping hazards. The piers were evaluated as potential historic resources because they are associated with a boardwalk constructed in the early 1920's for the Pacific City Amusement Park. The boardwalk pylons are the only remaining physical evidence of the amusement park as all other structures have been removed or have been demolished. The piers were evaluated for historical significance and found not to be historically significant and no further documentation is required.

Standard practices for inadvertent cultural resources discoveries are included as part of the project. See above in Section 2.3.10.

Geology and Soils. Rough grading and disturbance of project soils have been reduced from 52,300 cubic yards of cut, fill, and import, to 31,900 cubic yards of cut, fill, and import.

Same site soil conditions and seismic risks exist. Best management practices to minimize erosion and adverse water quality effects during construction are incorporated into project plans.

Climate Change. Greenhouse gas (GHG) emissions were not required to be estimated at the time the 2009 IS/MND was prepared. Global climate change is the result of GHG emissions worldwide; individual projects do not generate enough GHG emissions to influence global climate change. Thus, the analysis of GHG emissions is by nature a cumulative analysis focused on whether an individual project's contribution to global climate change is cumulatively considerable.

The proposed project would produce GHG emissions from construction-related fuel combustion. The Bay Area Air Quality Management District (BAAQMD) has not adopted a threshold of significance for construction-related GHG emissions; however since the project size is below all other GHG operational thresholds, the impact is presumed to be less than significant.

There would be no change to existing mobile source operational emissions because the number of park visitors is not expected to increase as a result of the project.

The San Mateo County EECAP is a Bay Area Air Quality Management District (BAAQMD)-defined qualified GHG Reduction Plan supported in part by the County's General Plan Energy and Climate Change Element. Project compliance with the EECAP development performance is discussed in Environmental Impact Assessment, Section 4.7.

Considering the overall project activities are the same compared to the original project but result in less earthmoving, the project would result in less greenhouse gas emissions during construction compared to the original 2009 project.

Hazards. The current project takes into account the anticipated effects of sea level rise. Exposure to various existing hazards at the site remain unchanged from the original 2009 project.

Hydrology/Water Quality. The project includes stormwater bioretention areas to capture and treat stormwater from impervious surfaces proposed by the project. Best management practices to minimize erosion and adverse water quality effects during construction are incorporated into project plans. No other issues are anticipated.

Land Use. The project generally proposes the same features as the previous 2009 project and are characteristic of and already exist within the recreation area. The project improves existing recreational features within a designated recreational area. Project plans account for projected 2050 sea level rise and would protect the promenade and lower parking lot from inundation as sea levels rise over time.

Noise. Noise from project construction activity are commensurate with the reduced scale in earth movement across the site and would be temporary for the duration of construction. The construction noise generated by the proposed project is similar to that addressed in the 2009 IS/MND.

Population/Housing. No impacts to population/housing were noted in the 2009 IS/MND. There would be no change in population or housing needs as a result of the changes proposed for the project.

Public Services and Recreation. No impacts to services or recreation were noted in the 2009 IS/MND. Demand for services for the proposed project would remain the same as the original project.

Traffic. An increase in traffic of ten to 15 percent was anticipated as part of the Coyote Point Recreation Area Master Plan, which included the improvements proposed by this project. Traffic is ultimately constrained at the site by the number of parking spaces provided. The project provides 15 more spaces than currently exist at the site; an increase of less than nine percent that is not expected to cause significant effects.

3.1.2 Project Changes Not Covered in IS/MND

The Eastern Promenade Rejuvenation project proposes several modifications not previously addressed by the adopted 2009 IS/MND. These changes include:

- New upper parking area and access road to the east of created bay/beach.
- Removal of 117 trees, 112 of which are considered significant under San Mateo County's Significant Tree Ordinances to create the newly identified parking area.
- Import of 10,300 cubic yards of sand by truck (most of the 25,000 cubic yard sand import was originally envisioned by barge)
- Export of 6,400 cubic yards of cut material. All cut material was originally proposed to be reused on site, without the need for export.
- Removal of 35 wooden piers

An environmental analysis of these changes is presented in Chapter 4.

3.2 CHANGES IN CIRCUMSTANCES

There are no new circumstances involving new significant impacts or substantially more severe impacts. No substantial changes to baseline conditions used in the 2009 IS/MND have been identified. Specifically, there have been no substantial changes in environmental setting determined through field survey, air basin attainment status, biological conditions, geologic investigation, county land use, and traffic setting. As a result, the impacts of Eastern Promenade Rejuvenation project remain reflective of those described in the adopted 2009 IS/MND. No changes in baseline conditions have occurred to cause an increase in significance or severity of project impacts as documented in Chapter 4.

3.3 NEW INFORMATION

New information has been made available since adoption of the 2009 IS/MND in the form of new regulations, plans, or policies governing the Eastern Promenade Rejuvenation project or its impacts. An overview of this information is briefly presented below and considered fully in Chapter 4. The new information does not result in new significant impacts or increase the severity of known significant impacts, nor does it alter the feasibility of project mitigation or alternatives.

- 1) San Mateo County Sea Level Rise Vulnerability Assessment (<http://seachangesmc.com/current-efforts/vulnerability-assessment/>). The County of San Mateo has initiated a program to identify vulnerable assets on the bay and coast side of the San Mateo peninsula, determine types of impacts, and issue initial recommendations on adaptive measures, and improve flooding and sea level rise mapping. The most recent mapping has increased the amount of sea level rise anticipated at the site, therefore project shoreline elevations have been adjusted accordingly to account for the increased sea level rise projected.
- 2) Implementing the Control of Invasive Large Trees Plans in Appendix A.6 in the Decision-Making Guidelines for Vegetation Management, San Mateo County Parks, County of San Mateo Environmental Services Agency Parks and Recreation Department, 2006. This program involves removing aged eucalyptus that are diseased and/or creating a public safety hazard. Under the program as trees are removed, they are systematically replaced with native trees such as oaks and redwoods.
- 3) San Mateo County Energy Efficiency Climate Action Plan (EECAP). The San Mateo County EECAP is a Bay Area Air Quality Management District (BAAQMD)-defined qualified GHG Reduction Plan supported in part by the County's General Plan Energy

and Climate Change Element. EECAP was adopted by the County in June 2013. Project compliance with the EECAP development performance is discussed in Environmental Impact Assessment, Section 4.7.

- 4) San Mateo County Initial Study Environmental Evaluation Checklist. The County updated its checklist February 26, 2013. A modified version of the new checklist is used as the basis of the Environmental Impact Assessment in Chapter 4.
- 5) Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines. In May 2011, the BAAQMD published new, more stringent significance thresholds and different impact assessment methodologies for assessing air quality impacts. The BAAQMD is currently not recommending use of the new thresholds due to legal challenge and a change in methodology is not considered substantial new information (Section 4.3, Response 3.b). The new guidance updates the list of Best Management Practices (BMPs) required for projects to mitigate construction dust emissions, resulting in minor changes to Mitigation Measure 2, Control of Fugitive Dust as discussed in Section 3.4 below and 4.3, Response 3.b). The BAAQMD's CEQA Guidelines also evaluate greenhouse gas emissions. Project compliance with the EECAP is discussed in Section 4.7.

3.4 ADEQUACY OF MND MITIGATION

Project changes and new information do not result in new significant environmental impacts that have not been previously disclosed in the adopted 2009 IS/MND. Three mitigation measures in the adopted 2009 MND no longer apply to the project as the measures are now included as part of the project description (Mitigation Measures 3 – Stockpiled Materials, Mitigation Measure 4 – Replacement Restroom, and Mitigation Measure – 5 Replacement Bathroom, see below). One additional mitigation (Mitigation Measure 1 – Avoidance of Eelgrass) is no longer required as the impact has been eliminated by changes to the project.

Additionally, Mitigation Measure 2 – Control of Fugitive Dust has been amended to reflect changes in regulatory requirements. The changes to this measure are minor. The adopted mitigation measure remains adequate to fully address project changes proposed by the Eastern Promenade Rejuvenation Project; no new mitigation is required. These mitigation measures were also made Conditions of Approval for the previously approved project. All applicable MND mitigation text is shown in Attachment A. A summary of the mitigation changes is presented below.

3.4.1 Summary of Mitigation Changes

Mitigation Measure 1: Avoidance of Eelgrass

The measure is no longer required and is deleted because impacts to eelgrass are eliminated by the proposed project. No work is proposed within the intertidal zone. Sand import by barge is no longer proposed.

Mitigation Measure 2: Control of Fugitive Dust

The BAAQMD Air Quality Guidelines contain updated Best Management Practices governing construction dust emissions (Environmental Impact Assessment, Section 4.3). Mitigation Measure 2 specifically lists BMPs required by the BAAQMD. Since BAAQMD has updated its Basic Construction Measures BMP list, the Mitigation Measure is amended to reflect this updated information (see Text Edits, below).

Mitigation Measure 3: Stockpiled Materials

This mitigation measure required the project to enclose, cover or have soil binders applied to stockpiled materials for the prevention of fugitive dust emissions and water erosion and that control measures be implemented in accordance with BAAQMD standard mitigation

requirements. The current project description states stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans. The control of fugitive dust is covered under Mitigation Measure 2, as amended. Mitigation Measure 3 to mitigate the potential water erosion associated with stockpiled materials is no longer necessary. Therefore the mitigation measure is deleted.

Mitigation Measure 4: New Replacement Restroom

The measure is no longer required as the project description includes a restroom facility with a minimum of three toilet fixtures and one shower in each of the men's and women's restroom as required in the mitigation measure. Therefore the mitigation measure is deleted.

Mitigation Measure 5: Replacement Parking

The measure is no longer required as the project description includes a replacement parking facility to offset the lost parking to accommodate the crenulate-shaped bay and beach. There are currently a total of 176 spaces existing within the project footprint. The project provides a total of 191 spaces, an increase of 15 spaces over existing conditions. The number of stalls provided by the project would result in no net loss of parking as required by the mitigation measure. Therefore the mitigation measure is deleted.

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Chapter 4. Environmental Impact Assessment

The following analysis is provided as an Addendum to the Coyote Point Recreation Area Shoreline and Promenade Improvement Project IS/MND (2009) in order to address project changes proposed by the Eastern Promenade Rejuvenation project. The analysis is based on the County's Initial Study Environmental Evaluation Checklist adopted by the County in February 2013. For each potential environmental effect, the checklist and subsequent discussion identifies:

- 1) Where the impact was previously addressed in the 2009 IS;
- 2) Whether project changes would result in new significant impacts or substantially more severe significant impacts;
- 3) Whether any new circumstances exist which would change the conclusions of the 2009 IS by introducing new significant impacts or substantially more severe significant impacts;
- 4) Whether any new information exists that could affect the conclusions of the 2009 IS and require new analysis of verification; and
- 5) Whether the mitigation required in the 2009 IS remains adequate to address project impacts.

Each discussion section provides an assessment of the Eastern Promenade Rejuvenation project in comparison to the level of effects described in the adopted MND. New project components not previously considered in the IS (Project Changes Not Covered in IS/MND, Section 3.1.2) are addressed along with new regulations. Where applicable, IS text amendments are presented directly in the discussion sections responding to each checklist question.

4.1 AESTHETICS

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?	Impact 7b and 7e, p. 11	No. While the proposed project features are largely the same as the previous project, the revised project would result in the removal of 117 trees, 112 of which are considered significant under San Mateo County's Significant Tree Ordinances. No trees qualify as heritage trees under the County's Heritage Tree Ordinance. The project includes replacement planting at a ratio of 1:1 for significant trees removed, which is consistent with the County's Significant Tree Ordinance. As such, no mitigation is required. The tree stand impacted is a prominent feature of the Coyote Point Headland - an area that is covered with many eucalyptus and other trees. The parking area is interior to views from outside the property and therefore long range views would not change significantly.	No.	No.	The 2009 IS found Impact 7b to result in no impact. Impact 7e was found to be less than significant. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Impact 7a p. 11	No. Project location at the Coyote Point Recreation Area remains the same and not located adjacent to a state scenic highway.	No.	No.	The 2009 IS found Impact 7a to have no impact. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?	Impact 7c and 7e, p 11.	No. Basic project elements remain the same (beach and promenade improvements and facilities) with modified implementation techniques. Tree removal for the parking area is generally screened from outside views by tall tree vegetation that is proposed to remain. The project also includes replacement tree plantings according to the County's significant tree ordinance therefore no mitigation is required.	No.	No.	The 2009 IS found Impact 7c to have no impact. Impact 7e was found not significant. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?	Impact 7e p. 11	No. Impact 7e focuses on visual intrusion on scenic areas; the impact was found not significant. As stated previously, the basic project elements remain the same (beach and promenade improvements) with modified implementation techniques that do not result in substantial changes to the visual appearance of those proposed changes. Tree removal for the parking area is generally screened from outside views by tall tree vegetation that is proposed to remain. Night lighting at the new parking area would be the same as the lighting proposed for the beach parking area. The project also includes replacement tree plantings according to the County's significant tree ordinance therefore no mitigation is required.	No.	No.	The 2009 IS found Impact 7e not significant but it does not specifically address glare or night time views. The only new visual component to the revised project is the removal of trees to accommodate a new parking area near the knoll. As stated previously, tree removal for the parking area is generally screened from outside views by tall tree vegetation that is proposed to remain. The project also includes replacement tree plantings according to the County's significant tree ordinance therefore no mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?	Impact 7a p. 11	No. Proposed changes are in the same general area and distance from existing officially designated Scenic Highways or County Scenic Corridor.	No.	No.	The 2009 IS found Impact 7a to have no impact. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?	Impact 6d, p. 9	No. Project site remains on a parcel that is not subject to Bayside Design review standards	No.	No.	The 2009 IS found Impact 6d to have no impact. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
1.g. Visually intrude into an area having natural scenic qualities?	Impact 7e	No. Proposed improvements remain mostly the same except the method of construction implementation and the inclusion of additional parking in the area of the knoll which will require significant tree removal.	No.	Yes. A tree survey was performed to determine the number and types of trees to be removed and to determine if any qualify for heritage/significant tree status.	The 2009 IS found impact 7e to be not significant. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. Replacement plantings for trees qualifying as significant trees are included as part of the project, therefore additional mitigation is not required.

Discussion:

Would the proposed project:

1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?

The 2009 IS addressed project impacts on public views and scenic vistas in Impact 7a, 7b, 7c, and 7e (pages 11 and 20). The IS determined there would be no impact to a Scenic Highway within a State or County Scenic Corridor, no impact from obstruction of scenic views from existing residential areas, public lands, public water body or roads, and no impact from buildings 36 feet or higher because none were proposed and a not significant impact for visual intrusion into areas with scenic qualities.

The Eastern Promenade Rejuvenation project has the same general project features as described in the 2009 IS (see Project Description, Chapter 2) with the addition of a parking area near the knoll (resulting in tree removal) and modified construction techniques to build the beach. The maximum building height remains unchanged for the proposed bathroom facility. The tree removal associated with the new parking area near the knoll is generally surrounded by the other remaining trees (tall mature tree vegetation) which would screen the view of the new parking area from areas off-site. In addition the project includes a revegetation plan and replacement planting for trees that meet the criteria for significant tree status. The revegetation plan has been designed to place new vegetation in areas that will help screen the new parking lot for the view of park users. These project changes do not result in new significant visual impacts or more severe significant impacts.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the evaluation of new mitigation measures.

1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The 2009 IS addressed project impacts on designated Scenic Highways or a State or County Scenic Corridor in Impact 7a on page 11. The project is not within the view shed of any officially designated county road or state scenic highway. The IS concluded there was no impact to designated Scenic Highways or State or County Scenic Corridors and no mitigation was required.

The Eastern Promenade Rejuvenation project occurs at the same project location and there have been no new county designated scenic corridors or state designated scenic highways designated since the 2009 IS. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?

The 2009 IS addressed project impacts on scenic views from existing residential areas, public lands, public water bodies or roads (Impact 7b) and found there was no impact. The IS also addressed potential impacts related to proposed structures over 36 feet tall and found no impact (Impact 7c) because none were proposed. The previous project's impacts from visual intrusion

on natural scenic areas (Impact 7e) was determined not significant because the 2009 project essentially replaced existing features in roughly the same location.

The Eastern Promenade Rejuvenation project would not result in a significant change of topography, ground surface relief features or development on a ridgeline. The only built feature not previously contemplated in the 2009 IS is the upper parking area near the knoll site which will require the removal of mostly eucalyptus trees. This analysis finds that the Eastern Promenade Rejuvenation project would not substantially change the visual character of the site; it includes site design features such as landscaping which would minimizing the visual impact of the project. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the evaluation of new mitigation measures.

1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?

The project lighting sources, as described in the 2009 IS, include eight new lights in the parking lot area. The existing eastern promenade is lighted and the proposed lighting for the eastern promenade is planned to match the lighting installed at the western promenade. The only new night lighting proposed by the Eastern Promenade Rejuvenation project is the lighting associated with the additional parking area near the knoll. This lighting will be similar to the parking lot lighting proposed for the beach parking lot and is not expected to significantly alter day or night time views of the project area as the surrounding areas already contains night lighting sources.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of mitigation measures.

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?

The 2009 IS found no impacts to scenic corridors or scenic highways (Impact 7a) because none were present in the vicinity of the project area. A review of current county scenic corridor and state scenic highway designations reveal the conditions have not changed and the project is not in the vicinity of any designated scenic roadways. The nearest designated roadway is State Route 280 (both State and County designated), located approximately 3.5 miles southwest of the project site.

1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?

The project is not located in a Design Review Zoning District. Therefore, there is no impact. No mitigation is required.

1.g. Visually intrude into an area having natural scenic qualities?

The 2009 IS addressed project impacts on natural scenic qualities in Impact 7e. The IS identified the project site is located at Coyote Point Recreation area in the vicinity of the eastern promenade. The project site is not within view of any county or state designated scenic roads or corridors, however it is viewable from other public viewing locations including other local roads and from San Francisco Bay. The project is the redevelopment of a deteriorating promenade and beach area within an existing recreation area. As discussed in Responses 1.a. and 1.c, the IS concluded the impact of the project on scenic qualities of the area is not significant or there is no visual impact and no mitigation was required.

The project would not greatly alter existing topography such that off-site views would be blocked. The scenic value of the landscaping would improve over time as it matures. The project would not block views of the ocean, shoreline, skyline, or ridgelines.

The Eastern Promenade Rejuvenation project changes do not introduce new significant impacts or increase the severity of significant impacts described in the IS. There are no new circumstances or information that require new mitigation measures.

Sources:

California Department of Transportation. 2015. California Scenic Highway Mapping System, San Mateo County. Last accessed at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm on January 15, 2015.

San Mateo County. 2015. San Mateo County General Plan Scenic Corridors map. Last accessed at: http://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/GP_Scenic_Corridor.pdf on January 15, 2016.

4.2 AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State’s inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	IS Impact 1e, 1g, 3c, and 3d, p. 6-7	No. Project site remains an existing recreation area.	No.	No.	The 2009 IS states the project site does not contain agriculturally use or zoned lands. No farmland mitigation was proposed. No significant impacts were identified. The project occurs within an existing recreational area in an area designated as urban built up land according to the San Mateo County Important Farmland map. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?	IS Impact 1e, 1g, 3c, and 3d, p. 6-7	No. Project site remains an existing recreation area.	No.	No.	The 2009 IS states the project site does not contain agriculturally use or zoned lands. No farmland mitigation was proposed. No significant impacts were identified. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?	IS Impact 1e, 1g, 3c, and 3d, p. 6-7	No. Project site remains an existing recreation area.	No.	No.	The project is not located on farmland or forestland. It is an existing recreation area. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?	IS Impact 1e.	No. The project site is not within the Coastal Zone.	No.	No.	The 2009 IS concluded there were no agricultural impacts to Class I or Class II Agriculture soils or Class III soils rated good or very good for artichokes or Brussel sprouts and no mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No mitigation is required.
2.e. Result in damage to soil capability or loss of agricultural land?	IS Impact 1g, p. 6	No.	No.	No.	The 2009 IS concluded there were no agricultural impacts. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>	Impact 3a, page 7.	No. Proposed changes do not involve impacts to forestland or timberland.	No.	No.	The project site does not contain forestland or timberland. There is no impact. No mitigation is required.

Discussion:

Would the proposed project:

2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The project occurs within an existing recreational area in an area designated as urban built up land according to the San Mateo County Important Farmland map. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of mitigation measures.

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?

The 2009 IS addressed potential conflicts with agricultural zoning and Williamson Act contracts in impacts 1e, 1g, 3c, and 3d. The project occurs at an existing recreation area and replaces or expands recreational and support facilities at the site. Therefore, the project is not in conflict with zoning, open space easements, or contracts designed to protect agricultural use of lands.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?

The 2009 IS addressed the conversion of farmland or forestland to non-farmland or non-forest uses in Impacts 1e, 1g, 3c, and 3d. The project occurs at an existing recreation area and replaces or expands recreational and support facilities at the site. Therefore, the project is not in conflict with zoning, open space easements, or contracts designed to protect agricultural use of lands.

Eastern Promenade Rejuvenation project changes would create a new parking area near the knoll. Several parking areas were evaluated in the original IS, however none of those were ultimately chosen. As stated previously, the project area is at an existing recreation area and does not contain agricultural lands or operations. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?

The 2009 IS addressed the conversion or division of lands classified as agricultural soils in Impacts 1e. No changes in environmental setting, such as a reclassification of soil type or substantial change in availability of regional farmland, have occurred since adoption of the 2009 IS/MND. The project is not located within San Mateo County's Coastal Zone. The project occurs at an existing recreation area and replaces or expands recreational and support facilities at the site.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

2.e. Result in damage to soil capability or loss of agricultural land?

The 2009 IS addressed impacts to agricultural land in Impact 1g, page 6. The project site is not designated as Agricultural land by the City of San Mateo General Plan nor is it designated as important farmland on the State's important farmland map (the designation is Urban and Built-Up Land).

As stated previously, the project area is at an existing recreation area and does not contain agricultural lands or operations. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

The 2009 IS addressed impacts as a result of the removal of natural resources for commercial purposes, including trees, in Impact 3a on page 7. It was determined there would be no impact associated with tree loss for commercial purposes. The project site is an existing recreation area and does not contain forestland as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). The Eastern Promenade Rejuvenation project would not introduce forestland or timberland impacts. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe

impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

Sources:

City of San Mateo. 2013. Zoning map. July 30. Last accessed at <http://www.cityofsanmateo.org/DocumentCenter/Home/View/578> on January 22, 2016.

City of San Mateo. 2013. Land Use map; Land Use Plan Figure LU-3. July 30. Last accessed at: <http://www.cityofsanmateo.org/DocumentCenter/Home/View/579> on January 22, 2016.

California Department of Conservation. 2014. San Mateo County. Important Farmland 2012. Division of Land Resource Protection, Farmland Mapping and Monitoring Program. August.

4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?	Impact 4a, page 7	No. Proposed changes reduce project grading and lower potential construction emissions.	No.	Yes. The BAAQMD adopted a new air quality plan, the 2010 Clean Air Plan.	The 2009 IS found Impact 4a to be potentially significant. Mitigation measures to control fugitive dust and prevent air and water quality pollution from stockpiled materials were required. The mitigation measure to control fugitive dust remains valid, but, minor changes to the measure are needed to reflect current BAAQMD BMPs for construction emissions. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. Assessment of the new information contained in the updated Clean Air Plan does not reveal new project impacts requiring mitigation.

<i>Would the project:</i>					
	Where Impact was Analyzed in 2009 IS	<u>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Information Requiring New Analysis or Verification?</u>	<u>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</u>
3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?	Impact 4a, page 7	No. Proposed changes reduce project grading and lower potential construction emissions.	No.	BAAQMD has developed and published new CEQA significance thresholds that are currently not recommended for use as a result of legal challenge.	The 2009 IS found Impact 4a to be potentially significant. Mitigation measures to control fugitive dust and prevent air and water quality pollution from stockpiled materials were required. The mitigation measure to control fugitive dust remains valid, but, minor changes to the measure are needed to reflect current BAAQMD BMPs for construction emissions. The current project description states stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans. Mitigation Measure 3 to mitigate the potential water erosion associated with stockpiled materials is no longer necessary. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required. Assessment of the new information (updated Clean Air Plan) does not reveal new project impacts requiring mitigation.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Impact 4a, page 7	No. Proposed changes reduce grading volume across the site.	No.	No.	The 2009 IS found Impact 4a to be potentially significant. Mitigation measures to control fugitive dust and prevent air and water quality pollution from stockpiled materials were required. The mitigation measure to control fugitive dust remains valid, but, minor changes to the measure are needed to reflect current BAAQMD BMPs for construction emissions. The current project description states stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans. Mitigation Measure 3 to mitigate the potential water erosion associated with stockpiled materials is no longer necessary. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	Where Impact was Analyzed in 2009 IS	<u>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Information Requiring New Analysis or Verification?</u>	<u>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</u>
3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?	Impact 4a, page 7	No. Proposed changes reduce project grading and lower potential construction emissions. 2009 project included 27,300 cubic yards cut for the bay and import of 25,000 cubic yards of sand for the beach and dunes. Proposed project would have 14,000 cubic yards cut for bay and upper parking lot and 16,700 cubic yards import/export).	No.	BAAQMD has developed and published new CEQA significance thresholds that are currently not recommended for use as a result of legal challenge.	The 2009 IS found that the project would not create emissions that would expose sensitive receptors to significant pollutant concentrations (Impact 4a, page 17). No mitigation for significant pollutant emissions was recommended. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required. Assessment of the new information (updated Clean Air Plan) does not reveal new project impacts requiring mitigation.
3.e. Create objectionable odors affecting a significant number of people?	Impact 4a, page 7	No.	No.	No.	The 2009 IS determined that the project would not create objectionable odors. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?	Impact 4a, page 7.	No. Proposed changes reduce project scale and lower potential construction emissions.	No.	No.	The 2009 IS found Impact 4a to be potentially significant. Mitigation measures to control fugitive dust and prevent air and water quality pollution from stockpiled materials were required. The mitigation measure to control fugitive dust remains valid, but, minor changes to the measure are needed to reflect current BAAQMD BMPs for construction emissions. The current project description states stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans. Mitigation Measure 3 to mitigate the potential water erosion associated with stockpiled materials is no longer necessary. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required. Assessment of the new information (updated Clean Air Plan) does not reveal new project impacts requiring mitigation.

Discussion:

Would the proposed project:

3.a. Conflict with or obstruct implementation of the applicable air quality plan?

The BAAQMD is the primary agency responsible for comprehensive air pollution control in the San Francisco Bay Area Air Basin (SFBAAB).

The proposed project would not conflict with or obstruct implementation of the BAAQMD's 2010 *Clean Air Plan* (BAAQMD 2010a). The 2010 CAP includes particulate matter and ozone precursor pollutant emissions of reactive organic gases (ROG) and oxides of nitrogen (NO_x) generated from construction and mobile source activities throughout the BAAQMD in its emissions inventories and plans for achieving attainment of air quality standards.

The 2009 IS concluded the project would violate existing standards of air quality and recommended mitigation to control fugitive dust emissions during construction. With the implementation of the mitigation measure, the impact was found less than significant.

The Eastern Promenade Rejuvenation project reduces the amount of earth moving compared to the original project considered in the 2009 IS. The Eastern Promenade Rejuvenation project does not involve a general plan amendment or changes that would affect regional air quality plans.

Air quality conditions in the project area have not substantially changed, and the project would remain subject to air quality plans and regulations that are substantially the same or more stringent than those in effect at the time the 2009 IS was prepared.

New information related to air quality plans was considered. This information includes the following:

- 1) The BAAQMD adopted a new air quality plan, the 2010 Clean Air Plan. The 2010 Clean Air Plan is a comprehensive plan designed to improve Bay Area air quality and protect public health. It addresses four categories of pollutants: ozone and ozone precursors (e.g., reactive organic gases, or ROG, and oxides of nitrogen, or NO_x), fine particulate matter, toxic air contaminants (TACs), and greenhouse gases (GHG). The 2010 Clean Air Plan includes 55 control measures to reduce emissions and decrease ambient concentrations of harmful pollutants, safeguard public health, and reduce GHG emissions. Some of these 55 measures were incorporated into earlier BAAQMD air quality plans, but the 2010 Clean Air Plan also includes a new Land Use and Local Impact category with control measures to address local air pollution impacts.
- 2) The BAAQMD has initiated the process to update the 2010 Clean Air Plan.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

3.b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

The 2009 IS evaluated the potential for the project's construction and operation emissions to generate pollutants that will violate existing standards of air quality on-site or in the surrounding area and found the impact not significant in Impact 4a, page 7.

The original project involved approximately 27,000 cubic yards of cut to create the new crenulate-shaped bay and beach. This material was planned to be reused in the project area and no off-haul was anticipated. The original project also anticipated the import of approximately 25,000 cubic yards of sand to populate the beach and sand dunes.

The proposed project involves less earthmoving activities. Site grading would result in a net export of approximately 6,400 cubic yards of soil (14,000 cubic yards cut, of which 7,600 cubic yards will be used as fill). In addition, only approximately 10,300 cubic yards of sand is proposed, due to reduced excavation in the beach area and the elimination of the dune feature.

Eastern Promenade Rejuvenation project changes would create a new parking area near the knoll. However, because the previous IS considered up to four other parking areas totaling an additional 165 spaces was contemplated in the original IS, there is no significant difference in construction air quality emissions. The other project features resulting in construction air emissions including re-habilitating the promenade, creating the bay and beach area, replacement of a bathroom were considered previously and are not significantly different than originally proposed aside from what is discussed above. The removal of piers is also not expected to significantly contribute to construction air quality emissions.

The Eastern Promenade Rejuvenation project changes result in fewer emissions than the levels analyzed in the 2009 IS. The Eastern Promenade Rejuvenation project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS. Mitigation Measures 2 and 3 remain applicable and would fully address construction emission impacts, fugitive dust, associated with the Eastern Promenade Rejuvenation project. There have not been substantial changes with respect to the circumstances under which the Eastern Promenade Rejuvenation project would be undertaken that involve new significant or substantially more severe environmental effects than that identified in the 2009 IS. No new mitigation is required.

The proposed project would generate short-term construction and long-term operational emissions; however, project construction emissions would be lower than that considered in 2009 due primarily to less cut and fill activities and construction import / export operations.

Operational trips are not expected to increase significantly over present conditions. The existing site contains a total of 176 parking spaces in two lots. The replacement parking proposed includes a total of 191 spaces in three lots; an increase of 15 spaces. As the parking provided on site as a result of the project is not significantly greater than what is already provided on site, operational emissions as a result of the project are not considered significant.

New information related to air quality violations has been made available since adoption of the 2009 IS/MND. This information was considered and is as follows:

- 1) The U.S. EPA revised the NAAQS for carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and fine particulate matter (PM_{2.5}).
- 2) The U.S. EPA determined the San Francisco Bay Area attained the 2006 24-hr NAAQS for PM_{2.5}; however, the Bay Area remains officially designated "non-attainment" for this NAAQS.
- 3) The BAAQMD adopted a new air quality plan applicable to the project, the 2010 Clean Air Plan, and has initiated the process to update the 2010 Clean Air Plan (see Response 3.a.).
- 4) The BAAQMD published new significance thresholds for use by Lead Agencies conducting CEQA review. The new CEQA significance thresholds are generally more stringent (i.e., lower) than the thresholds used in the 2009 IS and involve different impact assessment methodologies; however, the BAAQMD is currently not recommending use of the new thresholds due to legal challenge.

The topics, issues, and impact assessment methodologies addressed by this new information were known at the time of the 2009 IS. For example, the U.S. EPA has maintained NAAQS for CO, NO₂, SO₂, and PM_{2.5} since the 1970's (1997 for PM_{2.5}), and the BAAQMD began the process to update its CEQA Guidelines in April 2009 and issued revised draft CEQA Air Quality

Guidelines document in September 2009. The 2009 IS/MND was signed in August and would have undergone public review during the BAAQMD draft CEQA Guidelines process. In addition, the Court of Appeal of California, First Appellate District, recently found the adoption of guidelines for analyzing and evaluating the significance of data does not constitute new information of substantial importance if the underlying information was otherwise known or should have been known at the time the MND was adopted (Concerned Dublin Citizens vs. the City of Dublin 2013). Thus, this new information is not considered to be of substantial importance because it does not show the project would result in a new significant or substantially more severe significant environmental effect that could not have been known at the time the IS was adopted.

In response to BAAQMD changes to BMPs for construction emissions, the following minor text edits are made to existing Mitigation Measure 2 – Fugitive Dust Control. Revised text to update the measure to reflect the current project is shown as ~~strikeout~~ text for deleted text, and underlined text for text that is inserted.

Mitigation Measure 1 – Control of Fugitive Dust. Implement feasible control measures for construction emissions of fugitive dust. The County shall ensure implementation of the following mitigation measures during project construction, in accordance with BAAQMD standard mitigation requirements:

- ~~Water all exposed surfaces at least two times daily.~~
- ~~Cover all haul trucks transporting soil, sand, or other loose materials or require all trucks to maintain at least two feet of freeboard.~~
- ~~Pave, apply water three times daily, or apply (non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.~~
- ~~Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.~~
- ~~Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.~~
- Water all exposed surfaces (e.g., staging areas, soil piles, graded areas, and unpaved access roads) two times per day during construction and adequately wet demolition surfaces to limit visible dust emissions.
- Cover all haul trucks transporting soil, sand, or other loose materials off the project site.
- Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out onto adjacent public roads (dry power sweeping is prohibited) during construction of the propose project.
- Vehicle speeds on unpaved roads/areas shall not exceed 15 miles per hour.
- Complete all areas to be paved as soon as possible and lay building pads as soon as possible after grading unless seeding or soil binders are used.
- Minimize idling time of diesel powered construction equipment to five minutes and post signs reminding workers of this idling restriction at access points and equipment staging areas during construction of the proposed project
- Maintain and properly tune all construction equipment in accordance with manufacturer's specifications and have a CARB-certified visible emissions evaluator check equipment prior to use at the site.

- Post a publicly visible sign with the name and telephone number of the construction contractor and San Mateo County staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Bay Area Air Quality Management District to ensure compliance with applicable regulations.
- 3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

The Eastern Promenade Rejuvenation Project is a reduced development project (less cut/fill and import/export) resulting in fewer construction emissions. As a result, project emissions of criteria pollutants would be less than the project that was considered in the 2009 IS. The Eastern Promenade Rejuvenation project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS (see Responses 3.a., 3.b., and 3.d.). There are no new circumstances or information that require the implementation of new mitigation measures.

3.d. Expose sensitive receptors to substantial pollutant concentrations, as defined by BAAQMD?

The project site is a County recreation area at the shoreline and does not contain housing although the Coyote Point Marina could contain boats where individuals reside. The park is a recreation area open to the public including children. Nearby areas frequented by small children include the Magic playground and other playground areas and Curiodyssey, a children's museum.

The Eastern Promenade Rejuvenation Project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS for the following reasons:

- Eastern Promenade Rejuvenation Project construction involves less on-site construction and total grading activities (see Response 3.b.). The 2009 project included 27,300 cubic yards cut for the bay and import of 25,000 cubic yards of sand for the beach and dunes. The proposed project would have 14,000 cubic yards of cut for bay and upper parking lot construction and 16,700 cubic yards import/export or 13,300 cubic yards less cut and 8,300 cubic yards less import/export. In addition, the mitigation measures listed above would further reduce construction-related pollutant concentrations by limiting construction activities, requiring equipment to be inspected, tuned, and maintained during construction, and restricting idling to no more than five minutes. Finally, construction activities would be intermittent (occurring for several hours a day) and temporary (lasting for less than 24 months), substantially reducing the potential to expose sensitive receptors (i.e., park user that would be present a few hours a day) to substantial pollutant concentrations that could have adverse health and / or environmental impacts.
- Eastern Promenade Rejuvenation Project operation involves the same type of, recreational facilities considered in the 2009 IS (see Response 3.b).
- The Eastern Promenade Rejuvenation Project does not include the use or storage of acutely hazardous materials and a review of California Department of Toxic Substances and California State Water Resources Control Board databases (Envirostor and Geotracker, respectively), indicated no active contamination sites at the project site or adjoining properties.

There have not been substantial changes with respect to the circumstances under which the Eastern Promenade Rejuvenation project would be undertaken that involve new significant or substantially more severe environmental effects than that identified in the IS (see Responses 3.a. and 3.b.).

In reviewing the Eastern Promenade Rejuvenation project, the following new information related to sensitive receptors and pollutant concentrations discussion was considered:

- 1) The U.S. EPA revised the NAAQS for nitrogen dioxide, sulfur dioxide, and fine particulate matter (PM_{2.5}).
- 2) The U.S. EPA determined the San Francisco Bay Area attained the 2006 24-hr NAAQS for PM_{2.5}; however, the Bay Area remains officially designated “non-attainment” for this NAAQS.
- 3) The BAAQMD adopted a new air quality plan applicable to the project, the 2010 Clean Air Plan (see Response 3.a.).
- 4) The BAAQMD developed and published new significance thresholds for use by Lead Agencies conducting CEQA review (see Response 3.b.).
- 5) CARB criteria and toxic air contaminant plus risk data (CARB Facility Search Engine)
- 6) State Water Resources Control Board Geotracker Database
- 7) California Department of Toxic Substances Control Envirostor Database

The 2009 IS concluded that construction vehicle emissions would be temporary and not significant. However, the 2009 IS found the original Project would have a potentially significant construction dust emission impact and required the implementation of Mitigation Measure 2 – Fugitive Dust Control and Mitigation Measure 3 – Stockpiled Materials to reduce construction dust emissions, and in particular construction fugitive dust, to less than significance.

The current project description states that stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans. The mitigation measure to control fugitive dust remains valid, but, minor changes to the measure are needed to reflect current BAAQMD BMPs for construction emissions, see Response 3b, above. Mitigation Measure 3 to mitigate the potential water erosion associated with stockpiled materials is no longer necessary.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

3.e. Create objectionable odors affecting a substantial number of people?

The 2009 IS evaluated the project’s potential to result in the creation or exposure to a potential health hazard in Impact 6p (Page 11). The IS determined there was no impact as a result of the creation odors or exposure to potential health hazards. The project involves improvements to an existing recreation area. The types of improvements proposed are largely unchanged from the original project, however the construction implementation methods have changed, generally resulting in a reduction of construction impacts. None of these activities is expected to create objectionable odors that would affect a substantial number of people.

The Eastern Promenade Rejuvenation Project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS. The Eastern Promenade Rejuvenation Project includes the construction of a replacement bathroom, but is not expected to result in significant odors. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that

identified in the 2009 IS (see Responses 3.a., 3.b., and 3.d.), and there are no new circumstances or information that require the implementation of new mitigation measures.

3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?

The 2009 IS addressed this violation of air quality standards in Impact 4a (see Responses 3.a. through 3.e.) The project does not involve generation of thermal odor, smoke, or radiation. The Eastern Promenade Rejuvenation Project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS because the proposed cut/fill amounts and grading required are less than what was anticipated under the original proposal. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

Sources:

Bay Area Air Quality Management District (BAAQMD). 2010. 2010 Clean Air Plan

Bay Area Air Quality Management District (BAAQMD). 2011. CEQA Air Quality Guidelines. May 2011.

Bay Area Air Quality Management District (BAAQMD). 2014. Ambient Air Quality Standards and Attainment Status website. <http://www.baaqmd.gov/research-and-data/air-quality-standards-and-attainment-status>, last accessed March 3, 2016.

California Department of Toxic Substances Control. 2014. Envirostor Database website <http://www.envirostor.dtsc.ca.gov/public/>, last accessed March 3, 2016.

State Water Resources Control Board. 2014. Geotracker Database website (<http://geotracker.waterboards.ca.gov/>, last accessed March 3, 2016;

4.4 BIOLOGICAL RESOURCES

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Impact 2a, 2c, 2d page 6 and Impact 2f page 7.	No. The proposed project footprint of disturbance is similar to the previous project. The 2009 project received permits from BCDC, RWQCB, USACE and USFWS for beach grading and the off-loading of sand from a barge. These features are no longer part of the project	No	Yes. The proposed project includes tree removal which may provide habitat for nesting birds and bats. Avoidance measures have been incorporated into the project description requiring pre-construction surveys according to CDFW regulations to ensure avoidance of impacts to these species.	The 2009 IS determined no impact for Impact 2a. Impact 2f was found not significant. Impact 2d was found significant unless mitigated. Mitigation measure 1: Avoidance of eelgrass is no longer necessary as grading the beach within the water line is no longer proposed and the project will not impact eelgrass areas. No new mitigation is required.
4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Impact 1j page 6, Impact 2c page 6 and Impact 2f, page7	No. The proposed project eliminates beach grading within the water line and the import of sand via barge. Elimination of these activities reduces the project impacts as described in the 2009 IS. The proposed project does include the removal of the remnants of old wooden piers at the waterline. Removal would be done at low tide and according to agency requirements.	No	No	The 2009 IS found no impact related to Impacts 1j and 2c. It determined Impact 2f to be not significant. No mitigation measures were required. The 2009 project received permits from BCDC, RWQCB, USACE and USFWS for beach grading and the off-loading of sand from a barge. These features are no longer part of the project. The proposed project includes the removal of the remnants of old wooden piers at the waterline. Removal

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
					would be done at low tide and according to agency requirements contained in revised permits. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Impact 1j page 6, Impact 2e, page 7, Impact 2f, page 7.	No. The proposed project does include the removal of the remnants of old wooden piers at the waterline. Removal would be done at low tide and according to agency requirements.	No.	No.	The 2009 IS found no impact associated with Impact 1j and 2e. Impact 2f was found not significant. No mitigation measures were required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Impact 2d and 2f, pages 6-7	No. Proposed changes do not propose physical barriers or changes that would prevent the movement of wildlife throughout the site or affect the use of native wildlife nursery sites. Pre-construction nesting-bird and bat surveys would be conducted prior to tree removal and bird nests or bat roosts would be avoided..	No.	No.	The 2009 IS found Impact 2d to be potentially significant impact. Mitigation Measure 1 was required to reduce impacts from beach grading and offloading the sand barge to eel grass to less than significance. This measure is no longer needed as revised project activities would not affect eelgrass areas. No new mitigation is required. Nesting bird and roosting bat preconstruction surveys according to CDFW protocols are included in the project.
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?	Impact 2b page 6.	No. Proposed changes involve removal of trees protected by the County's Significant Tree Ordinance. The proposed project also includes replacement tree plantings that meet tree replacement requirements as mandated by the ordinance. Tree removal is already covered by a tree removal/replace ment plan	No.	No.	The 2009 IS found no impact associated with Impact 2b. No mitigation measures were required. Removed Significant trees would be replaced at a 1:1 ratio with native trees according to the requirements of the County's Significant Tree Ordinance. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Conservation Community Plan (NCCP), other approved local, regional, or State habitat conservation plan?	Impact 6k, page 10.	No. Proposed changes do not involve impacts to HCPs or NCCPs.	No.	No.	HCPs or NCCPs do not apply to the project site. There is no impact. No mitigation is required.
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?	Impact 2e, page 7.	No. The project site is not near a marine reserve or wildlife reserve..	No.	No.	Although the project is located along the shoreline of San Francisco Bay, this particular portion of shoreline is not near a marine or wildlife reserve. There is no impact. No mitigation is required.
4.h. Result in loss of oak woodlands or other non-timber woodlands?	Not addressed in 2009 IS.	No. Proposed changes do not involve impacts to oak woodlands or non-timber woodlands.	No.	No.	The project site does not have oak woodlands nor does it result in impacts to other non-timber woodlands. The removal of non-native eucalyptus trees for the upper parking lot would be replaced in a 1:1 ratio with native, trees suitable to conditions at Coyote Point. No mitigation is required.

Environmental and Regulatory Setting:

Based on field investigation of site conditions, no changes in biological resources on the site, wetland boundaries, or new occurrence of species identified as candidate, sensitive, or special-status species in the immediate project vicinity have occurred since adoption of the 2009 IS/MND.

Discussion:

Would the proposed project:

4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

The 2009 IS states there would be no impact to federal or state wildlife species of special concern (Impact 2d, page 14-15). None were known to occur within the project site because of a lack of terrestrial habitat. The IS did conclude that marine bird species likely use the project area and open water areas near the shoreline for foraging, but were unlikely to use these areas for nesting and rearing because of the high level of human traffic and was therefore considered not significant.

Impacts to fish species were also considered not significant as these species are mobile and able to vacate areas during times of disturbance. Impacts from increased human use at/in the shoreline were also evaluated and found to be less than significant.

It was noted that eelgrass could be encountered within the previous eastern promenade project area. Mitigation Measure 1 required the avoidance of eelgrass beds through preconstruction surveys and modification of the grading limit where the eelgrass was found present within the work area. Mitigation Measure 1 was determined to reduce the impact on eelgrass to less than significant levels. The 2009 project received permits from BCDC, RWQCB, USACE and USFWS for beach grading and the off-loading of sand from a barge to ensure protection of eelgrass beds and the general protection of the marine environment and water quality.

The Eastern Promenade Rejuvenation project decreases the project footprint at/within the water line. These changes reduce/eliminate impacts to eelgrass to a level below those analyzed in the 2009 IS. Pier removal would be done at low tide when the piers are out of the water. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures. Existing BCDC, RWQCB, USACE and USFWS permits for the previous project would be revised to reflect the currently proposed project.

4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

The 2009 IS stated that Impact 2f regarding infringement on sensitive habitats was found not significant. The sensitive habitats occurring on site included: Coastal salt marsh, riparian and wetland habitats, native oyster colonies and eelgrass beds. Potential impacts were noted for oyster and eelgrass communities and Mitigation Measure 1 was recommended to prevent significant impacts. Resource agency permits obtain after the CEQA process contain conditions to ensure the shoreline work would not adversely impact resources.

The Eastern Promenade Rejuvenation Project eliminates grading in the intertidal zone and the off-loading of a sand barge. The removal of the piers would be done at low tide when they are exposed and out of the water. The Eastern Promenade Rejuvenation impacts have been reduced to a level below those analyzed in the 2009 IS. Thus, the impact to wetlands remains less than significant. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures. Existing resource agency permits would be revised to reflect the current project proposal.

4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to,

marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The 2009 IS stated that Impact 1j regarding affecting a natural drainage channel, streambed or watercourse had no impact. Impact 2f regarding infringement on sensitive habitats was found not significant. The sensitive habitats occurring on site included: Coastal salt marsh, riparian and wetland habitats, native oyster colonies and eelgrass beds. Potential impacts were noted for oyster and eelgrass communities and Mitigation Measure 1 was recommended to prevent significant impacts. Resource agency permits obtain after the CEQA process contain conditions to ensure the shoreline work would not adversely impact resources.

The Eastern Promenade Rejuvenation Project eliminates grading in the intertidal zone and the off-loading of a sand barge. The removal of the piers would be done at low tide when they are exposed and out of the water. The Eastern Promenade Rejuvenation impacts have been reduced to a level below those analyzed in the 2009 IS. Thus, the impact to wetlands remains less than significant. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures. Existing resource agency permits would be revised to reflect the current project proposal.

4.d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

As stated above, the 2009 IS stated there would be no impact to federal or state wildlife species of special concern (Impact 2d, page 14-15).

The 2009 IS stated that Impact 2f regarding infringement on sensitive habitats was found not significant (page 14). The sensitive habitats occurring on site included: Coastal salt marsh, riparian and wetland habitats, native oyster colonies and eelgrass beds. It also found no potential for project related impacts to affect adjacent terrestrial communities. Potential impacts were noted for oyster and eelgrass communities and Mitigation Measure 1 was recommended to prevent significant impacts, but is no longer required as work within the intertidal zone has been eliminated in the proposed project.

The Eastern Promenade Rejuvenation project site plan has been revised and greatly reduces the amount of earth moving work proposed within the project area and eliminates grading in the intertidal zone. Removal of the remnant piers would be done at low tide and according to regulatory agency requirements and would not present a barrier to fish movement. Proposed changes do not propose physical barriers or changes that would prevent the movement of wildlife throughout the site or impede the use of wildlife nursery sites.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The 2009 IS evaluated if the project would involve the removal of trees protected by the County of San Mateo General Plan, San Mateo County Significant Tree Ordinance, Heritage Tree Ordinance. See discussion of impacts to sensitive habitats, riparian corridors and wetlands above in Responses 4.a. through and 4.d. No impacts to significant or heritage trees were identified in the 2009 IS.

The construction of the upper parking lot would require the removal of eucalyptus trees. To document the trees that will be removed MIG|TRA prepared a tree removal report. The report is attached as Attachment B to this Addendum.

The Tree Survey covered the entire 5.5-acre area of disturbance of the Eastern Promenade Improvement Project. The survey documents tree species, diameter at breast height, tree condition, presents photos, and a discussion of the requirements of the applicable San Mateo County Ordinances dealing with tree preservation. Trees were surveyed by MIG|TRA on December 22-23, 2015. A total of 117 trees were identified and assessed within the project footprint, including 83 blue gum (*Eucalyptus globulus*), 29 lollypop trees (*Myosporum laetum*), 4 Monterey pines (*Pinus radiata*), and 1 unidentified tree. The following ordinances apply to tree removal within the project footprint:

- **The San Mateo County Ordinance Code (Ordinance No. 2427)** requires a permit from the San Mateo County Planning Department to cut down, destroy, move or trim any heritage tree growing on any public or private property within the unincorporated area of San Mateo County. There are no heritage trees within the project footprint.
- **The Significant Tree Ordinance of San Mateo County (Part Three of Division VIII of the San Mateo County Ordinance Code)** requires a permit for the cutting down, removing, poisoning or otherwise killing or destroying or causing to be removed any significant tree or community of trees, whether indigenous or exotic, on any private

property (Section 12,020). A “Significant Tree” is any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (38”) or more measured at four and one half feet (4 1/2’) vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes (Section 12,012). Additionally, a criterion for permit approval requires that significant trees that are removed be replaced by plantings approved by the Planning Director or Design Review Administrator, unless special conditions indicate otherwise (Section 12,023). There are 112 significant trees within the project footprint that require a tree removal permit as shown in the table below.

Significant Trees

Common Name	Quantity	Trunk Circumference Range (inches)	Overall Structure and Health Rating
blue gum	83	50 - 145	good
lollipop tree	25	multi-trunk, >38	fair to very good
Monterey pine	3	multi-trunk, >38	fair to good
unidentified	1	multi-trunk, >38	good
Total	112		

By replacing significant trees at a 1:1 ratio, the proposed project would comply with the County’s regulations for removal of significant trees and would therefore be a less-than-significant impact. The trees removed will be replaced by native species and/or trees more appropriate to existing site conditions. The Heritage Tree Ordinance requires a permit to cut down, destroy, move or trim any heritage trees growing on public or private property within the unincorporated area of San Mateo County. No “heritage” trees are being removed for the project, therefore the Heritage Tree Ordinance does not apply to the project.

The removal and replacement of significant trees is consistent with the replacement tree requirements of other projects at Coyote Point, including the construction of the Bay Trail (The Bay Trail within Coyote Point Recreation Area Final Initial Study/Mitigated Negative Declaration, San Mateo County Parks Department, 2007) and also consistent with the vegetation management objectives for San Mateo County Parks (Decision-Making Guidelines for Vegetation Management, San Mateo County Parks, County of San Mateo Environmental Services Agency Parks and Recreation Department, 2006).

The Eastern Promenade Rejuvenation project plans include replacing lost trees according to the criteria established by the respective ordinances. With the inclusion of replacement plantings as part of the project, no additional mitigation is necessary to reduce the impact. There are no new circumstances or information that require the implementation of new mitigation measures.

4.f. Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?

The project site and its vicinity are not located within an area covered by a HCP, NCCP, or other approved conservation plan. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

4.g. Be located inside or within 200 feet of a marine or wildlife reserve?

The 2009 IS determined that the project is not within 200 feet of a marine or wildlife reserve and that the project would not have an impact on these protected resources. The Eastern Promenade Rejuvenation project is not located inside or within 200 feet of a marine or wildlife reserve. The Redwood Shores State Marine Park is the closest marine reserve and is located approximately about 4.5 miles southeast from the project site. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

4.h. Result in loss of oak woodlands or other non-timber woodlands?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 MND and is considered below.

The Eastern Promenade Rejuvenation project site does not support any oak woodland or non-timber woodland habitat, and would not impact these habitat types. Eucalyptus trees removed for the upper parking lot would be replaced at a 1:1 ratio with native trees. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

Sources:

BKF. 2016. Civil Engineering Drawings. Coyote Point Recreation Area, Shoreline and Promenade Improvement Project Phase 2. January 11.

MIG|TRA. 2016. Tree Survey, Coyote Point Recreation Area Eastern Promenade Improvement Project. January 2016.

4.5 CULTURAL RESOURCES

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5	Impact 7d, page 11.	No. The Eastern Promenade Rejuvenation project includes the removal of 35 wooden piers along the shoreline that could be historic resources. The piers were evaluated for significance and were not to be a significant historic resource.	No.	No.	The 2009 IS found no impact related to Impact 7d. No mitigation measures were required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?	Impact 7d, page 11.	No. Proposed changes do not involve impacts to archaeological resources.	No.	No.	The 2009 IS found no impact related to Impact 7d. No mitigation measures were required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Impact 1a, page 5.	No. Proposed changes do not involve known impacts to paleontological resources or geologic features. Proposed changes reduce the quantity of grading, cut, and fill across the site.	No.	No.	The 2009 IS found that the project occurs on an artificial and modified waterfront and therefore shoreline realignment and hardscape restructuring were not considered significant impacts on the existing landform. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
5.d. Disturb any human remains, including those interred outside of formal cemeteries?	Impact 7d, page 11.	No. Proposed changes to project will not result in impacts to human remains. Proposed changes reduce grading along the shoreline.	No.	No.	The 2009 IS found no impact related to Impact 7d. No mitigation measures were required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

Environmental Setting:

The project now includes the removal of 35 wooden piers within the water line that were associated with historic development at the site. The piers were evaluated for historical significance and found not to be historically significant and no further documentation is required. Documentation included preparation of Department of Parks and Recreation (DPR) 523 forms including a Primary Record, Archaeological Site, Photo and Map records (MIG 2015; not available for public review).

Discussion:

Would the proposed project:

5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?

The 2009 IS identified no known historic or potentially historic resources on the project site (Impact 7d, page 11). The revised project includes the removal of 35 wooden piers qualifying as a historical resource. The historic resource consists of the remaining wooden pylons associated with the Pacific City Amusement Park’s Boardwalk. The Pacific City Amusement Park was the largest amusement park in the west coast operating from July 1, 1922, and the subsequently closing in May, 1923. The boardwalk pylons are the only remaining physical evidence of the amusement park as all other structures have been removed or have been demolished.

The piers were evaluated for historical significance and found not to be historically significant; they do not appear to be eligible for listing in the California Register of Historical Resources or for designation as a local Landmark. No information was found to indicate that the construction of the boardwalk or its construction materials (pylons) were associated with either a historic event or person as specified in Criteria 1 and 2 of the California Register of Historical Resources (CRHP). Moreover, the boardwalk and/or its pylons does not significantly embody the distinctive characteristics of an engineering structure or architectural style, type, or period, which would make it eligible for inclusion under Criterion 3 of the CRHR. Finally, research has provided no indication that the boardwalk and/or its pylons have the potential to yield potentially important information (Criterion 4 of the CRHR). No further documentation is required. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe

impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures. BMPs are included as part of the project to protect inadvertently discovered cultural resources.

5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?

The 2009 IS identified no known historic or archaeological resources on the project site (Impact 7d, page 11). As stated above, BMPs are included as part of the project to protect inadvertently discovered cultural resources.

The Eastern Promenade Rejuvenation project has reduced the quantity of grading, cut, and fill across the site. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The 2009 IS identified no unique paleontological resource on the project site (Impact 7d, page 11).

With this revised project, the same potential exists to discover unknown paleontological resources. Measures have been incorporated into the project description to protect undiscovered paleontological resources should they be encountered during construction. The Eastern Promenade Rejuvenation project would not result in new circumstances or information that require the evaluation of new mitigation measures or alternatives.

5.d. Disturb any human remains, including those interred outside of formal cemeteries?

The 2009 IS identified no known historic or potentially archaeological resources on the project site (Impact 7d, page 11).

The Eastern Promenade Rejuvenation project has reduced the quantity of grading, cut, and fill across the site. BMPs are included as part of the project to protect inadvertently discovered human remains. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

Source:

BKF. 2016. Civil Engineering Drawings. Coyote Point Recreation Area, Shoreline and Promenade Improvement Project Phase 2. January 11.

MIG|TRA. 2015. Primary, Archaeological, Map and Photo Records - DPR523. State of California – The Resources Agency Department of Parks and Recreation. December 14.

4.6 GEOLOGY AND SOILS

<i>Would the project:</i>					
	Where Impact was Analyzed in 2009 IS	<u>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Information Requiring New Analysis or Verification?</u>	<u>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</u>
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:					
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>	Impact 1d page 6.	No. Proposed changes are confined to the Eastern Promenade project area is not located within a designated Alquist-Priolo Earthquake fault zone.	No.	No.	The 2009 IS found Impact 1d not significant. The Eastern Promenade project area is not located within a designated Alquist-Priolo Earthquake fault zone and therefore not subject to surface rupture from a known fault. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
ii. Strong seismic ground shaking?	Impact 1c, page 5.	No. Project remains located in the actively seismic San Francisco Bay Area.	No.	No.	The 2009 IS found Impact 1c not significant. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
iii. Seismic-related ground failure, including liquefaction and differential settling?	Impact 1c, page 5.	No. Proposed changes reduce site grading and cut and fill.	No.	No.	The 2009 IS found Impact 6c to be not significant. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
iv. Landslides?	Impact 1c, page 5.	No. Proposed changes reduce site grading and cut and fill.	No.	No.	The project site is not located in an area of high landslide susceptibility. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is discussed in Section 7 (Climate Change).</i>	Not addressed in 2009 IS. There are no coastal cliffs or bluffs on the project site.	No. Proposed changes reduce site grading and cut and fill.	No.	No.	While the project site is located at the along the shoreline of San Francisco Bay, the project site is not located on or near coastal bluffs. Coastal erosion and sea level rise were considered in the revised project and designed. The impact is less than significant. No mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
6.b. Result in significant soil erosion or the loss of topsoil?	Impact 1f, page 6, Impact 4g, page 8.	No. Proposed changes reduce site grading and cut and fill.	No.	No.	The 2009 IS found Impact 1f not significant. Impact 4g was found significant unless mitigated. Mitigation proposed included the covering of stockpiled materials to prevent entrainment into the airstream or erosion into stormwater. The mitigation measure to control fugitive dust remains valid, but, minor changes to the measure are needed to reflect current BAAQMD BMPs for construction emissions. The current project description states stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans. Mitigation Measure 3 to mitigate the potential water erosion associated with stockpiled materials is no longer necessary. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
6.c. Be located on a geologic unit or soil	Impact 1c,	No. Proposed changes reduce	No.	No.	See discussion of impacts related to

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?	page 5	site grading and cut and fill.			landslide, lateral spreading, subsidence, severe erosion, liquefactions and collapse in sections iii, iv, and 6b above.
6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?	Not addressed in 2009 IS.	No. The project does not propose housing or buildings for occupation.	No.	No.	A project and site specific Draft Geotechnical Engineering Investigation was prepared for the current project and provides recommendations to comply with the 2013 CBC Seismic Design parameters. These recommendations are included as part of the project and therefore additional mitigation to meet the design requirements are not required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Impact 4h, page 8.	No. Septic tanks or alternative waste water systems are not proposed by the project. The replacement bathroom shall be connected to existing municipal sewer lines present on site.	No.	No.	The 2009 IS determined no impact associated with Impact 4h. The revised project remains the same. No septic or alternative waste water systems are proposed. There is no impact and there is no requirement for mitigation.

Environmental and Regulatory Setting:

A Draft Geotechnical Engineering Investigation was prepared for the Eastern Promenade Improvement Project (BAGG 2015, included here as Attachment C). Results of the investigation are presented in the section below, as appropriate.

Discussion:

Would the proposed project:

- 6.a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault?**

The 2009 IS determined the impact from location at or near a known earthquake fault as not significant.

The Eastern Promenade Rejuvenation project remains located at the Coyote Point Recreation Area. The nearest mapped Alquist-Priolo Earthquake fault zone remains located near State Route 280, over three miles southwest of the project site. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

- ii. Strong seismic ground shaking?**

The 2009 IS concluded there was no significant impact related to soil instability. The project remains located in the seismically active San Francisco Bay Area and would be subject to the same seismic conditions as were present at the time the original IS was prepared in 2009. The project is required to meet current building code requirements including the latest California Building Code (CBC) to prevent collapse and maintain reasonable ingress and egress. The draft Geotechnical Engineering Investigation (BAGG 2015) developed the site specific CBC 2013 seismic design parameters for the project and the project includes these parameters as well as

all the recommendations contained in the report as part of the project. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

iii. Seismic-related ground failure, including liquefaction?

The 2009 IS concluded there was no significant impact related to soil instability (subsidence, landslide or severe erosion). The project remains located in the seismically active San Francisco Bay Area and would be subject to the same seismic conditions as were present at the time the original IS was prepared in 2009.

The Eastern Promenade Rejuvenation project does not propose housing or buildings for commercial use. The draft Geotechnical Engineering investigation evaluated subsurface conditions at the site and provided recommendations for general, site grading, foundations, slabs-on-grade and exterior flatwork, drainage, utility trench backfill, on-site flexible pavements, and subsequent plan review. The project incorporates all recommendations from the Geotechnical Engineering Investigation as part of the project. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

iv. Landslides?

The project site is relatively flat and not subject to landslides. The 2009 IS concluded there was no significant impact related to soil instability (page 5).

The Eastern Promenade Rejuvenation project does not introduce new landslide impacts. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

v. Coastal cliff/bluff instability or erosion?

There are no coastal cliffs or bluffs within the project area. The 2009 IS did not address direct or indirect impacts to coastal cliffs or bluffs as a result of the project.

The Eastern Promenade Rejuvenation project does not introduce new impacts to coastal cliffs or bluffs. The project seeks to correct coastal erosion problems and sea level rise were considered in the original and revised projects and designed accordingly. The Eastern Promenade Rejuvenation project would not result in a new significant impact, and there are no new circumstances or information that require the implementation of new mitigation measures.

6.b. Result in significant soil erosion or the loss of topsoil?

The 2009 IS addressed soil erosion and the loss of topsoil in Impact 1 b and 1f, page 6. The impacts were determined not significant. Proposed changes reduce site grading and cut and fill

The Eastern Promenade Rejuvenation project reduces cut and fill volumes compared to the project as described in the 2009 IS. The proposed project site is relatively flat and additional parking areas were considered as part of the original project to compensate for the projected loss of parking in the beach area. Cut and fill has been reduced by eliminating grading in the beach area. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

See discussion in Responses 6.a.iii., 6.a.iv., and 6.b. above.

6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?

The 2009 IS evaluated if the project site would be located in an area of soil instability and found the impact not significant; (Impact 1c, page 5).

The Eastern Promenade Rejuvenation project includes the implementation of all recommendations contained in the Geotechnical Engineering Investigation Report which addresses site specific soil requirements. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The 2009 IS addressed if the project would require installation of a septic tank or leach field or require hook up to an existing collection system that is at or over capacity in Impact 4h, page 8.

The Eastern Promenade Rejuvenation project remains the same with respect to replacement of the existing bathroom facility at the beach. Sanitary sewer service would be connected to existing on site lines. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

Sources:

BAGG. 2015. Draft Report. Geotechnical Engineering Investigation. Eastern Promenade Improvement Project. Coyote Point Recreation Area, San Mateo County, California. August 26.

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United States Geological Survey. 1997. San Francisco Bay Region Landslide Folio Par C (Summary Distribution of Slides and Earthflows). U.S. Department of the Interior.
<http://pubs.usgs.gov/of/1997/of97-745/sm-sef.pdf> Last accessed 2/5/2016.

4.7 CLIMATE CHANGE

<i>Would the project:</i>					
	Where Impact was Analyzed in 2009 IS	<u>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Information Requiring New Analysis or Verification?</u>	<u>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</u>
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?	Not addressed in 2009 IS.	No. Proposed changes reduce project grading and lower potential construction emissions.	No.	No.	The Eastern Promenade Rejuvenation project does not create significant GHG emissions. No new mitigation is required.
7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Not addressed in 2009 IS.	No. Proposed changes reduce project grading and lower potential construction emissions.	No.	Yes. San Mateo County adopted the Energy Efficiency Climate Action Plan (EECAP) in 2013. The plan sets GHG reduction requirements.	The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?	Not addressed in 2009 IS.	No. Proposed changes do not involve impacts to forestland or timberland.	No.	No.	The project site does not contain forestland or timberland. There is no impact. No mitigation is required.
7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?	Not addressed in 2009 IS.	No. Project has been specifically designed to accommodate projected sea level rise and potential erosion.	No.	No.	The project site is not located on or near coastal bluffs. Project has been specifically designed to accommodate the 2050 projected sea level rise and potential erosion. No mitigation is required.
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?	Not addressed in 2009 IS.	No. Project has been specifically designed to accommodate projected 2050 sea level rise and potential erosion.	No.	No.	The 2009 IS concluded there were no significant impacts related to sea level rise. No mitigation was required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Impact 1h, page 6	No. Project remains located along the San Francisco Bay shoreline. The new proposed parking area is located outside the 100-year floodplain, however much of the remainder of the project area is within the 100-year flood plain.	No. Project elements remain in the same areas as previously proposed with the exception of the new parking area. However, the new parking area is outside of the mapped floodplain.	No. Portions of the project site are located within Special Flood Hazard Zone AE with a base flood elevation of 10 feet (FEMA 2015).	The 2009 IS concluded the impact of being located within a flood hazard area was not significant. No mitigation was required. The project remains located on the shoreline. No mitigation is required for the updated project.
7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?	Impact 1h, page 6	No. Project remains located along the San Francisco Bay shoreline. The new proposed parking area is located outside the 100-year floodplain, however much of the remainder of the project area is within the 100-year flood plain.	No. Project elements remain in the same areas as previously proposed with the exception of the new parking area. However, the new parking area is outside of the mapped floodplain.	No. Portions of the project site are located within Special Flood Hazard Zone AE with a base flood elevation of 10 feet (FEMA 2015).	The 2009 IS concluded the impact of being located within a flood hazard area was not significant. No mitigation was required. The project remains located on the shoreline. No mitigation is required for the updated project.

Environmental and Regulatory Setting:

No substantial changes in environmental setting have occurred since adoption of the 2009 MND. The relevant FEMA map has not substantially changed from that described in the 2009 IS. Changes in the regulatory setting have occurred with San Mateo County’s adoption of the Energy Efficiency Climate Action Plan (EECAP) in 2013. The plan sets GHG reduction requirements and is addressed below.

Discussion:

Would the proposed project:

- 7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?**

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

Global climate change is the result of GHG emissions worldwide; individual projects do not generate enough GHG emissions to influence global climate change. Thus, the analysis of GHG emissions is by nature a cumulative analysis focused on whether an individual project's contribution to global climate change is cumulatively considerable.

The proposed project would produce GHG emissions from construction-related fuel combustion. The BAAQMD has not adopted a threshold of significance for construction-related GHG emissions; however since the project size is below all other GHG operational thresholds, the impact is presumed to be less than significant. Operational emissions are expected to increase slightly as the parking area proposed by the project increases the amount of parking at the site by 15 spaces. The revised Eastern Promenade Rejuvenation project would result in less total cut and fill activities (see Response 3.b.) compared to the previously proposed project. The operation involves the same type of recreational facilities considered in the 2009 IS and only increases operational capacity by a fraction compared to existing conditions (parking proposed is only 15 spaces than what exists under current conditions).

Table 3-1 in the BAAQMD CEQA Guidelines establishes screening thresholds for new projects/land uses for both operational and construction emissions. The operational criteria pollutant screening size for a City Park is 2613 acres. The Operational GHG Screening size is 600 acres and the Construction Criteria Pollutant Screening Size is 67 acres. The project occurs at an existing recreation area and the project construction area is significantly smaller than any of the stated thresholds in Table 3-1. The impact is considered less than significant.

The currently proposed project is consistent with the County's 2013 Energy Efficiency Climate Action Plan (EECAP (see response to 7.b, below).

GHG emissions in the San Francisco Bay Area Air Basin (SFBAAB) have not substantially changed in the time since the adoption of the 2009 IS/MND, although GHG emissions in the SFBAAB and the state in general have gradually lowered since the passage of AB 32 and adoption of the CARB 2008 Scoping Plan. The project is subject to GHG reduction goals implemented at the local and regional level as well as the state level.

In reviewing the Eastern Promenade Rejuvenation project, the project is consistent with:

- 1) CARB approved the First Update to the Climate Change Scoping Plan.
- 2) The BAAQMD adopted a new air quality plan, the 2010 Clean Air Plan, and initiated the process to update the 2010 Clean Air Plan (see Response 3.a.).
- 3) The BAAQMD developed and published new significance thresholds for use by Lead Agencies conducting CEQA review (see Response 3.b.).
- 4) The Metropolitan Transportation Association and the Association of Bay Area Governments adopted a sustainable communities strategy to meet state GHG reduction goals, Plan Bay Area. Plan Bay Area sets forth two required and eight voluntary performance standards covering a wide array of topics and issues, including a seven percent reduction in per capita GHG emissions from cars and light duty trucks by 2020, and a 15 percent per capita reduction by 2035.

The Project would not conflict with or obstruct implementation of GHG reduction goals and would include elements that improve efficiency and reduce potential GHG emissions. The Eastern Promenade Rejuvenation project would not result in a potentially significant impact and therefore no mitigation is required.

7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

The Eastern Promenade Rejuvenation Project's primary source of GHG emissions is from project construction. The currently proposed project is a reduced construction project resulting in less construction emissions and similar operational emissions compared to the original project. As described above under question 7.a, the project size is well below the BAAQMD CEQA Guidelines screening thresholds for new projects/land uses for construction emissions. The total disturbance area of the project encompasses approximately 5.5 acres. The project is well below the screening threshold of significance and the construction phase of the project would be conducted in a manner consistent with the BAAQMD Basic Construction Mitigation Measures including construction equipment idle times and properly maintaining construction equipment. Therefore the project is consistent with applicable BAAQMD policies and plans.

The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. GHG emissions are identified and planned for in the BAAQMD's 2010 Clean Air Plan (BAAQMD 2010). A primary objective of the 2010 Clean Air Plan is to reduce GHG emissions to 1990 levels by 2020 and 40% below 1990 levels by 2035.

The San Mateo County Energy Efficiency Climate Action Plan contains a Development Checklist that will be filled out by County staff or the project contractor to evaluate the project's incorporation of GHG reducing features. Because the project's GHG emissions are primarily associated with project construction and the only building being proposed is a replacement bathroom, many of the checklist items are not relevant to the project. The relevant items include 3.3 (Urban Heat Island), 5.3 (Pedestrian Design), 6.2 (Traffic Calming in New Construction), 6.4 (Expand Transit), 7.1 (Parking Ordinance), 8.1 (Employee Commute trip reductions), 8.3 (Employer Transit Subsidies), 8.4 (Work Shuttles), 10.1 (Low Carbon Fuel Infrastructure [electric vehicle charging stations]), 13.1 (Use of Recycled Materials), 13.2 (Zero Waste), 14.1 (Smart Water Meters), and 15.1 (Construction Idling). These energy efficient designs would serve to reduce the projects potential GHG emissions.

7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

"Forest land" per Public Resources Code 12220(g) is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

The project area contains no forestland and would not convert forestland to non-forest uses such that it would release significant amounts of GHG emissions or significantly reduce GHG sequestering. The area proposed for additional parking occurs on a knoll covered in mostly eucalyptus trees, a non-native species. The parking area would require tree removal, however a revegetation planting plan with native trees is included as part of the project. The project would not result in forestland or timberland impacts. The Eastern Promenade Rejuvenation project would not result in a new significant impact that requires mitigation.

7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

There are no coastal cliffs or bluffs within the project area so there would be no direct or indirect impacts to coastal cliffs or bluffs as a result of the project. The Eastern Promenade Rejuvenation project would not result in a new significant impact that requires mitigation.

7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

The proposed project was redesigned to address the impacts of future predicted levels of sea level rise (2050). The promenade is designed to be above the estimated maximum elevation level for sea level rise at 12 feet NGVD. The only other built structures planned by the project are parking areas and a restroom building. Housing or offices are not planned as part of the project.

The Eastern Promenade Rejuvenation project would not result in a new significant impact and no mitigation is required.

7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The 2009 IS concluded the project's impacts of being located within a flood hazard zone was considered not significant (Impact 1h, page 6). A review of the most current FEMA flood plain map for the project area reveals the project is located within flood zone AE (within the 100-year flood plain) with a base flood elevation of 10 feet. Areas in zone AE are floodplain areas that must be kept free of encroachment so that the 1-percent annual chance of flood can be carried without substantial increases in flood heights.

The Eastern Promenade Rejuvenation Project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS. There have not been substantial changes with respect to the circumstances under which the Eastern Promenade Rejuvenation project would be undertaken that involve new significant or substantially more severe environmental effects than that identified in the IS. No new impacts would occur and no new mitigation measures are required.

7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?

The 2009 IS concluded the project's impacts of being located within a flood hazard zone was considered not significant (Impact 1h, page 6). A review of the most current FEMA flood plain map for the project area reveals the project is located within flood zone AE (within the 100-year flood plain) with a base flood elevation of 10 feet. Areas in zone AE are floodplain areas that must be kept free of encroachment so that the 1-percent annual chance of flood can be carried without substantial increases in flood heights.

The Eastern Promenade Rejuvenation Project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS. There have not been substantial changes with respect to the circumstances under which the Eastern Promenade Rejuvenation project would be undertaken that involve new significant or substantially more severe environmental effects than that identified in the IS. No new impacts would occur and no new mitigation measures are required.

Sources:

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County of San Mateo. 2013. Energy Efficiency Climate Action Plan. June 2013.

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4.8 HAZARDS AND HAZARDOUS MATERIALS

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?	Impact 6p, page 11.	No. The main project elements to create shoreline improvements and provide parking and a restroom remain the same. Typical construction activities are anticipated.	No.	No.	The 2009 IS found Impact 6p would result in no impact. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Impact 6p, page 11.	No. The main project elements to create shoreline improvements and provide parking and a restroom remain the same. Typical construction activities are anticipated.	No.	No.	The 2009 IS found Impact 6p would result in no impact. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Not addressed in 2009 IS.	No. Proposed changes do not involve hazardous risks to local schools.	No.	No.	The project site is not located within one-quarter mile of an existing or proposed school. There is no impact. No mitigation is required.
8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Not addressed in 2009 IS	No. Proposed changes do not involve hazardous materials sites.	No.	No.	The project site is not located on a site listed as containing hazardous materials. There is no impact. No mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?	Impact not addressed in 2009 IS.	No. Project site remains more than 2 miles from the edge of the nearest runway at San Francisco International Airport. All facilities proposed are recreational facilities in support of shoreline recreation and do not exceed typical heights for such facilities (under 2 stories in height).	No.	Yes. The Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport, November 2012.	There is no impact. No mitigation is required.
8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?	Impact not addressed in 2009 IS.	No. Proposed changes are not located in vicinity of a private airstrip.	No.	No.	The project is not in vicinity of a private airstrip. There is no impact. No mitigation is required.
8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Impact 6o, page 11.	No. Proposed changes do not alter emergency evacuation plans.	No.	No.	The 2009 IS found Impact 6o to be no impact. No mitigation measures were required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Impact not addressed in 2009 IS.	No. Project remains located in an urban area.	No.	No.	The 2009 IS found Impact HAZ-5 to be less than significant. No mitigation measures were required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
8.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Impact not addressed in 2009 IS.	No. The project does not propose housing.	No.	No.	The project is not proposing housing. No mitigation was required.
8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?	Impact not addressed in 2009 IS.	No. Access stairs along the length of the promenade will allow potential flood waters to pass without significant redirection or impediment.	No.	No.	The 2009 IS concluded the impact of being located within a flood hazard area was not significant. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
8.k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Impact not addressed in 2009 IS.	No.	No, the risk from flooding due to dam failure has not substantially changed from that described in the 2009 IS (page IV.H-2-27).	No.	The 2009 IS found Impact HYDRO-8 to be less than significant. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
8.l. Inundation by seiche, tsunami, or mudflow?	Impact not addressed in 2009 IS.	No.	No.	No.	The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

Discussion:

Would the proposed project:

8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?

The 2009 IS concluded that the project would not result an impact with respect to the creation of or exposure to a potential health hazard (Impact 6p, page 11). No mitigation was required.

The Eastern Promenade Rejuvenation project elements remain essentially the same as the originally proposed project. Construction implementation techniques have eliminated delivery of materials by barge, reduced the amount of work near and within the shoreline areas and reduces the amount of cut and fill, export and import quantities and overall grading proposed. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The 2009 IS concluded that the project would not result in an impact with respect to the creation of or exposure to a potential health hazard (Impact 6p, page 11). No mitigation was required.

The Eastern Promenade Rejuvenation project elements remain essentially the same as the originally proposed project. Construction implementation techniques have eliminated delivery of materials by barge, reduced the amount of work near and within the shoreline areas and significantly reduces the amount of cut and fill, export and import quantities and overall grading proposed. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of mitigation measures.

8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or hazardous waste within one-quarter mile of an existing or proposed school?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

The project would not result in hazardous emissions or handle hazardous or acutely hazardous materials. The project's location is not within one-quarter mile of an existing or proposed school. The Eastern Promenade Improvement project would not result in a new significant impact and there are no new circumstances or information that require the evaluation of new mitigation measures.

8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

Based on a recent database search of the Department of Toxic Substances Control Envirostor Database website, the project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Eastern Promenade Improvement project would not result in a new significant impact and there are no new circumstances or information that require the evaluation of new mitigation measures.

8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

The project is located at an existing recreation area and involves reconstructing existing features. The project does not increase the existing hazard from its proximity to the San Francisco International Airport, located approximately 2.2 miles northwest of the project site. The project does not propose features that exceed the heights of existing structures predominantly found in the area.

The project does not result in impacts that require mitigation.

8.f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

The project is not within the two miles of a private airstrip, exposing people residing or working in the project areas to a safety hazard. The Eastern Promenade Improvement project would not

result in a new significant and there are no new circumstances or information that require the evaluation of new mitigation measures.

8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The 2009 IS addressed impacts to adopted emergency response plans and emergency evacuation plans in Impact 6o, page 11 and determined there would be no impact. The characteristics of the project features proposed do not differ significantly to the recreational facilities originally proposed under the previous project. Promenade, beach, parking and bathroom facilities remain the main components of the proposed project and would not interfere with an adopted emergency response plan or emergency evacuation plan.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

8.h. Expose people or structures to a significant risk of loss, injury, or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

The project is located in an area that is surrounded by urban development. There are no wildlands adjacent to the project site. The adjacent tree covered knoll could present a fire hazard if it were to catch on fire, however this is an existing condition in the project area and no structures are proposed for human habitation or near/within the existing tree line. Tree removal proposed may actually reduce fire risk present in the parking area at the knoll by reducing fire load and planting appropriate native species.

The Eastern Promenade Rejuvenation project would not result in a new significant impacts and there are no new circumstances or information that require the evaluation of new mitigation measures.

8.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

There is no impact from placing housing within a 100-year flood hazard area as the project does not propose housing.

The Eastern Promenade Rejuvenation Project does not include changes that could result in a new significant impact. There have not been substantial changes with respect to the circumstances under which the Eastern Promenade Rejuvenation project would be undertaken that involve new significant impacts. No new impacts would occur and no mitigation measures are required.

8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?

The 2009 IS concluded the project's impacts of being located within a flood hazard zone was considered not significant (Impact 1h, page 6). A review of the most current FEMA flood plain map for the project area reveals the project is located within flood zone AE (within the 100-year flood plain) with a base flood elevation of 10 feet. Areas in zone AE are floodplain areas that must be kept free of encroachment so that the 1-percent annual chance of flood can be carried without substantial increases in flood heights. The project includes replacing the existing bathroom and would not result in a structure that would impede flood flows. The reconstructed

promenade would have breaks in it for stairs and these openings would allow flood waters to pass through. The promenade would not impede flood flows.

The Eastern Promenade Rejuvenation Project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS. There have not been substantial changes with respect to the circumstances under which the Eastern Promenade Rejuvenation project would be undertaken that involve new significant or substantially more severe environmental effects than that identified in the IS. No new impacts would occur and no new mitigation measures are required.

8.k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

The project is located within a dam inundation zone for Crystal Springs Reservoir. This is an existing condition and the project does not increase the risk to people or structures to significant loss, injury, or death involving flooding from dam failure. Structures proposed are a linear promenade feature with numerous beach access points, paved parking lots and replacement of an existing bathroom structure. The impact is considered less than significant.

The Eastern Promenade Rejuvenation Project does not include changes that could result in a new significant impact or a substantially more severe impact than exists under existing conditions. There have not been substantial changes with respect to the circumstances under which the Eastern Promenade Rejuvenation project would be undertaken that involve new significant or substantially more severe environmental effects. No new impacts would occur and implementation of mitigation measures is not required.

8.l. Inundation by seiche, tsunami, or mudflow?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

The project is located within a tsunami inundation zone. Because the project is located along the shoreline of San Francisco Bay, the hazard of inundation by tsunami is an existing condition. The structures proposed including a promenade and parking features do not pose a significant risk to the public from being located within the tsunami zone as these features are flat upon the ground. The only built structure proposed is a replacement bathroom. Because a bathroom currently exists at the project area, there is no increased risk or hazard related to tsunami over existing conditions. The bathroom structure and building foundation shall be built according to current California Building Code standards. In addition, the bathroom is planned above base flood elevations and protected from sea level rise by the promenade which is above projected sea level rise elevations. The proposed bathroom is also being located further from the present shoreline than the existing bathroom.

The potential for mudflow is low at the project site. The only topographic features with significant elevation in the surrounding area is the adjacent tree covered knoll in and adjacent to the new proposed parking area. The knoll is not identified as a source of present or historic landslides.

Therefore the impact is considered less than significant. No mitigation is required.

Sources:

BKF. 2016. Civil Engineering Drawings. Coyote Point Recreation Area, Shoreline and Promenade Improvement Project Phase 2. January 11.

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- San Mateo County Sheriff's Office of Emergency Services and Homeland Security. 2011. San Mateo County "Operational Area" Emergency Operations Plan. January 28. Last accessed at: http://smcsheriff.com/sites/default/files/downloads/EOP_2011_Final.pdf on February 9, 2016.

4.9 HYDROLOGY AND WATER QUALITY

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	Impact 4g, page 8.	No. Project plans include BMPs consistent with the San Mateo Countywide Water Pollution Prevention Program's Construction Best Management Practices	No.	No.	The 2009 IS concluded Impact 4g was less than significant with mitigation (Mitigation Measure 3) to enclose, cover or apply soil binders to stockpiled materials. The current project description states stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans. Mitigation Measure 3 to mitigate the potential water erosion associated with stockpiled materials is no longer necessary. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Impact 4g, page 8.	No. Project does not use groundwater. Revised project plans show an increase of less than 10,200 square feet of impervious compared to existing conditions but would not interfere with groundwater recharge.. Bioretention areas would allow for stormwater percolation.	No.	No.	The project would not use groundwater or interfere with groundwater recharge. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?	Impact 4g, page 8.	No. Revised project plans show an increase of less than 10,200 square feet of impervious surfaces compared to existing conditions. Bioretention areas have been adequately sized for the proposed lower and upper parking areas. Proposed changes do not involve the alteration of the course of a stream or river.	No.	No.	The 2009 IS concluded the project would not significantly alter existing drainage patterns at the site. Impact 4g was less than significant with mitigation (Mitigation Measure 3) to enclose, cover or apply soil binders to stockpiled materials. The current project description states stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans. Mitigation Measure 3 to mitigate the potential water erosion associated with stockpiled materials is no longer necessary. The currently proposed project includes the upper parking lot which would alter existing drainage patterns on a portion of the knoll where the paved parking lot will be located. The drainage plans include bioretention swales to control runoff. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is
Coyote Point Recreation Area Shoreline and Promenade Improvement IS/MND Approved. Eastern Promenade Rejuvenation Project					

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	Impact 4g, page 8.	No. Revised project plans show an increase of less than 10,200 square feet of impervious compared to existing conditions. Bioretention areas have been adequately sized for the proposed lower and upper parking areas. Proposed changes do not involve the alteration of the course of a stream or river.	No.	No.	The 2009 IS concluded Impact 4g was less than significant with mitigation (Mitigation Measure 3) to enclose, cover or apply soil binders to stockpiled materials. The current project description states stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans. The mitigation measure to control fugitive dust remains valid, but, minor changes to the measure are needed to reflect current BAAQMD BMPs for construction emissions. Mitigation Measure 3 to mitigate the potential water erosion associated with stockpiled materials is no longer necessary. Bioretention areas have been adequately sized for the proposed lower and upper parking areas. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
9.e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?	Impact 4g, page 8.	No. Revised project plans show an increase of less than 10,200 square feet of impervious compared to existing conditions. Bioretention areas to treat stormwater runoff have been adequately sized for the proposed lower and upper parking areas.	No.	No.	Project plans include bioretention areas have been adequately sized for the proposed lower and upper parking areas. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
9.f. Significantly degrade surface or groundwater water quality?	Impact 4g, page 8.	No. Revised project plans show an increase of less than 10,200 square feet of impervious compared to existing conditions. Bioretention areas to treat stormwater runoff have been adequately sized for the proposed lower and upper parking areas.	No.	No.	The 2009 IS concluded Impact 4g was less than significant with mitigation (Mitigation Measure 3) to enclose, cover or apply soil binders to stockpiled materials. The current project description states stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans. Mitigation Measure 3 to mitigate the potential water erosion associated with stockpiled materials is no longer necessary. Bioretention areas have been adequately sized for the proposed lower and upper parking areas. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
9.g. Result in increased impervious surfaces and associated increased runoff?	Impact 4g, page 8.	No. The project requires the reconfiguration of the existing parking lot and paved bathroom area. The 2009 project included a 36,800 sq .ft. parking lot and unspecified additional locations for the balance of the required parking stalls. Revised project plans show an increase of less than 10,200 square feet of impervious compared to existing conditions. Bioretention areas to treat stormwater runoff have been adequately sized for the proposed lower and upper parking areas.	No.	No.	No new impacts from those described in the 2009 IS and no mitigation was required for the increase in impervious surfaces resulting in increased runoff. Current project plans include bioretention areas that have been sized for the proposed lower and upper parking areas. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

Discussion:

Would the proposed project:

- 9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?**

The 2009 IS addressed the potential for polluted or increased surface water in Impact 4g, page 8. The project will not result in discharges that could violate any water quality standards. Only stormwater runoff will be discharged from the project area. Revised project plans show an increase of less than 10,200 square feet of impervious compared to existing conditions. The

project includes an adequate (minimum 4%) treatment (bioretention) area for the proposed impervious area.

The Eastern Promenade Rejuvenation includes construction stormwater BMPs in the project plans, and the parking lot design is based in principles presented in the San Mateo County Sustainable Green Streets and Parking Lots Design Guidebook (San Mateo County 2009). Drainage is directed to a bioretention area containing bioretention soil mix per Bay Area Stormwater Management Agencies Association (BASMAA) specifications.

The Eastern Promenade Rejuvenation Project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS. There have not been substantial changes with respect to the circumstances under which the Eastern Promenade Rejuvenation project would be undertaken that involve new significant or substantially more severe environmental effects than that identified in the IS. No new impacts would occur and no new mitigation measures are required.

9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The project will not use groundwater and will not interfere with groundwater recharge. The features of the proposed project are very similar to the project analyzed in the 2009 IS and no impacts to groundwater would occur as a result of the project.

The proposed project would not result in new impacts or require new mitigation.

9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The 2009 IS evaluated the potential for the project's potential to impact a natural drainage channel, streambed or watercourse in Impact 1j, page 6 and determined there would be no impacts. The 2009 IS addressed soil erosion and the loss of topsoil in Impact 1f, page 6. The impact was determined not significant. Proposed project changes reduce site grading, cut and fill volumes.

The revised project includes the upper parking lot which was not analyzed in the 2009 document. The grading for the upper parking lot will alter the existing drainage pattern on a portion of the knoll and will direct stormwater runoff to planned bioretention swales. Revised project plans include construction stormwater BMPs in the project plans, and the parking lot design is based in principles presented in the San Mateo County Sustainable Green Streets and Parking Lots Design Guidebook (San Mateo County 2009). Drainage from impervious areas will be directed to two adequately sized bioretention areas containing bioretention soil mix per Bay Area Stormwater Management Agencies Association (BASMAA) specifications.

The project disturbs more than one acre of soil and therefore remains required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Obtaining coverage under the Construction General Permit requires the preparation and implementation of a SWPPP.

The Eastern Promenade Rejuvenation project has smaller grading and cut and fill volumes than the originally proposed project. All impervious areas will drain to adequately sized bioretention areas. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The 2009 IS evaluated the potential for the project to cause erosion or siltation in Impact 1f, page 6 and addressed increased surface water runoff in Impact 4g on page 8. As stated above, the proposed project changes reduce site grading, cut, and fill volumes and would not significantly alter existing drainage patterns. In addition, revised project plans include construction stormwater BMPs in the project plans, and the parking lot design is based in principles presented in the San Mateo County Sustainable Green Streets and Parking Lots Design Guidebook (San Mateo County 2009). Drainage from impervious areas will be directed to two adequately sized bioretention areas containing bioretention soil mix per Bay Area Stormwater Management Agencies Association (BASMAA) specifications.

The Eastern Promenade Rejuvenation project has smaller grading and cut and fill volumes than the originally proposed project. All impervious areas will drain to adequately sized bioretention areas. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

No new impacts would occur and no new mitigation measures are required.

9.e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

The 2009 IS evaluated the potential for the project to cause increased surface water runoff in Impact 4g on page 8. As stated above, the proposed project changes reduce site grading, cut, and fill volumes. In addition, revised project plans include construction stormwater BMPs in the project plans, and the parking lot design is based in principles presented in the San Mateo County Sustainable Green Streets and Parking Lots Design Guidebook (San Mateo County 2009). Drainage from impervious areas will be directed to two adequately sized bioretention areas containing bioretention soil mix per Bay Area Stormwater Management Agencies Association (BASMAA) specifications.

The project disturbs more than one acre of soil and therefore remains required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Obtaining coverage under the Construction General Permit requires the preparation and implementation of a SWPPP.

The Eastern Promenade Rejuvenation project has smaller grading and cut and fill volumes than the originally proposed project. All impervious areas will drain to adequately sized bioretention areas. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

9.f. Significantly degrade surface or groundwater quality?

The project would not affect groundwater quality. 2009 IS evaluated the potential for the project to cause erosion or siltation in Impact 1f, page 6 and addressed increased surface water runoff in Impact 4g on page 8.

The only discharge from the project would be stormwater runoff. The 2009 IS contained Mitigation Measure 3 designed to control siltation and erosion during project construction. Once construction is complete, stormwater runoff would be coming from parking lots and other impervious surfaces and would be directed to the bioretention swales incorporated into the project. Revised project plans include construction stormwater BMPs in the project plans, and

the parking lot design is based in principles presented in the San Mateo County Sustainable Green Streets and Parking Lots Design Guidebook (San Mateo County 2009). Drainage from impervious areas will be directed to two adequately sized bioretention areas containing bioretention soil mix per Bay Area Stormwater Management Agencies Association (BASMAA) specifications.

The project disturbs more than one acre of soil and therefore remains required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Obtaining coverage under the Construction General Permit requires the preparation and implementation of a SWPPP.

The Eastern Promenade Rejuvenation project would direct drainage from all impervious areas drain to adequately sized bioretention areas. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures

9.g. Result in increased impervious surfaces and associated increased runoff?

Responses 9.c, 9.d, and 9.e address increased impervious surfaces and associated runoff. The Eastern Promenade Rejuvenation includes bioretention areas to treat stormwater runoff from all proposed impervious surfaces. The Eastern Promenade Rejuvenation project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS. No new impacts would occur and no new mitigation measures are required.

Sources:

BKF. 2016. Civil Engineering Drawings. Sheet U-3 Stormwater Management Plan – Coyote Point Recreation Area, Shoreline and Promenade Improvement Project Phase 2. January 11, 2016.

County of San Mateo. 2015. San Mateo County Municipal Code, Chapter 4.100 Storm Water Management and Discharge Control. Online. https://www.municode.com/library/ca/san_mateo_county/codes/code_of_ordinances?nodeId=TIT4SAHE_CH4.100STWAMADICO, access March 6, 2016.

County of San Mateo. 2015. San Mateo County Countywide Water Pollution Prevention Program: Best Management Practices. Online. http://ccag.ca.gov/wp-content/uploads/2015/09/Stormwater-Program-Highlights-2014-15_091015.pdf, accessed March 6, 2016.

4.10 LAND USE AND PLANNING

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
10.a. Physically divide an established community?	Not addressed in 2009 IS.	No. Proposed changes do not involve physical division of an established community.	No.	No.	The project takes place within an existing recreational area. No established community would be divided. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Impacts 6k and 6l, page 10.	No. Proposed project remains located in an existing recreational area. Project features proposed are similar to existing features already on site.	No.	No.	The 2009 IS found no impacts related to Impact 6k and 6l. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
10.c. Conflict with any applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP)?	Impact 6k, page 10	No. Proposed changes do not involve impacts to a habitat conservation plan or natural community conservation plan.	No.	No.	HCPs or NCCPs do not apply to the project site.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
10.d. Result in the congregating of more than 50 people on a regular basis?	Impact 6a, page 9.	No. The project site is an existing recreation area that typically results in visitor numbers exceeding 50 people per day. An increase in daily visitors was expected as part of the project. Project changes are not expected to result in significantly more visitors than was originally anticipated. Parking is only increasing by 15 spaces under the proposed project compared to existing conditions.	No.	No.	The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
10.e. Result in the introduction of activities not currently found within the community?	Impact 6b, page 9.	No. Project changes do not introduce new activities not currently found in the community. The project improves existing recreational facilities.	No.	No.	The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?	Impact 6e, page 10.	No.	No.	No.	The 2009 IS found Impact POP-1 to be less than significant. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
10.g. Create a significant new demand for housing?	Impact not addressed in 2009 IS	No. The project consists of replacing existing features in a County park and would not create significant new demand for housing.	No.	No.	The Eastern Promenade Rejuvenation project revitalizes an existing recreational area. It does not create new significant or more severe impacts. No new mitigation is required.

Discussion:

Would the proposed project:

10.a. Physically divide an established community?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

The project is located within an existing recreational area and does not divide an established community. There would be no impact from division of an established community.

10.b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The 2009 IS found no impacts related to Impact 6k requiring amendment or exception to adopted general, specific, or community policies or goals and Impact 6l requiring a change of zoning. No mitigation was required.

The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. The project improves existing recreational features within an existing recreational area. No new mitigation is required.

10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

The 2009 IS found no impact related to Impact 6k. There are no adopted habitat conservation plans or natural community conservation plans that include the project area. No impact would occur and no mitigation measures are required.

10.d. Result in the congregating of more than 50 people on a regular basis?

The 2009 determined the impact of more than 50 people congregating on a regular basis in Impact 6a, page 9 was not significant. The project site is an existing recreation area that typically results in visitor numbers exceeding 50 people per day. An increase in daily visitors was expected as part of the project. Project changes are not expected to result in significantly more visitors than was originally anticipated. The original 2009 IS evaluated four parking areas (in addition to the 71 spaces originally proposed at the beach parking area) providing an additional 165 spaces. The proposed project provides an additional 15 spaces over existing conditions.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

10.e. Result in the introduction of activities not currently found within the community?

The 2009 addressed the introduction of activities not currently found within the community in Impact 6b page 9. The project changes do not introduce new activities not currently found in the community. All project facilities proposed already exist in the project area.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

The 2009 IS addressed encouragement of offsite development in Impact 6e and determined there was no impact. The project changes do not encourage off-site development. All project facilities proposed already exist in the park and are being improved and updated.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

10.g. Create a significant new demand for housing?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

The project improves existing recreational facilities and would not create a significant new demand for housing.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

Source:

BKF. 2016. Civil Engineering Drawings. Coyote Point Recreation Area, Shoreline and Promenade Improvement Project Phase 2. January 11.

4.11 MINERAL RESOURCES

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	IS Impact 3a, page 7.	No. Proposed changes do not involve mineral resource impacts.	No.	No.	The 2009 IS found no impact to mineral resources. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	IS Impact 3a, page 7.	No. Proposed changes do not involve mineral resource impacts.	No.	No.	The 2009 IS found no impact to mineral resources. No mitigation required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

Discussion:

Would the proposed project:

11.a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The project site is an existing recreation area. The Eastern Promenade Rejuvenation project does not propose to remove any mineral resources for commercial purposes. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

11.b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The project site is an existing recreation area. The Eastern Promenade Rejuvenation project does not propose to remove any mineral resources for commercial purposes. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

Sources:

BKF. 2016. Civil Engineering Drawings. Coyote Point Recreation Area, Shoreline and Promenade Improvement Project Phase 2. January 11.

County of San Mateo. 1986. General Plan. Department of Planning and Building, San Mateo County, California

4.12 NOISE

<i>Would the project result in:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Impact 4e, page 8	No. Once construction is complete, no excess generation of noise is anticipated. A slight increase in traffic is anticipated from 15 additional parking spaces provided by the project. This increase is not significant. The nearest residential sensitive receptors are located in the marina, over 1,000 feet from the project site and by topographic relief (a hill).	No.	No.	The 2009 IS found no impact associated with Impact 4e. The project area is a recreation area. The nearest sensitive receptors are residents within the marina, over 1,000 feet away. The construction site will be fenced to exclude recreation users. No new mitigation is required.
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	Not addressed in 2009 IS	No. Typical construction activities including grading and paving are anticipated. No pile driving or other activities creating excessive groundborne vibration are anticipated.	No.	No.	No impact is anticipated from groundborne vibration or noise. The project site is a recreation area. The nearest sensitive receptors are marina residents located over 1,000 feet away beyond a hill. No mitigation is required.

<i>Would the project result in:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Impact 4c and 4f, page 8	No. Once constructed no significant permanent increase in noise is anticipated. Facilities proposed are built recreational facilities that provide passive recreation activities and are already present in the project area. A slight increase in traffic is anticipated as a result of providing 15 more parking spaces than currently exists at the site. This would not result in a significant permanent increase in noise.	No.	No.	The 2009 IS found no impacts associated with Impacts 4c and 4f. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project result in:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Impact 4e page 8.	No. Proposed project will require less grading than considered in the 2009 IS and therefore may generate less construction noise than previously analyzed..	No.	No.	The 2009 IS found no impact associated with Impact 4e. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?	Not addressed in 2009 IS	No. Proposed changes do not alter exposure to noise from San Francisco International Airport.	No.	Yes. A Comprehensive Airport Land Use Compatibility Plan (ALUCP) for the San Francisco International Airport in November 2012.	The project does not change or alter exposure to noise from San Francisco International Airport. The Eastern Promenade Rejuvenation project does not create new significant impacts. No new mitigation is required.
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?	Not addressed in 2009 IS	No. Proposed changes are not located in vicinity of a private airstrip.	No.	No.	The project is not in vicinity of a private airstrip. There is no impact. The Eastern Promenade Rejuvenation project does not create new significant impacts. No new mitigation is required.

Discussion:

Would the proposed project:

12.a. Expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The 2009 IS evaluated this impact under Impact 4e, page 8 and found the project would not result in any impact. The noise environment present at the project site is dominated by aircraft traveling to and from San Francisco International Airport, highway traffic noise from Highway 101 and wind conditions. These are existing conditions at the site and is not expected to change as a result of the project which would improve recreational facilities at an already existing

recreational area. A slight increase in traffic and park use is anticipated as a result of providing approximately 15 additional parking spaces over existing conditions. This increase is not expected to result in generation of noise in excess of standards set by the general plan.

The nearest sensitive receptors are located in the marina, over 1,000 feet from the project site and also separated by topographic relief (a hill).

The Eastern Promenade Rejuvenation project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS. There are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

12.b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 IS/MND and is considered below.

The project proposes improvements to existing recreational facilities within an existing recreational area. Typical construction activities and equipment for site preparation, earthmoving, and transport are proposed to complete the improvements. Pile drivers or other equipment typically associated with generating excessive ground vibration are not required for construction of the proposed improvements. There are no nearby sensitive receptors for groundborne vibration.

The Eastern Promenade Rejuvenation project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS. There are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

12.c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The 2009 IS evaluated this impact under Impact 4c, page 8 and found the project would not result in any impact. The noise environment present at the project site is dominated by aircraft traveling to and from San Francisco International Airport. This is an existing condition at the site and is not expected to change as a result of the project which would improve recreational facilities at an already existing recreational area.

A slight increase in traffic and park use is anticipated as a result of providing approximately 15 additional parking spaces over existing conditions. This increase is not expected to result in generation of noise in excess of standards set by the general plan.

The Eastern Promenade Rejuvenation project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009 IS. There are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

12.d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

The 2009 IS evaluated this impact under Impact 4f, page 8 and found to result in no impact. Typical construction activities and equipment for site preparation, earthmoving, and transport are proposed to complete the improvements. Pile drivers or other equipment typically associated with generating excessive noise are not required for construction of the proposed improvements.

The Eastern Promenade Rejuvenation project does not include changes that could result in a new significant impact or a substantially more severe impact than that considered in the 2009

IS. There are no new circumstances or information that require the implementation of mitigation measures.

12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

This significance threshold was adopted by San Mateo County in 2013 subsequent to certification of the 2009 IS and is considered below.

The project is located within the Comprehensive Airport Land Use Compatibility Plan for the San Francisco International Airport. Noise from aircraft taking off and landing at the San Francisco International Airport is an existing condition at the project site and would not change as a result of the project. The Eastern Promenade Improvement project would not result in a new significant impact.

12.f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 MND and is considered below.

The project is not within the two miles of a private airstrip. The Eastern Promenade Improvement project would not result in a new significant impact and there are no new circumstances or information that require the evaluation of new mitigation measures.

Sources:

Rincondo & Associates. 2012. Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport. Prepared for City/County Association of Governments of San Mateo County. November. Last accessed at: http://ccag.ca.gov/wp-content/uploads/2014/10/Consolidated_CCAG_ALUCP_November-20121.pdf on February 8, 2016.

4.13 POPULATION AND HOUSING

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Impact 6e, page 10.	No. Project changes would not induce population growth.	No.	No.	The 2009 IS found no impact associated with Impact 6e. The improvement of recreational facilities in an already established recreational area is not anticipated to encourage significant population growth in an already urban developed area.
13.b. Displace existing housing (including low- or moderate-income housing) , in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?	Impact 6m, page 10.	No. Project changes do not involve displacing housing.	No.	No.	The 2009 IS found no impact to existing housing. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

Discussion:

Would the proposed project:

13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The 2009 IS addressed the potential for the project to encourage off-site development of presently undeveloped areas in Impact 6e, page 10. The 2009 IS concluded there was no impact. No mitigation was required.

The Eastern Promenade Rejuvenation project consists of replacing existing infrastructure facilities in a County park and would not induce population growth. The project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of mitigation.

13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?

The 2009 IS determined the project would not require the relocation of people or businesses. The area affected by the project construction is located within an existing recreational area and does not contain any residents or housing units; therefore, the project would not displace existing housing. The 2009 IS concluded there was no impact and no further discussion was required.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation mitigation measures.

Source:

BKF. 2016. Civil Engineering Drawings. Coyote Point Recreation Area, Shoreline and Promenade Improvement Project Phase 2. January 11.

4.14 PUBLIC SERVICES

Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
14.a. Fire protection?	Impact 6f, page 10.	No. Proposed changes do not provide additional buildings needing fire protection.	No.	No.	The 2009 IS found Impact 6f to be significant unless mitigated. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
14.b. Police protection?	Impact 6f, page 10.	No. Proposed changes do not provide additional buildings or propose additional activities needing police protection.	No.	No.	The 2009 IS found Impact 6f to be significant unless mitigated. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
14.c. Schools?	Impact 6f, page 10.	No. Proposed changes do not provide housing that could result in additional school-aged children needing school facilities.	No	No.	The 2009 IS found Impact 6f to be significant unless mitigated. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Where Impact was Analyzed in 2009 IS	<u>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Information Requiring New Analysis or Verification?</u>	<u>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</u>
14.d. Parks?	Impact 6f, page 10	No. The project involves improvements to an existing recreation area. Additional park users were anticipated under the previous project proposal	No.	No.	The 2009 IS found Impact 6f to be significant unless mitigated. The 2009 IS required mitigation to replace an existing bathroom and all lost parking spaces. The Eastern Promenade Rejuvenation project does include the construction of a replacement bathroom and all required parking spaces. The project would not create new significant or more severe impacts. No new mitigation is required.
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?	Impact 6f, page 10	No. Proposed changes involve providing the same types of recreational features as was proposed under previous project proposal or already currently exist at the site.	No.	No.	The 2009 IS required mitigation to replace an existing bathroom. None of the changes proposed affect other public facilities. Additional parking was identified as part of the project. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

Discussion:

Would the proposed project:

- 14. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**
 - 14.a. Fire protection?**
 - 14.b. Police protection?**
 - 14.c. Schools?**
 - 14.d. Parks?**
 - 14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?**

Response 14.a through 14.e: The 2009 IS addressed project impacts to public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water, gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site and required mitigation in the form of providing a replacement bathroom for the one that would be removed as part of the project. Current project plans include providing a prefabricated bathroom facility near the location of the existing bathroom and replacing all existing parking spaces.

The Eastern Promenade Rejuvenation project elements remain essentially the same as the originally proposed project. Construction implementation techniques have eliminated delivery of materials by barge, reduced the amount of work near and within the shoreline areas and significantly reduces the amount of cut and fill, export and import quantities and overall grading proposed. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of mitigation measures.

Sources:

BKF. 2016. Civil Engineering Drawings. Coyote Point Recreation Area, Shoreline and Promenade Improvement Project Phase 2. January 11.

4.15 RECREATION

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?	Impact 6f, and 6g, page 10	No. The 2009 IS found the project would increase visitor use at the Coyote Point Recreation Area, however, the increase was determined not to increase service demands such that the park would reach its capacity. Parking provided as part of the project increases the number of spaces by 15 and is not expected to cause the park to meet or exceed capacity.	No.	No.	The 2009 IS found Impact 6f to be significant unless mitigated. Mitigation was required to provide a replacement bathroom and replacement parking to offset the removal of these features in the original project. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Impact 6f, and 6g, page 10	No. Proposed changes to the project would not have an adverse physical effect on the environment.	No.	No.	The 2009 IS found Impact PS-4 to be less than significant. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

Discussion:

Would the proposed project:

15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?

The 2009 IS addressed project demand for recreational facilities in Impacts 6f and 6g, page 10. Impact 6f is referenced above in Response to 14.a through 14.e and required mitigation in the form of a replacement bathroom and replacement parking to account for these elements that

would be removed as part of the project. Impact 6g evaluated the generation of demands that would cause a public facility or utility to reach or exceed capacity was found not significant. The 2009 IS found the project would increase visitor use at the Coyote Point Recreation Area, however, the increase was determined not to increase service demands such that the park would reach its capacity. Parking provided as part of the project increases the number of spaces by 15 and is not expected to cause the park to meet or exceed capacity. The current project proposal also includes a prefabricated restroom facility to replace the one that will be removed. Therefore, Mitigation Measures 4 and 5 are no longer required to mitigate the loss of these facilities.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The project is a project providing improvements to recreational facilities within an existing recreational area and is the subject of the previous 2009 IS and this current environmental evaluation. At present, the mitigation required for the project includes Mitigation Measure 1 Control of Fugitive Dust.

The proposed project changes involves a new parking area not previously analyzed in the 2009 IS (though the provision of additional parking was studied, it was not studied where the parking is now proposed). The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

Sources:

BKF. 2016. Civil Engineering Drawings. Coyote Point Recreation Area, Shoreline and Promenade Improvement Project Phase 2. January 11.

4.16 TRANSPORTATION/TRAFFIC

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Impacts 5b, 5c, and 5g, page 9.	No. Operational traffic is not anticipated to be significantly different than originally proposed. Project changes include the truck haul of all sand materials but construction haul traffic would not conflict with an applicable plan, ordinance or policy measuring the effectiveness of the circulation system.	No.	Yes.	The 2009 IS found that the previously proposed improvements would increase the number of person trips by five to ten percent over the then existing use level. The trips were spread over pedestrian, bike and vehicle trips within the park and expected to follow the same pattern as existing park uses. No mitigation was required. The currently proposed project would have different volumes of construction traffic because of the removal of the 117 trees for the upper parking lot and the import of sand via truck instead of barge. However, the construction traffic trips will be staggered in different phases of construction and would still remain less than significant. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
16.b. Conflict with an applicable congestion	Impacts 5b, 5c, and 5g, page 9.	No. The same general project features are	No.	No.	The 2009 IS found Impacts 5b, 5c, and 5g to be not

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?		proposed currently and are not expected to change vehicular traffic more than was originally anticipated. The currently proposed project would have different volumes of construction traffic because of the removal of the 117 trees for the upper parking lot and the import of 10,300 cubic yards of sand via truck instead of barge. However, the construction traffic trips will be staggered in different phases of construction and would still remain less than significant.			significant. The currently proposed project would have different volumes of construction traffic because of the removal of the 117 trees for the upper parking lot and the import of 10,300 cubic yards of sand via truck instead of barge. However, the construction traffic trips will be staggered in different phases of construction and would still remain less than significant. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?	Not addressed in 2009 IS.	No. Project changes do not involve impacts to air traffic patterns or increased safety risks.	No	No.	The project would have no impact on air traffic patterns. It is the rejuvenation of existing recreational facilities within an existing County park. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous	Impact 5e, page 9.	No. Project changes do not introduce design features which create traffic	No.	No.	The 2009 IS concluded no impact associated with resulting in or increasing traffic

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
intersections) or incompatible uses (e.g., farm equipment)?		hazards. Parking lot has been designed to meet or exceed minimum lane and turning lane widths and requirement of emergency response vehicles. Pedestrian safety features are included in the parking lots and roadway design..			hazards. No mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
16.e. Result in inadequate emergency access?	Not addressed in 2009 IS.	No. Project changes do not affect emergency access.	No.	No.	Wheelchair and vehicular access ramps are provided at the beach. Adequate lane and turning width radii are provided in the new parking areas for emergency vehicles. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Impact 5b, 5f, page 8-9	No. Project changes do not affect public transit, bicycle, or pedestrian facilities.	No.	No.	Project provides pedestrian and bicycle facilities within a recreation area. There are no transit stops in the vicinity of the project area that would be impacted by project construction. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?	Impact 5b, page 8	No. An increase in pedestrian traffic was anticipated under the previous project. The same general project features are proposed currently and not expected to change pedestrian traffic than was originally	No.	No.	The 2009 IS found Impact 5b as not significant. No mitigation was required. The 2009 IS it did note that park capacity is limited by parking availability and that no significant impacts on park facilities or maintenance was expected. Parking proposed by the

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
		anticipated.			revised project would increase parking by 15 spaces and is not expected to result in significant impacts on facilities or maintenance. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
16.h. Result in inadequate parking capacity?	Impact 6f, page 10.	No. The project now includes replacement parking which more than offsets the parking lost by the beach parking reconfiguration.	No.	No.	The 2009 IS found Impact 6f to be significant unless mitigated. Mitigation was required to offset parking lost with new parking. The current project proposes to replace all lost parking with new parking and would result in an increase of 15 spaces over existing conditions. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

Discussion:

Would the proposed project:

- 16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

The 2009 IS relied on the traffic analysis prepared for the Coyote Point Master Plan, which the proposed beachfront improvements are a part of. The whole of the Master Plan improvements were expected to increase the number of person trips to Coyote Point Recreation Area by five to 10 percent across pedestrian, bicycle and vehicle modes. The increase in trips is expected to be dispersed throughout the day time and mostly occur on weekends. The increases in vehicle trips to the park attributed to the project was projected to occur during non-peak traffic hours on local roads. The increase in vehicle trips would not significantly increase traffic volumes on local roads or result in a decrease of traffic carrying capacity on roads adjacent to the park.

Overall park use is constrained by the amount of parking provided. Since the proposed project only increases the number of parking spaces by 15 spaces and typical recreation use is outside of non-peak traffic hours and on weekends, the impact is considered less than significant.

The project will result in 6,400 cubic yards of grading off-haul (export) and 10,300 cubic yards of sand import, resulting in a total of 16,700 cubic yards of import/export materials. Zero off-haul was anticipated previously and most of sand import was anticipated by barge. The project includes the preparation of a construction traffic management plan to designate haul routes and construction contractor trips to minimize construction traffic impacts. Since these impacts are construction-related these would only be temporary for the duration of construction they are not considered significant.

The project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.,

16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?

The 2009 IS evaluated traffic generation adversely affecting the traffic carrying capacity on roadways in Impact 5g and found the impact not significant. The 2009 IS relied on the traffic analysis prepared for the Coyote Point Master Plan (2007), which the proposed beachfront improvements are a part of. The whole of the Master Plan improvements were expected to increase the number of person trips to Coyote Point Recreation Area by five to 10 percent across pedestrian, bicycle and vehicle modes. The increase in trips was and is expected to be dispersed throughout the day time and mostly occur on weekends. The increases in vehicle trips to the park attributed to the project was projected to occur during non-peak traffic hours on local roads. The increase in vehicle trips would not significantly increase traffic volumes on local roads or result in a decrease of traffic carrying capacity on roads adjacent to the park.

The project will result in 6,400 cubic yards of grading off-haul (export) and 10,300 cubic yards of sand import, resulting in a total of 16,700 cubic yards of import/export materials. Zero off-haul was anticipated previously and most of sand import was anticipated by barge. The project includes the preparation of a construction traffic management plan to designate haul routes and construction contractor trips to minimize construction traffic impacts. Since these impacts are construction-related these would only be temporary for the duration of construction they are not considered significant.

CMP analyses are typically prepared for projects resulting in over 100 peak hour trips. Overall park use is constrained by the amount of parking provided. Since the proposed project only increases the number of parking spaces by 15 spaces and typical recreation use is outside of non-peak traffic hours and on weekends, the impact is considered less than significant and does not require a CMP analysis.

16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?

The proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The proposed project does not include any aviation-related uses and would not have the potential to result in a change to air traffic patterns at nearby San Francisco International Airport.

The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The 2009 IS addressed if the project would increase traffic hazards under Impact 5e on page 9. The analysis concluded that the project would have no impact related to hazard due to design features. The uses and facilities proposed by the project are recreational or recreational related support facilities that already occur in the project area. Incompatible uses are not proposed.

The Eastern Promenade project traffic features were designed and planned in accordance with generally accepted traffic engineering standards. The new Eastern Promenade Rejuvenation site plan does not introduce design features which create traffic hazards or creates conflicts with incompatible uses.

The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

16.e. Result in inadequate emergency access?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 MND and is considered below.

The currently proposed project includes wheelchair and vehicular access ramps to the beach to ensure emergency vehicle access in the event of a medical emergency. Adequate lane and turning width radii are provided in the new parking areas for emergency vehicles. Emergency vehicles would continue to access the promenade area via Coyote Point Drive.

The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The 2009 IS addressed impacts to pedestrian traffic and pedestrian traffic patterns in Impact 5b, page 8, and addressed impacts related to alternative transportation amenities like bike racks in Impact 5f, page 9. The project is the improvement of recreational facilities including a beach front promenade serving bike and pedestrian uses and providing a link to the regional Bay Trail. No other public transit facilities would be impacted by the project. The 2009 IS determined that the new promenade promotes pedestrian and bicycle movement through the park and does not create an adverse impact to circulation patterns. No mitigation was required.

The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts which require mitigation.

16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?

The 2009 IS addressed impacts to pedestrian traffic and pedestrian traffic patterns in Impact 5b, page 8. The 2009 IS relied on the traffic analysis prepared for the Coyote Point Master Plan (2007), which the proposed beachfront improvements are a part of. The whole of the Master Plan improvements were expected to increase the number of person trips to Coyote Point Recreation Area by five to 10 percent across pedestrian, bicycle and vehicle modes. The increase in trips was and is expected to be dispersed throughout the day time and mostly occur on weekends. The 2009 IS determined that the project would not have an impact on pedestrian use of the promenade area once construction is complete. The proposed changes to the project would alter pedestrian patterns around the parking lots, particularly for visitors who park in the upper lot. The new site plans include sidewalks and pedestrian safety features to provide safe walking areas

The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts which require mitigation.

16.h. Result in inadequate parking capacity?

The 2009 IS addressed project parking impacts in Impact 6f, page 10. The 2009 IS concluded parking impacts would be significant unless mitigated and Mitigation Measure 5 was proposed that required additional parking to offset the number of spaces removed in the lower beach parking lot. Several potential lots were identified to supply the additional parking needed, however none of these previously identified lots were identified to supply parking for the revised project. The currently proposed project provides parking nearer to the proposed improvements than the previously proposed parking lot locations.

There are currently 176 spaces in that exist in the project area. The existing two parking lots (totaling 176 spaces) would be reconfigured and replaced with three new lots, totaling 191 spaces, at the existing lot and nearby to the proposed project improvements. Therefore, because the project meets and exceeds the existing parking provided on site, Mitigation Measure 5 is no longer needed.

The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

Source:

BKF. 2016. Civil Engineering Drawings. Coyote Point Recreation Area, Shoreline and Promenade Improvement Project Phase 2. January 11.

4.17 UTILITIES AND SERVICE SYSTEMS

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Not addressed in 2009 IS.	No. The project includes replacement of an existing restroom facility and will be connected to existing sanitary sewer lines.	No.	No.	The 2009 IS found Impact 6f to be less than significant with mitigation which required replacement of the existing bathroom. The proposed project includes a new bathroom and the mitigation is no longer required. The wastewater generated by the new bathroom would be similar in volume to what is generated by the existing bathroom. No impacts to the wastewater treatment facility is anticipated. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Impact 4h, page 8, Impact 6f, page 10	No. The proposed project will replace an existing bathroom with a new bathroom facility, without significant expansion. The new facility will likely improve water conservation features of the existing facility.	No.	No.	The 2009 IS found Impact 6f to be less than significant with mitigation which included the replacement of the existing bathroom. Mitigation is no longer required as the project includes a restroom facility. The replacement bathroom would not generate wastewater requiring the construction of new wastewater treatment facilities. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Impact 6f, page 10	No. The project includes several stormwater bioretention areas that have been sized appropriately for the new impervious surfaces proposed. These new stormwater bioretention facilities are within or very near to the former project footprint and no new significant environmental effects are anticipated as a result of locating these facilities in the project footprint.	No.	No.	The 2009 IS found Impact 6f to be less than significant with mitigation. Mitigation is no longer required as the project includes a restroom facility and replacement parking. The new stormwater bioretention facilities are within or very near to the former project footprint and no new significant environmental effects are anticipated as a result of constructing facilities in the project footprint. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Impact 6f, page 10.	No. The proposed project will replace an existing bathroom facility with a new bathroom facility, without significant expansion.	No.	No.	The replacement bathroom identified in the 2009 IS would not result in a measurable increased demand for potable water. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Impact 4h, page 8, Impact 6f, page 10	No. The proposed project will replace an existing bathroom facility with a new bathroom facility, without significant expansion. The new facility will likely improve on existing water and conservation features of the existing facility.	No.	No.	The replacement bathroom required as mitigation in the 2009 IS would be of similar size to the existing bathroom and is not expected to generate increased amounts of wastewater. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?	Impact 6i, page 10	No. Proposed project changes would not significantly change the amount of waste generate by Coyote Point Recreation Area. The project contractor would dispose of demolition debris according to San Mateo County regulations.	No.	No.	The 2009 IS found Impact 6i to be less than significant and no mitigation was required. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	Where Impact was Analyzed in 2009 IS	<u>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Information Requiring New Analysis or Verification?</u>	<u>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</u>
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?	Impact 6f, and 6i, page 10	No. Proposed project must comply with the San Mateo County Waste Management Plan requirements to recycle re-use 100% of inert solids (asphalt, brick, concrete, dirt, fines, rock, sand, and stone) and 50% of all other construction and demolition debris.	No.	No.	The 2009 IS found impacts to solid waste regulations to be less than significant and no mitigation was required. The proposed project would generate demolition debris from pavement removal and the demolition of the existing bathroom. Proposed project must comply with the San Mateo County Waste Management Plan requirements to recycle re-use 100% of inert solids (asphalt, brick, concrete, dirt, fines, rock, sand, and stone) and 50% of all other construction and demolition debris. The Eastern Promenade Rejuvenation Project must comply with Federal, State, and local statutes and regulations related to solid waste. Hence, the Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	<i>Where Impact was Analyzed in 2009 IS</i>	<i>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information Requiring New Analysis or Verification?</i>	<i>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</i>
17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?	Not addressed in 2009 IS	No. The new restroom facility will need to meet County Green Building Code standards.	No.	No.	The improvements proposed are to update an existing recreation facility. The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

<i>Would the project:</i>					
	Where Impact was Analyzed in 2009 IS	<u>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Information Requiring New Analysis or Verification?</u>	<u>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</u>
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	Impact 4h, page 8, Impact 6f, page 10	See Responses 17a to 17f, above	No.	No.	See Responses 17a to 17f, above.

Discussion:

Would the proposed project:

17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

This significance threshold was adopted by San Mateo County in 2013 subsequent to adoption of the 2009 MND and is considered below.

The project does not have the potential to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. The Coyote Point Recreation Area project area is not currently subject to waste discharge requirements or permits and this would remain unchanged as a result of the project.

17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The 2009 IS addressed adverse impacts to the capacity of public facilities, public utilities, and public works serving the site in Impact 6f, page 10. The IS found the impacts significant unless mitigated and recommended Mitigation Measures 4 and 5 which required a replacement bathroom and replacement parking to offset the facilities that would be removed as part of the project. Current project plans already include a replacement bathroom and replacement parking, therefore these mitigation measures are no longer required as part of the project.

The project features proposed currently exist at the project site. Recreational (beach front) and recreational support features (promenade, parking and restroom facilities) already exist at the project site and will be replaced with newer upgraded facilities to replace aged and damaged facilities. Landscaping plants and trees are proposed to be native and drought tolerant species which do not require significant amounts of water. In addition, the only other water/waste water facilities proposed are fire hydrants, drinking water fountains, and water/wastewater to support the replacement bathroom facility. These are existing uses in the project area and would not require new water or wastewater treatment facilities or the expansion of existing facilities. Stormwater bioretention areas have been planned and sized accordingly to runoff from the new impervious areas proposed in the project area.

The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

17.c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The 2009 IS addressed adverse impacts to the capacity of public facilities, public utilities, and public works serving the site in Impact 6f, page 10. Consistent with current stormwater runoff regulations the project includes features to retain stormwater runoff for impervious surfaces. Stormwater bioretention areas have been planned and sized accordingly to treat runoff from the new impervious areas proposed in the project area. Additional improvements to the stormwater drainage facilities are not anticipated.

The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The 2009 IS addressed adverse impacts to the capacity of public facilities, public utilities, and public works serving the site in Impact 6f, page 10.

The proposed improvements do not result in a significant increase in water use at the site. The project features proposed currently exist at the project site and the replacement bathroom included in the project would not substantially increase water use at the park. Landscaping plants and trees are proposed to be native and drought tolerant species which do not require significant amounts of water. These are existing uses in the project area and would not require new or expanded entitlements.

The project changes do not result in a significant impacts requiring mitigation.

17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The 2009 IS addressed adverse impacts to the capacity of public facilities, public utilities, and public works serving the site in Impact 6f, page 10. No significant changes to the wastewater volumes is anticipated under the proposed project. The only waste water generating facility is the restroom facility which will replace an existing facility. No significant expansion of use is proposed. The project changes do not result in a significant impacts requiring mitigation.

17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

The 2009 IS addressed landfill capacity was evaluated under Impact 6i, on page 10. The IS states the project could result in increased visitor use at the waterfront area of the park and may result in slight increases in solid waste and litter. Any increase was anticipated as minor and not expected to increase maintenance costs to the City.

The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts than what was analyzed in the 2009 IS. No new mitigation is required.

17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?

The 2009 IS addressed adverse impacts to the capacity of public facilities, public utilities, and public works serving the site in Impact 6f, page 10.

The proposed project would generate demolition debris from pavement removal and the demolition of the existing bathroom and must comply with the San Mateo County Waste Management Plan requirements to recycle re-use 100% of inert solids (asphalt, brick, concrete, dirt, fines, rock, sand, and stone) and 50% of all other construction and demolition debris.

The Eastern Promenade Rejuvenation project changes do not introduce conflicts with solid waste regulations and the County Parks Department and project contractors remain responsible for complying with Federal, State, and local statutes and regulations related to solid waste.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the implementation of new mitigation measures.

17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?

The only structure proposed as part of the project is the replacement bathroom and it will need to be constructed consistent with San Mateo County Green Building Code standards and any water conservation measures in place at the time of construction. The bathroom should incorporate energy and water saving features in standard use at the time of construction.

The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?

The 2009 IS addressed adverse impacts to the capacity of public facilities, public utilities, and public works serving the site in Impact 6f, page 10 and determined the project would not increase demands on a public facility or utility.

See Responses 14.a-e, 15.a-b, and 17.a-f. The proposed improvements do not result in a significant increase in public facility or utility use at the site. Recreational (beach front) and recreational support features (promenade, parking and restroom facilities) already exist at the project site and will be replaced with newer upgraded facilities to replace aged and damaged facilities. Landscaping plants and trees are proposed to be native and drought tolerant species which do not require significant amounts of water. Except for construction demolition debris, the project would not generate substantial new volumes of solid waste, generate substantial new wastewater or require increased amounts of potable water. The project includes on-site bioretention swales to contain stormwater runoff. The project would not increase demand and would not have an impact on public facilities or utilities. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

Sources:

BKF. 2016. Civil Engineering Drawings. Coyote Point Recreation Area, Shoreline and Promenade Improvement Project Phase 2. January 11.

4.18 MANDATORY FINDINGS OF SIGNIFICANCE

	Where Impact was Analyzed in 2009 IS	<u>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</u>	<u>Any New Information Requiring New Analysis or Verification?</u>	<u>Do 2009 IS Mitigation Measures Address/Resolve Impacts?</u>
18.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Impact 1f, 1j, 2a – 2g and 7d.	No. See Responses 1a – 1g, 5.a – 5d.	No.	No.	See Responses 1a – 1g, 5.a – 5d.
18.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	Not addressed in 2009 IS	No. Proposed changes reduce construction impacts that contributes to cumulative impacts.	No.	No.	The project does not result in cumulatively considerable impacts. The project was conceptually included in the Coyote Point Recreation Area Final Master Plan. All potentially significant impacts identified can be reduced to less than significant levels. No new mitigation is required.
18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?	Entire 2009 IS.	No. Proposed changes reduce grading volumes and construction impacts resulting in less environmental impacts.	No.	No.	The Eastern Promenade Rejuvenation project does not create new significant or more severe impacts. No new mitigation is required.

Discussion:

Would the proposed project:

- 18.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

The 2009 IS Coyote Point Recreation Area Shoreline and Promenade Improvement project determined that project impacts to air quality, biological resources, water quality, and public facilities would be mitigated to a less-than-significant level. The Eastern Promenade Rejuvenation project reduces volume of earthwork involved at the site. See Responses 4.a-e and 5.a-d. The revised project does not result in impacts requiring mitigation to protect wildlife, or significant cultural resources. A tree report was prepared to document existing trees to be removed by the project and to determine if any meet San Mateo County Heritage or Significant Tree Ordinance Criteria. The project includes replacement of all Significant trees removed at a 1:1 ratio. Nesting birds and roosting bat surveys are included as part of the project to avoid impacts to these species. A historical resource evaluation (DPR forms) was performed on old wooden piers associated with a historic waterfront development and determined they are not considered historic resources and may be removed. The project also includes BMPs to avoid potential impacts on unanticipated and previously unknown cultural resources and to incorporate project specific geotechnical recommendations.

- 18.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

The project concepts were first included and evaluated under the Coyote Point Recreation Final Master Plan (approved February 26, 2008) and Initial Study/Mitigated Negative Declaration (December 2007).

All potentially significant impacts identified can be reduced to less than significant levels through the mitigation proposed in this document. Potential impacts associated with the proposed project are not expected to be cumulatively considerable. Most of the potential impacts associated with the project would be temporary during project construction and would be less than significant with implementation of applicable BMPs (see Table 2 in Project Description) and a mitigation measure to control fugitive dust. Longer term potential project-related impacts associated with tree removal would be localized and less than significant with implementation of appropriate tree replacement. The incremental effects of the proposed project when viewed in connection with the effects of past, current and probable future projects are expected to be minimal.

- 18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?**

This document considered environmental effects which could adversely impact human beings by analyzing health and safety issues such as exposure to air pollutant emissions (Responses 3.a-f), seismic and geologic safety risks (Responses 6.a-e), hazards and hazardous materials (Responses 8.a-g), high fire risk (Response 8.h), flooding and tsunami (Responses 8.i-l), and excessive noise levels (Responses 12.a-f), as well as lack of adequate services or utilities

(Responses 14.a-e and 17.d-f). The IS concluded that all these effects were less than significant or were mitigated to a level of less than significance.

The volume of earthwork proposed of the Eastern Promenade Rejuvenation project has been reduced from the original proposal. As described in the responses referenced above, the 2009 IS adequately assesses the impacts associated with the Eastern Promenade Rejuvenation project. The Eastern Promenade Rejuvenation project would not result in a new significant or more severe impact than that identified in the 2009 IS, and there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

Source:

San Mateo County. 2009. Coyote Point Recreation Area Shoreline and Promenade Improvement Project IS. May.

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**Coyote Point Recreation Area
Shoreline and Promenade Improvement IS/MND Addendum
Eastern Promenade Rejuvenation Project
San Mateo County Parks Department, March 2016**

Attachment A: Revised Mitigation Measure

Attachment A: Mitigation Measures

Project changes and new information do not result in new significant environmental impacts that have not been previously disclosed in the adopted 2009 IS/MND. Three mitigation measures in the adopted 2009 MND no longer apply to the project as the measures are now included as part of the project description (Mitigation Measures 3 – Stockpiled Materials, Mitigation Measure 4 – Replacement Restroom, and Mitigation Measure – 5 Replacement Bathroom, see below). One additional mitigation (Mitigation Measure 1 – Avoidance of Eelgrass) is no longer required as the impact has been eliminated by changes to the project.

Additionally, Mitigation Measure 2 – Control of Fugitive Dust has been amended to reflect changes in regulatory requirements. The changes to this measure are minor. The adopted mitigation measure remains adequate to fully address project changes proposed by the Eastern Promenade Rejuvenation Project; no new mitigation is required. These mitigation measures were also made Conditions of Approval for the previously approved project. A summary of the mitigation changes is presented below

Summary of Mitigation Changes

Mitigation Measure 1: Avoidance of Eelgrass

The measure is no longer required and is deleted because impacts to eelgrass are eliminated by the proposed project. No work is proposed within the intertidal zone. Sand import by barge is no longer proposed.

Mitigation Measure 2: Control of Fugitive Dust

The BAAQMD Air Quality Guidelines contain updated Best Management Practices governing construction dust emissions (Environmental Impact Assessment, Section 4.3). Mitigation Measure 2 specifically lists BMPs required by the BAAQMD. Since BAAQMD has updated its BMP list, the Mitigation Measure is amended to reflect these minor changes in information.

Mitigation Measure 3: Stockpiled Materials

This mitigation measure required the project to enclose, cover or have soil binders applied to stockpiled materials for the prevention of fugitive dust emissions and water erosion and that control measures be implemented in accordance with BAAQMD standard mitigation requirements. The current project description states stockpile erosion control measures would be implemented per the County of San Mateo Watershed Protection standards and included in project plans. The control of fugitive dust is covered under Mitigation Measure 2, as amended. Mitigation Measure 3 to mitigate the potential water erosion associated with stockpiled materials is no longer necessary. Therefore the mitigation measure is deleted.

Mitigation Measure 4: New Replacement Restroom

The measure is no longer required as the project description includes a restroom facility with a minimum of three toilet fixtures and one shower in each of the men's and women's restroom as required in the mitigation measure. Therefore the mitigation measure is deleted.

Mitigation Measure 5: Replacement Parking

The measure is no longer required as the project description includes a replacement parking facility to offset the lost parking to accommodate the crenulate-shaped bay and beach. There are currently a total of 176 spaces existing within the project footprint. The project provides a

total of 191 spaces, an increase of 15 spaces over existing conditions. The number of stalls provided by the project would result in no net loss of parking as required by the mitigation measure. Therefore the mitigation measure is deleted.

Text Edits to the Previous 2009 IS/MND Mitigation Measures

The original text of the mitigation measures presented in the 2009 IS/MND is presented below. Revised text to update the measures to reflect the current project is shown as ~~strikeout~~ text for deleted text, and underlined text for text that is inserted. The revisions are as follows:

~~Mitigation Measure 1 – Avoidance of Eelgrass. The direct loss of eelgrass shall be avoided at all stages of construction. Prior to construction all eelgrass patches shall be surveyed and flagged. All attempts shall be made during construction to avoid direct impacts to these patches. A construction monitoring plan shall be created in consultation with NOAA Fisheries as part of the Army Corps of Engineers Section 404 permitting process.~~

~~Mitigation Measure 2~~ Mitigation Measure 1 – Control of Fugitive Dust. Implement feasible control measures for construction emissions of fugitive dust. The County shall ensure implementation of the following mitigation measures during project construction, in accordance with BAAQMD standard mitigation requirements:

- ~~• Water all exposed surfaces at least two times daily.~~
- ~~• Cover all haul trucks transporting soil, sand, or other loose materials or require all trucks to maintain at least two feet of freeboard.~~
- ~~• Pave, apply water three times daily, or apply (non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.~~
- ~~• Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.~~
- ~~• Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.~~
- Water all exposed surfaces (e.g., staging areas, soil piles, graded areas, and unpaved access roads) two times per day during construction and adequately wet demolition surfaces to limit visible dust emissions.
- Cover all haul trucks transporting soil, sand, or other loose materials off the project site.
- Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out onto adjacent public roads (dry power sweeping is prohibited) during construction of the propose project.
- Vehicle speeds on unpaved roads/areas shall not exceed 15 miles per hour.
- Complete all areas to be paved as soon as possible and lay building pads as soon as possible after grading unless seeding or soil binders are used.
- Minimize idling time of diesel powered construction equipment to five minutes and post signs reminding workers of this idling restriction at access points and equipment staging areas during construction of the proposed project
- Maintain and properly tune all construction equipment in accordance with manufacturer's specifications and have a CARB-certified visible emissions evaluator check equipment prior to use at the site.

- Post a publicly visible sign with the name and telephone number of the construction contractor and San Mateo County staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Bay Area Air Quality Management District to ensure compliance with applicable regulations.

~~Mitigation Measure 3 – Stockpiled Materials. Stockpiled materials shall be enclosed, covered, or have soil binders applied for prevention of fugitive dust emissions and water erosion. Control measures shall be implemented in accordance with BAAQMD standard mitigation requirements. Vegetative cover such as application of a hydroseed erosion control mix using native non-invasive plant species may be used. Any hydroseeding or use of erosion control mats should be implemented with Best Management Practices outlined in the San Mateo County Watershed Protection Standards.~~

~~Mitigation Measure 4 – New Replacement Restroom. The County shall develop a restroom facility in the beach area of Coyote Point Recreation Area to replace the restroom facility removed to construct the Project. The replaced restroom shall provide a minimum of three toilet fixtures and one shower each in the men’s and women’s restroom. The replacement restroom shall be constructed within 2 years of project completion.~~

~~Mitigation Measure 5 – New Replacement Parking. The County shall develop new parking areas within Coyote Point Recreation Area to replace the 105 spaces removed to construct the Project. There shall be no net loss of parking capacity at the park. Replacement parking shall be available within 2 years of project completion.~~

**Coyote Point Recreation Area
Shoreline and Promenade Improvement IS/MND Addendum
Eastern Promenade Rejuvenation Project
San Mateo County Parks Department, March 2016**

Attachment B: Tree Report, March 2016



TRA ENVIRONMENTAL
SCIENCES

Tree Survey

Coyote Point Recreation Area
Eastern Promenade Improvement Project

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January 4, 2016

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Table of Contents

TABLE OF CONTENTS	3
EXHIBITS	3
EXECUTIVE SUMMARY	5
INTRODUCTION AND OVERVIEW	6
SURVEY METHODS	6
DISCUSSION	6
APPENDIX A: CRITERIA USED TO CLASSIFY THE CONDITIONS OF A TREE	9
APPENDIX B: TREE SURVEY DATA	10

Exhibits

- Exhibit 1 Regional and Vicinity Map
- Exhibit 2 Tree Location Map
- Exhibit 3 Tree Photos

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Executive Summary

BKF Engineers requested that MIG|TRA Environmental Sciences (MIG|TRA) prepare a Tree Survey for the 5.5-acre Eastern Promenade Improvement Project site located within the Coyote Point Recreation Area in San Mateo County, California (project footprint; Exhibit 1, Regional and Vicinity Map). This report provides a survey of the trees located within the project footprint (tree species, diameter at breast height, tree condition, and tree photo), and a discussion of the requirements of the applicable San Mateo County Ordinances dealing with tree preservation. Trees were surveyed by MIG|TRA on December 22-23, 2015. A total of 117 trees were identified and assessed within the project footprint, including 83 blue gum (*Eucalyptus globulus*), 29 lollypop trees (*Myosporum laetum*), 4 Monterey pines (*Pinus radiata*), and 1 unidentified tree (Exhibit 2, Tree Location Map). The following ordinances apply to tree removal within the project footprint:

- **The San Mateo County Ordinance Code (Ordinance No. 2427)** requires a permit from the San Mateo County Planning Department to cut down, destroy, move or trim any heritage tree growing on any public or private property within the unincorporated area of San Mateo County. There are no heritage trees within the project footprint.
- **The Significant Tree Ordinance of San Mateo County (Part Three of Division VIII of the San Mateo County Ordinance Code)** requires a permit for the cutting down, removing, poisoning or otherwise killing or destroying or causing to be removed any significant tree or community of trees, whether indigenous or exotic, on any private property (Section 12,020). A "Significant Tree" is any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (38") or more measured at four and one half feet (4 1/2') vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally producing one main axis continuing to grow more vigorously than the lateral axes (Section 12,012). Additionally, a criterion for permit approval requires that significant trees that are removed be replaced by plantings approved by the Planning Director or Design Review Administrator, unless special conditions indicate otherwise (Section 12,023). There are 112 significant trees within the project footprint that require a tree removal permit. The following is the breakdown by species of the significant trees:

This survey identified a total of 117 trees within the project footprint that need to be removed (Exhibit 2, Tree Location Map), of which 112 are considered significant.

By replacing significant trees at a 1:1 ratio, the proposed project would comply with the County's regulations for removal of significant trees and would therefore be a less-than-significant impact. The trees removed will be replaced by natives and/or trees more appropriate to existing site conditions.

The removal and replacement of significant trees is consistent with the replacement tree requirements of other projects at Coyote Point, including the construction of the Bay Trail (The Bay Trail within Coyote Point Recreation Area Final Initial Study/Mitigated Negative Declaration, San

Mateo County Parks Department, 2007) and also consistent with the vegetation management objectives for San Mateo County Parks (Decision-Making Guidelines for Vegetation Management, San Mateo County Parks, County of San Mateo Environmental Services Agency Parks and Recreation Department, 2006).

Introduction and Overview

BKF Engineers requested that MIG|TRA Environmental Sciences prepare a Tree Survey for the 5.5-acre Eastern Promenade Improvement Project site located within the Coyote Point Recreation Area in San Mateo County, California. The purpose of the proposed project is to develop a sustainable solution to the coastal erosion problem along the San Francisco Bay at the park shoreline while facilitating good public access to the beach and water for a variety of users, particularly swimmers and windsurfers. The project includes the construction of a new parking area (project footprint).

This report provides a survey of the trees located within the project footprint, including tree species, diameter at breast height, and tree condition with an emphasis on regulated trees, as defined by the applicable San Mateo County Ordinances.

Survey Methods

Trees located throughout the 5.5-acre project footprint were surveyed on December 22-23, 2015 by David Gallagher, Biologist II with MIG|TRA (Appendix B). Trees located within the project footprint were surveyed in the following manner:

1. Assign an identification number to each tree (numbered aluminum tag nailed to tree) and geo-reference its location within the project footprint.
2. Identify the tree species.
3. Measure the DBH (diameter at breast height) at 4.5 feet above grade level or measure the DBH for each trunk in a multi-trunk tree.
4. Measure the diameter below the lowest branch on a multi-trunk tree.
5. Photograph the tree.
6. Evaluate the structure, health, and overall condition of the tree. See Appendix A for criteria used to classify tree conditions

Discussion

The results of the tree survey can be found in Appendix B. A total of 117 trees were surveyed and 112 trees or 96% are considered significant, as defined by the Significant Tree Ordinance of San Mateo County Section 12,012 (Exhibit 2, Tree Location Map and Exhibit 3 Tree Photos).

The majority of trees surveyed are blue gum (*Eucalyptus globulus*) (83 significant trees or 74%), which are clustered in the eastern section of the project footprint and all are considered significant as defined by the Significant Tree Ordinance of San Mateo County Section 12,012. There are several blue gum stumps that have new growth in the form of shoots growing from the stump. These were not included in the survey. The understory consists of a few toyon shrubs (*Heteromeles arbutifolia*)

and lollipop trees with a shrub growth habit. Shrubs were not included in the tree survey. All the blue gum trees were in good overall condition.

The lollipop trees (*Myosporum laetum*) (25 significant trees or 22%) are in the current parking area, but within the project footprint. The overall condition for the lollipop trees are: fair (4 trees), good (8 trees), very good (13 trees). All but one were multi-trunk trees, which is typical for the species. The remaining 24 multi-trunk trees have a DBH greater than 12 inches (or 38 inches in circumference) below the lowest branch and therefore are considered significant as defined by Significant Tree Ordinance of San Mateo County Section 12,012.

The Monterey pine trees (3 significant trees or 3%) are found on the western edge of the current parking area, but within the project footprint. All are multi-trunk trees, which is typical for the species and all have a DBH greater than 12 inches (or 38 inches in circumference) below the lowest branch and therefore are considered significant as defined by Significant Tree Ordinance of San Mateo County Section 12,012 (tree #30, #31, and #33). The overall condition was fair in tree #30 and good for trees #31 and #33. There was evidence of branch die back in all four trees.

The unidentified tree (tree #26) is located in the current parking area, but within the project footprint. It is a multi-trunk tree with a DBH greater than 12 inches (or 38 inches in circumference) below the lowest branch and therefore considered significant as defined by Significant Tree Ordinance of San Mateo County Section 12,012. The tree is deciduous and therefore dormant, but the trunk was well developed with well-attached limbs. It was assigned an overall rating of good.

The current survey identified a total of 117 trees within the project footprint (Exhibit 2, Tree Location Map), of which 112 are considered significant.

Conclusion

According to data obtained during the site survey, 112 trees meet the definition of a significant tree under Section 12,012 of the Significant Tree Ordinance of San Mateo County (Part Three of Division VIII of the San Mateo County Ordinance Code; Exhibit 2, Tree Location Map).

Significant Trees

Common Name	Quantity	Trunk Circumference Range (inches)	Overall Structure and Health Rating
blue gum	83	50 - 145	good
lollypop tree	25	multi-trunk, >38	fair to very good
Monterey pine	3	multi-trunk, >38	fair to good
unidentified	1	multi-trunk, >38	good
Total	112		

By replacing significant trees at a 1:1 ratio, the proposed project would comply with the County's regulations for removal of significant trees and would therefore be a less-than-significant impact. The trees removed will be replaced by natives and/or trees more appropriate to existing site conditions. The Heritage Tree Ordinance requires a permit to cut down, destroy, move or trim any heritage trees growing on public or private property within the unincorporated area of San Mateo County. No "heritage" trees are being removed for the project, therefore the Heritage Tree Ordinance does not apply to the project.

The removal and replacement of significant trees is consistent with the replacement tree requirements of other projects at Coyote Point, including the construction of the Bay Trail (The Bay Trail within Coyote Point Recreation Area Final Initial Study/Mitigated Negative Declaration, San Mateo County Parks Department, 2007) and also consistent with the vegetation management objectives for San Mateo County Parks (Decision-Making Guidelines for Vegetation Management, San Mateo County Parks, County of San Mateo Environmental Services Agency Parks and Recreation Department, 2006).

Appendix A: Criteria Used to Classify the Conditions of a Tree

CRITERIA USED TO CLASSIFY THE CONDITIONS

Definition of Rating Terms

STRUCTURE	Definition
Very Poor	Trunk has large pockets of decay, is bifurcated or has a severe lean. Limbs or branches are poorly attached or dead. Possible hazard.
Poor	Limbs or branches are poorly attached or developed. Canopy is not symmetrical. Trunk has a lean.
Fair	Trunk, limb and branch development though flawed is typical of this species.
Good	Trunk is well developed with well-attached limbs and branches have some flaws but hardly visible.
Very Good	In addition to attributes of a good rating, the tree exhibits a well-developed root flare and a balanced canopy.

HEALTH	Definition
Very Poor	Tree displays severe dieback of branches, canopy is extremely sparse. May exhibit extreme pathogen infestation or infection. Or tree is dead.
Poor	Tree displays some dieback of branches, canopy is sparse, little to no signs of new growth or vigor. Possible pathogen infestation or infection. Foliar canopy is sparse.
Fair	Tree is developing in a manner typical to others in the area. Canopy is full.
Good	New growth is vigorous as evidenced by stem elongation and color. Canopy is dense.
Very Good	In addition to attributes of a good rating, tree is displaying extremely vigorous growth and trunk displays a pattern of vigor cracks or lines.

OVERALL	Definition
Very Poor	Tree is in severe decline or dead.
Poor	Tree is in decline or lacks vigor.
Fair	Tree is typical of species in the area.
Good	Tree is vigorous with few visible flaws.
Very Good	Tree is extremely vigorous.

Appendix B: Tree Survey Data

Tree Number	Species	DBH	Multi Trunk	Multi Trunk DBH	Diameter Below Lowest Trunk on Multi-Trunk Tree	Structure	Health	Overall Condition
1	lollypop tree	0	yes	9,7,7,4	19	Very Good	Very Good	Very Good
2	lollypop tree	0	yes	6,4,4	18	Very Good	Very Good	Very Good
3	lollypop tree	0	yes	4,3,3,3,3,2,1	14	Fair	Fair	Fair
4	lollypop tree	0	yes	8,7,7	12	Very Good	Very Good	Very Good
5	lollypop tree	0	yes	4,3,3,2	8	Good	Good	Good
6	lollypop tree	0	yes	5;5,5,5,4,3,3	20	Very Good	Very Good	Very Good
7	lollypop tree	0	yes	3,5,3,6,9,8,3,5,6	36	Very Good	Very Good	Very Good
8	lollypop tree	0	yes	3,5,3,7,5,6	28	Good	Good	Good
9	lollypop tree	0	yes	9,14	17	Very Good	Very Good	Very Good
10	lollypop tree	7	no			Very Good	Very Good	Very Good
11	lollypop tree	0	yes	3,3,3,3,3,3,3,5	26	Good	Good	Good
12	lollypop tree	0	yes	5,5,6	18	Very Good	Very Good	Very Good
13	lollypop tree	0	yes	2,4,3,3,3,3,5,7,8,5,4	40	Good	Good	Good
14	lollypop tree	0	yes	2,2,3,5	8	Good	Good	Good
15	lollypop tree	0	yes	8,6,7,4,6,6	27	Very Good	Very Good	Very Good
16	lollypop tree	0	yes	8,8,7,6,8	30	Very Good	Very Good	Very Good
17	lollypop tree	0	yes	11,11	20	Good	Good	Good
18	lollypop tree	12	no			Fair	Fair	Fair
19	lollypop tree	0	yes	9,6,6	13	Fair	Fair	Fair
20	lollypop tree	0	yes	9,4,3	18	Fair	Fair	Fair
21	lollypop tree	8	no			Good	Good	Good
22	lollypop tree	0	yes	8,10	17	Good	Good	Good
23	lollypop tree	0	yes	12,10	16	Very Good	Very Good	Very Good
24	lollypop tree	0	yes	9,9,8,9,6	24	Good	Fair	Good
25	lollypop tree	0	yes	9,9	16	Very Good	Good	Good
26	unidentified	0	yes	7,5	15	Good	Fair	Good
27	lollypop tree	0	yes	9,9,7,6	28	Very Good	Very Good	Very Good
28	lollypop tree	0	yes	2,4,4,5,3,5,4,3	13	Very Good	Very Good	Very Good
29	lollypop tree	0	yes	9,8,3,4,4,3	38	Very Good	Very Good	Very Good
30	Monterey pine	0	yes	8,8,6	24	Fair	Fair	Fair
31	Monterey pine	0	yes	11,11	27	Good	Fair	Good
32	Monterey pine	10	no			Good	Good	Good
33	Monterey pine	0	yes	11,7	16	Good	Fair	Good
34	blue gum	0	yes	21,17	38	Very Good	Very Good	Very Good
35	blue gum	25	no			Very Good	Very Good	Very Good
36	blue gum	22	no			Very Good	Very Good	Very Good
37	lollypop tree	0	yes	5,5	20	Good	Fair	Good
38	blue gum	20	no			Very Good	Very Good	Very Good
39	blue gum	29	no			Good	Good	Good
40	blue gum	22	no			Good	Good	Good
41	blue gum	19	no			Good	Good	Good
42	blue gum	22	no			Good	Good	Good
43	blue gum	20	no			Good	Good	Good
44	blue gum	17	no			Good	Good	Good
45	blue gum	22	no			Good	Good	Good
46	blue gum	29	no			Good	Good	Good
47	blue gum	22	no			Good	Good	Good
48	blue gum	23	no			Good	Good	Good
49	blue gum	29	no			Good	Good	Good
50	blue gum	22	no			Good	Good	Good

Tree Number	Species	DBH	Multi Trunk	Multi Trunk DBH	Diameter Below Lowest Trunk on Multi-Trunk Tree	Structure	Health	Overall Condition
51	blue gum	42	no			Good	Good	Good
52	blue gum	22	no			Good	Good	Good
53	blue gum	22	no			Good	Good	Good
54	blue gum	22	no			Good	Good	Good
55	blue gum	14	no			Good	Good	Good
56	blue gum	22	no			Good	Good	Good
57	blue gum	21	no			Good	Good	Good
58	blue gum	21	no			Good	Good	Good
59	blue gum	31	no			Good	Good	Good
60	blue gum	31	no			Good	Good	Good
61	blue gum	24	no			Good	Good	Good
62	blue gum	29	no			Good	Good	Good
63	blue gum	29	no			Good	Good	Good
64	blue gum	31	no			Good	Good	Good
65	blue gum	23	no			Good	Good	Good
66	blue gum	25	no			Good	Good	Good
67	blue gum	27	no			Good	Good	Good
68	blue gum	31	no			Good	Good	Good
69	blue gum	32	no			Good	Good	Good
70	blue gum	28	no			Good	Good	Good
71	blue gum	28	no			Good	Good	Good
72	blue gum	25	no			Good	Good	Good
73	blue gum	32	no			Good	Good	Good
74	blue gum	16	no			Good	Good	Good
75	blue gum	38	no			Good	Good	Good
76	blue gum	18	no			Good	Good	Good
77	blue gum	27	no			Good	Good	Good
78	blue gum	18	no			Good	Good	Good
79	blue gum	28	no			Good	Good	Good
80	blue gum	28	no			Good	Good	Good
81	blue gum	18	no			Good	Good	Good
82	blue gum	27	no			Good	Good	Good
83	blue gum	25	no			Good	Good	Good
84	blue gum	36	no			Good	Good	Good
85	blue gum	24	no			Good	Good	Good
86	blue gum	21	no			Good	Good	Good
87	blue gum	25	no			Good	Good	Good
88	blue gum	25	no			Good	Good	Good
89	blue gum	16	no			Good	Good	Good
90	blue gum	22	no			Good	Good	Good
91	blue gum	26	no			Good	Good	Good
92	blue gum	23	no			Good	Good	Good
93	blue gum	30	no			Good	Good	Good
94	blue gum	31	no			Good	Good	Good
95	blue gum	21	no			Good	Good	Good
96	blue gum	24	no			Good	Good	Good
97	blue gum	20	no			Good	Good	Good
98	blue gum	36	no			Good	Good	Good
99	blue gum	24	no			Good	Good	Good
100	blue gum	24	no			Good	Good	Good
101	blue gum	19	no			Good	Good	Good

Tree Number	Species	DBH	Multi Trunk	Multi Trunk DBH	Diameter Below Lowest Trunk on Multi-Trunk Tree	Structure	Health	Overall Condition
102	blue gum	22	no			Good	Good	Good
103	blue gum	17	no			Good	Good	Good
104	blue gum	30	no			Good	Good	Good
105	blue gum	23	no			Good	Good	Good
106	blue gum	26	no			Good	Good	Good
107	blue gum	21	no			Good	Good	Good
108	blue gum	25	no			Good	Good	Good
109	blue gum	29	no			Good	Good	Good
110	blue gum	18	no			Good	Good	Good
111	blue gum	26	no			Good	Good	Good
112	blue gum	26	no			Good	Good	Good
113	blue gum	22	no			Good	Good	Good
114	blue gum	36	no			Good	Good	Good
115	blue gum	34	no			Good	Good	Good
116	blue gum	46	no			Good	Good	Good
117	blue gum	30	no			Good	Good	Good

EXHIBITS

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Coyote Point Promenade Eastern Improvement Project: Vicinity Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Exhibit 1: Regional and Vicinity Map



Exhibit 2: Tree Location Map

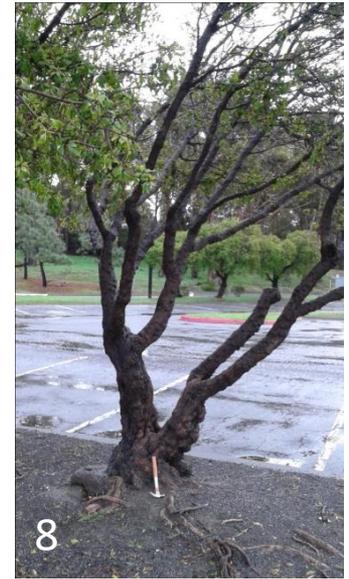


Exhibit 3: Tree Photos (with tree numbers)

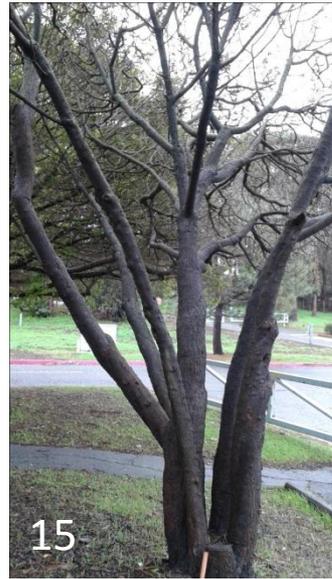


Exhibit 3: Tree Photos (with tree numbers)

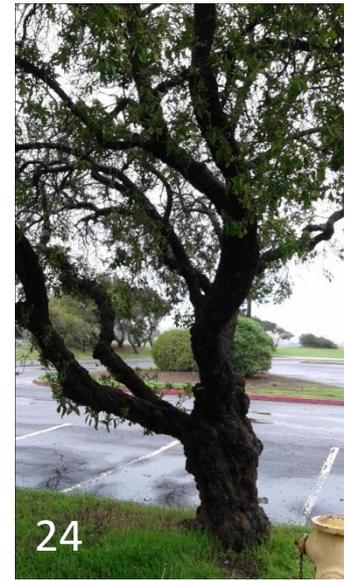
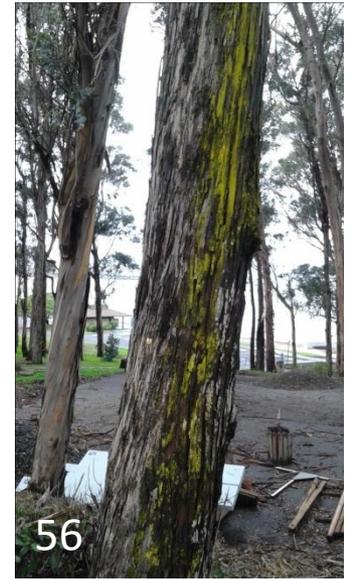
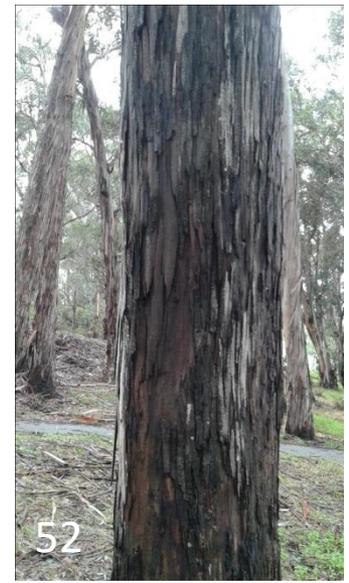






Exhibit 3: Tree Photos (with tree numbers)







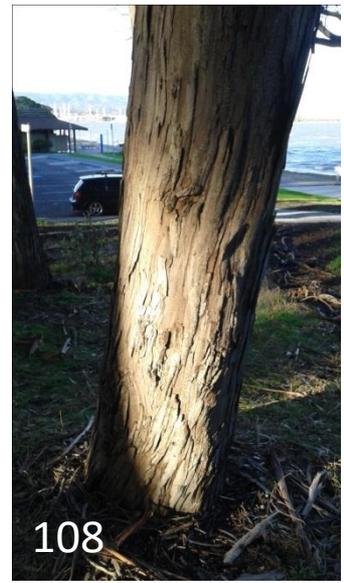














**Coyote Point Recreation Area
Shoreline and Promenade Improvement IS/MND Addendum
Eastern Promenade Rejuvenation Project
San Mateo County Parks Department, March 2016**

**Attachment C: Draft Geotechnical Engineering Investigation Report,
August 2015**

August 26, 2015
BAGG Job No.: BKFEN-29-00

Mr. Roland Haga
BKF Engineers
255 Shoreline Blvd, Suite 200
Redwood City, CA 94065

DRAFT Report
Geotechnical Engineering Investigation
Eastern Promenade Improvement Project
Coyote Point Recreation Area
San Mateo County, California

Dear Mr. Haga:

Transmitted herewith is our geotechnical engineering investigation report for the proposed Eastern Promenade Improvement Project located at the Coyote Point Recreation Area in San Mateo, California. The report includes the results of our subsurface exploration and laboratory testing, which formed the basis of our conclusions, and presents recommendations related to the geotechnical engineering aspects of the proposed construction on the subject property.

Thank you for the opportunity to perform these services. Please do not hesitate to contact us, should you have any questions or comments.

Very truly yours,
BAGG Engineers

Kira Ortiz
Project Engineer

Jason Van Zwol
Geotechnical Engineer

KO/JVZ
Distribution: 4 hard copies addressee,
1 electronic copy addressee

DRAFT REPORT

**GEOTECHNICAL ENGINEERING INVESTIGATION
EASTERN PROMENADE IMPROVEMENT PROJECT
COYOTE POINT RECREATION AREA
SAN MATEO COUNTY, CALIFORNIA**

For BKF Engineers

TABLE OF CONTENTS

1.0	INTRODUCTION	2
2.0	PROJECT AND SITE DESCRIPTION	2
3.0	PURPOSE	3
4.0	SCOPE OF SERVICES.....	4
5.0	FIELD EXPLORATION.....	4
6.0	GEOLOGY AND SEISMICITY	6
6.1	Regional Geology	6
6.2	Seismic Setting	6
6.3	CBC 2013 Seismic Design Parameters	7
7.0	SITE CONDITIONS.....	8
7.1	Subsurface Conditions	8
7.2	Groundwater	8
8.0	CONCLUSIONS AND RECOMMENDATIONS	9
8.1	General	9
8.2	Site Grading	9
8.3	Foundations	11
8.4	Slabs-on-Grade and Exterior Flatwork.....	11
8.5	Drainage	11
8.6	Utility Trench Backfill	12
8.7	On-Site Flexible Pavements	12
8.8	Plan Review	13
8.9	Observation and Testing.....	14
9.0	CLOSURE.....	14
10.0	REFERENCES	15

TABLE OF CONTENTS continued

Attached Plates:

Plate 1	Vicinity Map
Plate 2	Site Plan
Plate 3	Regional Geologic Map
Plate 4	Regional Fault Map
Plate 5	Unified Soil Classification System
Plate 6	Soil Terminology
Plate 7	Boring Log Notes
Plate 8	Key to Symbols
Plate 9 thru 13	Boring Logs
Plate 14	Atterberg Limits
Plates 15 and 16	R-Values

ASFE document titled "Important Information About Your Geotechnical Engineering Report"

DRAFT REPORT**GEOTECHNICAL ENGINEERING INVESTIGATION
EASTERN PROMENADE IMPROVEMENT PROJECT
COYOTE POINT RECREATION AREA
SAN MATEO COUNTY, CALIFORNIA****For BKF Engineers****1.0 INTRODUCTION**

This report presents the results of our geotechnical engineering investigation performed for the proposed Eastern Promenade Improvement Project in San Mateo County, California. The attached Plate 1, Vicinity Map, shows the general location of the site, and Plate 2, Site Plan, shows the approximate location of the borings advanced at the site by BAGG as part of this investigation. This report was prepared in accordance with the scope of services outlined in our Proposal Number 15-238 dated April 29, 2015.

2.0 PROJECT AND SITE DESCRIPTION

The subject site is on the north side of Coyote Point and immediately east of a previous beach improvement project that included a rock revetment, with beach access for windsurfers frequenting the area, and a paved promenade pathway above and along the beach. The current project will create a new beach area, add sand dunes, and extend the promenade to connect to bluff trails to the east. The project will also reconfigure and relocate several parking spaces and construct a new restroom building. A new parking area will be added to the east of the current parking lot to replace the spaces lost to the beach re-configuration.

The western promenade area and a portion of this project area were previously investigated by Treadwell & Rollo (T&R) in 2009; however, their report did not include information in the vicinity of the proposed restroom building or the new parking lot area within the trees to the east of the current parking lot.

The T&R report suggests the onshore portion of this project is underlain by clayey fill materials placed over the beach sand deposits. Published geology maps of the area also indicate the tree-covered areas where the new parking lot will be located is underlain by shallow Franciscan bedrock covered with some thickness of colluvium and slope wash.

3.0 PURPOSE

The purpose of our services was to obtain geotechnical information regarding soil and groundwater conditions at the site as needed to develop recommendations for design and construction of the proposed restroom building and adjacent paving. The required information was obtained from one boring to approximately 15 feet in depth within the restroom building footprint and four shallow (3½ to 5 foot) borings within the two parking lot areas. Representative soil samples collected from the borings were then tested in our laboratory to evaluate their engineering characteristics. Information obtained from these tasks was used to develop conclusions, opinions, and recommendations regarding:

- seismicity of the site, including potential for future earthquake shaking, site class and structural design parameters per the 2013 California Building Code,
- specific soil and groundwater conditions discovered by our borings, such as loose, soft, saturated, expansive, or collapsible soils, that may require special mitigation or impose restrictions on the project, including depth to groundwater and the thickness and consistency of any fill soils encountered at the site,
- criteria for site grading, including placement of engineered fills and backfill in utility trenches, and preparation of subgrades for building slabs and pavements,
- foundation design criteria for the new restroom building, including lateral and vertical bearing pressures for dead, live, earthquake and wind loads; and minimum embedment depth,
- recommendations for AC pavement sections for use with various Traffic Indexes, including auto parking areas and driveway areas,
- general recommendations for surface and subsurface drainage at the site.

4.0 SCOPE OF SERVICES

Information required to fulfill the above purposes was obtained from one 15-foot boring drilled within the restroom building footprint and four shallow (3½ to 5 foot) borings located within the parking areas. Soil samples were obtained from the borings at roughly 3- to 5-foot intervals, and a laboratory testing program was performed on selected samples in order to evaluate the engineering characteristics of the soils at the site. Information obtained from these tasks was used to develop conclusions, opinions, and recommendations oriented toward the above-stated purpose of our services. Accordingly, the scope of our services consisted of the following specific tasks:

1. Researched and reviewed pertinent geotechnical and geological maps and reports relevant to the site and vicinity.
2. Marked the borings at the site at least 72 hours in advance of the drilling, and notified Underground Service Alert to mark utility lines on or entering the site.
3. Drilled, logged, and sampled one 15-foot boring and four shallow (3½ to 5 foot) exploratory borings with a truck-mounted drilling rig using continuous flight augers. The borings were drilled under the technical direction of one of our engineers or geologists, who also obtained disturbed bulk, Standard Penetration Test, and/or relatively undisturbed ring samples of the native soils for visual classification and laboratory testing. We then backfilled the borings with cement grout per standard protocol, and the drill cuttings were left on site.
4. Performed a laboratory testing program on the collected soil samples to evaluate the engineering characteristics of the subsurface soils. Tests included shear strength testing, Atterberg Limits tests, R-value tests, and moisture-density measurements.
5. Based on information obtained from the above tasks, we performed engineering analyses oriented toward the above-described purpose of the investigation.
6. Prepared four paper copies and one electronic pdf copy of a report summarizing our findings and included a site plan showing the approximate location of the exploratory borings, the logs of the borings, the results of the laboratory testing, and our conclusions, opinions, and recommendations for design and construction of the project.

5.0 FIELD EXPLORATION

Subsurface conditions at the site were explored by one 15-foot boring and four shallow (3½ to 5 foot) borings located within the parking areas at the approximate locations shown on the attached Plate 2,

Site Plan. The soil borings were drilled with a truck-mounted drilling rig using continuous flight augers. The borings were technically directed by one of our engineers who maintained a continuous log of the soil conditions encountered in each borehole, and obtained relatively undisturbed samples for laboratory testing and visual examination.

The graphical representation of the materials encountered in the borings, and the results of our laboratory tests, as well as explanatory/illustrative data are attached, as follows:

- Plate 5, Unified Soil Classification System, illustrates the general features of the soil classification system used on the boring logs.
- Plate 6, Soil Terminology, lists and describes the soil engineering terms used on the boring logs.
- Plate 7, Boring Log Notes, describes general and specific conditions that apply to the boring logs.
- Plate 8, Key to Symbols, describes various symbols used on the boring logs.
- Plate 9 thru 13, Boring Logs, describe the subsurface materials encountered, show the depths and blow counts for the samples, and summarize results of the strength tests, and moisture density data.
- Plate 14, Atterberg Limits, summarizes and plots the results of the Atterberg Limits tests performed on selected samples, which were performed to classify the soils as well as obtain an indication of their expansive potential.

Selected undisturbed samples were tested in direct shear to evaluate the strength characteristics of the subsurface materials. Direct shear tests were performed at saturated and natural moisture contents and under various surcharge pressures. The moisture content and dry density of the undisturbed samples were measured to aid in correlating their engineering properties. Atterberg Limits tests were performed on selected samples to aid in their classification. The results of our laboratory tests are summarized on the boring logs and plates described above.

6.0 GEOLOGY AND SEISMICITY

6.1 Regional Geology

A review of the “Geology of the Onshore Part of San Mateo County, California: A digital database” by E.E. Brabb and R.W. Graymer, D.L. Jones 1997, indicates that the tree covered area where the new parking lot will be located is underlain by “Greenstone” described as “Dark-green to red altered basaltic rocks, including flows, pillow lavas, breccias, tuff breccias, tuffs, and minor related intrusive rocks, in unknown proportions,” and “Chert” described as “White, green, red, and orange chert, in places interbedded with reddish-brown shale.”

The map also indicates that the lower, flat areas are underlain by artificial fill, which is typically placed over the soft bay mud soils when the areas are reclaimed from the Bay. However, Boring B-1 by Treadwell&Rollo, indicates the bay mud does not extend all the way to the base of the hill. It must be noted that our recent Borings B-1 and B-2 did not reach the base of the fill in the area, and therefore could not confirm or deny the presence of bay mud in those areas. Nevertheless, we have indicated a very rough approximation of the extent of the bay mud at the site. It appears that the lower, reconfigured parking lot is likely not underlain by soft mud.

A portion of the referenced map that includes the site area is presented herein as the Regional Geology Map, Plate 3.

6.2 Seismic Setting

The site, as is the entire San Francisco Bay area, is located within a seismically active region at the contact between the Pacific Plate to the west and the North American tectonic plate to the east. The zone of faulting at the contact in this area stretches from just offshore to the western side of the Central Valley. The major fault in this system is the San Andreas fault located approximately 7 kilometers southwest of site. This fault generated an earthquake of Magnitude 7.0+ on the San Francisco peninsula in 1838, and the great San Francisco Earthquake of 1906, with an estimated Moment Magnitude of 7.8. The 1989 Loma Prieta earthquake was also located immediately adjacent to this fault. The San Gregorio fault is located approximately 17 kilometers southwest of the site, the Hayward fault is located approximately 23 kilometers northeast of site, and the Calaveras fault is located approximately 29

kilometers northeast of the site. Other faults are too distant, and/or judged incapable of generating ground accelerations large enough to be considered significant threats to this site. The distances to the major faults from the site, and their potential moment magnitudes are listed in the table below.

Table 1
Significant Earthquake Scenarios

Fault	Approximate Distance to Site (kilometers)	Probability ¹ for $M_w \geq 6.7$ Within 30 years (%)
San Andreas	7	33
San Gregorio	17	5
Hayward	23	32
Calaveras	29	25

1. Working Group on California Earthquake Probabilities, 2014

6.3 CBC 2013 Seismic Design Parameters

Based on the soil information obtained from the exploratory boring at the proposed restroom site, the soil profile is classified as a Class “C”, defined as a “very dense soil and soft rock” with an average shear wave velocity between 1,200 to 2,500 feet per second, average Standard Penetration Test (N) value greater than 50 blows per foot, and/or average undrained shear strength greater than 2,000 psf in the top 100 feet of the site.

Using the site coordinate of 37.5898 degrees North Latitude and 121.3246 degrees West Longitude, and the USGS Seismic Design maps (geohazards.usgs.gov/designmaps/us.application.php), the earthquake ground motion parameters were computed in accordance with 2013 California Building Code as listed in the following table.

Table 2
Parameters for Seismic Design

2010 CBC Site Parameter	Value
Site Latitude	37.5898° N
Site Longitude	121.3246° W
Site Class, Table 1613.5.2	Stiff Soil, Class C
Mapped Spectral Acceleration for Short Periods S_s	1.78g

Table 2
Parameters for Seismic Design

2010 CBC Site Parameter	Value
Mapped Spectral Acceleration for a 1-second Period S_1	0.82g
Site Coefficient F_a	1.0
Site Coefficient F_v	1.3
Site-Modified Spectral Acceleration for short Periods S_{Ms}	1.78g
Site-Modified Spectral Acceleration for a 1-second Period S_{M1}	1.07g
Design Spectral Acceleration for short Periods S_{Ds}	1.19g
Design Spectral Acceleration for short Periods S_{D1}	0.71g

7.0 SITE CONDITIONS

7.1 Subsurface Conditions

The borings advanced in the existing parking area for this investigation (B-1 and B-2) encountered fill soils to the depths explored. The fill soil consisted of medium dense coarse grained soil and medium stiff to hard clayey soils with varying sand and gravel contents.

The borings advanced in the proposed restroom building and upper parking lot areas encountered native soil consisting of 2 to 3 feet of dense to very dense silty sand. Underlying the silty sand, the site materials in the borings consisted of hard sandy clay to very dense clayey sand with varying sand contents.

7.2 Groundwater

Groundwater was not encountered in the borings drilled for the investigation. However, groundwater was encountered in the proposed new beach area from 6½ to 8 feet bgs in the borings and CPT's advanced during the 2008 investigation by Treadwell & Rollo.

Groundwater levels would generally be subject to seasonal fluctuations and the amount of yearly rainfall.

8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1 General

Based on the subsurface exploration conducted at the subject site and the results obtained from our laboratory testing program, it is our opinion that the proposed project is feasible from a geotechnical engineering standpoint, provided the recommendations presented in this report are incorporated into the project design and implemented during construction. When the final development plans are available, they should be reviewed by this office prior to construction to confirm that the intent of our recommendations is reflected in the plans, and to confirm that our recommendations properly address the proposed project in its final form.

The site could experience very strong ground shaking from future earthquakes during the anticipated lifetime of the project. The intensity of ground shaking will depend on the magnitude of earthquake, distance to epicenter, and response characteristics of the on-site soils. While it is not possible to totally preclude damage to structures during major earthquakes, strict adherence to good engineering design and construction practices will help reduce the risk to damage. The 2013 California Building Code defines the minimum standards of good engineering practice.

8.2 Site Grading

A detailed grading plan was not available when this report was prepared, but site grading will likely consist of clearing and grubbing, reworking the upper portion of the on-site soils, and preparation of the subgrade to receive new foundations for the restroom building, as well as removal of the asphalt within the entire parking lot area and demolition of the northern portion of the parking lot adjacent to the beach to receive the proposed beach and dune areas.

As used in this report, the term “compact” and its derivatives mean that all on-site soils should be compacted to a minimum of 95 percent of the maximum dry density, at a moisture content that is slightly over optimum as determined by ASTM Test Method D1557.

The following grading procedures should be followed for preparation of the areas to receive fills and/or concrete slabs:

- Strip and remove all bushes, vegetation, roots, organically contaminated topsoils, abandoned underground utilities, and other debris from the site surface. Stockpile the stripping for disposal at an off-site location.
- Within old pavement areas, completely remove or pulverize the existing AC such that 100 percent is smaller than 2 inches in size and 90 percent is smaller than 1 inch in size.
- Scarify the over-excavated surfaces within the exposed subgrades to depth of 6 to 8 inches.
- Thoroughly moisture condition the scarified surfaces to a moisture content that slightly over optimum, and re-compact as specified above. Further excavate as necessary any area still containing weak and/or yielding (pumping) soils, as determined in the field by the Geotechnical Engineer.
- Place fill on the over-excavated surfaces and in the holes/depressions created by the above actions in uniformly moisture conditioned and compacted lifts not exceeding 8 inches in loose thickness. Rocks or cobbles larger than 4 inches in maximum dimensions should not be allowed to remain within the foundation areas, unless they can be crushed in-place by the construction equipment.

The native soils are suitable for use as structural fill. Imported fill soils if needed, should be predominately granular in nature and should be free of organics, debris, or rocks over 3 inches in size, and should be approved by the Geotechnical Engineer before importing to the site. As a general guide of acceptance, imported soils should have a Plasticity Index less than 15, and an R-value of at least 20, and fines content between 15 and 60 percent. All aspects of site grading including clearing/stripping, demolition, pad preparation, and placement of fills or backfills should be performed under the observation of BAGG's field representatives.

It must be the Contractor's responsibility to select equipment and procedures that will accomplish the grading as described above. The Contractor must also organize his work in such a manner that one of our field representatives can observe and test the grading operations, including clearing, excavation, compaction of fill and backfill, and compaction of subgrades.

8.3 Foundations

The new restroom building may be satisfactorily supported upon conventional spread footing foundations. The footings should be established a minimum of 18 inches in depth with a minimum width of 12 inches. With these dimensions, footing may be designed using allowable bearing pressures of 2000 pounds per square foot (psf) for dead plus live loads, and 3,000 psf for total design loads including wind or seismic loads.

Lateral loads may be resisted by passive earth pressures against the foundation members which have been poured in neat excavations without the use of any forms, and by friction between the bottom of spread footings and soil. The allowable passive resistance may be taken as an equivalent fluid pressure of 350 pcf (triangular). The upper 12 inches of the passive resistance should be ignored unless the foundation is protected by a pavement or concrete slab. A coefficient of 0.35 may be used between the native soils and the bottom of concrete footings.

8.4 Slabs-on-Grade and Exterior Flatwork

The soil subgrade should be compacted as per the recommendations included in the "Site Grading" section of this report. In areas where moisture on the slab surface would be undesirable, 4 inches of approved, clean, free draining angular gravel should be placed beneath the concrete slab. The base course is intended to serve as a capillary break; however, moisture may accumulate in the base course zone. Therefore, a vapor barrier with a thickness of at least 15 mil (such as, Stegowrap or an approved equivalent) should be placed on the gravel base if moisture protection and a dry floor slab are desirable. The vapor barrier should be installed and sealed as per manufacturer's recommendations.

8.5 Drainage

Site drainage should be considered an integral part of the proposed project. The ground surface in unpaved areas adjacent to the building should slope at least 5 percent away from the structure for at least 5 feet to facilitate runoff drainage into catch basins or area drains. Any area where surface run-off becomes concentrated should be provided with a catch basin. The collected runoff from the catch basins should be discharged in a manner that will not cause erosion or saturation of soils in the vicinity of foundations or slopes.

8.6 Utility Trench Backfill

Vertical trenches deeper than 5 feet will likely require temporary shoring. Where shoring is not used, the sides should be sloped or benched, with a maximum slope of 1½:1 (horizontal: vertical). The trench spoils should not be placed closer than 3 feet or one-half of the trench depth (whichever is greater) from the trench sidewalls. All work associated with trenching must conform to the State of California, Division of Industrial Safety requirements. In our opinion, the soils in the upper 50 feet of the site should be classified as "Type C Soil."

Trench backfill materials and compaction should conform to the requirements of the local agency; however, we recommend the following as a minimum:

- In general, soils used for trench backfill shall be free of debris, roots and other organic matter, debris, and rocks or lumps exceeding 3 inches in greatest dimension. The on-site soils can be used for trench backfill, but not for pipe bedding or shading.
- Compaction shall be performed to a minimum of 90% relative compaction in accordance with ASTM D1557, at a moisture content recommended previously. In pavement areas, the upper 24 inches of the backfill (below the pavement subgrade) should be compacted to 95% of maximum dry density. Jetting shall not be allowed.

8.7 On-Site Flexible Pavements

An R-value test was conducted on two composite bulk samples of the near-surface soils obtained from borings B-1 and B-2 and from borings B-4 and B-5. The test for the composite sample of Boring B-1 and B-2 resulted in an R-Value of 8 with an expansion pressure of 300 psf, while the test for the composite sample for Boring B-3 and B-4 resulted in an R-Value of 14 with an expansion pressure of 300 psf. An R-value of 8 and 14 were used for the soil subgrade in the lower existing parking lot area and in the upper new parking lot, respectively, to develop pavement section thickness recommendations for various traffic index values which are presented in the table below.

Table 3
Summary of Asphalt Pavement Sections

Pavement Component	Subgrade R-value =8						Subgrade R-value =14					
	TI=4.5		TI=5.0		TI=6.0		TI=4.5		TI=5.0		TI=6.0	
Asphaltic Concrete (AC) in Inches	3	3	3½	3½	4	4	3	3	3½	3½	4	4
Class II Aggregate Base (R _{Min} =78) in Inches	7½	4	10	4	11	4	7	4	7	4	10	4
Class II Aggregate Subbase or Recycled AC/AB (R _{Min} =50)	--	6	--	6	--	8	--	6	--	6	--	7
Total Thickness in Inches	10½	13	13½	13½	15	16	10	13	10½	13½	14	15

The Traffic Index is a measure of the frequency and magnitude of traffic loading the flexible pavement is expected to experience during its life time. A Traffic Index (TI) of 4.5 is frequently used for areas subject to light automobile parking only. A TI of 6.0 is usually appropriate where the pavement will be subject to frequent use by vans or light delivery trucks with only occasional heavy truck traffic, such as from weekly garbage trucks. The calculated pavement section thicknesses for various traffic index values are listed in the table above.

The soil subgrade should be compacted as per the recommendations included in the “Site Grading” section of this report. All pavement components should conform to and be placed in accordance with the latest edition of CalTrans Standard Specifications, except that compaction should be measured by ASTM Test Method D1557.

8.8 Plan Review

It is recommended that the Geotechnical Engineer (BAGG Engineers) be retained to review the final grading, foundation, and drainage plans. This review is to assess general suitability of the earthwork, foundation, and drainage recommendations contained in this report and to verify the appropriate implementation of our recommendations into the project plans and specifications.

8.9 Observation and Testing

It is recommended that the Geotechnical Engineer (BAGG Engineers) be retained to provide observation and testing services during site grading, excavation, backfilling, and foundation construction phases of work. This is intended to verify that the work in the field is performed as recommended and in accordance with the approved plans and specifications, as well as verify that subsurface conditions encountered during construction are similar to those anticipated during the design phase. Changed or unanticipated soil conditions may warrant revised recommendations. For this reason, BAGG cannot accept responsibility or liability for the recommendations in this report if we are not given the opportunity to observe and test site grading.

9.0 CLOSURE

This report has been prepared in accordance with generally-accepted engineering practices. The recommendations presented in this report are based on our understanding of the proposed construction as described herein, and upon the soil conditions encountered in the borings performed for this investigation.

The conclusions and recommendations contained in this report are based on subsurface conditions revealed by widely scattered borings and a review of available geotechnical and geologic literature pertaining to the project site. It is not uncommon for unanticipated conditions to be encountered during site grading and/or foundation installation and it is not possible for all such variations to be found by a field exploration program appropriate for this type of project. The recommendations contained in this report are therefore contingent upon the review of the final grading, drainage, and foundation plans by this office, and upon geotechnical observation and testing by BAGG of all pertinent aspects of site grading, including demolition, placement of fills and backfills, preparation of pavement subgrades and building pads, and foundation construction.

Soil conditions and standards of practice change with time. Therefore, we should be consulted to update this report, if the construction does not commence within 18 months from the date that this report is submitted. Additionally, the recommendations of this report are only valid for the proposed development as described herein. If the proposed project is modified, our recommendations should be reviewed and approved or modified by this office in writing.

The following references and plates are attached and complete this report:

Plate 1	Vicinity Map
Plate 2	Site Plan
Plate 3	Regional Geologic Map
Plate 4	Regional Fault Map
Plate 5	Unified Soil Classification System
Plate 6	Soil Terminology
Plate 7	Boring Log Notes
Plate 8	Key to Symbols
Plate 9 thru 13	Boring Logs
Plate 14	Atterberg Limits
Plates 15 and 16	R-Values

ASFE document titled "Important Information About Your Geotechnical Engineering Report

10.0 REFERENCES

Brabb, E.E., R.W., Graymer, and Jones, D.L., *Geology of the Onshore Part of San Mateo County, California* United States Geological Survey, 1988

California Building Standard Commission, 2013 California Building Code, California Code of Regulations, Title 24, Part 2, Volume 2 of 2.

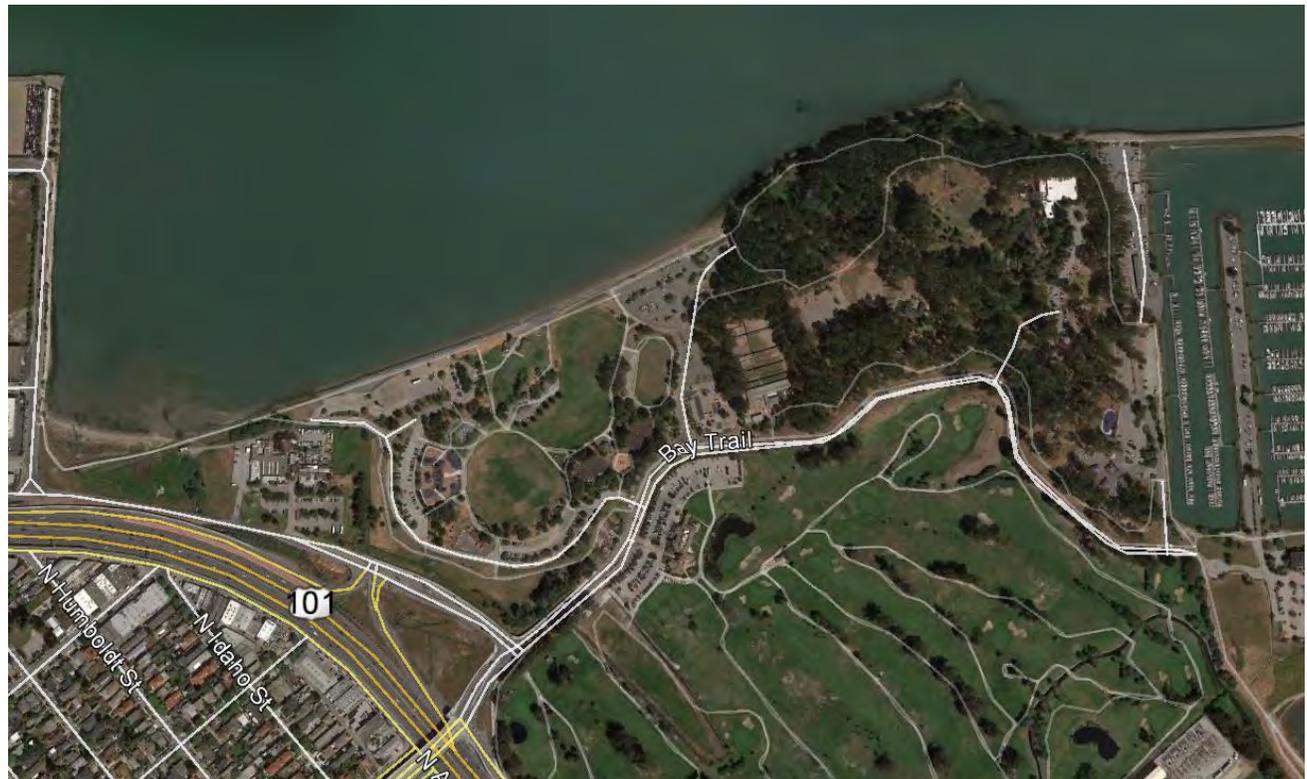
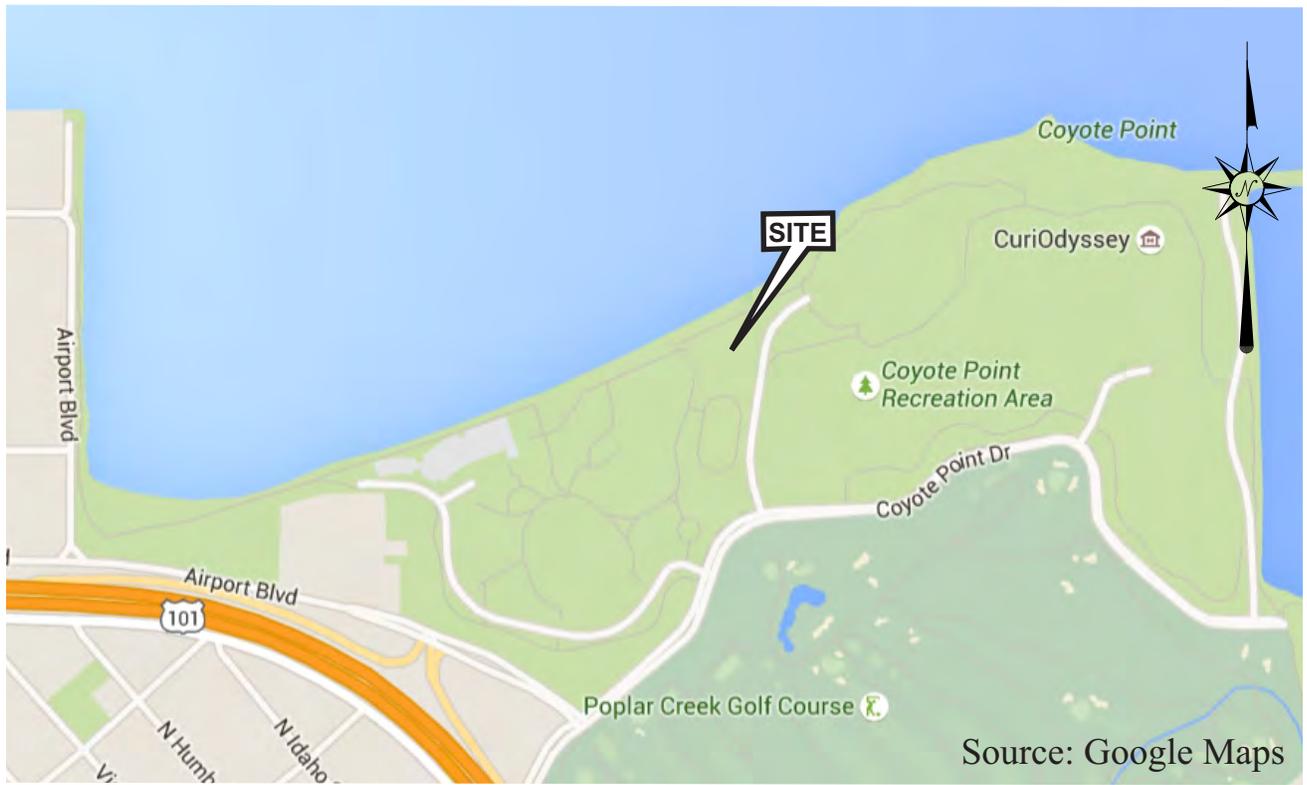
California Department of Conservation, Division of Mines and Geology, 2000, Digital Images of Official maps of Alquist-Priolo Earthquake Fault Zones of California, Central Coast Region.

California Department of Transportation, 2011, *Trenching and Shoring Manual*, Issued by Office of Structure Construction, Revision 1, August 2011

Schlocker, J, 1970, *Generalized Geologic Map of the San Francisco Bay Region, California*: United State Geological Survey Open File Report.

U.S Geological Survey (USGS), 2013, *U.S. Seismic Design Maps*, USGS Earthquake Hazards Program

Working Group on California Earthquake Probabilities, 2008, *The Uniform California Earthquake Rupture Forecast, Version 2 (UCERF2)*, U.S. Geological Survey Open File Report 2007-1437.



GEOTECHNICAL ENGINEERING INVESTIGATION
 EASTERN PROMENADE IMPROVEMENT PROJECT
 COYOTE POINT
 SAN MATEO, CALIFORNIA

VICINITY MAP

DATE:
 AUGUST 2015

JOB NUMBER:
 BKFEN-29-00

PLATE
 1



LEGEND

- Eastern Promenade - New Route
- New Beach Area
- New Dunes
- Breakwater
- New Restroom Location (Tentative)
- Additional Parking Area (Tentative)
- Coyote Point Recreation Area
- Eastern Promenade - Existing Route
- Western Promenade
- Coyote Point Recreation Area
- +
 Approximate Location of Boring by BAGG Engineers, 2015
- +
 Approximate Location of Boring by Treadwell & Rollo, Inc., 2008
- +
 Approximate Location of Cone Penetration Test by Treadwell & Rollo, Inc., 2008
- High Water Line
- Approximate Eastern Edge of Soft Bay Mud

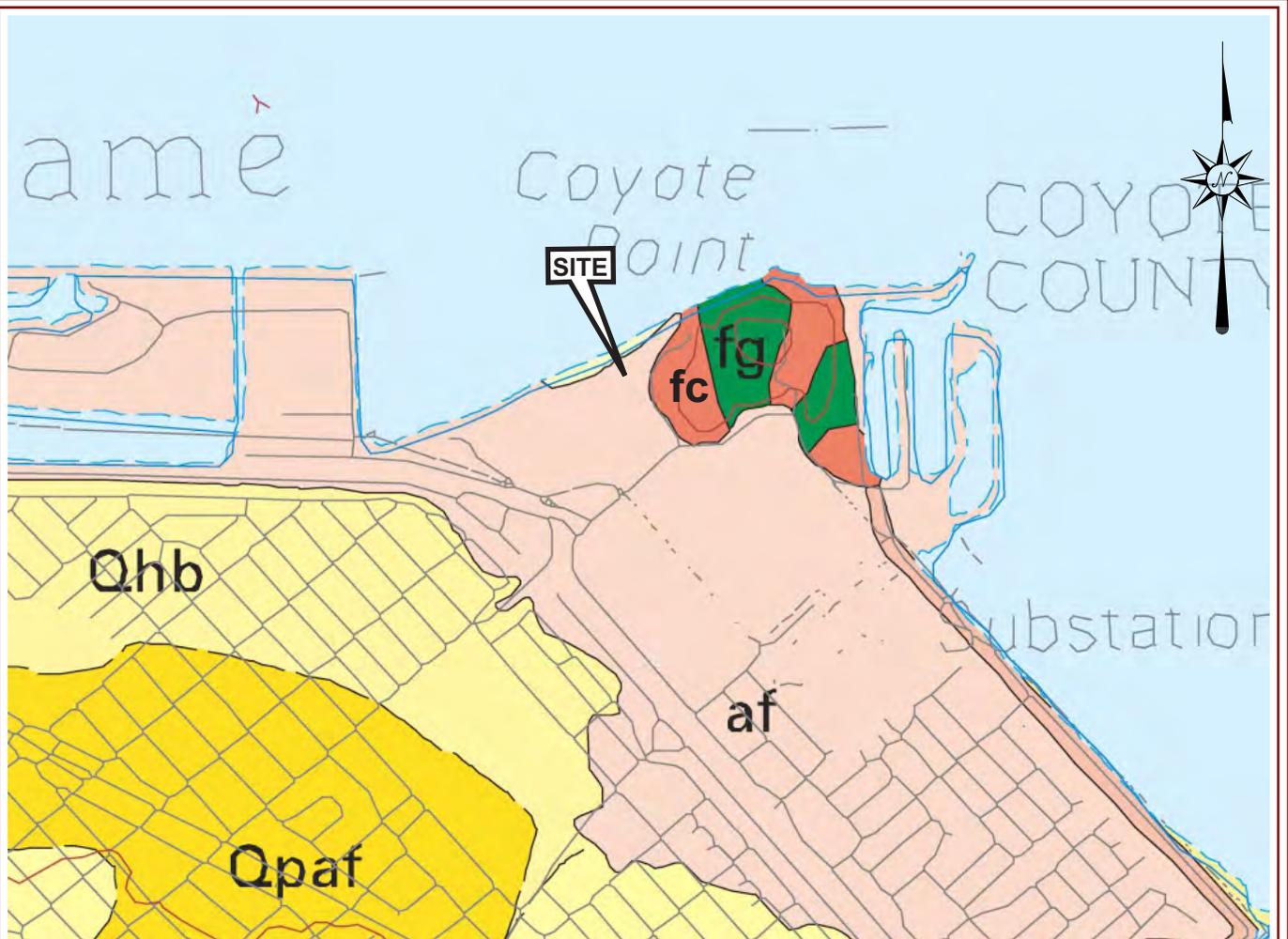
Source: Google Earth, Imagery

GEOTECHNICAL ENGINEERING INVESTIGATION
EASTERN PROMENADE IMPROVEMENT PROJECT
COYOTE POINT RECREATION AREA
SAN MATEO, CALIFORNIA



SITE PLAN

JOB NO.: BKFEN-29-00	SCALE: NTS	DATE: AUGUST 2015	PLATE 2
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LEGEND

- fg** **Greenstone**-- Dark-green to red altered basaltic rocks, including flows, pillow lavas, breccias, tuff breccias, tuffs, and minor related intrusive rocks, in unknown proportions.
- fc** **Chert**--White, green, red, and orange chert, in places interbedded with reddish-brown shale.
- af** **Artificial fill (Historic)**--Loose to very well consolidated gravel, sand, silt, clay, rock fragments, organic matter, and man-made debris in various combinations.
- Qpaf** **Alluvial Fans and Fluvial Deposits (Pleistocene)**-- Brown dense gravel and clayey sand or clayey gravel that fines upward to sandy clay.
- Qhb** **Basin Deposits (Holocene)**-- Very fine silty lay to clay deposits occupying flat-floored basins at the distal edge of alluvial fans adjacent to the bay mud.

Reference: Geology of the Onshore Part of San Mateo County, California United States Geological Survey, By E.E. Brabb, R.W. Graymer, and D.L. Jones, 1998.

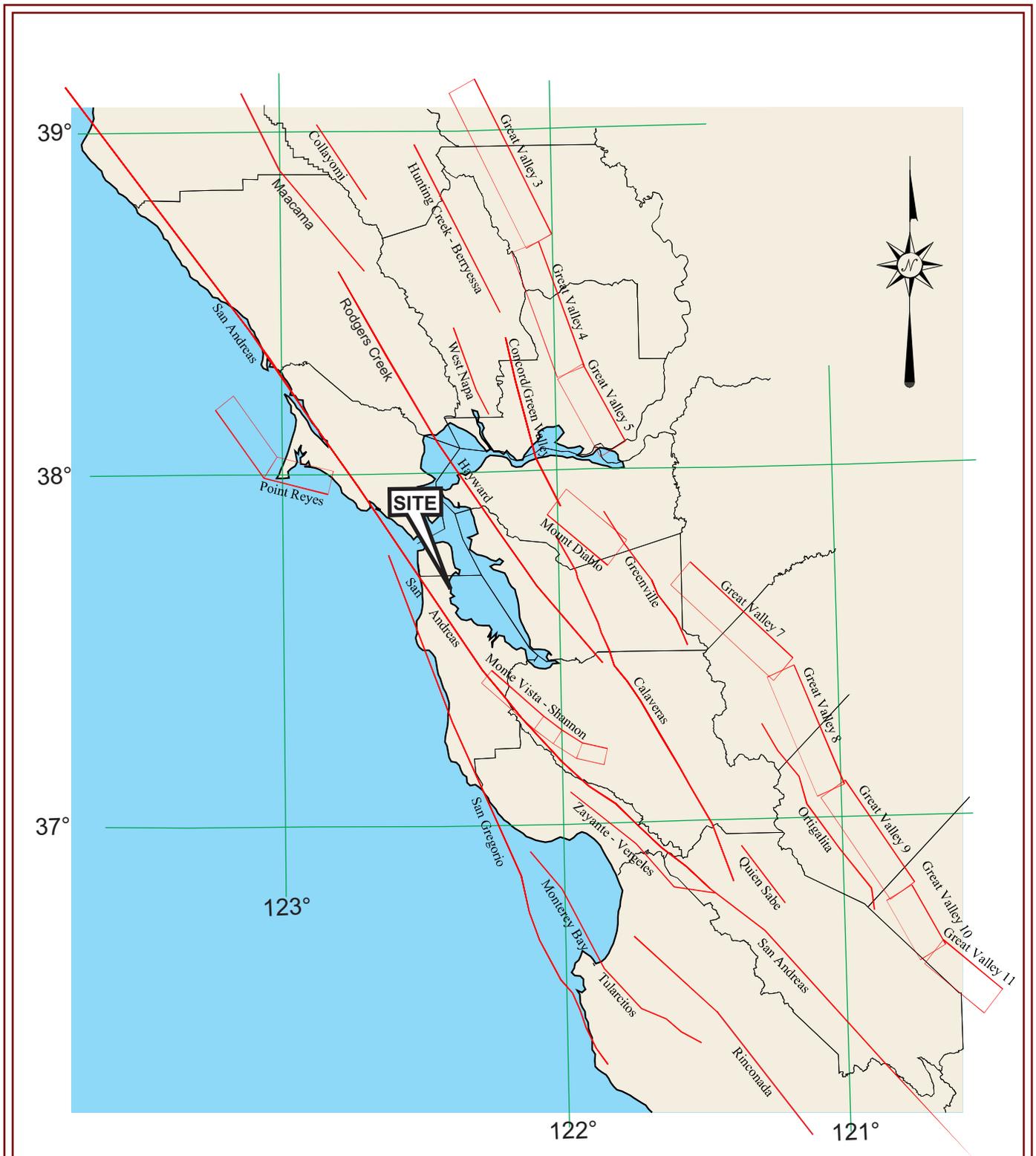
GEOTECHNICAL ENGINEERING INVESTIGATION
 EASTERN PROMENADE IMPROVEMENT PROJECT
 COYOTE POINT RECREATION AREA
 SAN MATEO, CALIFORNIA

REGIONAL GEOLOGY MAP

DATE:
AUGUST 2015

JOB NUMBER:
BKFEN-29-00

PLATE
3



Reference: Taken from the 2002 California Geological Survey Fault Model.

GEOTECHNICAL ENGINEERING INVESTIGATION EASTERN PROMENADE IMPROVEMENT PROJECT COYOTE POINT RECREATION AREA SAN MATEO, CALIFORNIA	REGIONAL FAULT MAP		
	DATE: AUGUST 2015	JOB NUMBER: BKFEN-29-00	PLATE 4

COARSE-GRAINED SOILS

LESS THAN 50% FINES*

GROUP SYMBOLS	ILLUSTRATIVE GROUP NAMES	MAJOR DIVISIONS
GW	Well graded gravel Well graded gravel with sand	GRAVELS More than half of coarse fraction is larger than No. 4 sieve size
GP	Poorly graded gravel Poorly graded gravel with sand	
GM	Silty gravel Silty gravel with sand	
GC	Clayey gravel Clayey gravel with sand	
SW	Well graded sand Well graded sand with gravel	SANDS More than half of coarse fraction is smaller than No. 4 sieve size
SP	Poorly graded sand Poorly graded sand with gravel	
SM	Silty sand Silty sand with gravel	
SC	Clayey sand Clayey sand with gravel	

FINE-GRAINED SOILS

MORE THAN 50% FINES*

GROUP SYMBOLS	ILLUSTRATIVE GROUP NAMES	MAJOR DIVISIONS
CL	Lean clay Sandy lean clay with gravel	SILTS AND CLAYS liquid limit less than 50
ML	Silt Sandy silt with gravel	
OL	Organic clay Sandy organic clay with gravel	
CH	Fat clay Sandy fat clay with gravel	SILTS AND CLAYS liquid limit more than 50
MH	Elastic silt Sandy elastic silt with gravel	
OH	Organic clay Sandy organic clay with gravel	
PT	Peat Highly organic silt	HIGHLY ORGANIC SOIL

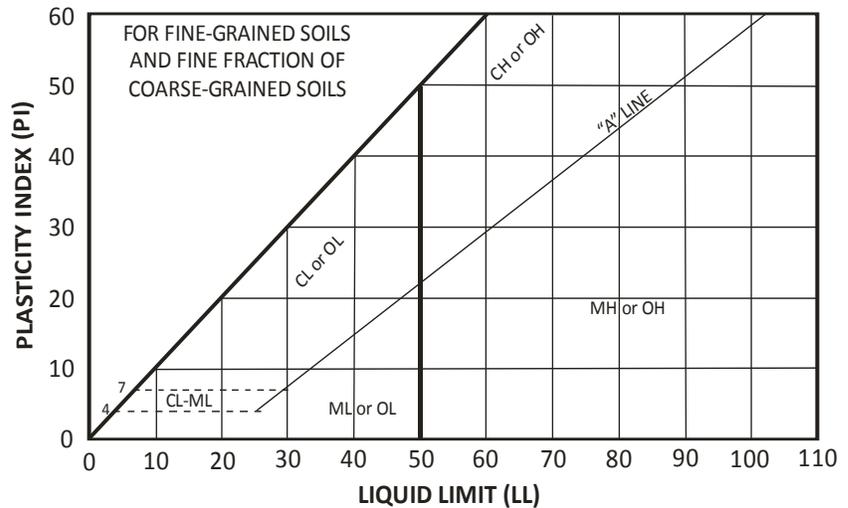
NOTE: Coarse-grained soils receive dual symbols if:
 (1) their fines are CL-ML (e.g. SC-SM or GC-GM) or
 (2) they contain 5-12% fines (e.g. SW-SM, GP-GC, etc.)

NOTE: Fine-grained soils receive dual symbols if their limits in the hatched zone on the Plasticity Chart(L-M)

SOIL SIZES

COMPONENT	SIZE RANGE
BOULDERS	ABOVE 12 in.
COBBLES	3 in. to 12 in.
GRAVEL	No. 4 to 3 in.
Coarse	¾ in to 3 in.
Fine	No. 4 to ¾ in.
SAND	No. 200 to No.4
Coarse	No. 10 to No. 4
Medium	No. 40 to No. 10
Fine	No. 200 to No. 40
*FINES:	BELOW No. 200

PLASTICITY CHART



NOTE: Classification is based on the portion of a sample that passes the 3-inch sieve.

Reference: ASTM D 2487-06, Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System).

GENERAL NOTES: The tables list 30 out of a possible 110 Group Names, all of which are assigned to unique proportions of constituent soils. Flow charts in ASTM D 2487-06 aid assignment of the Group Names. Some general rules for fine grained soils are: less than 15% sand or gravel is not mentioned; 15% to 25% sand or gravel is termed "with sand" or "with gravel", and 30% to 49% sand or gravel is termed "sandy" or "gravelly". Some general rules for coarse-grained soils are: uniformly-graded or gap-graded soils are "Poorly" graded (SP or GP); 15% or more sand or gravel is termed "with sand" or "with gravel", 15% to 25% clay and silt is termed clayey and silty and any cobbles or boulders are termed "with cobbles" or "with boulders".

UNIFIED SOIL CLASSIFICATION SYSTEM

SOIL TYPES (Ref 1)

- Boulders:** particles of rock that will not pass a 12-inch screen.
- Cobbles:** particles of rock that will pass a 12-inch screen, but not a 3-inch sieve.
- Gravel:** particles of rock that will pass a 3-inch sieve, but not a #4 sieve.
- Sand:** particles of rock that will pass a #4 sieve, but not a #200 sieve.
- Silt:** soil that will pass a #200 sieve, that is non-plastic or very slightly plastic, and that exhibits little or no strength when dry.
- Clay:** soil that will pass a #200 sieve, that can be made to exhibit plasticity (putty-like properties) within a range of water contents, and that exhibits considerable strength when dry.

MOISTURE AND DENSITY

- Moisture Condition:** an observational term; dry, moist, wet, or saturated.
- Moisture Content:** the weight of water in a sample divided by the weight of dry soil in the soil sample, expressed as a percentage.
- Dry Density:** the pounds of dry soil in a cubic foot of soil.

DESCRIPTORS OF CONSISTENCY (Ref 3)

- Liquid Limit:** the water content at which a soil that will pass a #40 sieve is on the boundary between exhibiting liquid and plastic characteristics. The consistency feels like soft butter.
- Plastic Limit:** the water content at which a soil that will pass a #40 sieve is on the boundary between exhibiting plastic and semi-solid characteristics. The consistency feels like stiff putty.
- Plasticity Index:** the difference between the liquid limit and the plastic limit, i.e. the range in water contents over which the soil is in a plastic state.

MEASURES OF CONSISTENCY OF COHESIVE SOILS (CLAYS) (Ref's 2 & 3)

Very Soft	N=0-1*	C=0-250 psf	Squeezes between fingers
Soft	N=2-4	C=250-500 psf	Easily molded by finger pressure
Medium Stiff	N=5-8	C=500-1000 psf	Molded by strong finger pressure
Stiff	N=9-15	C=1000-2000 psf	Dented by strong finger pressure
Very stiff	N=16-30	C=2000-4000 psf	Dented slightly by finger pressure
Hard	N>30	C>4000 psf	Dented slightly by a pencil point

*N=blows per foot in the Standard Penetration Test. In cohesive soils, with the 3-inch-diameter ring sampler, 140-pound weight, divide the blow count by 1.2 to get N (Ref 4).

MEASURES OF RELATIVE DENSITY OF GRANULAR SOILS (GRAVELS, SANDS, AND SILTS) (Ref's 2 & 3)

Very Loose	N=0-4**	RD=0-30	Easily push a ½-inch reinforcing rod by hand
Loose	N=5-10	RD=30-50	Push a ½-inch reinforcing rod by hand
Medium Dense	N=11-30	RD=50-70	Easily drive a ½-inch reinforcing rod
Dense	N=31-50	RD=70-90	Drive a ½-inch reinforcing rod 1 foot
Very Dense	N>50	RD=90-100	Drive a ½-inch reinforcing rod a few inches

**N=Blows per foot in the Standard Penetration Test. In granular soils, with the 3-inch-diameter ring sampler, 140-pound weight, divide the blow count by 2 to get N (Ref 4).

XX

- Ref 1: ASTM Designation: D 2487-06, **Standard Classification of Soils for Engineering Purposes** (Unified Soil Classification System).
- Ref 2: Terzaghi, Karl, and Peck, Ralph B., **Soil Mechanics in Engineering Practice**, John Wiley & Sons, New York, 2nd Ed., 1967, pp. 30, 341, and 347.
- Ref 3: Sowers, George F., **Introductory Soil Mechanics and Foundations: Geotechnical Engineering**, Macmillan Publishing Company, New York, 4th Ed., 1979, pp. 80, 81, and 312.
- Ref 4: Lowe, John III, and Zaccheo, Phillip F., **Subsurface Explorations and Sampling**, Chapter 1 in "Foundation Engineering Handbook," Hsai-Yang Fang, Editor, Van Nostrand Reinhold Company, New York, 2nd Ed, 1991, p. 39.

SOIL TERMINOLOGY



GENERAL NOTES FOR BORING LOGS:

The boring logs are intended for use only in conjunction with the text, and for only the purposes the text outlines for our services. The Plate "Soil Terminology" defines common terms used on the boring logs.

The plate "Unified Soil Classification System," illustrates the method used to classify the soils. The soils were visually classified in the field; the classifications were modified by visual examination of samples in the laboratory, supported, where indicated on the logs, by tests of liquid limit, plasticity index, and/or gradation. In addition to the interpretations for sample classification, there are interpretations of where stratum changes occur between samples, where gradational changes substantively occur, and where minor changes within a stratum are significant enough to log.

There may be variations in subsurface conditions between borings. Soil characteristics change with variations in moisture content, with exchange of ions, with loosening and densifying, and for other reasons. Groundwater levels change with seasons, with pumping, from leaks, and for other reasons. Thus boring logs depict interpretations of subsurface conditions only at the locations indicated, and only on the date(s) noted.

SPECIAL FIELD NOTES FOR THIS REPORT:

1. The borings were drilled on July 28, 2015, with a truck mounted drilling rig with continuous flight augers. The borings were sealed with neat cement grout and capped with soil immediately after the last soil sample was collected.
2. The boring locations were approximately located by pacing from known points on the site, as shown on Plate 2, Site Plan.
3. The soils' Group Names [e.g. SANDY LEAN CLAY] and Group Symbols [e.g. (CL)] were determined or estimated per ASTM D 2487-06, Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System, see Plate 5). Other soil engineering terms used on the boring log are defined on Plate 6, Soil Terminology.
4. The "Blow Count" Column on the boring logs indicates the number of blows required to drive the sampler below the bottom of the boring, with the blow counts given for each 6 inches of sampler penetration. The samples from the boring were driven with a 140-pound hammer.
5. Groundwater was not encountered in this investigation to the depths explored as indicated on the boring logs.



KEY TO SYMBOLS

Symbol Description

Strata symbols



Silty gravel



Description not given for:
"O3"



Paving



Soft Lean Clay



Well graded sand



Lean clay with
sand, stiff to very stiff



Silty sand



Clayey sand

Soil Samplers



Modified California Sampler:
2.375" ID by 3" OD, split-barrel
sampler driven w/ 140-pound
hammer falling 30 inches

Line Types



Denotes a sudden, or well
identified strata change



Denotes a gradual, or poorly
identified strata change

Laboratory Data

DS

Direct shear test performed
on a soil sample at natural
or field moisture content
(ASTM D2166).

Symbol Description

DSX

Direct shear test performed
after the sample was
submerged in water until
volume changes ceased
(ASTM D2166).

PI

Plasticity Index established
per ASTM D4318 Test Method.

LL

Liquid Limit established per
ASTM D4318 Test Method.

AC

Asphaltic Concrete

AB

Aggregate Base



BORING LOG

Boring No. B-1

JOB NAME: Eastern Promenade Improvement Project
CLIENT: BKF Engineers
LOCATION: Coyote Point Recreation Area, San Mateo
DRILLER: West Coast Exploration, Inc.
DRILL METHOD: Continuous Flight Augers

JOB NO.: BKFEN-29-00
DATE DRILLED: 7/23/15
ELEVATION: 8±
LOGGED BY: KO
CHECKED BY:

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
				16.8	110	0		GM	SILTY GRAVEL: gray, medium dense, slightly moist to moist, gravel up to 1" in size	Fill
						4		CL	GRAVELLY LEAN CLAY with sand: reddish brown, moist, hard, some shale fragments ...some silt sand ...increase in shale content	
						8			Boring was terminated at 4.9' bgs. Groundwater was not encountered. Borehole was backfilled with neat cement grout.	
						12				
						16				
						20				
						24				



BORING LOG

Boring No. B-2

JOB NAME: Eastern Promenade Improvement Project
CLIENT: BKF Engineers
LOCATION: Coyote Point Recreation Area, San Mateo
DRILLER: West Coast Exploration, Inc.
DRILL METHOD: Continuous Flight Augers

JOB NO.: BKFEN-29-00
DATE DRILLED: 7/23/15
ELEVATION: 9±
LOGGED BY: KO
CHECKED BY:

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
				21.7	104	0		CL SW CL	PAVEMENT: 1.5"AC, 4"AB GRAVELLY LEAN CLAY: dark gray, very stiff, moist, gravel up to 1" in size, some sand WELL-GRADED SAND: dark gray, medium dense, moist SANDY LEAN CLAY: red brown, medium stiff, wet, some shale fragemnts	Fill
						8			Boring was terminated at 4.9' bgs. Groundwater was not encountered. Borehole was backfilled with neat cement grout.	
						12				
						16				
						20				
						24				



BORING LOG

Boring No. B-3

JOB NAME: Eastern Promenade Improvement Project
CLIENT: BKF Engineers
LOCATION: Coyote Point Recreation Area, San Mateo
DRILLER: West Coast Exploration, Inc.
DRILL METHOD: Continuous Flight Augers

JOB NO.: BKFEN-29-00
DATE DRILLED: 7/23/15
ELEVATION: 14'±
LOGGED BY: KO
CHECKED BY:

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
				6.7	105	0		SM	SILTY SAND: yellow brown, dense, slightly moist, fine-grained sand	Colluvium
DSX DSX	1500 500	18.5 20.4	1060 480	11.6 12.2	111 109	4		CL	SANDY LEAN CLAY: yellow brown, hard, moist, some oxidation staining, orangish yellow fine-grained sand ...red chert fragments ...some fine gravel	Franciscan LL=39, PI=25
DS DS	2100 1100	NAT NAT	2900 1800	15.9 15.3	111 114	8		SC	CLAYEY SAND: light yellow brown, moist, very dense, fine-grained sand, some oxidation staining	
				14.2	115	12				
						16				Boring was terminated at 14' bgs. Groundwater was not encountered. Borehole was backfilled with neat cement grout.
						20				
						24				



BORING LOG

Boring No. B-4

JOB NAME: Eastern Promenade Improvement Project
CLIENT: BKF Engineers
LOCATION: Coyote Point Recreation Area, San Mateo
DRILLER: West Coast Exploration, Inc.
DRILL METHOD: Continuous Flight Augers

JOB NO.: BKFEN-29-00
DATE DRILLED: 7/23/15
ELEVATION: 38'±
LOGGED BY: KO
CHECKED BY:

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
				16.4	104	0		SM	SILTY SAND: brown, very dense, slightly moist, some fine-grained gravel, fine-grained sand, few gravel up to 1" in size	Colluvium
						4		CL	SANDY LEAN CLAY: yellow brown, hard, moist, some fine-grained gravel, fine-grained sand	Franciscan
						8			Boring was terminated at 4' bgs. Groundwater was not encountered. Borehole was backfilled with neat cement grout.	
						12				
						16				
						20				
						24				

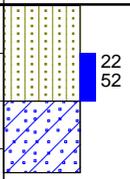


BORING LOG

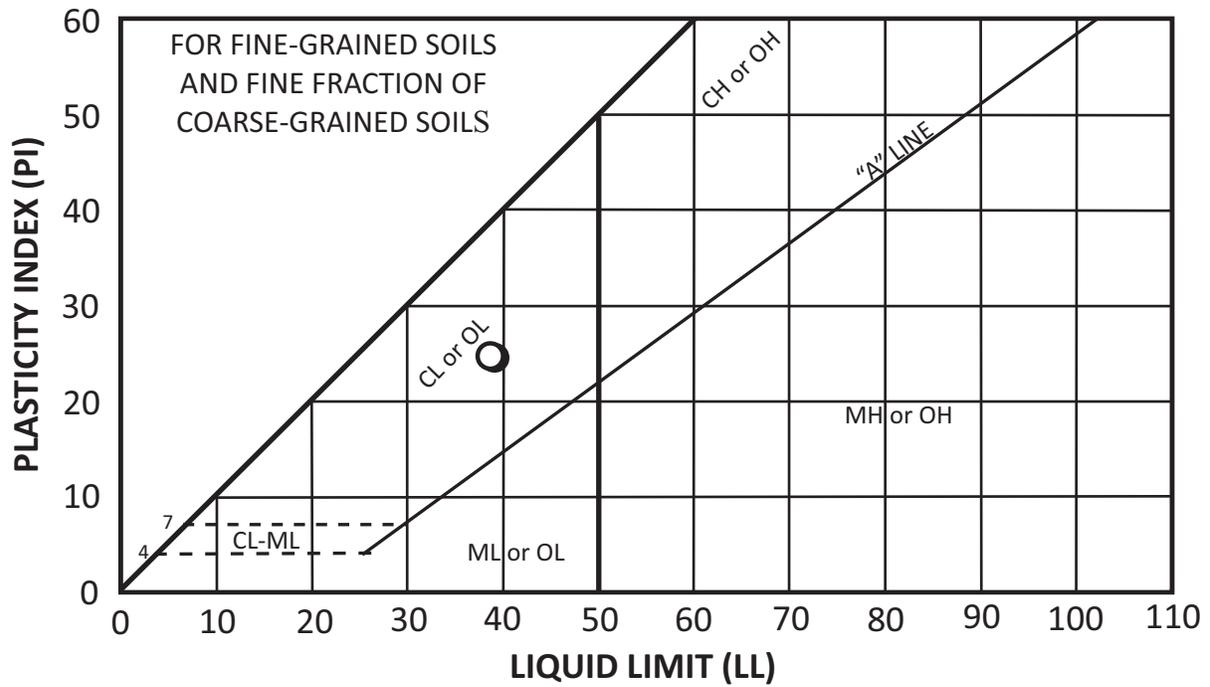
Boring No. B-5

JOB NAME: Eastern Promenade Improvement Project
CLIENT: BKF Engineers
LOCATION: Coyote Point Recreation Area, San Mateo
DRILLER: West Coast Exploration, Inc.
DRILL METHOD: Continuous Flight Augers

JOB NO.: BKFEN-29-00
DATE DRILLED: 7/23/15
ELEVATION: 40'±
LOGGED BY: KO
CHECKED BY:

Type of Strength Test	Test Surcharge Pressure, psf	Test Water Content, %	Shear Strength, psf	In-Situ Water Content, %	In-Situ Dry Unit Weight, pcf	Depth, ft.	Soil Symbols, Samplers and Blow Counts	USCS	Description	Remarks
				6.1	105	0			SILTY SAND: yellow brown, very dense, slightly moist, fine-grained sand	Colluvium
						4		CL	SANDY LEAN CLAY: yellow brown, hard, moist, some fine-grained gravel, fine-grained sand	Franciscan
						3.5			Boring was terminated at 3½' bgs. Groundwater was not encountered. Borehole was backfilled with neat cement grout.	
						8				
						12				
						16				
						20				
						24				

PLASTICITY CHART



SYMBOL	SAMPLE SOURCE	DEPTH (FEET)	NATURAL WATER CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	SOIL DESCRIPTION
○	Boring B-3	4.5	--	39	14	25	Yellow brown sandy lean clay (SC)

GEOTECHNICAL ENGINEERING INVESTIGATION
EASTERN PROMENADE IMPROVEMENT PROJECT
COYOTE POINT RECREATION AREA
SAN MATEO, CALIFORNIA

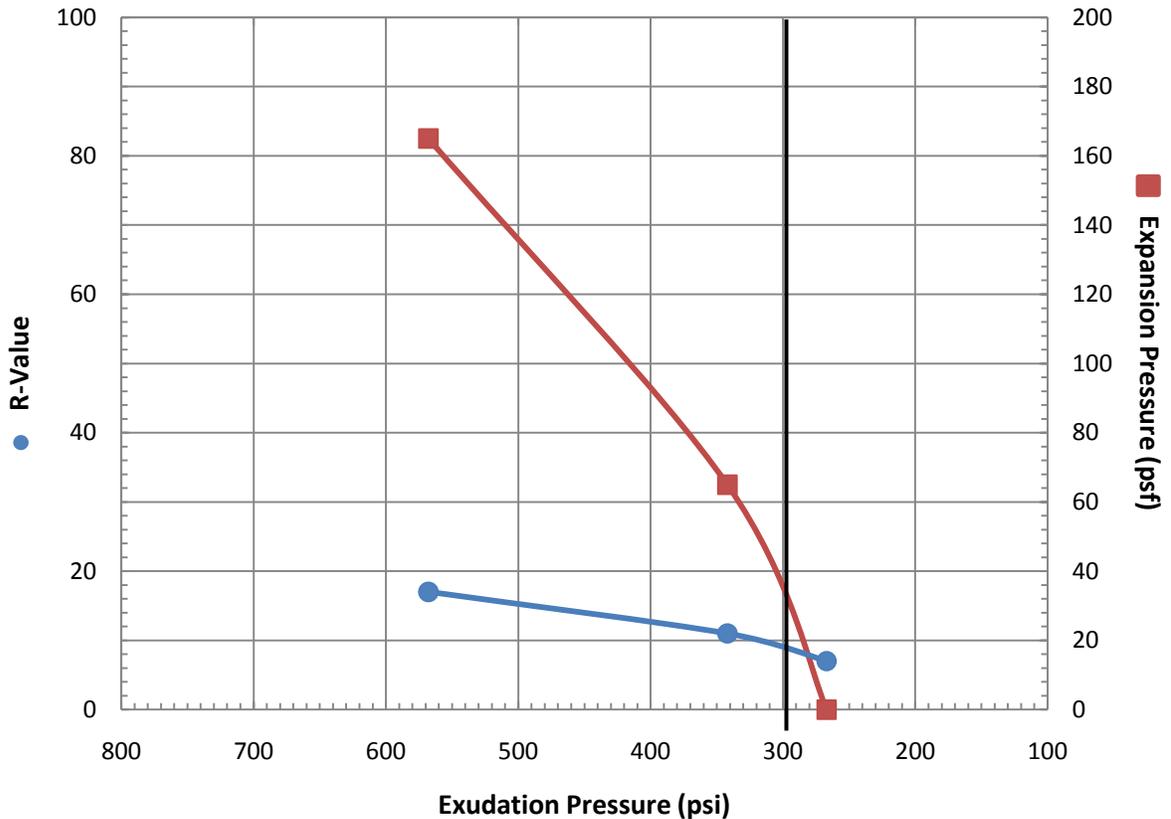
ATTERBERG LIMITS

DATE:
AUGUST 2015

JOB NUMBER:
BKFEN-29-00

PLATE
14

Bulk B-1 & B-2



Resistance R-Value and Expansion Pressure - Cal Test 301

No.	Compact. Pressure psi	Density pcf	Moist. %	Expansion Pressure psf	Horizontal Press. Psi @ 160 psi	Sample Height in.	Exud. Pressure psi	R Value	R Value Corr.
1	290	127.9	10.2	165	124	2.51	568	17	17
2	210	123.5	12.6	65	138	2.54	342	11	11
3	160	120.1	13.6	0	142	2.58	267	7	7

R-value at 300 psi exudation pressure = **8**

Exp. Pressure at 300 psi exudation pressure = **32**

GEOTECHNICAL ENGINEERING INVESTIGATION
EASTERN PROMENADE IMPROVEMENT PROJECT
COYOTE POINT RECREATION AREA
SAN MATEO COUNTY, CALIFORNIA

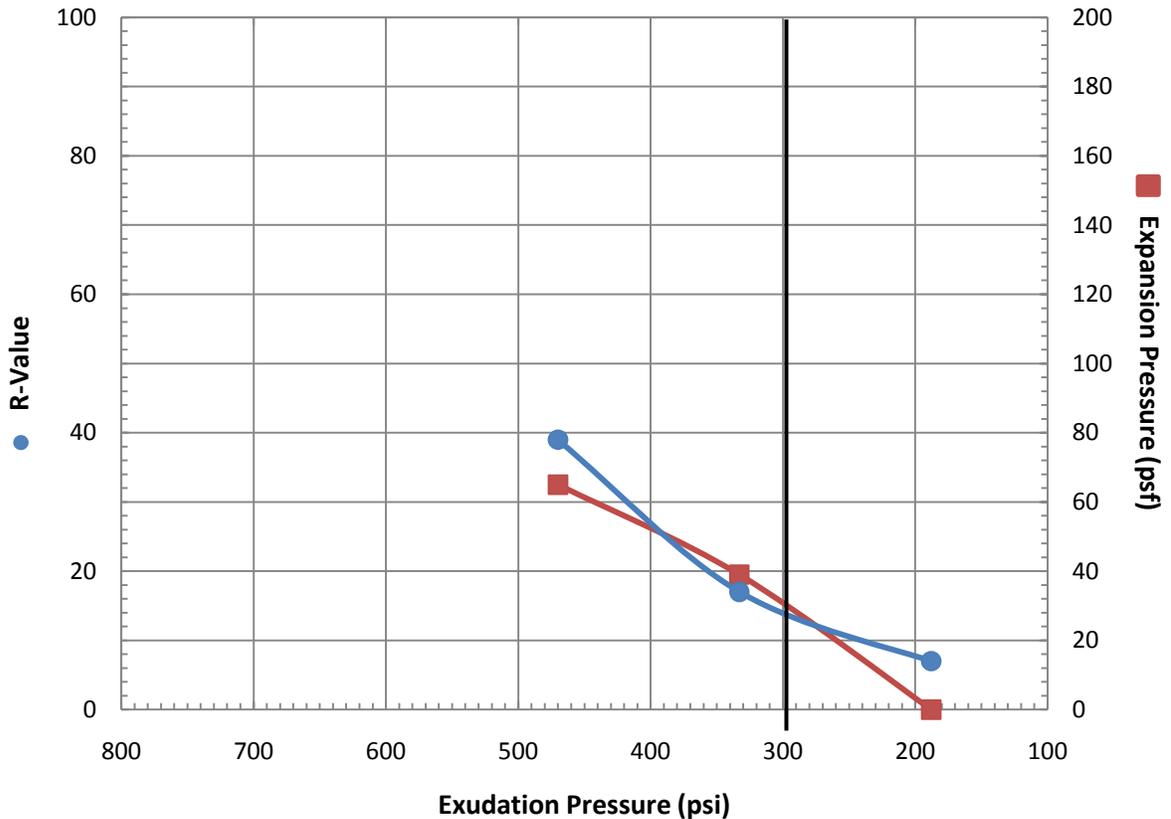
R-VALUE TEST DATA

JOB NO:
BKFEN-29-00

DATE:
August 2015

PLATE
15

Bulk B-4 & B-5



Resistance R-Value and Expansion Pressure - Cal Test 301

No.	Compact. Pressure psi	Density pcf	Moist. %	Expansion Pressure psf	Horizontal Press. Psi @ 160 psi	Sample Height in.	Exud. Pressure psi	R Value	R Value Corr.
1	350	123.6	12.3	65	83	2.50	470	39	39
2	295	120.5	13.0	39	123	2.60	333	17	18
3	195	117.2	14.0	0	141	2.58	188	7	7

R-value at 300 psi exudation pressure = **14**

Exp. Pressure at 300 psi exudation pressure = **30**

GEOTECHNICAL ENGINEERING INVESTIGATION
COYOTE POINT RECREATION AREA
EASTERN PROMENADE IMPROVEMENT PROJECT
SAN MATEO COUNTY, CALIFORNIA

R-VALUE TEST DATA

JOB NO:
BKFEN-29-00

DATE:
August 2015

PLATE
16