GRANADA COMMUNITY SERVICES DISTRICT

AGENDA

BOARD OF DIRECTORS
REGULAR MEETING AT 7:00 p.m.

Thursday, October 17, 2024

NOTICE PERTAINING TO PUBLIC ACCESS TO THE MEETING

The Board of Directors' meeting room is open to the public during open session. To maximize public access to public meetings, the Granada Community Services District staff and board members will generally be participating in person at the board meeting, as well as using videoconference to allow remote participation by members of the public, board members, and staff as necessary. Members of the public may participate via ZOOM online or by telephone using the link below.

Zoom information below:

Topic: GCSD Board Meeting **Time: October 17, 2024 7:00 PM Pacific Time (US and Canada)** Join Zoom Meeting **https://us02web.zoom.us/j/82642686214** Meeting ID: 826 4268 6214	**OR** Dial by your location +1 669 444 9171 US

CALL REGULAR MEETING TO ORDER AT 7:00 p.m.

District Office Meeting Room, 504 Avenue Alhambra, 3rd Floor, El Granada.

ROLL CALL

Directors:	President:	Nancy Marsh
	Vice-President:	Jen Randle
	Director:	Matthew Clark
	Director:	Barbara Dye
	Director:	Jill Grant

Director Grant will be participating remotely via teleconference from 128 Coronado St., El Granada, pursuant to Government Code Section 54953(b).

Staff:	General Manager:	Chuck Duffy
	Assistant Manager:	Hope Atmore
	Legal Counsel:	William Parkin

The Board has the right to take action on any of the items listed on the Agenda. The Board reserves the right to change the order of agenda items, to postpone agenda items to a later date, or to table items indefinitely.

GENERAL PUBLIC PARTICIPATION

Public members may comment on matters under the jurisdiction of the District that are not on the agenda. Comments are limited to 3 minutes. See the instructions above to comment via ZOOM (online) or by telephone.

REGULAR MEETING AGENDA

ADJOURN REGULAR MEETING

At the conclusion of the September 19, 2024 Regular Meeting:
Last Ordinance adopted: No. 177
Last Resolution adopted: No. 2024-05

This meeting is accessible to people with disabilities. If you have a disability and require special assistance related to participating in this teleconference meeting, please contact the District at least two working days in advance of the meeting.

Except for records exempt from disclosure under section 6254 of the Public Records Act, all materials distributed to the Board for the Agenda are disclosable to the public upon request. Please contact Nora Mayen at (650) 726-7093 or via email at gcsdadmin@granada.ca.gov to request assistance with either of these issues.

GRANADA COMMUNITY SERVICES DISTRICT

AGENDA MEMORANDUM

To: Board of Directors

From: Chuck Duffy, General Manager

Subject: Consideration of a Resolution Adopting Mitigated Negative Declaration and Associated Mitigated Monitoring Reporting Program, and Approving a Plan for the Granada Community Park and Recreation Center

Date: October 17, 2024

The Granada Community Services District added parks and recreation powers in 2014 following the approval of ballot Measure G, which was approved by approximately 60% of district voters. That vote, with approval from the Local Agency Formation Commission (LAFCo), allowed the District to reorganize into a community services district with parks and recreation powers along with the pre-existing powers of sewer collection and garbage collection services. In 2015, in addition to the previously completed parks and recreation surveys by the County, the District conducted multiple surveys and numerous outreach meetings in the community to gather public input and develop a list of future priority parks and recreation projects and needs.

In 2018, a local landscape architecture firm was hired to begin developing preliminary design concepts based on these surveys as well as continued public outreach. Since 2015, three community surveys have been mailed to El Granada residents, six community events were held, and approximately 2,000 responses were received concerning parks and recreation priorities for El Granada. This community input guided the design process which culminated in the proposed park plan that was presented to the Board of Directors and the community in 2023.

At the April 20, 2023 Regular Meeting of the Board of Directors, the Board directed that the proposed Community Park and Recreation Center plan proceed with environmental review pursuant to the California Environmental Quality Act (CEQA). This plan serves as the project description under CEQA. Montrose Environmental was brought on board to prepare environmental review for the proposed project and Montrose prepared an Initial Study and Mitigated Negative Declaration (IS/MND) in accordance with CEQA and the State CEQA Guidelines. A Notice of Intent to Adopt a Mitigated Negative Declaration was posted per the CEQA Guidelines and the IS/MND was circulated for public review and comment from May 16, 2024 to June 17, 2024, which was further extended for additional public review and comment until July 19, 2024. While CEQA does not require the District to prepare written responses to comments in an IS/MND, following the public comment period Montrose Environmental reviewed and provided written responses to comments from 90 emails and letters submitted to the District during the public comment period.

The proposed park and recreation plan is located on a 7.72-acre portion of the land known locally as the Burnham Strip. The Granada Community Park and Recreation Center Project proposes to develop the site for recreational uses, which would include active and passive recreational zones, walking paths, fitness stations, park restrooms, outdoor showers, a dog park, small and large group picnic areas, kids' play structures, skate ramp and related skate feature, parking areas, and a renovated and expanded community recreation center. The site would be accessed via Obispo Road. The proposed walking trails would direct pedestrians to the existing crosswalk at the intersection of Coronado Street and Highway 1, providing access to San Mateo County's Midcoast Multi-Modal Trail to the south. The Project includes interpretive, wayfinding, informational, and monument signage. The Project would also renovate and enhance two existing onsite drainage channels and expand and improve onsite vegetation.

The IS/MND identified potentially significant environmental impacts, and found mitigation measures would avoid or reduce these potential impacts to a less-than-significant level. There is no substantial evidence before the District that the proposed project would cause significant adverse environmental effects which have not already been considered, analyzed, and mitigated in the IS/MND. The District has prepared a Mitigation Monitoring and Reporting Program (MMRP) that will be implemented to ensure compliance with these mitigation measures.

If approved by the Board, the Resolution provided in the Board's packet includes adoption of the IS/MND, the MMRP, and the plan for the Community Park and Recreation Center. Actual construction of the improvements under the plan would be approved later by the Board and may proceed in phases based on available funding. However, the IS/MND analyzes the entire potential buildout pursuant to the plan so that all future activities are covered by the IS/MND.

Attachments:

1. Resolution adopting the MND, MMRP, and park and recreation center plan
2. Mitigated Negative Declaration (MND) and Appendices
3. Public and agency comments received on the MND
4. Memo from Montrose Environmental responding to comments on the MND
5. Mitigation and Monitoring Reporting Plan (MMRP)
6. Park and Recreation Center plan rendering

GRANADA COMMUNITY SERVICES DISTRICT

RESOLUTION NO. 2024-06

RESOLUTION ADOPTING MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING PLAN FOR THE GRANADA COMMUNITY PARK AND RECREATION CENTER

The Board of Directors of the Granada Community Services District (District) finds and determines as follows:

WHEREAS, The Granada Community Services District added parks and recreation powers in 2014 following the approval of ballot Measure G, which was approved by approximately 60% of district voters; and

WHEREAS, the Local Agency Formation Commission (LAFCo), allowed the District to reorganize into a community services district with parks and recreation powers; and

WHEREAS, the District conducted community outreach and sought input which guided a design process that resulted in a project description for purposes of environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in accordance with CEQA (Public Resources Code section 21000, et seq.) and the CEQA Guidelines (14 Cal. Code Regs. section 15000, et seq.) and circulated for public review and comment from May 16, 2024 to June 17, 2024, which was further extended for additional public review and comment until July 19, 2024; and

WHEREAS, while CEQA does not require the District to provide written responses to written comments on the IS/MND, written responses were prepared in response to comments provided in 90 emails and letters submitted to the District during the public comment; and

WHEREAS, the proposed park and recreation plan is located on a 7.72-acre portion of the land known locally as the Burnham Strip; and

WHEREAS, the IS/MND identified potentially significant environmental impacts associated with air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, tribal cultural resources and wildfire, and found that mitigation measures would avoid or reduce these potential impacts to a less-than-significant level; and

WHEREAS, the District has prepared a Mitigation and Monitoring and Reporting Program (MMRP) that will be implemented to ensure compliance with these mitigation measures; and

WHEREAS, the Board of Directors has reviewed and considered the IS/MND (including all public comments and responses received thereon) and the MMRP, and based on the whole

record before it, concludes that there is no substantial evidence that the project will have a significant effect on the environment.

NOW, THEREFORE BE IT RESOLVED by the Board of Directors of the District that in consideration of the foregoing findings and determinations, that the IS/MND and MMRP are hereby adopted, and the plan for the Granada Community Park and Recreation Center is hereby approved.

The above and foregoing Resolution was duly and regularly passed and adopted at a meeting of the Board of Directors of the District held on the 17th day of October, 2024, by the following vote:

AYES, and in favor thereof, Members:
NOES, Members:
ABSENT, Members:
ABSTAIN, Members:

Approved:

_____
Nancy Marsh, Board President

Countersigned:

_____
Hope Atmore, District Secretary

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

GRANADA COMMUNITY PARK AND RECREATION CENTER

MAY 2024

PREPARED FOR:

Granada Community Services District
P.O. Box 335
El Granada, CA 94018
(650) 726-7093

PREPARED BY:

Montrose Environmental Solutions
1 Kaiser Plaza, Suite 340
Oakland, CA 94612
www.montrose-env.com

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Acronyms and Abbreviations

§	
µg/m3	micrograms per cubic meter
A	
AB	Assembly Bill
af	acre-foot
ALUCP	Airport Land Use Compatibility Plan
amsl	above mean sea level
B	
BAAQMD	Bay Area Air Quality Management District
Basin Plan	Water Quality Control Plan
bgs	below ground surface
BMP	best management practice
C	
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
Cal EMA	California Emergency Management Agency
Cal EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Department of Industrial Relations, Division of Occupational Safety and Health
Caltrans	California Department of Transportation
CBC	California Building Code
CCAG	City/County Association of Governments
CCAP	Community Climate Action Plan
CCWD	Coastside County Water District
CDFW	California Department of Fish and Wildlife
CDP	Coastal development permit
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	CaliforniaEndangered Species Act
CGP	Construction General Permit
CGS	California Geological Survey
CNEL	community noise equivalent level
CRHR	California Register of Historical Resources
CWA	Clean Water Act
CY	cubic yard
D	
dB	decibel
dBA	A-weighted decibel
dbh	diameter at breast height

DDT	dichloro-diphenyl-trichloroethane
DTSC	[California] Department of Toxic Substances Control
E	
ESA	Endangered Species Act
F	
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHSZ	FIRE HAZARD SEVERITY ZONE
FTA	Federal Transit Administration
G	
GHG	greenhouse gas
GSA	groundwater sustainability agency
GWP	Global warming potential
H	
HSC	California Health and Safety Code
Hz	Hertz
I	
ICBO	International Conference of Building Officials
IS/MND	Initial Study/Mitigated Negative Declaration
K	
KBTU	KILO BRITISH THERMAL UNITS
L	
LCP	Local Coastal Program
Ldn	Day-night sound level
Leq	equivalent sound level
LF	linear feet
LID	Low Impact Development
Lmax	maximum sound level
Lmin	minimum sound level
LRA	local responsibility area
Lxx	percentile-exceeded sound level
M	
MLD	Most Likely Descendant
MS4s	municipal separate storm sewer systems
MWSD	Montara Water and Sanitary District
N	
NAHC	Native American Heritage Commission
NHTSA	National Highway Traffic Safety Administration

NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NWP	Nationwide Permit
O	
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
P	
Project or Proposed Project	Granada Community Park and Recreation Center Project
PM	particulate matter
PM_{10}	particulate matter with aerodynamic radius of 10 micrometers or less
$PM_{2.5}$	particulate matter with aerodynamic radius of 2.5 micrometers or less
PPV	peak particle velocity
R	
RCRA	Resource Conservation and Recovery Act
RWQCB	Regional Water Quality Control Board
S	
SB	Senate Bill
SGMA	Sustainable Groundwater Management Act
SHPO	State Historic Preservation Officer
SWPPP	Stormwater Pollution Prevention Plan
T	
TCR	tribal cultural resource
TDM	transportation demand management
TIAMP	traffic impact analysis and mitigation plan
TMDL	total maximum daily load
U	
UBC	Uniform Building Code
U.S.	United States of America
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
V	
VdB	vibration velocity in decibels
VHFHSZ	very high fire hazard severity zone
VMT	vehicle miles traveled
VOC	volatile organic compound
W	
WB	westbound
WQO	Water quality objective
Z	
ZEV	zero-emission vehicles

Chapter 1
INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in accordance with California Environmental Quality Act (CEQA), under which the proposed Project is evaluated at a project level (CEQA Guidelines § 15378). The Granada Community Services District (District) as the lead agency under CEQA, will consider the proposed Project's potential environmental impacts when considering whether to approve the Project. This IS/MND is an informational document to be used in the planning and decision-making process for the proposed Project and does not recommend approval or denial of the proposed Project.

The site plans for the proposed Project included in this IS/MND are conceptual. The District anticipates that the final design for the proposed Project would include some modifications to these conceptual plans, and the environmental analysis has been developed with conservative assumptions to accommodate some level of modification.

This IS/MND describes the proposed Project; its environmental setting, including existing conditions and regulatory setting, as necessary; and the potential environmental impacts of the proposed Project on or with regard to the following topics:

- Aesthetics
- Agriculture/Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

1.1 Public Involvement Process

Public disclosure and dialogue are priorities under CEQA. CEQA Guidelines Section 15073 and Section 15105(b) require that the lead agency designate a period during the IS/MND process when the public and other agencies can provide comments on the potential impacts of the proposed Project. Accordingly, please send comments to the following contact:

Hope Atmore, Assistant General Manager
Granada Community Services District
PO Box 335
El Granada, CA 94018
Email: hatmore@granada.ca.gov

During its deliberations on whether to approve the proposed Project, the District will consider all comments received before 5:00 p.m. on June 17, 2024 for closure of the public comment period.

1.2 Organization of this Document

This IS/MND contains the following components:

Chapter 1, *Introduction*, provides a brief description of the intent and scope of this IS/MND, the public involvement process under CEQA, and the organization of and terminology used in this IS/MND.

Chapter 2, *Project Description*, describes the proposed Project including its purpose and goals, the site where the proposed Project would be constructed, the construction approach and activities, operation-related activities, and related permits and approvals.

Chapter 3, *Environmental Checklist*, presents the checklist used to assess the proposed Project's potential environmental effects, which is based on the model provided in Appendix G of the CEQA Guidelines. This chapter also includes a brief environmental setting description for each resource topic and identifies the proposed Project's anticipated environmental impacts, as well as any mitigation measures that would be required to reduce potentially significant impacts to a less-than-significant level.

Chapter 4, *References*, provides a bibliography of printed references, websites, and personal communications used in preparing this IS/MND.

Appendices

Appendix A: Site Plans

Appendix B: Air Quality Analysis

Appendix C: Biological Resources Report

Appendix D: Cultural Resources Inventory [Confidential]

Appendix E: Geotechnical Investigation

Appendix F: Noise Memorandum

1.3 Impact Terminology and Use of Language in CEQA

This IS/MND uses the following terminology to describe the environmental effects of the proposed Project:

- A finding of *no impact* is made when the analysis concludes that the proposed Project would not affect the particular environmental resource or issue.
- An impact is considered *less than significant* if the analysis concludes that no substantial adverse change in the environment would result and that no mitigation is needed.
- An impact is considered *less than significant with mitigation* if the analysis concludes that no substantial adverse change in the environment would result with the inclusion of the mitigation measures described.
- An impact is considered *significant or potentially significant* if the analysis concludes that a substantial adverse effect on the environment could result.
- *Mitigation* refers to specific measures or activities that would be adopted by the lead agency to avoid, minimize, rectify, reduce, eliminate, or compensate for an otherwise significant impact.
- A *cumulative impact* refers to one that can result when a change in the environment would result from the incremental impacts of a project along with other related past, present, or reasonably foreseeable future projects. Significant cumulative impacts might result from impacts that are individually minor but collectively significant. The cumulative impact analysis in this IS/MND focuses on whether the proposed Project's incremental contribution to significant cumulative impacts caused by the project in combination with past, present, or probable future projects is cumulatively considerable.
- Because the term "significant" has a specific usage in evaluating the impacts under CEQA, it is used to describe only the significance of impacts and is not used in other contexts within this document. Synonyms such as "substantial" are used when not discussing the significance of an environmental impact.

Chapter 2
Project Description

2.1 Overview

The Granada Community Services District (District) is responsible for parks and recreation, solid waste and recycling services, and the operation and maintenance of the sewer collection system and sewer services in the unincorporated areas of El Granada, Princeton-by-the-Sea, Miramar, and the northern portion of Half Moon Bay.

The District proposes a new community park on a collection of parcels known locally as the Burnham Strip. The existing site is undeveloped except for a ±3,000 square foot building currently leased to the Picasso Preschool, a ±17,200 square foot (0.39 acre) 400,000-gallon passive underground sewer wet weather storage facility retention basin (Wet Weather Flow Management System), and a skateboard ramp on an informal dirt lot. The Granada Community Park and Recreation Center Project (Project) would develop the site for recreational uses, which would include active and passive recreational zones, walking paths, fitness stations, park restrooms, outdoor showers, a dog park, small and large group picnic areas, kids' play structures, skate ramp and related skate feature, parking areas, and a renovated and expanded community recreation center. The site would be accessed via Obispo Road. The proposed walking trails would direct pedestrians to the existing crosswalk at the intersection of Coronado Street and Highway 1, providing access to San Mateo County's Midcoast Multi-Modal Trail (Highway 1 Parallel Trail) to the south and to Surfer's Beach and the California Coastal Trail to the west. The Project includes interpretive, wayfinding, informational, and monument signage. The Project would also improve and enhance two existing onsite drainage channels to create a natural area and expand and improve onsite vegetation.

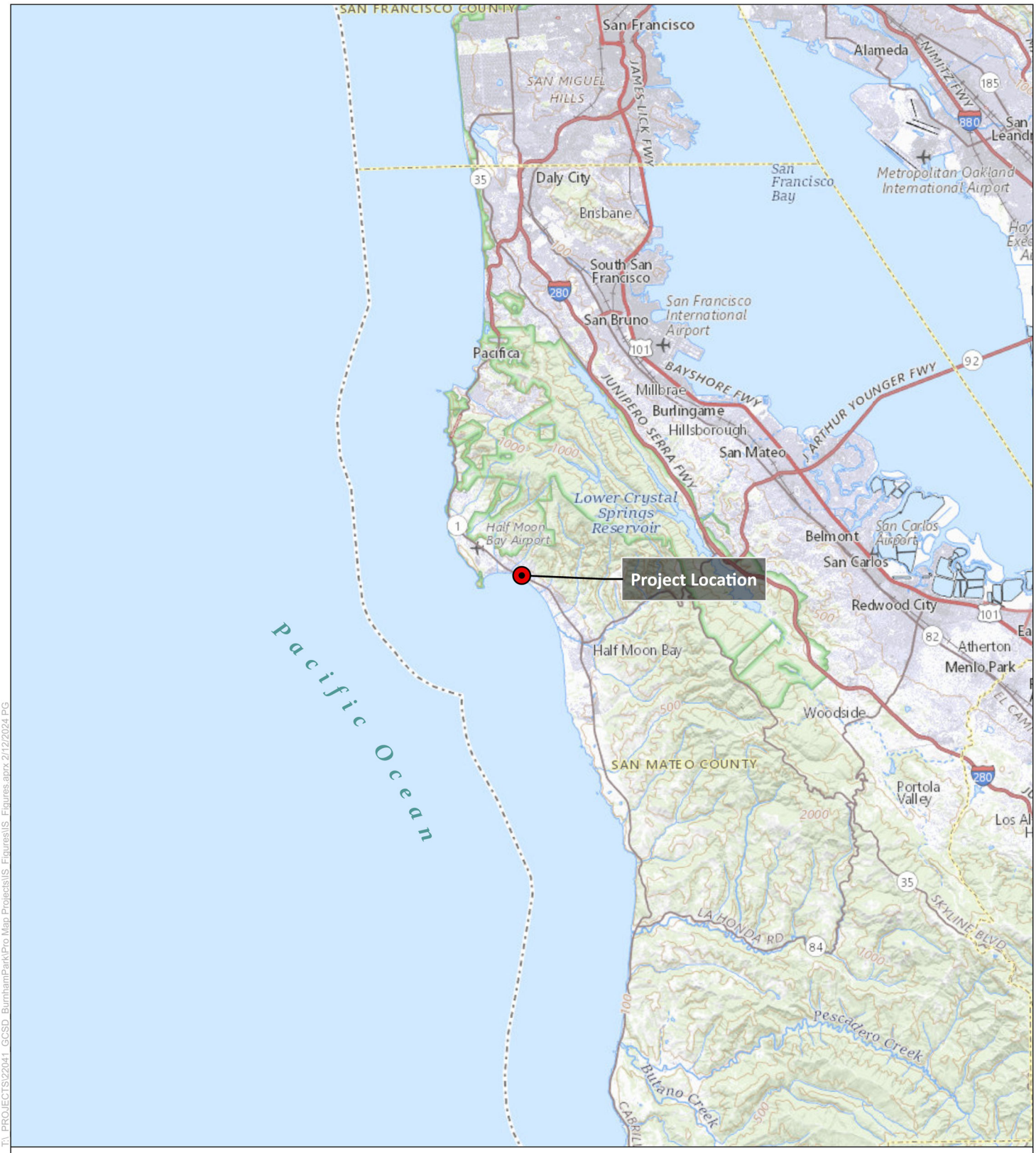

Figure 2-1
Regional Location

MONTROSE ENVIRONMENTAL

Granada Community Park
and Recreation Center Project

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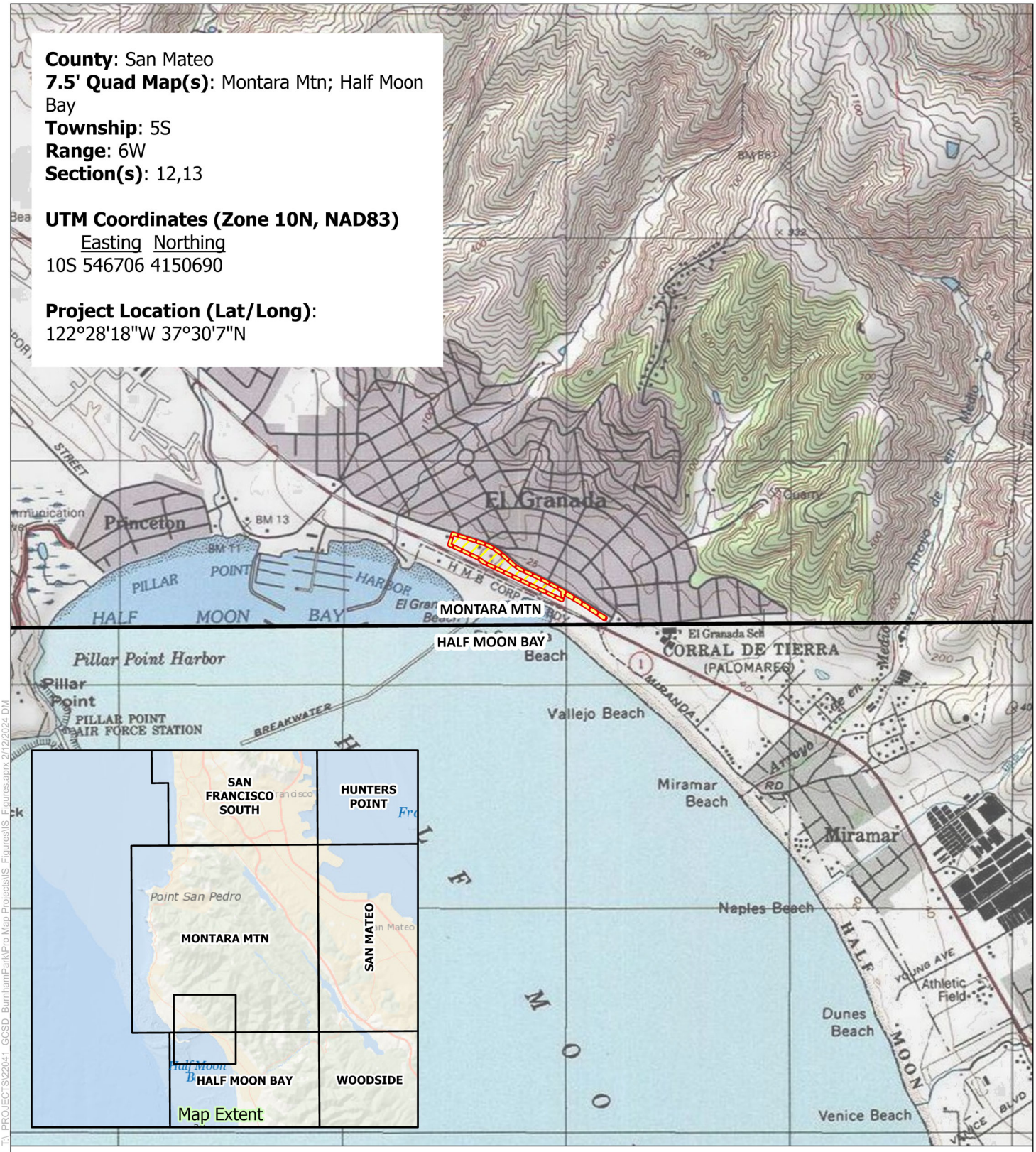

Figure 2-2
Site Location and Vicinity

2.2 Proposed Project Location and Setting

The new 7.72-acre Granada Community Park and Recreation Center would be located northeast of Highway 1 (Cabrillo Highway) in the unincorporated community of El Granada in San Mateo County, as shown on Figures 2-1 and Figure 2-2. The Project site is identified as San Mateo County Assessor's Parcel Numbers 047-262-010, 047-251-100, and 047-251-110. The site is located in Township 5 South, Range 6 West of the U.S. Geological Survey (USGS) Mount Diablo 7.5-minute quadrangle. The approximate center of the Project site corresponds to 37.501592 north latitude and 122.470932 west longitude.

- San Mateo County:
    - Land Use Designation: Open Space with Park Overlay
    - Zoning: El Granada Gateway/Design Review/Coastal Development (EG/DR/CD) Zoning District

Project Site Characteristics

Site topography in the project area is relatively flat, with a slight slope upwards towards the northeast. Site elevations range from 15 to 36 feet above mean sea level. Current land use is informal day-use recreation with a skateboard ramp and dirt lot that has been unofficially used as a parking lot in the central portion of the study area. The site is bounded by Obispo Road and other surface streets. Urban development, including residential, recreational, and commercial uses, occupy lands north, east, and west of the Project site. The project site is currently comprised of open space with three distinct drainage features. The dominant hydrological feature on the project site is Burnham Creek, which is a 4.2-mile-long creek and riparian area that meanders through El Granada and enters to the southeastern end of the project site and leaves the project site and enters into Surfer's Beach through an underground road culvert under Highway 1. The other hydrological features are two unnamed drainages which receive stormwater runoff from the upslope residential area to the north of the study area. Unnamed drainage # 1 encompasses approximately a 37.22-acre drainage area and unnamed drainage #2 encompasses a 60.02-acre drainage area. There are approximately 850 linear feet of intermittent drainages and 250 linear feet of ephemeral drainages on the site that are anticipated to meet criteria to be considered jurisdictional aquatic resources subject to state agency regulation. The drainages are shown in Appendix A. The two unnamed drainages discharge to the Pacific Ocean through underground road culverts beneath Highway 1. Burnham Creek and unnamed drainages are ephemeral water features that stop flowing during the dry season. Habitats on the Project site consists of intermittent drainage, ephemeral drainage, arroyo willow thicket, non-native grassland/ruderal, and developed.

Surrounding Land Uses

Residential and commercial land uses are immediately northeast of the Project site. Highway 1 and Surfer's Beach are located southwest of the site. Wilkinson School and the Coastside Fire

Protection District station are located to the southeast. Land to the northwest is mainly undeveloped with the exception of a single residence. Further to the northwest, land uses consist of a mixture of commercial and single-family residential. Half Moon Bay Airport (Eddie Andreini Sr. Airfield) is located approximately 4,000 feet to the northwest.

2.3 Project Components

The new park would consist of three areas: the Burnham Creek Riparian Zone, an Active Recreation Zone, and a Community Recreation Center and Passive Recreation Zone. The park plan, available as Appendix A, was approved by the District board in April 2023 and includes the following features and amenities:

- Burnham Creek Riparian Zone (±1.0 acre)

  In the southeastern most section of the proposed park, the District would maintain the existing densely vegetated area. No work is proposed within the limits of existing riparian vegetation within the Burnham Creek Riparian Zone. The District proposes to install a permeable trail extending from the Coronado Street crosswalk to Obispo Road, and along the Obispo Road shoulder until it meets the central portion of the site. It is important to note that there are no sidewalks on the southwest side of the roadway along this portion of Obispo Road and the trail would serve to safely direct pedestrians to the existing dedicated pedestrian Highway 1 crossing.

- Active Recreation Zone (±3.5 acres)

  In the southeastern portion of this central area, the District proposes a “Village Green” passive lawn and adjacent paved plaza to serve as a central gathering area, providing opportunities for small groups to meet, community events to be held, and provide a scenic overlook for the adjacent renovated drainage improvements (described below). Ten new permeable parking spaces would be located along Obispo Road immediately to the north of the Village Green. Further to the northwest, the project includes a 25-space parking lot with permeable parking stalls. Another ±60 informal street parking stalls are available along Obispo Road. Adjacent to the new parking lot, the District proposes a small restroom facility, with potential exterior showers for beachgoers. This structure would be screened by adjacent planting areas. The existing skate ramp would be moved to this location, with additional low-impact facilities, such as an all-ages skate area, located nearby. Informational and park wayfinding signage would be located near the Village Green plaza and in the parking lot plaza by the restroom facility.

  Further to the northwest, the District proposes a family and large group picnic area with age-specific playgrounds, a half-court basketball court, a potential bocce court, and a large active play lawn. At the northernmost end of the Active Recreation Zone would be an enclosed dog park, with separate areas for small and large dogs, featuring water stations, pet waste facilities, benches, and a community bulletin board. All of the above

active areas are buffered on all sides by new planting areas to screen and provide a sense of enclosure to the play spaces.

Two existing drainage channels within the Active Recreation Zone would be widened and realigned to increase sinuosity, thus allowing for additional water percolation and filtration, and improving the site by supporting a more robust and dynamic vegetation zone, with opportunities for interpretive and educational signage. Each channel would be crossed by a new pedestrian foot-bridge. These foot-bridges may be site-built or pre-fabricated, and would be ten to twelve (10-12) feet wide to accommodate multi-modal traffic.

The entire Active Recreation Zone would be surrounded by a "primary" ten (10) foot wide pervious multi-modal trail with seating areas and five (5) exercise facilities along the route, connecting this area to those to the northwest and southeast. Occasional interpretive signs would be incorporated along the trail and where appropriate in adjacent areas.

- Community Recreation Center and Passive Recreation Zone (±3.25 acre)

  This area maintains most of the existing ruderal grassland, which is to be enhanced via a robust vegetation management program to eliminate invasive and noxious weeds and restore native perennial grasses and forbs, enhancing habitat and forage for native wildlife. These "passive grassland" areas would be encircled by mounded landforms covered with a mixture of the native grasses and low-growing shrubs commonly found in local Coastal Scrub habitat.

  A ten (10) foot wide multi-modal trail continues the loop from the Active Recreation Zone to the southeast with seating areas and three (3) additional fitness stations along the path. Narrower five (5) foot wide secondary pathways provide alternate loops through and around the passive grassland or spur off the primary pathway and lead to individual picnic areas sheltered from wind by low gabion walls that retain the adjacent berms. All proposed pathways are ADA-accessible. Occasional interpretive signs would be incorporated along both primary and secondary pathways.

  In the northwestern most section of the proposed park, the District proposes to renovate and expand upon the existing ±3,000 square foot preschool building, located near the intersection of Avenue Alhambra, San Luis Avenue, Coronado Street and Obispo Road, to develop a new Community Recreation Center. The building was acquired by the District in July 2021 and is leased to the preschool until August 2025.

  The proposed Community Recreation Center would include two buildings: (1) the existing preschool building that would be renovated for classroom and staff offices and (2) a new ±3,000 square foot building that would house a community room and associated spaces. The renovated building would include a central lobby from the entry though the building, with a staff service point. The lobby would lead to a central outdoor "community living

room" for both informal and formal programming. Public restrooms would be located directly adjacent to the lobby. The renovated building would also house two classroom spaces accessible from the central outdoor space: a fitness classroom for health and wellness, dance, and exercise programming; and an activity room for multi-purpose uses, including arts and crafts, trainings, classes, workshops, seminars, and use by local clubs and organizations. The fitness classroom and activity room would each have a dedicated patio directly adjacent to the indoor room that expands the programmable space to the outdoors via glass roll up doors. The renovated building would also include a small conference room that can be used by the public or by staff. The new building will house a ±1,800 square foot community room, with an adjacent pantry or kitchen for food service for events and related storage; this new building would be connected by trellis to the existing building. Additional restrooms would be housed within the new building, accessible from the outdoors. A dedicated community room courtyard would be located adjacent to the indoor space, with sliding glass doors for indoor-outdoor programming.

Site improvements at the front of the building would include a relocated vehicular entrance, resurfacing of the existing parking lot and expansion to provide 20 stalls. Improvements around the sides and rear of the building would include hardscaped patio and courtyard areas, pathways to the community park, and landscaping, including native and climate-appropriate trees, shrubs, grasses and groundcovers.

Adjacent to the renovated parking lot would be a "Library Outpost", a self-service vending machine kiosk managed and operated by the San Mateo County Libraries. This kiosk would be able to provide access to a variety of library materials, including books, media, and library holds and would provide free public Wi-Fi service enabling patrons to download audio and eBooks and browse the library catalog. The goal of the Library Outpost is to bring library materials closer to the homes and workplaces of community members that are historically or currently underserved, challenged by geographic isolation from their nearest library in the City of Half Moon Bay, or limited in public transportation options.

Access and Parking

The site would be accessed from Obispo Road which currently runs the length of the north/northeastern property border. The project would add a paved and painted 25-space permeable parking lot and would provide an additional ten (10) angled permeable street parking stalls north of the proposed "Village Green". In addition, twenty (20) new permeable parking stalls would be installed in front of the renovated Community Recreation Center, and approximately fifty-seven (57) street parking spaces would remain along Obispo Road adjacent to the project site. Pedestrian access between the beach, the California Coastal Trail, the San Mateo County Multi-Modal Highway 1 Parallel Trail, and the park would be via the existing high visibility crosswalk at Highway 1 and Coronado Street that would connect to the pedestrian trail along Obispo Road.

Lighting and Security

No lighting is planned along the pathways or in the active or passive recreation spaces of the park. For safety and security purposes, low-level lighting would be provided in the parking lot of the Community Recreation Center and as required for circulation in and around the adjacent patios and walkways. Lighting would be down-shielded to minimize glare and illumination outside the intended area, and would be operated with occupancy sensors, motion detectors, photosensors, or timers to only function during nighttime hours. In addition, security cameras may be located in several locations around the Community Recreation Center. Signs identifying operating hours would be posted as a deterrent to unauthorized use of the park.

Utility Line Relocation

The Project proposes the removal of three utility poles located at the intersection of Obispo Road and Ave Portola. The existing telephone lines would be relocated onto existing poles on the northeastern side of Obispo Road. The poles would be removed and the holes would be graded along with the rest of the site. The exposed soil would be seeded with native grass mix.

Park & Community Recreation Center Operations

Park. Hours of operation for the park would be daily from dawn to dusk. The restrooms would be closed each evening by District staff or contracted security and opened each morning. The dog park would be open daily from dawn to dusk to match operations of the park overall and would be closed intermittently for regularly scheduled and/or special maintenance activities as necessary. The Village Green area may occasionally hold special events with amplified sound, such as small concerts, craft markets, etc. Permits for these events would require District approval. Special events would typically occur no more than 2 times per month, with increased frequency in the summer, up to 3 or 4 times per month.

Community Recreation Center. The Community Recreation Center, parking lot, and adjacent patio areas would be open during normal business hours, typically 8am to 5pm, for District operations, public gatherings, and use of the classrooms and patios for District programming.

After-hours and weekend activities would occur at the Community Recreation Center for both private rentals and public events, potentially including events such as book readings, receptions, or community meetings. The District anticipates after hours use to be as follows:

- Monday-Thursday: 5:00pm–11:00pm for government or community use. Frequency is anticipated to be 2-3x/week.
- Friday: 5:00pm-11:00pm for special events, community meetings, rentals, and District use. Frequency is anticipated to be up to 3-4x/month. All amplified sound shall be required to stop by 10:00pm.
- Saturday: 8:00am-11:00pm for special events, community meetings, rentals, and District use. Frequency is anticipated to be up to 3-4x/month. All amplified sound shall be required to stop by 10:00pm.

- Sunday: 9:00am-9:00pm for special events, community meetings, rentals, and District use. Frequency is anticipated to be 2-3x/month. All amplified sound shall be required to stop by 9:00pm.

Green Infrastructure (for hydrologic and water quality benefits)

The Project would install Green Infrastructure to promote on-site infiltration and improve water quality pursuant to the Municipal Regional Stormwater NPDES Permit for Phase I municipalities and agencies in the San Francisco Bay Area (Order R2-2022-0018) (MRP). The District is proposing to incorporate green infrastructure in the form of self-treating landscaped areas, self-retaining landscape areas adjacent to impervious hardscape, pervious pavement and bioretention areas. The proposed Project would include permeable parking stalls in the parking areas, as encouraged by the San Mateo County Green Infrastructure Design Guide, which provides comprehensive guidance for the implementation of infiltration and runoff reduction projects under the MRP. The County maintains similar green infrastructure facilities nearby at the Fitzgerald Marine Reserve under the County's Routine Maintenance Program, managed by the County's Department of Public Works and Parks Department.

2.3.1 Construction Hours

Construction hours would generally be scheduled between 7:00 am to 6:00 pm Monday through Friday and between 9:00 am to 5:00 pm on Saturdays and would be consistent with Municipal Code Chapter 4.88.360.

2.3.2 Grading and Paving

The Project design minimizes overall grading required by retaining large natural areas of the relatively flat site. Grading would primarily be required for the parking area, central active recreational area, expanded community center, the renovated drainage ditches, and surrounding developed amenities, and minor grading would be required for walking paths. It is estimated that grading would occur over approximately 5.4 acres of the Project site and grading quantities would be 3,640 cubic yards of cut and 4,790 cubic yards of fill. Approximately 0.2 acres (8,900 square feet) of the site would be paved with asphalt, exclusively the drive aisles and driveway approaches within the two parking lots, and total area of concrete for sidewalks, shelters, structures, and restroom amount to approximately 0.41 acres (17,900 square feet). The Project would result in an increase of 0.61 acres of impervious surface onsite. Pervious hardscape materials, including the gravel pathways and pervious concrete parking stalls, total approximately 0.99 acres (43,100 square feet).

Construction Activities and Methods

- Construction activities would be performed during normal daylight hours over a period of approximately 36 months and may be completed in several phases at different period intervals. Construction activities and methodology would consist of the following:
- Demolition of existing hardscape (asphalt and/or concrete) and removal of minor structures;

- Clearing and grubbing of shrubs. Cleared and grubbed vegetation would be chipped and spread onsite or removed and disposed of off-site at an approved location;
- Vegetation management and invasive species eradication in areas to remain ungraded in proposed Passive Grassland (±29,000 square foot) and Rain Garden (±3,900 square foot) areas;
- Trenching of utilities to support proposed restrooms, dog park area, and Community Recreation Center;
- Renovation and construction of Community Recreation Center buildings;
- Grading and revegetation for the two existing drainage channel improvements;
- Grading and paving of the proposed access drive and walking paths and paved areas;
- Installation/replacement of fencing along a portion of the western edge of the site and proposed dog park;
- Installation of site furnishings, including tables, benches, play structures, and fitness stations, and relocating the skate ramp;
- Planting and irrigation.

Materials and Equipment Staging and Storage

Temporary construction staging and materials storage areas would be located within the Project boundary within areas proposed for grading. It is anticipated that staging would primarily occur along the access drive alignment and in the vicinity of the proposed active recreation portion of the Project. Following construction, any materials not used or reused in the Project would be hauled off-site and reused or disposed of in a permitted landfill or recycled at a permitted recycling facility.

Onsite Drainage and Erosion Control

The Project would be required to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit and Stormwater Pollution Prevention Plan (SWPPP) during and following construction activities. The NPDES permit would require implementation of the SWPPP during construction and would ensure that construction best management practices for stormwater management and erosion control, such as fiber wattles, silt fencing, covering exposed soil piles, and site stabilization by mulching disturbed areas during construction and revegetating disturbed areas post-construction, are implemented. The Project would be designed and constructed in accordance with the San Mateo Countywide Water Pollution Prevention Program, which requires implementation of Green Infrastructure/Low Impact Development (GI/LID) design strategies to manage and treat stormwater.

2.3.3 Construction Timing and Schedule

Construction for the Project is anticipated to be approximately 36 months and may be completed in several phases at different time intervals. Construction of the Project is anticipated to begin in Summer 2025 and be completed by Summer 2028.

2.3.4 Construction Equipment

Construction (from mobilization to demobilization) for the Project is anticipated to require the use of the following heavy-duty construction equipment:

- Excavators,
- Backhoes,
- Loaders,
- Compactors,
- Dump trucks
- Delivery trucks.

2.4 Permits and Approvals

The District began community outreach in 2018 and the District Board approved the Park Plan in April 2023. Implementation of the plan would require the following approvals:

- District Board of Directors
  - Approval of the final CEQA-compliant environmental document
  - Approval and adoption of project-associated mitigation measures (if necessary)
- San Mateo County
  - Coastal Development Permit
  - Use Permit
  - Design Review
  - Grading Permit
  - Stormwater Permit
  - Encroachment Permit
  - Building Permit
- Telecom
  - AT&T
  - Comcast
- Regional Water Quality Control Board, Central Coast Region (Region 3)
  - NPDES Construction General Permit
- US Army Corps of Engineers
  - Section 401 Permit
  - Section 404 Permit
- California Department of Fish & Wildlife
  - Streambed Alteration Agreement

Chapter 3
ENVIRONMENTAL CHECKLIST

This chapter of the Initial Study/Mitigated Negative Declaration (IS/MND) assesses the environmental impacts of the Granada Community Park and Recreation Center Project (proposed Project) based on the environmental checklist provided in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. The environmental resources and potential environmental impacts of the proposed Project are described in the individual subsections below. Each section includes a discussion of the rationale used to determine the significance level of the proposed Project's environmental impact for each checklist question. For environmental impacts that have the potential to be significant, mitigation measures are identified that would reduce the severity of the impact to a less-than-significant level.

1.	**Project Title**	Granada Community Park and Recreation Center Project
2.	**Lead Agency Name and Address**	Granada Community Services District 504 Avenue Alhambra, Third Floor, El Granada, CA 94018
3.	**Contact Person, Phone Number and Email**	Hope Atmore, Assistant General Manager Granada Community Services District PO Box 335 El Granada, CA 94018 650-726-7093 Email: hatmore@granada.ca.gov
4.	**Project Location and Assessor's parcel number (APN)**	Project site is located between State Route 1 and Obispo Road in El Granada (unincorporated San Mateo County). The approximate center of the Project site corresponds to 37.501592 north latitude and 122.470932 west longitude. APNs 047-262-010, 047-251-100, and 047-251-110
5.	**Property Owner(s)**	Granada Community Services District
6.	**General Plan Designation**	Open Space with Park Overlay
7.	**Zoning**	El Granada Gateway/Design Review/Coastal Development (EG/DR/CD) Zoning District

8.	**Description of Project**	The District proposes a new 7.72-acre community park on a collection of parcels known locally as the Burnham Strip. The Granada Community Park and Recreation Center Project (Project) would develop the site for recreational uses, which would include active and passive recreational zones, walking paths, fitness stations, park restrooms, outdoor showers, a dog park, small and large group picnic areas, kids' play structures, skate ramp and related skate feature, parking areas, and a renovated and expanded community recreation center. The site would be accessed via Obispo Road. The proposed walking trails would direct pedestrians to the existing crosswalk at the intersection of Coronado Street and Highway 1, providing access to San Mateo County's Midcoast Multi-Modal Trail (Highway 1 Parallel Trail) to the south and to Surfer's Beach and the California Coastal Trail to the west. The Project includes interpretive, wayfinding, informational, and monument signage. The Project would also renovate and enhance two existing onsite drainage channels and expand and improve onsite vegetation.
9.	**Surrounding Land Uses and Setting**	Residential and commercial land uses are immediately northeast of the Project site. Highway 1 and Surfer's Beach are located southwest of the site. Land to the west is mainly undeveloped with the exception of a single residence. Further west, land uses consist of a mixture of commercial and single-family residential. Half Moon Bay Airport (Eddie Andreini Sr. Airfield) is located approximately 4,000 feet to the west.
10.	**Other Public Agencies whose Approval or Input May Be Needed**	San Mateo County, Regional Water Quality Control Board, Central Coast Region (Region 3), US Army Corps of Engineers, and California Department of Fish & Wildlife.
11.	**Hazards or Hazardous Materials**	The project site is not located on the lists enumerated under Section 65962.5 of the Government Code, including, but not limited to, lists of hazardous waste facilities.
12.	**Native American Consultation**	Details provided below in Section 3.18, "Tribal Cultural Resources".

This chapter of the IS/MND assesses the environmental impacts of the proposed Project based on the environmental checklist provided in Appendix G of the CEQA Guidelines. The environmental resources and potential environmental impacts of the proposed Project are described in the individual subsections below. Each section (3.1 through 3.20) provides a brief overview of regulations and regulatory agencies that address the resource and describes the existing environmental conditions for that resource to help the reader understand the conditions that could be affected by the proposed Project. In addition, each section includes a discussion of the rationale used to determine the significance level of the proposed Project's environmental impact for each checklist question. For environmental impacts that have the potential to be significant, mitigation measures are identified that would reduce the severity of the impact to a less-than-significant level.

Environmental Factors Potentially Affected

The environmental factors checked below would potentially be affected by the proposed Project, as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Agriculture and Forestry Resources
- ☒ Air Quality
- ☒ Biological Resources
- ☒ Cultural Resources
- ☐ Energy
- ☒ Geology/Soils
- ☐ Greenhouse Gas Emissions
- ☒ Hazards and Hazardous Materials
- ☒ Hydrology/Water Quality
- ☐ Land Use/Planning
- ☐ Mineral Resources
- ☒ Noise
- ☐ Population/Housing
- ☐ Public Services
- ☐ Recreation
- ☒ Transportation
- ☒ Tribal Cultural Resources
- ☐ Utilities/Service Systems
- ☐ Wildfire
- ☐ Mandatory Findings of Significance

Determination

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of sources of information cited in this document, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and, where necessary, a visit to the site.

On the basis of this initial evaluation:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been

made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.

☐ I find that the Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date _____

Name: Chuck Duffy, General Manager
Granada Community Services District

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3.1 AESTHETICS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

3.1.1 Regulatory Setting

Federal Laws, Regulations, and Policies

No federal or state regulations related to aesthetics would apply to the Project.

State Laws, Regulations, and Policies

California Scenic Highway Program

In 1963, the California State Legislature established the California Scenic Highway Program, a provision of the Streets and Highways Code, to preserve and enhance the natural beauty of California (California Department of Transportation [Caltrans], 2023). The state highway system includes designated scenic highways and those that are eligible for designation as scenic highways.

Local Laws, Regulations, and Policies

San Mateo County General Plan

- Policy 4.15 Appearance of New Development:
    - a. Regulate development to promote and enhance good design, site relationships and other aesthetic considerations.
    - b. Regulate land divisions to promote visually attractive development.
- Policy 4.16 Supplemental Design Guidelines for Communities: Encourage the preparation of supplemental site and architectural design guidelines for communities that include, but are not limited to, criteria that reflect local conditions, characteristics and design objectives and are flexible enough to allow individual creativity.
- Policy 4.17 Protections for Coastal Features: Regulate coastal development to protect and enhance natural landscape features and visual quality through measures that ensure the basic integrity of sand dunes, cliffs, bluffs and wetlands.
- Policy 4.22 Scenic Corridors: Protect and enhance the visual quality of scenic corridors by managing the location and appearance of structural development.
- Policy 4.36 Urban Area Design Concept:
    - a. Maintain and, where possible, improve upon the appearance and visual character of development in urban areas.
    - b. Ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality.
- Policy 4.40 Scenic Roads: Give special recognition and protection to travel routes in rural and unincorporated urban areas which provide outstanding views of scenic vistas, natural landscape features, historical sites and attractive urban development.
- Policy 4.59 Views: To the extent practicable, locate development in scenic corridors so it does not obstruct views from scenic roads or disrupt the visual harmony of the natural landscape.
- Policy 4.60 Outdoor Lighting: Minimize exterior lighting in scenic corridors and, where used, employ warm colors rather than cool tones and shield the scenic corridor from glare.

<u>San Mateo County Local Coastal Program</u>

- Policy 8.5 Location of Development. On rural lands and urban parcels larger than 20,000 sq. ft.:
    a. Require that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; (2) is least likely to significantly impact views from public viewpoints; and (3) is consistent with all other LCP requirements, best preserves the visual and

open space qualities of the parcel overall. Where conflicts in complying with this requirement occur, resolve them in a manner which, on balance, most protects significant coastal resources on the parcel, consistent with Coastal Act Section 30007.5.

Public viewpoints include, but are not limited to, coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches.

This provision does not apply to enlargement of existing structures, provided that the size of the structure after enlargement does not exceed 150% of the pre-existing floor area, or 2,000 sq. ft., whichever is greater.

This provision does not apply to agricultural development to the extent that application of the provision would impair any agricultural use or operation on the parcel. In such cases, agricultural development shall use appropriate building materials, colors, landscaping and screening to eliminate or minimize the visual impact of the development.

b. Require, including by clustering if necessary, that new parcels have building sites that are not visible from State and County Scenic Roads and will not significantly impact views from other public viewpoints. If the entire property being subdivided is visible from State and County Scenic Roads or other public viewpoints, then require that new parcels have building sites that minimize visibility from those roads and other public viewpoints.

- Policy 8.10 Vegetative Cover (with the exception of crops grown for commercial purposes). Replace vegetation removed during construction with plant materials (trees, shrubs, ground cover) which are compatible with surrounding vegetation and is suitable to the climate, soil, and ecological characteristics of the area

- Policy 8.12 General Regulations.

  a. Apply the Design Review (DR) Zoning District to urban areas of the Coastal Zone

  (1) For one- and two-family developments in the Midcoast, apply the design standards contained in Section 6565.20.

  (2) For all other development, apply the design standards contained in Section 6565.17 and the design criteria set forth in the Community Design Manual.

  b. Locate and design new development and landscaping so that ocean views are not blocked from public viewing points such as public roads and publicly-owned lands.

- Policy 8.13 Special Design Guidelines for Coastal Communities.

  a. Montara-Moss Beach-El Granada-Miramar

(1) Design structures that fit the topography of the site and do not require extensive cutting, grading, or filling for construction.

(2) Employ the use of natural materials and colors that blend with the vegetative cover of the site.

(3) Use pitched roofs that are surfaced with non-reflective materials except for the employment of solar energy devices. The limited use of flat roofs may be allowed if necessary to reduce view impacts or to accommodate varying architectural styles that are compatible with the character of the surrounding area.

(4) Design structures that are in scale with the character of their setting and blend rather than dominate or distract from the overall view of the urbanscape.

(5) To the extent feasible, design development to minimize the blocking of views to or along the ocean shoreline from Highway 1 and other public viewpoints between Highway 1 and the sea. Public viewpoints include coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches. This provision shall not apply in areas west of Denniston Creek zoned either Coastside Commercial Recreation or Waterfront.

(6) In areas east of Denniston Creek zoned Coastside Commercial Recreation, the height of development may not exceed 28 feet from the natural or finished grade, whichever is lower.

- Policy 8.16 Landscaping.

    a. Use plant materials to integrate the man-made and natural environments and to soften the visual impact of new development

    b. Protect existing desirable vegetation. Encourage, where feasible, that new planting be common to the area.

- Policy 8.18 Development Design.

    a. Require that development (1) blend with and be subordinate to the environment and the character of the area where located, and (2) be as unobtrusive as possible and not detract from the natural, open space or visual qualities of the area including, but not limited to, siting, design, layout, size, height, shape, materials, colors, access and landscaping.

    The colors of exterior materials shall harmonize with the predominant earth and vegetative colors of the site. Materials and colors shall absorb light and minimize reflection. Exterior lighting shall be limited to the minimum necessary for safety. All lighting, exterior and interior, must be placed, designed and shielded so as to confine direct rays to the parcel where the lighting is located.

Except for the requirement to minimize reflection, agricultural development shall be exempt from this provision. Greenhouse development shall be designed to minimize visual obtrusiveness and avoid detracting from the natural characteristics of the site.

b. Require screening to minimize the visibility of development from scenic roads and other public viewpoints. Screening shall be by vegetation or other materials which are native to the area or blend with the natural environment and character of the site.

c. Require that all non-agricultural development minimize noise, light, dust, odors and other interference with persons and property off the development site.

- Policy 8.19 Colors and Materials

  a. Employ colors and materials in new development which blend, rather than contrast, with the surrounding physical conditions of the site.

  b. Prohibit highly reflective surfaces and colors except those of solar energy devices.

- Policy 8.20 Scale. Relate structures in size and scale to adjacent buildings and landforms.

- Policy 8.22 Utilities in State Scenic Corridors.

  a. Install new distribution lines underground.

  b. Install existing overhead distribution lines underground where they are required to be relocated in conjunction with street improvements, new utility construction, etc.

  c. Exceptions to a. and b. may be approved by the Planning Commission where it is not physically practicable due to topographic features; however, utilities shall not be substantially visible from any public road or developed public trails.

- Policy 8.31 Regulation of Scenic Corridors in Rural Areas

  a. Apply the policies of the Scenic Road Element of the County General Plan.

  b. Apply Section 6325.1 (Primary Scenic Resources Areas Criteria) of the Resource Management (RM) Zoning District as specific regulations protecting scenic corridors in the Coastal Zone.

  c. Apply the Rural Design Policies of the LCP.

  d. Apply the Policies for Landforms and Vegetative Forms of the LCP.

e. Require a minimum setback of 100 feet from the right-of-way line, and greater where possible; however, permit a 50-foot setback when sufficient screening is provided to shield the structure from public view.

f. Continue applying special regulations for the Skyline Boulevard and Cabrillo Highway State Scenic Corridors.

g. Enforce specific regulations of the Timber Harvest Ordinance which prohibits the removal of more than 50% of timber volume in scenic corridors.

- Policy 8.32 Regulation of Scenic Corridors in Urban Areas

  a. Apply the regulations of the Design Review (DR) Zoning Ordinance.

  b. Apply the design criteria of the Community Design Manual.

  c. Apply specific design guidelines for Montara, Moss Beach, El Granada, Princeton-by-the-Sea, Miramar, San Gregorio, and Pescadero as set forth in Urban Design Policies of the LCP.

3.1.2 Environmental Setting

The Project site is located in San Mateo County in the unincorporated community of El Granada within an area of existing urban development. The Project site is bounded by Obispo Road, Avenue Alhambra, and other surface streets. Urban development, including residential, recreational, and commercial uses occupy lands north, east, and west of the Project site. The Project site is undeveloped except for an existing single-story structure that is currently leased to a preschool on an expiring lease. There are five land cover types in the study area: intermittent drainage, ephemeral drainage, arroyo willow thicket (riparian), non-native grassland/ruderal, and developed. From Obispo Road and Avenue Alhambra, the views of the site are generally characterized by the existing single-story structure, skate ramp, and informal dirt parking area. No formally designated scenic vistas occur in the vicinity of the Project site and the site is not visible from any designated state scenic highway. The Project site is adjacent to State Route 1 (SR-1), which is an eligible state scenic highway.

3.1.3 Discussion of Checklist Responses

a. Adverse effects on scenic vistas

A scenic vista is generally considered a view of an area that has remarkable scenery or a natural or cultural resource that is indigenous to the area. The County of San Mateo identifies scenic corridors within the County (County of San Mateo, 2024). The County designates the underlying parcels of SR-1 in the vicinity of the Project as a scenic corridor. The limits of the scenic corridor extend from the highway to Obispo Road. The Project is designed where the outermost perimeter of the site would be landscaped with native shrubs. The inclusion of taller native shrubland would shield the majority of the development from the view of passing motorists on SR-1. The Project would retain and renovate the existing single-story building and construct additional single-story

structures in the form of a community room, play structures, and public restrooms. Additionally, the Project would construct a new 3,000 square foot connected via trellis to the existing structure. The addition of these structures to the viewshed would be visually consistent with other single-story structures in the area. The addition of the structures would not impede or block views of the ridgeline in the east from passing motorists. Thus, the Project would have a **less than significant impact** on scenic vistas.

b. Damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway

The Project site would be visible from SR-1; the portion of SR-1 near the Project site is considered eligible for designation as a state scenic highway. The Project would not require the removal of trees, rock outcroppings, or historic buildings. The Project would retain and renovate the existing single-story building and construct additional single-story structures in the form of a community room, play structures, and public restrooms. The addition of these structures to the viewshed would be visually consistent with other single-story structures in the area. Thus, the Project would have a **less than significant impact** on damage to scenic resources within a state scenic highway.

c. Conflict with applicable zoning and other regulations governing scenic quality

The Project site is within an area of existing urban development. Proposed park uses would be consistent with the existing zoning. Further, the Project would be subject to review by San Mateo County to obtain approval of a coastal development permit, use permit, grading permit, design review, building permit, and encroachment permit to allow for the proposed Project components.

Project construction could temporarily degrade the existing visual character of the site and immediate surroundings as a result of disturbance associated with grading and construction activities. Construction equipment and materials could also contribute to temporary impacts to the visual quality of the site during construction, particularly from surrounding areas to the north and east. However, this would be temporary during construction. After construction, the visual character of the site would be altered due the construction of the proposed park amenities, including the expanded single-story recreation center, bathrooms, pedestrian bridges, dog park, basketball court, and lawn. The park and recreational uses would be visually consistent with the urban development in the surrounding area and would complement the existing park overlay zoning. The Project would be subject to the policies described in the LCP. The table below describes how the Project would be consistent with the LCP policies.

Table 3.1-1. LCP Policy Aesthetics Consistency

Policy	Project consistency
Policy 8.5 Location of Development	The Project would construct a new 3,000 square foot building as well as accessory park structures (bathroom and showers). The existing structure onsite is 3,000 square feet and thus the

	Project would not increase the amount of square feet onsite by more than 150%.
Policy 8.10 Vegetative Cover	The Project includes substantial revegetation efforts within the open space, greens and drainage areas.
Policy 8.12 General Regulations.	The Project would leave the majority of the site developed as open space/ park features. The Project does not include structures taller than one story.
Policy 8.13 Special Design Guidelines for Coastal Communities	The Project site is relatively flat and would not require substantial grading. The materials used would be consistent with all applicable policies, would be subject to design review, and would not be taller than 28 feet. The Project would use flat roofs, consistent with the existing structure and would result in a reduced visual impact for adjacent land users as compared to the use of a pitched roof.
Policy 8.16 Landscaping	The Project would incorporate substantial landscaping efforts, as shown in Appendix A, site plans.
Policy 8.18 Development Design	The colors and materials used would be consistent with all applicable policies, would be subject to design review, and would not be taller than 28 feet. The Project would use flat roofs, consistent with the existing structure and would result in a reduced visual impact for adjacent land users as compared to the use of a pitched roof. All lighting would be down-shielding.
Policy 8.19 Colors and Materials	The colors and materials used would be consistent with all applicable policies and would be subject to design review.
Policy 8.20 Scale.	The scale of structures would be consistent with existing and adjacent structures, would be consistent with all applicable policies and would be subject to design review.
Policy 8.22 Utilities in State Scenic Corridors	The Project does not incorporate new overhead utilities.

Policy 8.31 Regulation of Scenic Corridors in Rural Areas	The Project would be consistent to these referenced policies and would be subject to County review and approval during permit applications.
Policy 8.32 Regulation of Scenic Corridors in Urban Areas	The Project would be consistent to these referenced policies and would be subject to County review and approval during permit applications.

The Project would not substantially degrade the existing visual character of the site and its surroundings, would be consistent with existing zoning and San Mateo County land use regulations, and impacts during construction would be temporary. Therefore, impacts from degrading the visual character or quality of the site and its surroundings would be **less than significant**.

d. New sources of substantial light or glare

Project implementation would not introduce new sources of substantial light or light that would adversely affect nighttime views in the area. The Project does not include land uses that typically cause glare and the park does not propose light sources that would impede nighttime views. The new structure proposed as part of the community center would include windows that would be similar to the windows included in the existing structure onsite. As discussed above, the new structures and recreational facilities would be consistent with the surrounding residential and commercial land uses as it would be a single-story building and the materials used would be similar to the existing structure onsite. Additionally, only low-level security lighting would be installed, which would be consistent with lighting in the surrounding developed areas. Lighting would be down-shielded to minimize glare and illumination outside the intended area, and would be operated with occupancy sensors, motion detectors, photosensors, or timers to only function during nighttime hours. Thus, this impact would be **less than significant**.

3.2 AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project:				
a. 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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (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))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. 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 forest land to non-forest use?	☐	☐	☐	☒

3.2.1 Regulatory Setting

No federal, state, or local regulations are applicable to agricultural or forestry resources in relation to the proposed Project.

3.2.2 Environmental Setting

The Project site is located on land designated by the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) as "Other Land" and is not designated as prime farmland, unique farmland or Farmland of Statewide Importance (CDC 2024). The site has the land use designation of Open Space- Park Overlay and is zoned El Granada Gateway Zoning District. Both allow for park uses with approval of a use permit from San Mateo County. The site does not support agricultural or timber operations and does not carry a zoning specific to forest land or timberland and is not within a Timber Production zone.

3.2.3 Discussion of Checklist Responses

a, e. Convert farmland to non-agriculture use, or result in conflicts with or loss of agricultural or forest lands

The Project site is located on land designated by the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) as "Other Land" and do not include any prime farmland, unique farmland or Farmland of Statewide Importance (CDC 2024). Therefore, Project would result in no impact to designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project site and surrounding areas do not support active agricultural or farmland uses and the site is surrounded by existing urban development. The site is not zoned as forestland and does not support timber uses. Therefore, the Project would have **no impact** with regards to the conversion of forestland or Farmland to non-agricultural uses.

b-c. Conflict with existing zoning for agriculture use, Williamson Act Contract, or forest land or timber land

The Project site does not include land subject to a Williamson Act contract. The Project site is zoned El Granada Gateway Zoning District and designated as Open Space by San Mateo County. Park uses are identified by the zoning ordinance as allowable within the El Granada Gateway Zoning District with approval of a use permit. The Project site is located within an existing urban area. Currently, the Project site does not support agricultural uses and would not require substantial tree removal for construction of the Project. Therefore, the Project would have **no impact** resulting from any conflict with existing agricultural zoning or Williamson Act contracts.

The Project site within an existing urban area, which does not include forest or timberland land use or zoning designations. The Project would not conflict with zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production land. The Project would result in **no impact** to forest land or timberland.

d. Result in the loss of forest land or conversion of forest land to non-forest use

The Project would not result in the loss of forest land or conversion of forest land to non-forest use. The Project would involve the construction of a new public park facility on land owned by the District. **No impact** related to the loss or conversion of forest land would occur with implementation of the Project.

3.3 AIR QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
When available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. 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?	☐	☒	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

3.3.1 Regulatory Setting

Federal Laws, Regulations, and Policies

The federal Clean Air Act (CAA) is implemented by USEPA and sets ambient air limits, known as the National Ambient Air Quality Standards (NAAQS), for six criteria pollutants: carbon monoxide (CO), lead, nitrogen dioxide (NO2), ground-level ozone (O3), sulfur dioxide (SO2), and particulate pollution. Two types of particulate pollution are regulated: particulate matter of aerodynamic radius of 10 micrometers or less (PM10) and particulate matter of aerodynamic radius of 2.5 micrometers or less (PM2.5). Of these six criteria pollutants, particulate matter and ground-level ozone pose the greatest threats to human health. The USEPA also regulates transportation-related emission sources, such as aircraft, ships, and certain types of locomotives, under the exclusive authority of the federal government. The U.S. EPA also establishes vehicular emission standards, including those for vehicles sold in states other than California. Automobiles sold in California must meet stricter emission standards established by the California Air Resources Board (CARB). The USEPA has regulations involving performance standards for specific sources that may release toxic air contaminants (TACs), also known as hazardous air pollutants (HAPs) at the federal level.

State Laws, Regulations, and Policies

The California Air Resources Board (CARB) sets standards for criteria pollutants that are more stringent than NAAQS, and includes the following additional contaminants: visibility reducing particles, sulfates, and vinyl chloride. The Project Area is located within the San Francisco Bay Area Air Basin (SFBAAB), which includes all or portions of the nine-county Bay Area. The Bay Area Air Quality Management District (BAAQMD) manages air quality within the SFBAAB for attainment and permitting purposes. Table 3.3-1 shows the current Bay Area attainment status for the state and federal ambient air quality standards.

The SFBAAB is currently in non-attainment of the state and federal ozone standard, state PM10 standards, and state and federal PM2.5 standards. The SFBAAB is in attainment or unclassified for all other pollutants. The CAA and the California Clean Air Act require areas that are designated nonattainment to reduce emissions until federal and state standards are met.

CARB has several regulations that regulate offroad vehicles emissions and limits to fleets of equipment and vehicles as well as other mobile sources. This includes recent regulatory updates to the In-use Off-Road Diesel-Fueled Regulation, Small Off-Road Engine Regulation, Portable Equipment Registration Program, Advanced Clean Fleets Regulation, Advanced Clean Trucks Regulation, and Advanced Clean Cars II Regulation. The latest revisions to the regulations for construction equipment require starting in 2024 the use of renewable diesel and verification by the lead agency that equipment used for their projects are in compliance with the applicable fleet regulations.

CARB regulates TACs by requiring implementation of various Airborne Toxic Control Measures (ATCMs), which are intended to reduce emissions associated with toxic substances. The following ATCMS may be relevant to the proposed Project.

- ATCM to Limit Diesel-fueled Commercial Motor Vehicle Idling
- ATCM for Diesel Particulate Matter from Portable Engines Rated at 50 Horsepower and Greater
- ATCM for Stationary Compression Ignition Engines
- ATCM to Reduce Particulate Emissions from Diesel-Fueled Engines – Standards for nonvehicular Diesel Fuel.
- Asbestos ATCM for Construction, Grading, Quarrying and Surface Mining Operations
- Asbestos ATCM for Surfacing Applications

Table 3.3-1. Attainment Status of the State and Federal Ambient Air Quality Standards

Contaminant	Averaging Time	Concentration	State Standards Attainment Status[1]	Federal Standards Attainment Status[2]
Ozone (O3)	1-hour	0.09 ppm	N (Severe)	See footnote 3
	8-hour	0.070 ppm	N	N (Marginal)
Carbon Monoxide (CO)	1-hour	20 ppm	U/A	
		35 ppm		U/A
	8-hour	9.0 ppm	U/A	U/A
Nitrogen Dioxide (NO_2)	1-hour	0.18 ppm	A	
		0.100 ppm[5]		U/A
	Annual arithmetic mean	0.030 ppm	A	
		0.053 ppm		U/A
Sulfur Dioxide (SO_2)	1-hour	0.25 ppm	A	
		0.075 ppm		U/A
	24-hour	0.04 ppm	A	
		0.14 ppm		U/A
	Annual arithmetic mean	0.030 ppm		U/A
Particulate Matter (PM10)	24-hour	50 µg/m^3	N	
	24-hour	150 µg/m^3		U/A
	Annual arithmetic mean	20 µg/m^3	N	
Fine Particulate Matter (PM2.5)	24-hour	35 µg/m^3		N (Moderate)[7]
	Annual arithmetic mean	12 µg/m^3	N	U/A
Sulfates	24-hour	25 µg/m^3	A	
Lead (Pb)[6]	30-day average	1.5 µg/m^3	A	
	Calendar Quarter	1.5 µg/m^3		
	Rolling 3-month Average	0.15 µg/m^3		

Contaminant	Averaging Time	Concentration	State Standards Attainment Status[1]	Federal Standards Attainment Status[2]
Hydrogen Sulfide (H2S)	1-hour	0.03 ppm	U	
Vinyl Chloride[6] (chloroethene)	24-hour	0.010 ppm	A	
Visibility-Reducing Particles	8-hour (10:00 to 18:00 PST)	See footnote 4	U	

1 A – attainment
2 N – non-attainment
3 U – unclassified
4 ppm – parts per million
5 µg/m^3 – micrograms per cubic meter
6 PST – pacific standard time

Notes:

1. California standards for ozone, carbon monoxide, sulfur dioxide (1-hour and 24-hour), nitrogen dioxide, suspended particulate matter - PM_{10}, and visibility-reducing particles are values that are not to be exceeded. The standards for sulfates, lead, hydrogen sulfide, and vinyl chloride are not to be equaled or exceeded. If the standard is for a 1-hour, 8-hour, or 24-hour average (i.e., all standards except for lead and the PM_{10} annual standard), then some measurements may be excluded. In particular, measurements that are excluded include those that the CARB determines would occur less than once per year on average.
2. National standards shown are the "primary standards" designed to protect public health. National air quality standards are set by USEPA at levels determined to be protective of public health with an adequate margin of safety. National standards other than for ozone, particulates, and those based on annual averages are not to be exceeded more than once per year. The 1-hour ozone standard is attained if, during the most recent 3-year period, the average number of days per year with maximum hourly concentrations above the standard is equal to or less than one. The 8-hour ozone standard is attained when the 3-year average of the 4th highest daily concentrations is 0.075 ppm (75 parts per billion) or less. The 24-hour PM_{10} standard is attained when the 3-year average of the 99th percentile of monitored concentrations is less than 150 µg/m^3. The 24-hour $PM_{2.5}$ standard is attained when the 3-year average of 98th percentiles is less than 35 µg/m^3. Except for the national particulate standards, annual standards are met if the annual average falls below the standard at every site. The national annual particulate standard for PM_{10} is met if the 3-year average falls below the standard at every site. The annual $PM_{2.5}$ standard is met by spatially averaging annual averages across officially designated clusters of sites and then determining if the 3-year average of these annual averages falls below the standard.
3. The national 1-hour ozone standard was revoked by USEPA on June 15, 2005. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 ppm to 0.070 ppm. An area meets the standard if the fourth-highest maximum daily 8-hour ozone concentration per year, averaged over three years, is equal to or less than 0.070 ppm. This table provides the attainment statuses for the 2015 standard of 0.070 ppm.
4. Statewide Visibility-Reducing Particle Standard (except Lake Tahoe Air Basin): Particles in sufficient amount to produce an extinction coefficient of 0.23 per kilometer when the relative humidity is less than 70 percent. This standard is intended to limit the frequency and severity of visibility impairment due to regional haze and is equivalent to a 10-mile nominal visual range.
5. To attain this standard, the 3-year average of the 98th percentile of the daily maximum 1-hour average of nitrogen dioxide at each monitoring station within an area must not exceed 0.100 ppm (effective January 22, 2010).

6. CARB has identified lead and vinyl chloride as toxic air contaminants with no threshold level of exposure below which there are no adverse health effects determined.
7. On January 9, 2013, USEPA issued a final rule, determining that SFBAAB has attained the 24-hour $PM_{2.5}$ national standard. This rule suspends key SIP requirements as long as monitoring data continue to show that SFBAAB attains the standard. Despite this USEPA action, SFBAAB will continue to be designated as "nonattainment" for the national 24-hour $PM_{2.5}$ standard until BAAQMD submits a "redesignation request" and a "maintenance plan" to USEPA, and USEPA approves the proposed redesignation.

Source: BAAQMD 2017a, USEPA 2023

Local Laws, Regulations, and Policies

The BAAQMD has also developed thresholds of significance for criteria air pollutants, which were published in the BAAQMD's California Environmental Quality Act Air Quality Guidelines (2023). Table 3.3-2 provides the BAAQMD's recommended significance criteria for analysis of air quality impacts, including cumulative impacts. The term "sensitive receptor" is used by the BAAQMD to refer to facilities or land uses that include members of the population particularly sensitive to the effects of air pollutants, such as children, the elderly and people with illnesses. Sensitive receptors in the vicinity of the proposed project include rural single-family residences and recreational areas.

The BAAQMD's Final 2017 Clean Air Plan (BAAQMD 2017b) establishes a goal of protecting air quality and health at the regional and local scale and prioritizes reducing emissions of criteria air pollutants and toxic air contaminants. The Clean Air Plan contains numerous control measures to help achieve these goals and priorities.

Table 3.3-2: BAAQMD CEQA Thresholds of Significance for Criteria Air Pollutants

Criteria Air Pollutants and Precursors (Regional)	Construction-Related Thresholds	Operational Thresholds	
	Average Daily Emissions (lb/day)	Average Daily Emissions (lb/day)	Maximum Annual Emissions (tpy)
Reactive Organic Gases (ROG)	54	54	10
Nitrogen oxides (NOx)	54	54	10
Particulate Matter (PM10)	82 (exhaust)	82	15
Particulate Matter (PM2.5)	54 (exhaust)	54	10
PM10/PM2.5 (fugitive dust)	Best Management Practices	None	
Local Carbon Monoxide (CO)	None	9.0 ppm (8-hour average), 20.0 ppm (1-hour average)	
Odors	None	Five confirmed complaints per year averaged over 3 years	

tpy – tons per year; lb/day – pounds per day; ppm – parts per million

Source: BAAQMD 2023

3.3.2 Environmental Setting

The Project site is located in the SFBAAB in San Mateo County along inland creeks that flow into the San Francisco Bay. The Santa Cruz Mountains run up the center of the peninsula, with elevations exceeding 2,000 feet at the southern end, decreasing to 500 feet in South San Francisco. Coastal towns experience a high incidence of cool, foggy weather in the summer. In coastal areas the mean maximum summer temperatures are in the mid-60's and mean minimum temperatures in the winter months in the low 40's. Annual average wind speeds range from 5 to 10 mph throughout the peninsula, with higher wind speeds usually found along the coast. The prevailing winds along the peninsula's coast are from the west, although individual sites can show significant differences. Ozone and fine particle pollution, or PM2.5, are the major regional air pollutants of concern in the San Francisco Bay Area. Ozone is primarily a problem in the summer, and fine particle pollution is a problem in the winter.

The Project site location is located in a semi-rural area, northeast of Highway 1 (Cabrillo Highway) in the unincorporated community of El Granada in San Mateo County. Currently land use is informal day-use recreation with a skateboard ramp and informal parking area that has been unofficially used as a parking lot in the central portion of the project site. The Project site is bounded by Obispo Road and other surface streets. As shown in Figure 2-2, Single-family residences and commercial land uses are immediately northeast of the Project site. Highway 1 and Surfer's Beach are located southwest of the site. Wilkinson School and the Coastside Fire Protection District station are located to the southeast. Land to the west is mainly undeveloped with the exception of a single residence. Further northwest, land uses consist of a mixture of commercial and single-family residential. Half Moon Bay Airport (Eddie Andreini Sr. Airfield) is located approximately 4,000 feet to the northwest.

3.3.3 Discussion of Checklist Responses

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

A project is deemed inconsistent with air quality plans if it would result in population and/or employment growth that exceeds growth estimates included in the applicable air quality plan, which, in turn, would generate emissions not accounted for in the applicable air quality plan emissions budget. Therefore, projects need to be evaluated to determine whether they would generate population and employment growth and, if so, whether that growth would exceed the growth rates included in the relevant air quality plans.

BAAQMD CEQA Guidelines say that if a project's emissions are above any of its significance thresholds, then it is in conflict with their air quality plans. As discussed in part b and c below, the project's emissions are below these significance thresholds and therefore the Project does not conflict or obstruct implementation of the 2017 Clean Air Plan. As discussed in **Appendix B**, San Mateo County unincorporated areas are covered under the San Mateo County General Plan which includes general guidance to reduce air pollution and/or be consistent with BAAQMD Plans. Since the Project is consistent with BAAQMD thresholds and Plans, it also does not conflict with the San Mateo County General Plan.

The proposed Project would implement BMPs for fugitive dust and comply with the 2017 Clean Air Plan policies. Thus, the proposed Project would not conflict with or impair implementation of applicable air quality plans established by the BAAQMD or local general plans. Because the proposed Project would not generate growth or conflict with the applicable policies from the BAAQMD air quality plan (BAAQMD, 2017a), the impact related to inconsistency with air quality planning would be **less than significant**.

b. Cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area

During construction of the Project, the combustion of fossil fuels for operation of construction equipment, sediment/material hauling, and worker trips would result in construction-related emissions of criteria air pollutants. In addition, construction activities would generate fugitive dust from grading and excavation activities. The proposed Project's criteria air pollutant emissions during construction were modeled using conservative assumptions for equipment use, scheduling, and haul routes, as detailed in **Appendix B,** ***Air Quality and Greenhouse Gas Emission Calculations*****.** Emissions were estimated using the California Emission Estimator Model (CalEEMod) version 2022.1.1.21 based on the information included in Chapter 2, Project Description and anticipated equipment needs and schedule. Modeling inputs assumed construction would start in 2025 and complete by 2028 and that projects would be done concurrently. Modeled emissions are shown in Table 3.3-3

The BAAQMD has established mass emission thresholds and rules regarding emissions of pollutants. The BAAQMD considers that, if the emissions from a project do not exceed its air quality emission thresholds, the project's emissions are not cumulatively considerable. As shown in **Error! Reference source not found.**, the estimated construction-related emissions associated with the proposed Project would be less than these mass emissions significance thresholds for all pollutants. Construction emissions, in particular fugitive dust (PM10 and PM2.5) emissions, would be controlled by implementation of BMPs which are specified as a mitigation measure, Mitigation Measure AQ-1, and would meet the BAAQMD requirements for fugitive dust BMPs. Therefore, the impact of criteria pollutant emissions during construction would be **less than significant with mitigation.** The proposed Project would not contribute substantially to an air quality violation and Project-related emissions would not be cumulatively considerable.

Table 3.3-3: Estimated Criteria Pollutant Emissions for the Initial Construction of the Proposed Project

	Pollutant						
	ROG	**NO_X**	**CO**	**PM10 Exhaust**	**PM10 Fugitive**	**PM2.5 Exhaust**	**PM2.5 Fugitive**
Unmitigated Construction (lb/day)							
Unmitigated Project Construction Average Daily Emissions (lbs/day)	2.27	21.7	20.9	0.92	23.8	0.85	4.49

	Pollutant						
	ROG	**NO_X**	**CO**	**PM10 Exhaust**	**PM10 Fugitive**	**PM2.5 Exhaust**	**PM2.5 Fugitive**
BAAQMD Daily Emissions Threshold (lbs/day)	54	54	None	82	BMPs*	54	BMPs*
Exceed Threshold?	N	N	N	N	N	N	N

Note: lb/day = pounds per day.

* BMPs indicates that no calculation is required because compliance with BMPs is considered by BAAQMD to reduce the emission to below the threshold.

Operational criteria air pollutant emissions would be generated by periodic landscape and other building maintenance-related vehicle trips to the site. In addition, the community building would have natural gas emissions, consumer products, and architectural coatings emissions. To conservatively estimate the operational criteria air pollutant emissions, a city park was modeled for the projected activity, and the energy use from a daycare center to represent the building emissions using CalEEMod version 2022.1.1.21 similar to the construction emissions with an operation year of 2028. Landscape maintenance equipment was included assuming 8 hours once a week for most maintenance equipment. Modeled emissions associated with Project operation care shown in Table 3.3-4. As shown in Table 3.3-4 the estimated operation-related emissions associated with the proposed Project would be less than these mass emissions significance thresholds for all pollutants. Therefore, the impact of criteria pollutant emissions during operation would be **less than significant.** The proposed Project would not contribute substantially to an air quality violation and Project-related emissions would not be cumulatively considerable. As an additional note, the future direction of the State of California is to ban and eventually phase out such gas-powered landscape maintenance equipment. As such, the evaluation presented here is conservative in nature as it assumes gas powered equipment for the landscape maintenance equipment, but in time it is expected that such maintenance equipment will transition to electric-powered equipment.

Table 3.3-4: Estimated Criteria Pollutant Emissions for Operation of the Proposed Project

	Pollutant						
	ROG	**NO_X**	**CO**	**PM10 Exhaust**	**PM10 Fugitive**	**PM2.5 Exhaust**	**PM2.5 Fugitive**
Project Operation (lb/day)							
Project Operation Average Daily Emissions (lbs/day)	0.53	0.24	0.40	0.02	0.07	0.02	0.02
BAAQMD Daily Emissions Threshold (lb/day)	54	54	None	82		54	

	Pollutant						
	ROG	**NO_X**	**CO**	**PM10 Exhaust**	**PM10 Fugitive**	**PM2.5 Exhaust**	**PM2.5 Fugitive**
Exceed Threshold?	N	N	N	N		N	
Project Operation (tons per year)							
Project Operation Emissions (tons/year)	0.1	0.04	0.07	<0.005	<0.005	<0.005	<0.005
BAAQMD Annual Emissions Threshold (tons/year)	10	10	None	15	None	10	None
Exceed Threshold?	N	N	N	N	N	N	N

Note: lb/day = pounds per day.

Mitigation Measure AQ-1: Implement Fugitive Dust Mitigation Measures

The lead agency and/or its contractor will ensure implementation of the following measures to control fugitive dust emissions during Project construction.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

3. All visible mud or dirt trackout onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

9. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

c. Expose sensitive receptors to substantial pollutant concentrations

During project construction and annual project maintenance, diesel particulate matter (DPM) and gasoline fuel combustion emissions that are classified as TACs could be emitted from construction equipment. Due to the variable nature of construction and maintenance activity, the generation of TAC emissions in most cases would be temporary, especially considering the short amount of time such equipment is typically operating within an influential distance that would result in the exposure of sensitive receptors to substantial concentrations. Chronic and cancer-related health effects estimated over short periods are uncertain. Cancer potency factors are based on animal lifetime studies or worker studies with long-term exposure to the carcinogenic agent. There is considerable uncertainty in trying to evaluate the cancer risk from exposure that would last only a small fraction of a lifetime. Some studies indicate that the dose rate may change the potency of a given dose of a carcinogenic chemical. In other words, a dose delivered over a short period may have a different potency than the same dose delivered over a lifetime (California Office of Environmental Health Hazard Assessment [OEHHA] 2015). Furthermore, construction and maintenance impacts are most severe adjacent to the project site area and decrease rapidly with increasing distance. Concentrations of mobile-source DPM emissions are typically reduced by 70 percent at a distance of approximately 500 feet (CARB 2005). There are residences located to the east/northeast of the Project site located within 100 feet of some of the construction areas (primarily the community center building). The existing daycare located in the community center building would not be in operation during construction. The construction emissions are short-term in duration and only some of the activities would be located near the existing nearby residences. Additionally, as described above, the project would not generate emissions of criteria air pollutants in excess of BAAQMD significance thresholds and equipment is subject to California Air Resource Board Regulations regarding construction equipment fleets. Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations. Thus, this impact would be **less than significant**.

d. Result in other emissions affecting a substantial number of people

Diesel exhaust from construction activities may generate temporary odors while construction of the proposed Project is underway. Excavated and recently exposed vegetation, soil, or sediment may contain decaying organic material that may create objectionable odors. Project-related odors due to exposure of organic material are expected to be minimal because of the nature of the alluvial soils in the Project reach. Once construction activities have been completed, these odors would cease. Maintenance activities would also generate temporary odors, but the odors would be short-lived and would occur intermittently throughout the project area.

The intensity of the odor perceived by a receptor depends on the distance of the receptor from excavation areas and the amount and quality of the exposed soil or sediment material. Following the completion of activities, exposed sediment and soil in the project area would be revegetated.

Impacts related to potential generation of objectionable odors, if any, are thus expected to be temporary and **less than significant.**

3.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project:				
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 CDFW or USFWS?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the DFG or USFWS?	☐	☒	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
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?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state HCP?	☐	☐	☐	☒

3.4.1 Regulatory Setting

Federal Laws, Regulations, and Policies

Clean Water Act

Areas meeting the regulatory definition of "waters of the United States" (jurisdictional waters) are subject to the jurisdiction of U.S. Army Corps of Engineers (USACE) under provisions of Section 404 of the 1972 Clean Water Act (Federal Water Pollution Control Act) (CWA) and Section 10 of the 1899 Rivers and Harbors Act (described below). These waters may include all waters used, or potentially used, for interstate commerce, including all waters subject to the ebb and flow of the tide, all interstate waters, all other waters (e.g., intrastate lakes, rivers, streams, mudflats, sandflats, playa lakes, and natural ponds), all impoundments of waters otherwise defined as "waters of the United States," tributaries of waters otherwise defined as "waters of the United States," the territorial seas, and wetlands (termed Special Aquatic Sites) adjacent to "waters of the United States" (33 Code of Federal Regulations [CFR], Part 328, Section 328.3). Wetlands on non-agricultural lands are identified using the *Corps of Engineers Wetlands Delineation Manual* (USACE 1987).

Areas typically not considered to be jurisdictional waters include non-tidal drainage and irrigation ditches excavated on dry land, artificially irrigated areas, artificial lakes or ponds used for irrigation or stock watering, small artificial water bodies such as swimming pools, and water-filled depressions (33 CFR, Part 328).

Construction activities within jurisdictional waters are regulated by USACE. The placement of fill into such waters must comply with the CWA permit requirements of USACE. Under CWA Section 401, no USACE permit would be effective in the absence of a state water quality certification. The State Water Resources Control Board (SWRCB), together with the state's nine Regional Water Quality Control Boards (RWQCBs), are charged with implementing water quality certification in California.

Federal Endangered Species Act

The federal Endangered Species Act (FESA) protects listed wildlife species from harm or "take," which is broadly defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct. Take can also include habitat modification or degradation that directly results in death or injury of a listed animal species. An activity can be defined as take even if it is unintentional or accidental. Listed plant species are provided less protection than listed wildlife species. Listed plant species are legally protected from take under the FESA only if they occur on federal lands or if the project requires a federal action, such as a CWA Section 404 fill permit from USACE. If take of a federally listed animal species would occur, incidental take approval would be required through either Section 7 or Section 10 consultation with the U.S. Fish and Wildlife Service (USFWS) or National Marine Fisheries Service (NMFS), as applicable.

Federal Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (MBTA; 16 U.S. Code (USC) Section 703, Supp. I, 1989) prohibits killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. The trustee agency that addresses issues related to the MBTA is USFWS. Migratory birds protected under this law include all native birds and certain game birds (e.g., turkeys and pheasants), though most non-native birds are excluded from MBTA protection (USFWS 2020). This act encompasses whole birds, parts of birds, and bird nests and eggs. The MBTA protects active nests from destruction and all nests of species protected by the MBTA, whether active or not, cannot be possessed. An active nest under the MBTA, as described by the U.S. Department of the Interior in its April 16, 2003 Migratory Bird Permit Memorandum, is one having eggs or young. Nest starts, prior to egg laying, are not protected from destruction.

All native bird species occurring in the Project area are protected by the MBTA.

State Laws, Regulations, and Policies

Porter-Cologne Water Quality Control Act

The SWRCB works in coordination with the nine RWQCBs to preserve, protect, enhance, and restore water quality. Each RWQCB makes decisions related to water quality for its region, and may approve, with or without conditions, or deny projects that could affect waters of the state. Their authority comes from the CWA and the State's Porter-Cologne Water Quality Control Act (Porter-Cologne Act). The Porter-Cologne Act broadly defines waters of the state as "any surface water or groundwater, including saline waters, within the boundaries of the state." Because the Porter-Cologne Act applies to any water, whereas the CWA applies only to certain waters, California's jurisdictional reach overlaps and may exceed the boundaries of waters of the United States (U.S.). For example, Water Quality Order No. 2004-0004-DWQ states that *shallow w*aters of the state include headwaters, wetlands, and riparian areas. Where riparian habitat is not present, such as may be the case at headwaters, jurisdiction is taken to the top of bank.

On April 2, 2019, the SWRCB adopted the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State. In these new guidelines, riparian habitats are not specifically described as waters of the state but instead as important buffer habitats to streams that do conform to the State Wetland Definition. The Procedures describe riparian habitat buffers as important resources that may both be included in required mitigation packages for permits for impacts to waters of the state, as well as areas requiring permit authorization from the RWQCBs to impact.

Pursuant to the CWA, and as described above, projects that are regulated by the USACE must also obtain a Section 401 WQC permit from the RWQCB. This WQC ensures that the proposed project will uphold state water quality standards. Because California's jurisdiction to regulate its water resources is much broader than that of the federal government, proposed impacts on waters of the state require WQC even if the area occurs outside of USACE jurisdiction. Moreover, the RWQCB may impose mitigation requirements even if the USACE does not, for example for riparian habitats which are buffers to waters of the state. Under the Porter-Cologne Act, the SWRCB and the nine RWQCBs also have the responsibility of granting CWA National Pollutant Discharge

Elimination System (NPDES) permits and Waste Discharge Requirements for certain point-source and non-point discharges to waters.

Any activities within the Project area that affect waters of the U.S. or waters of the state would require Section 401 Water Quality Certification and/or Waste Discharge Requirements from the RWQCB. Waters within the Project site are considered both waters of the United States and waters of the state.

California Endangered Species Act

The California Endangered Species Act (CESA) (Fish and Game Code of California [F&G Code], Chapter 1.5, Sections 2050-2116) prohibits the take of any plant or animal listed or proposed for listing as rare (plants only), threatened, or endangered. In accordance with the CESA, the California Department of Fish and Wildlife (CDFW) has jurisdiction over state-listed species. CDFW regulates activities that may result in "take" of individuals listed under the Act (i.e., "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill"). Habitat degradation or modification is not expressly included in the definition of "take" under the California F&G Code. CDFW has interpreted "take" to include the "killing of a member of a species which is the proximate result of habitat modification." If project activities would result in take of a state listed species, an incidental take permit would be required through Section 2081 consultation with the CDFW.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) and CEQA Guidelines provide guidance in evaluating impacts of projects to biological resources and determining which impacts would be significant. CEQA defines "significant effect on the environment" as "a substantial adverse change in the physical conditions which exist in the area affected by the proposed project." Under CEQA Guidelines Section 15065, a project's effects on biotic resources are deemed significant where the project would:

- substantially 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; or
- reduce the number or restrict the range of a rare or endangered plant or animal.

In addition to the Section 15065 criteria that trigger mandatory findings of significance, Appendix G of CEQA Guidelines provides a checklist of other potential impacts to consider when analyzing the significance of project effects. The impacts listed in Appendix G may or may not be significant, depending on the level of the impact.

Section 15380(b) of CEQA Guidelines provides that a species not listed on the federal or state lists of protected species may be considered rare if the species can be shown to meet certain specified criteria. These criteria have been modeled after the definitions in the FESA and the CESA and the section of the California F&G Code dealing with rare or endangered plants or animals. This section was included in the guidelines primarily to deal with situations in which a public agency is reviewing a project that may have a significant effect on a species that has not yet been listed by either USFWS or CDFW or species that are locally or regionally rare.

CDFW has produced three lists (amphibians and reptiles, birds, and mammals) of "species of special concern" that serve as "watch lists." Species on these lists are of limited distribution or the extent of their habitats has been reduced substantially, such that threat to their populations may be imminent. Thus, their populations should be monitored. They may receive special attention during environmental review as potential rare species, but do not have specific statutory protection. All potentially rare or sensitive species, or habitats capable of supporting rare species, are considered for environmental review in accordance with CEQA Guidelines Section 15380(b).

The California Native Plant Society (CNPS), a non-governmental conservation organization, has developed ranked lists of plant species of concern in California using the California Rare Plant Ranks (CRPRs). Vascular plants included on these lists are defined as follows:

- CRPR 1A: Plants considered extinct
- CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere
- CRPR 2: Plants rare, threatened, or endangered in California but more common elsewhere
- CRPR 3: Plants about which more information is needed - review list
- CRPR 4: Plants of limited distribution - watch list

The CRPR listings are further described by the following threat code extensions:

- .1—seriously endangered in California
- .2—fairly endangered in California
- .3—not very endangered in California

Although CNPS is not a regulatory agency and plants on the CRPR lists have no formal regulatory protection, plants appearing on CRPR lists are, in general, considered to meet the CEQA Guidelines Section 15380 criteria and adverse effects on these species may be considered substantial.

California Fish and Game Code

The California F&G Code includes regulations governing the use of, or impacts on, many of the state's fish, wildlife, and sensitive habitats. CDFW exerts jurisdiction over the bed and banks of rivers, lakes, and streams according to provisions of sections 1601–1603 of the F&G Code. The F&G Code requires a Streambed Alteration Agreement for the fill or removal of material within the bed and banks of a watercourse or water body and for the removal of riparian vegetation.

Certain sections of the F&G Code describe regulations pertaining to certain animal species. For example, F&G Code Sections 3503, 3513, and 3800 (and other sections and subsections) protect native birds, including their nests and eggs, from all forms of take. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "take" by CDFW. Raptors (i.e., eagles, falcons, hawks, and owls) and their nests are specifically protected in California under F&G Code Section 3503.5. Section 3503.5 states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Non-game mammals are protected by F&G Code Section 4150, and other sections of the code protect other taxa.

Any work within Burnham Creek or drainage channels would require a Streambed Alteration Agreement from CDFW in accordance with Section 1602 of the California F&G Code. All native bird species that occur in the Project area are protected by the state F&G Code. Projects may be required to take measures to avoid impacts on nesting birds under California F&G Code Sections 3503, 3513, and 3800. Native mammals and other species in the Project area are also protected by F&G code.

Local Laws, Regulations, and Policies

San Mateo County General Plan

- 1.21 Importance of Sensitive Habitats Consider areas designated as sensitive habitats as a priority resource requiring protection.

- 1.23 Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources a. Regulate land uses and development activities to prevent, and if infeasible mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources.

- 1.25 Protect Vegetative Resources Ensure that development will: (1) minimize the removal of vegetative resources and/or; (2) protect vegetation which enhances microclimate, stabilizes slopes or reduces surface water runoff, erosion or sedimentation; and/or (3) protect historic and scenic trees.

- 1.28 Regulate Development to Protect Sensitive Habitats Regulate land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources; protect rare, endangered, and unique plants and animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats.

- 1.30 Uses Permitted in Sensitive Habitats Within sensitive habitats, permit only those land uses and development activities that are compatible with the protection of sensitive habitats, such as fish and wildlife management activities, nature education and research, trails and scenic overlooks and, at a minimum level, necessary public service and private infrastructure.

- 1.40 Minimize Adverse Impacts of Programs Controlling Incompatible Vegetation, and Fish and Wildlife Minimize the negative impacts and risks of programs controlling incompatible vegetation, fish and wildlife.

- 1.49 Encourage the Management of Riparian Corridors Encourage and, to the maximum extent feasible, reward the efforts of those responsible for managing riparian corridors in a manner that is consistent with County and State guidelines.

San Mateo County Local Coastal Program Policies

All development within the Coastal Zone of San Mateo County requires either a Coastal Development Permit or an exemption from Coastal Development Permit requirements. For a permit to be issued, the development must comply with the policies of the Local Coastal Program (LCP) and those ordinances adopted to implement the LCP.

Any work within Burnham Creek, including discharging drainage channels, would require permits within the Sensitive Habitats Components for Sensitive Habitats, Riparian Corridors, and for Rare and Endangered Species. The LCP permitting policies within Sensitive Habitat Component requires that Coastal Project to not have adverse impacts on riparian habitat, sensitive habitats, on rare and endangered species or their associated habitat, to restore damaged habitats within the Project area and to protect and encourage the survival of rare and endangered species.

Sensitive Habitats Component

- Policy 7.1 Definition on Sensitive Habitats. Define habitats as any area in which plant or animal life or their habitats are either rare or sensitive especially valuable and any area which meets one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes. Sensitive habitat areas include, but are not limited to, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species.

- <u>Policy 7.3 Protection of Sensitive Habitats</u>

  a. Prohibit and land use or development which would have significant adverse impact on sensitive habitat areas.

  b. Development in areas adjacent to sensitive habitats shall be sited and designed to prevent impacts that could be significantly degrade the sensitive habitats. All uses shall be compatible with the maintenance of biologic productivity of the habitats.

- <u>Policy 7.4 Permitted Uses in Sensitive Habitats</u>

  a. Permit only resource dependent uses in sensitive habitats. Resource dependent uses for riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species shall be the uses permitted in Policies 7.9, 7.16, 7.23, 7.26, 7.30, 7.33, and 7.44, respectively, of the County Local Coastal Program (LCP).

  b. In sensitive habitats, require that all permitted uses comply with U.S. Fish and Wildlife and State Department of Fish and Game regulations.

- Policy 7.5 Permit Conditions

  a. As part of the development review process, require the applicant to demonstrate that there will be no significant impact on sensitive habitats. When it is determined that significant impacts may occur, require the applicant to provide a report prepared by a qualified professional which provides: (1) mitigation measures which protect resources and comply with the policies of the Shoreline Access, Recreation/Visitor-Serving Facilities and Sensitive Habitats Components, and (2) a program for monitoring and evaluating the effectiveness of mitigation measures. Develop an appropriate program to inspect the adequacy of the applicant's mitigation measures.

  b. When applicable, require as a condition of permit approval the restoration of damaged habitat(s) when in the judgment of the Planning Director restoration is partially or wholly feasible.

- Policy 7.9 Permitted Uses in Riparian Corridors

  a. Within corridors, permit only the following uses: (1) education and research, (2) consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code, (3) fish and wildlife management activities, (4) trails and scenic overlooks on public land(s), and (5) necessary water supply projects

  b. When no feasible or practicable alternative exists, permit the following uses: (1) stream dependent aquaculture, provided that non-stream dependent facilities locate outside of corridor, (2) flood control projects, including selective removal of riparian vegetation, where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, (3) bridges when supports are not in significant conflict with corridor resources, (4) pipelines, (5) repair or maintenance of roadways or road crossings, (6) logging operations which are limited to temporary skid trails, stream crossings, roads and landings in accordance with State and County timber harvesting regulations, and (7) agricultural uses, provided no existing riparian vegetation is removed, and no soil is allowed to enter stream channels.

- Policy 7.10 Performance Standards in Riparian Corridors. Require development permitted in corridors to: (1) minimize removal of vegetation, (2) minimize land exposure during construction and use temporary vegetation or mulching to protect critical areas, (3) minimize erosion, sedimentation, and runoff by appropriately grading and replanting modified areas, (4) use only adapted native or non-invasive exotic plant species when replanting, (5) provide sufficient passage for native and anadromous fish as specified by the State Department of Fish and Game, (6) minimize adverse effects of waste water discharges and entrainment, (7) prevent depletion of groundwater supplies and substantial interference with surface and subsurface waterflows, (8) encourage waste water reclamation, (9) maintain natural vegetation buffer areas that protect riparian habitats, and (10) minimize alteration of natural streams.

- Policy 7.11 Establishment of Buffer Zones. Within buffer zones, permit only the following uses: (1) uses permitted in riparian corridors; (2) residential uses on existing legal building sites, set back 20 feet from the limit of riparian vegetation, only if no feasible alternative exists, and only if no other building site on the parcel exists; (3) on parcels designated on the LCP Land Use Plan Map: Agriculture, Open Space, or Timber Production, residential structures or impervious surfaces only if no feasible alternative exists; (4) crop growing and grazing consistent with Policy 7.9; (5) timbering in "streamside corridors" as defined and controlled by State and County regulations for timber harvesting; and (6) no new residential parcels shall be created whose only building site is in the buffer area

- Policy 7.12 Permitted Uses in Buffer Zones. Require uses permitted in buffer zones to: (1) minimize removal of vegetation; (2) conform to natural topography to minimize erosion potential; (3) make provisions (i.e., catch basins) to keep runoff and sedimentation from exceeding pre-development levels; (4) replant where appropriate with native and non-invasive exotics; (5) prevent discharge of toxic substances, such as fertilizers and pesticides; into the riparian corridor; (6) remove vegetation in or adjacent to man-made agricultural ponds if the life of the pond is endangered; (7) allow dredging in or adjacent to man-made ponds if the San Mateo County Resource Conservation District certified that siltation imperils continued use of the pond for agricultural water storage and supply; and (8) limit the sound emitted from motorized machinery to be kept to less than 45-dBA at any riparian buffer zone boundary except for farm machinery and motorboats.

Rare and Endangered Species

- Policy 7.32 Designation of Habitats of Rare and Endangered Species. Designate habitats of rare and endangered species to include, but not be limited to, those areas defined on the Sensitive Habitats Map for the Coastal Zone.

- Policy 7.33 Permitted Uses

    a. Permit only the following uses: (1) education and research, (2) hunting, fishing, pedestrian and equestrian trails that have no adverse impact on the species or its habitat, and (3) fish and wildlife management to restore damaged habitats and to protect and encourage the survival of rare and endangered species.

    b. If the critical habitat has been identified by the Federal Office of Endangered Species, permit only those uses deemed compatible by the U.S. Fish and Wildlife Service in accordance with the provisions of the Endangered Species Act of 1973, as amended

- Policy 7.34 Permit Conditions. In addition to the conditions set forth in Policy 7.5, require, prior to permit issuance, that a qualified biologist prepare a report which defines the requirements of rare and endangered organisms. At minimum, require the report to:

    a. Discuss:

        1. Animal food, water, nesting or denning sites and reproduction, predation and migration requirements, and

2. Plants life histories and soils, climate and geographic requirements.

b. Include a map depicting the locations of plants or animals and/or their habitats

c. Demonstrate that any development will not impact the functional capacity of the habitat.

d. Recommend mitigation if development is permitted within or adjacent to identified habitats.

3.4.2 Environmental Setting

Watershed and Hydrology

The project area is a part of the Santa Maria Ave Drainage Watershed, originating from an elevation of 520 feet from Montara Mountain (USGS 2015). Site topography in study area is relatively flat, sloping slightly towards the southwest. Site elevations in the project area range from 20 to 30 feet above mean sea level (USGS 2015).

The primary hydrological feature in the study area is Burnham Creek. Burnham Creek drains the northeast portion of El Granada and the hillslopes above with a catchment area of approximately 0.5 square miles (USGS 2023). The Creek is culverted from Quarry Park under El Granada before daylighting near Obispo Road. Burnham Creek flows parallel to Obispo Road along the southeastern end of the project site before crossing under SR-1 and discharging to the Pacific Ocean at Surfer's Beach.

Two other hydrological features within the project site include unnamed drainages, which convey stormwater runoff from the El Granada stormwater system across the project site and under SR-1 before discharging to the Pacific Ocean. Burnham Creek and the unnamed drainage near Ave Portola maintain intermittent flow regimes and support dense vegetation, including riparian areas. The other unnamed drainage farther northwest is a relatively minor ephemeral drainage but with a well-defined bed and bank.

In addition, an approximately 400,000-gallon passive underground sewer wet weather storage facility retention basin lies beneath a portion of the study area. Evidence of the retention basin locations is made visible by a series of manhole covers spread across the study area northwest of the ephemeral drainage.

Climate

The study area has a Mediterranean climate characterized by cool, wet winters and dry summers. Average temperatures range from a low of 40.5 degrees Fahrenheit (°F) in January to a high of 79.3°F in September. Average annual precipitation is approximately 19 inches, with the majority of precipitation occurring from November through April.

Soils

The study area is underlain by four soil types: (1) Denison loam, gently sloping and (2) Denison clay loam, nearly level and (3) Watsonville loam, sloping, eroded and (4) Denison clay loam, nearly level, imperfectly drained. These soils are not classified as hydric soils (NRCS 2019).

Special Status Species

Plants

Special-status plants known to occur in the vicinity of the study area were evaluated for their potential to occur (**Appendix C**). No special-status plant species are anticipated to occur in the study area. No special-status species were observed during the biological reconnaissance survey conducted March 16, 2023 by Montrose Environmental (Montrose) or during a previous biological site assessment conducted by San Mateo Resources Conservation District (2017).

Animals

No special-status wildlife species were observed during the biological reconnaissance survey conducted March 16, 2023 by Montrose or during a previous biological site assessment conducted by San Mateo Resource Conservation District (2017). Special-status wildlife known to occur in the vicinity of the project area were evaluated for their potential to occur and are described in detail in Appendix C and summarized below.

Two special-status invertebrate species, California overwintering population monarch (*Danaus plexippus* pop. 1) and western bumble bee (*Bombus occidentalis*), may potentially occur within the vicinity of the project area. California Natural Diversity Database (CNDDB) records for monarch occur within 5 miles of the project areas with three documented overwintering sites occurring less than a 0.5 mile from the project area. CNDDB records for western bumble bee occur within 2.2 miles east of the study area; however, these occurrences are historical. One special-status amphibian species may potentially occur within the vicinity of project area. California red-legged frog (*Rana draytonii:* CRLF) has potential to occur in the riparian habitats of Burnham Creek and the unnamed drainage near Ave Portola. Two CNDDB occurrence records of CRLF occur within 0.5 mile of the project area in Deer Creek and another less than 0.5 mile west of the project area. One special-status reptile species may potentially occur within the vicinity of the project area. San Francisco garter snake (*Thamnophis sirtalis tetrataenia*: SFGS), have potential to occur in riparian habitats. CNDDB records for SFGS occur within 5 miles of the project area and within the Montara Mountain area. Two special-status mammal species may potentially occur within the project area. Pallid bat (*Antrozous pallidus*), and Townsend's big-eared bat (*Corynorhinus townsendii*), have potential to occur near the project area (Appendix C).

3.4.3 Discussion of Checklist Responses

A Biological Resources Report was prepared for the Project site by Montrose and is included as **Appendix C**. Baseline biological resources in the study area were evaluated by reviewing pertinent literature and conducting a field survey to supplement background information with representative site-specific data. Montrose biologists Brian Piontek, Jedidiah Dowell, and Jessica

Gonzalez conducted a biological reconnaissance survey on March 16, 2023. The survey efforts consisted of a visual assessment of site conditions.

a. Substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species

As described in **Appendix C**, six special-status species were found to have the potential to occur within the vicinity of the project area. However, only two species, pallid bat and Townsend's big-eared bat, have the potential to occur within the project area due to habitat fragmentation and isolation from urban development, SR-1, high pedestrian usage, feral cat presence, and limited suitable habitat. Project activities could directly affect special-status bat species during construction activities.

Pallid bat *(Antrozous pallidus*) and Townsend's big eared bat (*Corynorhinus townsendii*) have both been historically identified in the region. Although no bat species were identified at the time of the reconnaissance-level survey, both bat species could potentially utilize the riparian habitat within the evaluation site to forage. Disturbance of maternity roosts from construction activities that results in roost destruction or abandonment would be a significant impact to special-status bat species. Although suitable roosting habitat may be present in the vicinity of the proposed Project would not be directly impacted by proposed Project activities, indirect impacts to bat species may occur. Implementation of Mitigation Measure BIO-1 would minimize impacts to special-status bat species.

Mitigation Measure BIO-1. Protection of Roosting Bats

To minimize impacts on bat maternity colonies during the breeding season (April 15 to August 31) or non-reproductive roosting bats during the non-maternity season (September 1 – April 14), a qualified biologist will conduct a pre-construction survey for roosting bats prior to the onset of ground-disturbing or tree removal activities. If tree removal or project related activities are planned for the fall, the survey should be conducted in September to ensure tree removal or project related activates would have adequate time to occur during seasonal periods of bat activity, as described below. If tree removal or project related activities are planned for the spring, then the survey should be conducted during the earliest possible time in March, to allow for suitable conditions for both the detection of bats and subsequent tree removal or project related activities. Trees containing potential bat roost habitat features should be clearly marked or identified.

The biologist will inspect for evidence of bat use within suitable habitat, such as guano, urine staining, or oil staining. If evidence of use is observed, or if high-quality roost sites are present in areas where evidence of bat use might not be detectable (such as a tree cavity), an evening emergence survey and/or a nocturnal acoustic survey may be necessary to determine if a bat colony is present and to identify the specific location of the bat colony.

- If no active maternity colony or non-breeding bat roost is located, proposed Project work can continue as planned.

- If an active maternity colony or non-breeding roost is located, the biologist should prepare a site-specific roosting bat protection plan to be implemented by the District and/or its contractor. The plan should incorporate the following guidance as appropriate. Removal or modification of trees or structures identified as suitable roosting habitat will be conducted during seasonal periods of bat activity, including the following:
    - Between September 1 and October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5-inch of rainfall within 24 hours occurs.
    - Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit and/or no more than 0.5 inch of rainfall within 24 hours occurs.
- If a tree must be removed or trimmed or proposed Project related activity occurs during the November – February and roost site(s) or maternity roost(s) are identified, then a qualified biologist will conduct acoustic emergence surveys or implement other appropriate methods to further evaluate if the roost is an active maternity roost. Under the biologist guidance, the District or its contractor will implement the following measures:
    - If it is determined that the roost is not an active maternity roost, then the roost may be removed in accordance with the other requirements of this recommendation.
    - If it is found that an active maternity roost of a roosting species is present, the roost will not be disturbed during the breeding season (April 15 to August 31).
    - Potential hibernation roosts should only be removed during seasonal periods of bat activity, as described above. Potential roosts that cannot be avoided should be removed on warm days in late morning to afternoon when any bats present are likely to be warm and able to fly. Appropriate methods, as described in the site-specific roosting bat protection plan, should be used to minimize the potential harm to bats during tree removal.

With implementation of Mitigation Measure BIO-1, impacts to roosting bats would be **less than significant with mitigation**.

CRLF have potential to occur in the riparian habitats of Burnham Creek and the unnamed drainage near Ave Portola. Two CNDDB occurrence records of CRLF occur within 0.5 mile of the project area in Deer Creek and another less than 0.5 mile west of the Project area. While the project would not be modifying riparian habitat within Burnham Creek, proposed work involves regrading and revegetating both existing unnamed drainages within the Active Recreation Zone to increase drainage sinuosity and create a more robust and dynamic vegetative zone.

Burnham Creek and the associated riparian habitat provide ostensibly suitable habitat for CRLF; however, CRLFs would be unlikely to occur on the Project site due to habitat fragmentation and isolation from urban development, SR-1, high pedestrian usage, feral cat presence, and limited suitable habitat; however, potential exists for them to utilize the existing riparian habitat within the unnamed drainage near Ave Portola. Proposed construction activities within and adjacent to this drainage could result in the harm of individuals and special-status species and/or their habitat. The proposed Project would implement BMPs during construction to minimize the potential for runoff, sediment, or hazardous materials to enter special-status amphibian habitat by requiring work to be conducted in the dry season, minimizing the work area, conducting erosion and sediment control activities, properly maintaining vehicles, and developing a Spill Prevention and Response Plan (Mitigation Measure WQ-1). Even with implemented BMPs, impacts to individual species and special-status species habitat may be significant. To further avoid and minimized potential impacts to special-status wildlife, **Mitigation Measures BIO-2** (Pre-construction Wildlife Surveys)

Mitigation Measure BIO-2: Pre-construction Wildlife Surveys

A qualified biologist shall conduct a pre-construction survey for wildlife and special-status species no more than 5 days prior to ground disturbance. Surveys should focus on drainages and riparian habitat associated with Burnham Creek. Should special-status species be identified within the Project area, USFWS or CDFW may need to be consulted prior to ground disturbance, depending on the species observed.

The project site contains suitable nesting habitat near the riparian area for many avian species protected by the MBTA. While the Project would not require tree removal, noise and disturbance associated with construction of the proposed Project could adversely affect nesting birds in adjacent areas to the point of nest abandonment and/or failure. Because the potential loss of an active bird nest during construction would potentially violate protections under the MBTA, such an impact is considered significant. Implementation of Mitigation Measure BIO-2 would minimize impacts to nesting birds protected by the MBTA by requiring pre-construction surveys and establishment of non-disturbance buffers around active raptor nests.

Mitigation Measure BIO-3. Nesting Bird Survey

- A pre-construction nesting bird survey should be conducted by a qualified biologist, within 7 days prior to the initiation of proposed Project related activities. If proposed Project related activity is stopped for more than 14 days during the nesting season, a pre-construction survey should be conducted prior to the re-start of proposed Project activities.

- If active nests of birds protected by the MBTA are located, an appropriate avoidance buffer determined by the qualified biologist will be established within which no work activity would be allowed which would impact these nests. The avoidance buffer will be established by the qualified biologist on a case-by-case basis based on the species and site conditions. Larger buffers may be required depending upon the status of the nest and the project related activities occurring in the vicinity of the nest. The buffer

area(s) should be closed to all construction personnel and equipment until juveniles have fledged and/or the nest is inactive. A qualified biologist will confirm that breeding/nesting is complete, and the nest is no longer active prior to removal of the buffer. If work within a buffer area cannot be avoided, then a qualified biologist will be present to monitor all proposed Project activities that occur within the buffer. The biological monitor will evaluate the nesting avian species for signs of disturbance and will have the ability to stop work in the vicinity of the nest.

With implementation of Mitigation Measure BIO-3, impacts to nesting birds protected by the MBTA would be **less than significant with mitigation**.

The proposed project would adhere to LCP permit conditions for rare and endangered species and their associated habitats. Impacts are anticipated to be temporary and is not expected to significantly degrade existing habitat. With the implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3 impacts to candidate, sensitive or special-status species is anticipated to be **less than significant with mitigation**.

b. Substantial adverse effect on any riparian habitat or other sensitive natural community

As part of the Project, two existing drainage channels within the Active Recreation Zone would be widened and realigned to increase sinuosity, allowing for more water percolation and filtration, and to create a robust and dynamic vegetation zone. This zone would be fenced off to prevent parks visitors from accessing the drainage channels. The impact to this sensitive natural community is expected to be minor and temporary during construction. Implementation of Mitigation Measure BIO-4 would minimize impacts to this sensitive natural community by requiring replacement of native vegetation removed during construction.

Mitigation Measure BIO-4. Implement Revegetation in Riparian Habitat and Sensitive Natural Communities Disturbed during Construction.

The District or its contractor(s) shall require that, upon completion of construction, disturbed soils within areas of native vegetation shall be revegetated with site-appropriate native species to limit subsequent encroachment of non-native weeds. Within riparian habitat or sensitive natural communities, any plants of native woody species of 4 inches diameter at breast height dbh or greater that are damaged or removed as a result of construction activity shall be replaced at a 1:1 ratio; this ratio will increase to 3:1 for native trees of 24 inches dbh and greater. Replaced woody plant species shall be maintained and monitored to ensure a minimum of 65 percent survival of woody plantings after 3 years.

During construction, the vegetated area would be improved and expanded. The proposed project will not create a significant impact on riparian habitat or sensitive habitats and would adhere to LCP permit conditions within Section 7, Sensitive Habitat Components for Sensitive Habitats, and Riparian Corridors. Revegetation around the two ditches will provide ecological function such as habitat substrate and refugia for birds and other wildlife. Revegetation would account for

approximately 45% of riparian vegetation species that are listed in the LCP. Overall, the Project would have a beneficial impact on riparian habitat of the drainage areas. With the implementation of Mitigation Measure BIO-4, impacts to riparian habitat or other sensitive natural communities would be **less than significant with mitigation**.

c. Substantial adverse effects on state or federally protected wetlands

No potential wetlands were identified during the site survey completed for the Biological Resources Report (Appendix C). However, Burnham Creek and the two unnamed drainages are subject to U.S. Army Corps of Engineers (USACE) jurisdiction as a water of the U.S. and to Regional Water Quality Control Board (RWQCB) jurisdiction as a water of the state. Project plans include altering the unnamed drainages features in the central portion of the Project site. Project activities affecting the unnamed drainages would require a Clean Water Act (CWA) Section 404 Permit from USACE and a CWA Section 401 Water Quality Certification from RWQCB, depending on the nature of the specific impact within jurisdictional areas. CDFW regulates activities that may divert or obstruct the natural flow of any river, stream, or lake; change the bed, channel, or bank of any river, stream, or lake; use material from any river, stream, or lake; or deposit or dispose of material into any river, stream, or lake within streambanks and other waters of the state under California Fish and Game Code Section 1600. Additionally, CDFW regulates the removal of riparian habitat associated with such waters of the state. Project activities affecting Burnham Creek and unnamed drainages would require a Lake or Streambed Alteration Agreement from CDFW.

During Project construction activities, impacts to the non-wetland waters could occur due to heavy equipment operation and earth movement within or adjacent to the mapped features. These types of activities could cause erosion and/or soil compaction, as well as discharges of pollutants to the features. The proposed Project would be subject to an NPDES General Construction Permit and implementation of a SWPPP (Mitigation Measure WQ-1) to prevent significant adverse effects on water quality or violation of water quality objectives during project construction. Additionally, Mitigation Measure HAZ-1 would be implemented, requiring implementation of hazardous materials spill prevention and containment measures, respectively, which would reduce potential for indirect impacts to the non-wetland water features during construction. During operation, the Project would be required to comply with the 35-foot setback from the midline of both ditch 1 and ditch 2, as outlined by the LCP.

In conclusion, as no wetlands are present within the proposed Project work areas, no impacts to wetlands would occur. Temporary and permanent impacts to other waters would occur, which would be minimized through implementation of Mitigation Measures WQ-1 and HAZ-1. Impacts to wetlands and other waters would be **less than significant with mitigation**.

d. Substantial interference with wildlife movement, established wildlife corridors, or the use of native wildlife nursery sites

The Project site is located in an urban area and is surrounded by development to the north, east, and west. Development of the Project site as a park would not interfere substantially with movement of wildlife through the site as the southern portion of the site would not be subject to intensive use or development and would remain as open space. Therefore, the Project would

result in **less than significant** impacts associated with interference with animal movement or use of nursery sites.

e. Conflict with local policies or ordinances protecting biological resources

The Project does not propose the removal of any protected trees and therefore would not be subject to a Tree Ordinance. The General Plan for the County of San Mateo contains numerous goals, policies, and action items to protect biological resources. Implementation of Mitigation Measures BIO-1 through BIO-4 would further minimize impacts by protecting biological resources such as sensitive native habitat, vegetation communities, special-status species, and local native and wildlife species. Additionally, the expansion and widening of drainage features and the revegetation around the two ditches would follow the requirements mandated within the LCP permit conditions within Section 7, Sensitive Habitat Components for Sensitive Habitats, Riparian Corridors, and for Rare and Endangered Species including a 35-foot setback from the midline of each ditch. The implementation of the proposed Project (post project) would leave site conditions in a better ecological function than those prior to Project implementation. Therefore, impacts would be **less than significant with mitigation**.

f. Conflict with the provisions of an adopted HCP, Natural Community Conservation Plan, or other approved local, regional, or state HCP

The Project is located within the Pacific Gas and Electric Company (PG&E) Bay Area Operations and Maintenance HCP. Species covered under this HCP are the California red-legged frog and San Francisco garter snake. The proposed Project is not a PG&E-covered activity under their HCP and thus would not conflict with the HCP's conservation strategy. The Project area is not within the area covered by any other HCPs, and therefore the Project would not conflict with provisions adopted by an HCP, Natural Community Conservation Plan, or other approved local, regional, or State HCP. There would be **no impact**.

3.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☒	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

The term "cultural resources "refers to sites, objects, buildings, structures, burials, and cultural landscapes. Cultural Resources can also be classified as built-environment resources, archaeological resources, and human remains. Built-environment resources generally refer to above-ground designed, constructed, and landscape features and include buildings, structures, objects, and districts. Archaeological resources generally refer to deposits, structural features, and objects below ground. Human remains are also addressed in this section.

3.5.1 Regulatory Setting

Federal Laws, Regulations, and Policies

Construction of the proposed Project would require a CWA Section 404 permit from the U.S. Army Corps of Engineers. As a result, the project constitutes a federal undertaking as defined by Title 54 USC Section 300101 of the National Historic Preservation Act (NHPA) and mandates compliance with 54 USC Section 306108, commonly known as Section 106 of the NHPA and its implementing regulations found under Title 36 of the CFR Section 800, as amended in 2001. To comply with Section 106 of the NHPA, the project proponent must consider the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register of Historic Places (NRHP).

The implementing regulations of the NHPA require that cultural resources be evaluated for NRHP eligibility if they cannot be avoided by an undertaking (proposed Project). To determine site significance through application of NRHP criteria, several levels of potential significance that reflect different (although not necessarily mutually exclusive) values must be considered. As provided in Title 36 CFR Section 60.4, "the quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that

possess integrity of location, design, setting, materials, workmanship, feeling, and association" and must be considered within the historic context. Resources must also be at least 50 years old, except in rare cases, and, to meet eligibility criteria of the NRHP, must:

A. Be associated with events that have made a significant contribution to the broad patterns of our history; or

B. Be associated with the lives of persons significant in our past; or

C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Have yielded, or may be likely to yield, information important in prehistory or history.

For archaeological sites evaluated under criterion (D) above, integrity requires that the site remain sufficiently intact to convey the expected information to address specific important research questions.

Cultural resources also may be considered separately under the National Environmental Protection Act per Title 42 USC Sections 4321 through 4327. These sections require federal agencies to consider potential environmental impacts and appropriate mitigation measures for projects with federal involvement.

State Laws, Regulations, and Policies

CEQA and CEQA Guidelines

The proposed project must comply with CEQA (Public Resources Code [Pub. Res. Code] 21000 et seq. and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Chapter 3), which determine, in part, whether the project has a significant effect on a unique archaeological resource (per Pub. Res. Code 21083.2) or a historical resource (per Pub. Res. Code 21084.1).

CEQA Guidelines CCR 15064.5 notes that "a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment." Lead agencies are required to identify potentially feasible measures or alternatives to avoid or mitigate significant adverse changes in the significance of a historical resource before such projects are approved. According to the CEQA guidelines, historical resources are:

- Listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (per Pub. Res. Code 5024.1(k));
- Included in a local register of historical resources (per Pub. Res. Code 5020.1) or identified as significant in a historical resource survey meeting the requirements of Pub. Res. Code 5024.1(g); or

- Determined by a lead state agency to be historically significant.

CEQA Guidelines CCR 15064.5 also applies to unique archaeological resources as defined in Pub. Res. Code 21084.1.

California Register of Historical Resources

Public Resources Code § 5024.1 establishes the CRHR. The register lists all California properties considered to be significant historical resources. The CRHR includes all properties listed as or determined to be eligible for listing in the NRHP, including properties evaluated under Section 106 of the NHPA. The criteria for listing are similar to those of the NRHP. Criteria for listing in the CRHR include resources that:

1. Are associated with the events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

2. Are associated with the lives of important people in our past;

3. Embody the distinctive characteristics of a type, period, region, or method of construction; represent the work of an important creative individual; or possess high artistic values; or

4. Have yielded, or may be likely to yield, information important in prehistory or history.

The regulations set forth the criteria for eligibility as well as guidelines for assessing historical integrity and resources that have special considerations.

Local Laws, Regulations, and Policies

San Mateo County General Plan

- Policy 5.15 Character of New Development:
    - a. Encourage the preservation and protection of historic resources, districts and landmarks on sites which are proposed for new development.
    - b. Ensure that new development in historic districts is compatible in bulk, height, material and design with that of the historic character and qualities of the district.
    - c. Encourage the use of the Secretary of the Interior's guidelines and standards for rehabilitation of historic structures by: (1) those undertaking the rehabilitation of historic structures, and (2) those responsible for the architectural review and permit approval.
- Policy 5.20 Site Survey: Determine if sites proposed for new development contain archaeological/ paleontological resources. Prior to approval of development for these sites, require that a mitigation plan, adequate to protect the resource and prepared by a qualified professional, be reviewed and implemented as a part of the project.

- Policy 5.26 Discovering Unrecorded Archaeological/Paleontological Sites: Support comprehensive studies to discover unrecorded archaeological and paleontological sites, particularly in areas under pressure for development.

3.5.2 Environmental Setting

A Cultural Resources Inventory Report was completed by Montrose Environmental and is included as **Appendix D**.

Cultural resources include prehistoric archaeological sites; historic-era archaeological sites; tribal cultural resources (TCRs); and historic buildings, structures, landscapes, districts, and linear features. In northern California, human occupation extends back in time for at least 9,000-11,500 years with Native American occupation and use of the Bay Area extending over 5,000-8,000 years and possibly longer. The project area has changed over the past 6,000 years due to either natural factors or urban development including flood control. The County of San Mateo was once inhabited by several different native peoples and was then settled by Spanish explorers in the late 1760s and 1770s (Milliken et al. 2009). After California became part of the United States, San Mateo County kept its rural character and had an economy mostly propped up by providing water and lumber for the development of San Francisco (Marschner 2000). Today, the land around the Project location is a mix of residential and commercial land.

Archival Research

A record search was conducted by the Northwest Information Center (NWIC) of the California Historical Resources Information System at Sonoma State University. The purpose of the record search was to identify the presence of any previously recorded cultural resources within the Project site, and to determine whether any portions of the Project site had been surveyed for cultural resources. The record search (NWIC File No. 22-1622) indicated that six cultural resource studies have been conducted within the Project area, and twenty-six studies have taken place within the 0.25-mile record search area. The records search indicated that one previously recorded cultural resource had been identified, the boundaries of an historic district for the community of El Granada.

The previously recorded resource, the El Granada town, was recorded as an historic district representing the work of famed architect Daniel Burnham at the request the Ocean Shore Railroad company. While the semi-circular layout of the town remains, very few original homes remain from the potential period of significance, or around 1904-1906. Although the town was evaluated as eligible for the NRHP as a district, the SHPO determined that it lacked sufficient integrity and information to qualify for the NRHP. However, based on the information provided by the NWIC, the Town of El Granada, due to its layout and history as an early California dream-town that was never realized, is considered eligible as an historic district at the local level.

Archaeological Survey and Results

A pedestrian survey of the Project area was conducted by Dean Martorana, a qualified archaeologist from Montrose Environmental, on July 3, 2023. The area representing the potential ground-disturbing actions associated with the Project were surveyed using transects of 20 meters apart, for a total of about 8.5-acres. Randomly placed shovel test pits (STPs) were excavated to

better visualize the near-surface mineral soils and characterize the archaeological deposits. Each STP was dug to a depth of about 20 centimeters, where possible. A total of 11 STPs were excavated. The soils were variable and dark brown and blocky; several SPTs were in black, mixed aggregate, which was likely associated with the construction of a 400,000-gallon passive underground sewer wet weather storage facility retention basin that underlies a portion of the project area. The grassy vegetation was dense throughout; some salt plant and forbs were present as well. No archaeological deposits were identified.

Native American Outreach

An email request was made to the Native American Heritage Commission (NAHC) on May 3, 2023, to review its files for the presence of recorded sacred sites on the Project site. The NAHC responded on May 25, 2023, stating that the records search identified significant resources in the Project vicinity. The NAHC also provided a list of eight tribes and tribal contacts with a traditional and cultural affiliation with the Project area for notification pursuant to Public Resources Code § 21080.3.1 (Assembly Bill 52). Letters were sent to each contact on June 21, 2023, to elicit any concerns or information regarding any known tribal cultural resources within the project area. Coordination with tribes is described further in Section **Error! Reference source not found.**, "**Error! Reference source not found.**."

3.5.3 Discussion of Checklist Responses

a. Adverse change in the significance of a historical resource

No historical resources or properties were identified. One building is extant within the Project area of potential effects (APE); however, based on map reviews and construction style, this building appears to be less than 50-years old (built in approximately the mid-1980s), and, as such, does not meet the age criteria to be considered an historic resource or property under CRHR or NRHP. Further, the proposed Project actions would not demolish this property and would be incorporated into the park plans. Although the community of El Granada has been recorded as a locally significant historic district, the proposed undertaking would not materially alter any historic properties that contribute to the district, nor would the new facilities create a false sense of historical development or destroy historic materials, features, or spatial relationships that characterize the adjacent historic district. As a result, the proposed Project would have no adverse effect to historic properties according to 36 CFR Section 800.4(d)(1) or an historical resource (per PRC 5024.1(k). For the reasons listed above, it is not expected that the proposed Project would cause any adverse changes any historical resources within the Project area. As a result, the Project would have a **less than significant impact** on historical resources.

However, historical resources that are archaeological in nature may be accidentally discovered during Project construction; archaeological resources are discussed further in Section 3.5.3(b) below.

b. Adverse change in the significance of an archaeological resource

A pedestrian survey was conducted in July 2023; no archaeological deposits were identified during the survey. A NAHC records search was conducted in May 2023; no known archaeological resources were identified onsite. However, as Project construction would include grading and

excavation for foundation construction, the possibility remains that ground disturbance could uncover buried archaeological materials. If archaeological remains were accidentally discovered that are determined eligible for listing in the CRHR, and construction activities would affect them in a way that would render them ineligible for such listing, a significant impact would result. Should previously undiscovered archaeological resources be found, implementation of Mitigation Measure CR-1 would require the contractor to immediately halt work if materials are discovered, evaluate the finds for NRHP/CRHR eligibility, and implement appropriate mitigation measures, as necessary. Implementation of Mitigation Measure CR-1 would reduce impacts related to accidental discovery of significant archaeological resources to a level that is **less than significant with mitigation**.

Mitigation Measure CR-1: Immediately Halt Construction If Cultural Resources Are Discovered, Evaluate All Identified Cultural Resources for Eligibility for Inclusion in the NRHP/CRHR, and Implement Appropriate Mitigation Measures for Eligible Resources.

The District will include this measure in construction plans and specifications. If any cultural resources, such as structural features, unusual amounts of bone or shell, flaked or ground stone artifacts, historic-era artifacts, human remains, or architectural remains, are encountered during any project construction activities, work shall be suspended immediately at the location of the find and within a radius of at least 50 feet and the District will be contacted.

All cultural resources accidentally uncovered during construction within the Project site and restoration area will be evaluated for eligibility for inclusion in the NRHP/CRHR. Resource evaluations will be conducted by individuals who meet the U.S. Secretary of the Interior's professional standards in archaeology, history, or architectural history, as appropriate. If any of the resources meet the eligibility criteria identified in Pub. Res. Code Section 5024.1 or Pub. Res. Code Section 21083.2(g), mitigation measures will be developed and implemented in accordance with CEQA Guidelines Section 15126.4(b) before construction resumes.

For resources eligible for listing in the NRHP/CRHR that would be rendered ineligible by the effects of project construction, additional mitigation measures will be implemented. Mitigation measures for archaeological resources may include (but are not limited to) avoidance; incorporation of sites within parks, greenspace, or other open space; capping the site; deeding the site into a permanent conservation easement; or data recovery excavation. Mitigation measures for archaeological resources will be developed in consultation with responsible agencies and, as appropriate, interested parties such as Native American tribes. Native American consultation is required if an archaeological site is determined to be a Tribal Cultural Resource. Implementation of the approved mitigation will be required before resuming any construction activities with potential to affect identified eligible resources at the site.

c. Disturbance of any human remains, including those interred outside of formal cemeteries

No evidence of human remains was discovered in or near the Project areas during field surveys. Although unlikely, there is the possibility that excavations associated with construction could uncover burials, if they are present. Impacts on accidentally discovered human remains would be considered a significant impact. Implementation of Mitigation Measure CR-2 would require that, if human remains are uncovered, work must be halted, and the County Coroner must be contacted. Adherence to these procedures and provisions of the California Health and Safety Code would reduce potential impacts on human remains to a level that is **less than significant with mitigation**.

Mitigation Measure CR-2: Immediately Halt Construction if Human Remains Are Discovered and Implement Applicable Provisions of the California Health and Safety Code.

The District will include this measure in construction plans and specifications. If human remains are accidentally discovered during project construction activities, the requirements of California Health and Human Safety Code Section 7050.5 will be followed. Potentially damaging excavation will halt in the vicinity of the remains, with a minimum radius of 100 feet, and the County Coroner will be notified. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery (California Health and Safety Code Section 7050.5[b]). If the Coroner determines that the remains are those of a Native American, they must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (California Health and Safety Code Section 7050[c]). Pursuant to the provisions of Pub. Res. Code Section 5097.98, the NAHC will identify a Most Likely Descendent (MLD). The MLD designated by the NAHC will have at least 48 hours to inspect the site, once access is granted, and propose treatment and disposition of the remains and any associated grave goods. The District will work with the MLD to ensure that the remains are removed to a protected location and treated with dignity and respect.

3.6 ENERGY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

3.6.1 Regulatory Setting

This section describes the federal, State, and local regulations related to energy resources. Section 3.8 contains additional discussions of greenhouse gas (GHG)-related regulations that may also be relevant to energy resources.

Federal Laws, Regulations, and Policies

At the federal level, the USEPA and NHTSA set standards for passenger cars and light trucks for the Corporate Average Fuel Economy (CAFE) standards and GHG emissions standards.

State Laws, Regulations, and Policies

The Energy Policy Act of 2005 seeks to reduce reliance on non-renewable energy resources and provides incentives to reduce current demand on these resources. This act included establishing energy-related tax incentives for energy efficiency and conservation; renewable energy; oil and gas production; and electricity generation and transmission. The act also increased the amounts of renewable fuel (e.g., ethanol or biodiesel) to be used in gasoline sold in the U.S., increased oil and natural gas production on federally owned lands and established federal reliability standards regulating the electrical grid.

Energy resource-related regulations, policies, and plans at the State level require the regular analysis of energy data, the development of recommendations to reduce Statewide energy use, and setting of requirements on the use of renewable energy sources. Senate Bill (SB) 1389, passed in 2002, requires the California Energy Commission (CEC) to prepare an *Integrated Energy Policy Report* for the Governor and legislature every two years (CEC 2017). The report contains an integrated assessment of major energy trends and issues facing California's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources,

protect the environment, ensure reliable, secure, and diverse energy supplies, enhance the State's economy, and protect public health and safety (CEC 2022). The *Draft 2022 Integrated Energy Policy Report* Update discusses the energy-related impacts of the COVID-19 pandemic, extreme summer weather, and drought conditions. The report also provides information on emerging topics related to energy reliability, western electricity integration, hydrogen, gasoline prices, the gas transition, and distributed energy resources (CEC 2022).

Since 2002, California has established a Renewables Portfolio Standard program through multiple Senate Bills (SB 1078, SB 107, SB 2 (IX), SB 350, and SB 100) and Executive Orders (S-14-08, B-55-18) that requires that increasingly higher targets of electricity retail sales be served by eligible renewable resources (UCB 2019). The established eligible renewable source targets include 33 percent of electricity retail sales by 2020, 60 percent by 2030, and 100 percent zero-carbon electricity for the State and Statewide carbon neutrality by 2045 (CEC 2023).

Section 3.8 provides additional details on the *2022 Scoping Plan for Achieving Carbon Neutrality*, which detail the State's strategy for achieving its GHG targets, including energy-related goals and policies. They contain measures and actions that may pertain to the proposed Project relating to vehicle efficiency and transitioning to alternatively powered vehicles (CARB 2022).

3.6.2 Environmental Setting

California has extensive energy resources, including an abundant supply of crude oil and high production of conventional hydroelectric power; the state leads the nation in electricity generation from renewable resources (solar, geothermal, and biomass resources) (U.S. Energy Information Administration [EIA] 2020). California has the second highest total energy consumption in the United States but one of the lowest energy consumption rates per capita (48th in 2018) due to its mild climate and energy efficiency programs (EIA 2020). A comparison of California's energy consuming end-use sectors indicates that the transportation sector is the greatest energy consumer, by approximately two times compared to the other end-use sectors (Industrial, Commercial, and Residential, listed in order of greatest to least consumption) (EIA 2020). California is the largest consumer of motor gasoline and jet fuel in the United States (EIA 2020).

3.6.3 Discussion of Checklist Responses

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources

The proposed Project would require the use of fossil fuels during project construction to operate equipment that is necessary for completion of the Project. The construction equipment would be subject to state and federal regulations that, among other standards, require equipment engines to meet certain performance standards. The Project would require the use of fossil fuels to conduct limited maintenance activities that are necessary to maintain stream flows. The Project would use fuel based on truck trips to and from landfill, truck trips to and from worksite, and all heavy equipment operated. The amount of gasoline and diesel fuel are minimal as shown in

Table 3.6-1 and Table 3.6-2 due to the short duration of the Project and the limited number of equipment that would be used. There is adequate supply of these fossil fuels in the area and neither construction nor operation would not result in any peak demand issues. The Project will not require any substantial amounts of electricity and would not impact the amount or peak demand of electricity supply needed from the region. Electricity use is estimated to be 138,199 kilowatt hours per year. Natural gas for space and water heating is anticipated to be 829,430 kilo british thermal units (kBtu). The Project activities are considered typical activities with typical energy use and impacts are expected to be less than significant.

Construction Fuel Consumption	**Gasoline (gallons)**	**Diesel (gallons)**
On-Road Vehicles	4,199	9,132
Off-Road Equipment		681
Total For Construction	**4,199**	**9,813**

Table 3.6-1: Fuel Consumption During Construction Activities

Construction Fuel Consumption	**Gasoline (gallons)**	**Diesel (gallons)**
On-Road Vehicles	4,199	9,132
Off-Road Equipment		681
Total For Construction	**4,199**	**9,813**

Table 3.6-2: Energy Consumption During Operation

Energy Consumption	**Gasoline (gallons)**	**Diesel (gallons)**	**Natural Gas (kbtu)**	**Electricity (kWhr**
On-Road Vehicles	1,304	96		
Off-Road Equipment				5.2
Natural gas			829,430	
Electricity				138,199
Total For Operation	**1,304**	**96**	**829430**	**138,204**

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency

While the proposed Project would not reduce fossil fuel reliance or specifically increase or encourage renewable energy generation, it would not impede future use of renewable energy sources. The library kiosk and other small devices may use renewable energy such as a solar fuel cell to generate electricity. The community center would be updated to current California Title 24

building standards which have many energy saving requirements for buildings. As such, the proposed Project would not impede progress toward renewable portfolio goals or implementation of energy efficiency programs. Therefore, this impact would be less than significant.

3.7 GEOLOGY, SOILS, AND SEISMICITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project:				
a. Directly or indirectly cause 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 substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
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?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

3.7.1 Regulatory Setting

Federal Laws, Regulations, and Policies

Uniform Building Code

The 1997 Uniform Building Code (UBC) was developed by the International Conference of Building Officials (ICBO) and is used in most states, including California, and local jurisdictions to set basic standards for acceptable design of structures and facilities. The UBC provides information on criteria for seismic design, construction, and load-bearing capacity associated with various buildings and other structures and features. Additionally, the UBC identifies design and construction requirements to address and mitigate potential geologic hazards. New construction generally must meet the requirements of the most recent version of the UBC.

State Laws, Regulations, and Policies

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code § 2621 *et seq.*), also known as the Alquist-Priolo Act, was passed in 1972 to mitigate the hazard of surface faulting to structures intended for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The law requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps depicting those zones. The maps are distributed to all affected cities, counties, and State agencies for their use in planning and controlling new or renovated construction. Before a project can be permitted, cities and counties must require a geologic investigation to demonstrate that proposed buildings would not be constructed across active faults. An evaluation and written report of a specific site must be prepared by a licensed geologist. If an active fault is identified, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (generally 50 feet) (DOC 2023a). Under the Alquist-Priolo Act, an active fault is one that has ruptured in the last 11,000 years (DOC 2023a).

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act of 1990 (Public Resource Code §§ 2690-2699.6) is intended to reduce the threat to public safety resulting from earthquakes. While the Alquist-Priolo Act addresses surface fault rupture, the Seismic Hazards Mapping Act addresses other earthquake-related hazards, including strong ground shaking, liquefaction, and seismically induced landslides. The Seismic Hazards Mapping Act highlights the need to identify and map seismic hazard zones to allow cities and counties to adequately prepare the safety element of their general plans and to encourage land use management policies and regulations that reduce and mitigate those hazards to protect public health and safety. Cities and counties are required to regulate development within mapped Seismic Hazard Zones (DOC 2023b).

General Permit for Construction Activities

The State of California adopted the Construction General Permit, Order No. 2022-0057-DWQ. SWRCB Water Quality Order 2022-0033-DWQ (Construction General Permit), which regulates construction site stormwater management. Projects that will result in stormwater discharges and also disturb one (1) or more acres of soil, or disturb less than one (1) acre, but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the Construction General Permit for discharges of stormwater associated with construction activity. The General Permit requires the preparation of a Project-specific Stormwater Pollution Prevention Plan (SWPPP) that is compliant with Appendix 1.A of the LCP to minimize any potential stormwater impacts to surface waters (SWRCB 2023). This program is further discussed in Section 3.11. Construction activities that are subject to this permit include clearing, grading, and ground disturbance (stockpiling or excavation), but do not include regular maintenance activities performed to restore the original grade of the disturbed area.

Permit applicants are required to submit a Notice of Intent (NOI) to the SWRCB and to prepare a SWPPP. The SWPPP identifies BMPs that must be implemented to reduce construction effects on receiving water quality based on pollutants. BMPs are directed at implementing sediment and erosion control measures and other measures to control chemical contaminants. The SWPPP must also include descriptions of the BMPs to reduce pollutants in stormwater discharges after all construction phases have been completed at the site (post-construction BMPs). The SWPPP must contain a visual monitoring program, a chemical monitoring program for "nonvisible" pollutants to be implemented if there is a failure of BMPs, and a sediment monitoring plan if the site discharges directly to a waterbody listed on the CWA Section 303(d) list of waterbodies impaired for sediment.

Public Resources Code Section 5097.5

Public Resources Code § 5097.5 defines a misdemeanor as any unauthorized disturbance or removal of a historic or prehistoric ruin, burial ground, or archaeological or vertebrate paleontological site on public lands,[1] without the express permission of the public agency having jurisdiction over the lands. This protection includes fossilized footprints, inscriptions, or other archaeological, paleontological, or historical features on public land.

Local Laws, Regulations, and Policies

San Mateo County General Plan

- Policy 2.23 Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion Regulate excavation, grading, filling, and land clearing activities to protect against accelerated soil erosion and sedimentation.

[1] As used in this section, "public lands" means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.

- Policy 2.25 Regulate Topsoil Removal Operations Against Accelerated Soil Erosion Regulate topsoil removal operations to protect against accelerated soil erosion and sedimentation through measures which ensure slope stabilization and surface drainage control.

San Mateo County Local Coastal Program

- Policy 1.35 All New Land Use Development and Activities Shall Protect Coastal Water Quality Among Other Ways By:

  a. Implementing appropriate site design and source control best management practices (BMPs). Site design BMPs are land use or site planning practices that aim to prevent runoff pollution by reducing the potential soil erosion or contact of runoff with pollutants. Source control BMPs are structural or non-structural practices that minimize the contact between pollutants and runoff.

  b. Implementing treatment BMPs along with site design and source control BMPs when the combination of site design and source control BMPs is not sufficient to protect water quality as required by the LCP, or when required by the Regional Board per municipal permit provisions. Treatment BMPs are practices designed to remove pollutants and/or solids from polluted stormwater runoff. Projects that drain directly to a sensitive habitat shall implement post-construction structural treatment BMPs.

  c. Where treatment BMPs are required, the BMPs (or suites of BMPs) shall be designed and implemented to remove pollutants from the amount of stormwater runoff produced by all storms up to and including the 85^{th} percentile, 24-hour storm event for volume-based BMPs and/or the 85^{th} percentile, 1-hour storm event (with an appropriate safety factor, i.e., 2 or greater) for flow-based BMPs or the flow of runoff from a rain event equal to at least 0.2 inches per hour intensity to the maximum extent feasible.

  d. Using multi-benefit, natural feature, stormwater treatment systems, such as landscape-based bioretention systems, bioswales and green roofs, where feasible, in place of single purpose treatment BMPs.

  e. Minimizing the introduction of pollutants into coastal waters (including the ocean, estuaries, wetlands, rivers, streams, and lakes).

  f. Minimizing the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and, where feasible, maximizing on-site infiltration of runoff.

  g. Preserving and, where possible, creating or restoring areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones.

  h. Limiting disturbances of natural water bodies and natural drainage systems caused by development including roads, highways, and bridges.

i. Avoiding development of areas that are particularly susceptible to erosion and sediment loss, where feasible and, where not feasible, incorporate appropriate BMPs to minimize erosion and sediment loss.

j. In projects where the combined amounts of impervious surface created and replaced total one acre or more (or smaller areas where required by the Regional Board), implementing hydromodification requirements as further detailed in Appendix 1.A. Developments that are exempt from this requirement are stipulated in NPDES Permit No. CAS612008, Order No. R2-2009-0074, issued October 14, 2009, except for single-family residences that drain directly to sensitive habitats.

k. Implementing the minimum stormwater pollution prevention requirements contained in Appendix 1.A.

- Appendix 1.A Minimum Stormwater Pollution Prevention Requirements. This Appendix outlines the required prevention requirements required for all new development within the LCP area.

3.7.2 Environmental Setting

A geotechnical investigation was prepared for the Project site by Romig Engineers and is included as Appendix E. The Project site is located within San Mateo County in the unincorporated community of El Granada. The San Francisco Bay Area is one of the most seismically active regions in the United States. Significant earthquakes that occur in the Bay Area are generally associated with crustal movement along well-defined, active fault zones of the San Andreas Fault System, which regionally trend in a northwesterly direction. There are no mapped through-going faults within or adjacent to the site, and the site is not located within a State of California Earthquake Fault Zone. The closest active fault is the San Gregorio fault, located approximately 0.9 mile southwest of the Project site. Soil liquefaction results from loss of strength that could occur due to earthquake ground shaking. Soils most susceptible to liquefaction are clean, loose, saturated, poorly graded sands and silts. Based on the findings of the geotechnical report, there is the potential of liquefaction at the Project site from seismically induced differential settlement of about 1.5 inches over a horizontal distance of 50 feet. In addition, surface and near-surface soils encountered at the site are highly expansive and subject to expansion and contraction during wetting/drying cycles. The Project site is relatively flat and is not located in a mapped in a landslide zone. The site is located near the coastline and is mapped in a tsunami hazard zone as indicated on the Tsunami Inundation Map for Emergency Planning for the Montara Mountain Quadrangle (Appendix E).

3.7.3 Discussion of Checklist Responses

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Seismic-related rupture of a known earthquake fault

There are no known active faults that cross the Project area (CGS 2023). In addition, neither construction nor operation of the Project would increase likelihood of surface fault rupture. Therefore, the Project would not increase risk of loss, injury, or death involving seismic-related surface fault rupture. The Project includes structures that would not be likely to pose substantial risk associated with seismic activity, and the Project would be constructed in accordance with the California Building Code (CBC) and local County codes, which take into account potential seismic events. Accordingly, risks associated with seismic events, including fault rupture, would be **less than significant**.

ii. Strong seismic ground shaking

The Project would involve the construction of a new 7.72-acre park with associated infrastructure and parking. Ground shaking can result in structural failure and collapse of structures or cause non-structural building elements to fail, presenting a hazard to building occupants and contents. The site is located in an active seismic area. The structures and site improvements would be designed and constructed in accordance with current earthquake resistance standards, as required by the CBC and as outlined in the geotechnical investigation. Construction of the restrooms and expansion of the single-story structure onsite would not significantly increase the risk of loss, injury, or death involving strong seismic ground shaking, as all construction would be constructed in compliance with the current CBC standards and regulations. As such, impacts would be **less than significant**.

iii. Seismic-related ground failure, including liquefaction

Liquefaction generally occurs as a result of strong ground shaking in areas where granular sediment or fill material either contains or is located immediately above high moisture content. The ground shaking transforms the material from a solid state to a temporarily liquid state. Liquefaction is a serious hazard because buildings in areas that experience liquefaction may sink or suffer major structural damage. The geotechnical investigation found that the soils onsite have the potential to result in differential settlement of about 1.5 inches over a horizontal distance of 50 feet. However, the geotechnical investigation contains recommendations for the construction of structure foundations that would ensure that the structures constructed as part of the Project would not be subject to the potential effects of liquefaction. Thus, construction of the park infrastructure and structures would not significantly increase the potential for liquefaction. As the Project would be constructed in compliance with current CBC standards and regulations and in accordance with site specific geotechnical recommendations, impacts related to the risk of loss, injury, or death involving seismic- related ground failure would be **less than significant**.

iv. Landslides

Landslides are movements of materials including rock, soil, artificial fill, or combinations of such materials, downslope under the influence of gravity. The size and distance of landslide movements can greatly vary. Construction of the Project would require minor to moderate grading throughout the site. The Project site is relatively flat and is not within a mapped landslide zone. All grading and construction would be completed in accordance with the current CBC standards and the requirements of a San Mateo County grading permit and a site-specific geotechnical investigation. Thus, there would be **no impact** related to the risk of loss, injury, or death involving landslides.

b. Substantial soil erosion or the loss of topsoil

The Project site would be graded in order to construct the proposed structures and trails as well as the modified slopes around the onsite drainages. The proposed Project would include permeable parking stalls in the parking areas, as encouraged by the San Mateo County Green Infrastructure Design Guide. The Project would install Green Infrastructure to promote on-site infiltration and improve water quality by minimizing risk of runoff and erosion pursuant to the Municipal Regional Stormwater NPDES Permit for Phase I municipalities and agencies in the San Francisco Bay area (Order R2-2022-0018) (MRP). In the absence of proper drainage controls and vegetation cover following grading and construction, long-term erosion of exposed soils and on-site slopes could occur. However, grading and construction would be completed in accordance with the current CBC standards and in compliance with the National Pollutant Discharge Elimination System Waste Discharge Requirements and the requirements of the San Mateo County grading permit required for the Project. The Project would be subject to the implementation of Mitigation Measure WQ-1 and grading and construction would be subject to the State Construction General Permit, which requires completion and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and associated BMPs. Typical BMPs implemented as part of the SWPPP would include measures to stabilize work areas including fiber wattles, silt fencing, concrete washout areas, soil stabilizers, and revegetation. These measures would ensure that soil erosion during grading and construction is prevented, resulting in less-than-significant impacts. In addition, Mitigation Measure GEO-1 would ensure that erosion is minimized through compliance with San Mateo County's "Erosion and Sediment Control Plan Requirements" and in accordance with the erosion control plan, including long-term drainage control, placement of erosion control mats, and seeding following constructionI; this would include limitations and restrictions included in the County's wet season grading moratorium. Therefore, impacts would be **less than significant with mitigation incorporated**.

Mitigation Measure GEO-1: Erosion Control Measures

Erosion control measures shall be implemented in accordance with San Mateo County's "Erosion and Sediment Control Plan Requirements" and in accordance with the erosion control plan. This could include measures for slope stabilization, dust control, and temporary and permanent erosion control devices/BMPs such as straw wattles, track out control devices, silt fencing, sediment traps, tarping of stockpiled soils, revegetation treatments or other measures specified by the erosion and dust control plan or SWPPP or as determined to be necessary by the Project engineer.

c. Location on a geologic unit or soil that is unstable or that would become unstable as a result of the Proposed Project and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse

The Project area is relatively flat and not susceptible to landslides due to soil type and area slopes and the proposed Project would not increase the potential for off-site landsliding. In addition, the proposed Project would not involve removal of groundwater or other subsurface resources and would not increase risks of subsidence or collapse. Lateral spreading typically occurs along streambanks or depositional areas where saturated, unconsolidated sediments overlie a more compacted soil layer. The alluvial soils in the Project area may be susceptible to lateral spreading under certain conditions. As previously discussed, all grading and construction would be completed in accordance with the current CBC standards, local codes, and a site-specific geotechnical investigation. Therefore, the Project would have a **less-than-significant** impact associated with an unstable geologic unit or soil.

d. Location on expansive soil, creating substantial direct or indirect risks to life or property

Expansive soils have a potential to undergo significant changes in volume in the form of either shrinking or swelling due to changes in moisture content. Periodic shrinking and swelling of expansive soils can cause extensive damage to buildings, other structures, and roads. As discussed in **Appendix E**, the surface and near-surface soils encountered at the site are highly expansive and subject to expansion and contraction during wetting/drying cycles. Structures constructed on this soil could be subject to damage from the effects of these expansive soils. However, the Project would be completed in accordance with the current CBC standards, local codes, and requirements described in the site-specific geotechnical investigation. Therefore, the Project would have a **less-than-significant** impact associated with an unstable geologic unit or soil.

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

The Project would connect to the public wastewater system and would not require the use of septic tanks or alternative wastewater disposal systems. Therefore, the Project would have **no impact**.

f. Destruction of a unique paleontological resource or site or unique geological feature

The Project site contains no known paleontological resources or unique geologic features and is not within an area considered sensitive for these resources. There is some potential to uncover previously undiscovered paleontological resources during ground disturbing activities; however, implementation of Mitigation Measure GEO-2 would ensure that the potential impacts associated with effects to unique paleontological or geological features would be **less than significant with mitigation incorporated**.

Mitigation Measure GEO-2: Accidental Discovery of Paleontological Resources

In the event that paleontological resources (e.g., fossils) are exposed during construction activities for the Project, all construction work occurring within 50 feet of the find shall immediately stop until a qualified paleontologist meeting the professional standards of the Society of Vertebrate Paleontology can evaluate the significance of the find and determine whether or not additional study is warranted. If the discovery is clearly not significant, the paleontologist may document the find and allow work to continue. If the discovery proves potentially significant under CEQA, additional work such as preparation of a paleontological treatment plan and monitoring in the area of the find may be warranted.

3.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

3.8.1 Regulatory Setting

Federal Laws, Regulations, and Policies

At the federal level, the USEPA has developed regulations to reduce greenhouse gas (GHG) emissions from motor vehicles and has developed permitting and reporting requirements for large stationary emitters of GHGs. The USEPA and National Highway Traffic Safety Administration (NHTSA) set standards for passenger cars and light trucks for the Corporate Average Fuel Economy (CAFE) standards and GHG emissions standards.

State Laws, Regulations, and Policies

In recent years, California has enacted numerous policies and plans to address GHG emissions and climate change. In 2006, the California State Legislature enacted Assembly Bill (AB) 32, the Global Warming Solutions Act, which set the overall goals for reducing California's GHG emissions to 1990 levels by 2020. Senate Bill (SB) 32, a follow-up to the California Global Warming Solutions Act of 2006 (AB 32), similarly calls for a statewide GHG emissions reduction to 40 percent below 1990 levels by December 31, 2030. Executive Orders (EOs) S-3-05 andB-16-2012 further extend this goal to 80 percent below 1990 levels by 2050. The California Air Resources Board (CARB) has completed rulemaking to implement several GHG emission reduction regulations and continues to investigate the feasibility of implementing additional regulations. These include the low carbon fuel standard, which reduces GHG emissions associated with fuel usage, and the renewable portfolio standard, which requires electricity suppliers to increase the amount of electricity generated from renewable sources. CARB has implemented a mandatory reporting regulation and a cap-and-trade program for large emitters of GHGs. CARB has recently enacted the Advanced Clean Fleets Regulation which requires fleets that are well suited for electrification to transition to zero-emission vehicles (ZEV) through requirements to both phase-in the use of ZEVs for targeted fleets and requirements that manufacturers only manufacture ZEV trucks starting in the 2036 model year.

CARB approved the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan) in December 2022. The 2022 Scoping Plan outlines the proposed framework of action for achieving the 2045 GHG target of an 85 percent reduction in GHG emissions relative to 1990 levels; the update also adds carbon neutrality as a science-based guide for California's climate work (CARB 2022). The 2022 Scoping Plan outlines how carbon neutrality can be achieved to reduce GHGs to meet the emission targets by reducing anthropogenic emissions and expanding actions to capture and store carbon. New to the 2022 Scoping Plan is a commitment to incorporate and quantify natural and working lands as a key component to GHG reductions and actions around capture and storage of carbon. The 2022 Scoping Plan strategy for meeting the state's 2030 GHG target incorporates the full range of legislative actions and state-developed plans that have relevance to the year 2030. The 2022 Scoping Plan is heading toward the 2045 target of 85 percent below 1990 levels and carbon neutrality.

Local Laws, Regulations, and Policies

BAAQMD has established a climate protection program to reduce pollutants that contribute to global climate change and affect air quality in the San Francisco Bay Area Air Basin. The climate protection program includes measures that promote energy efficiency, reduce VMT, and develop alternative sources of energy, all of which assist in reducing emissions of GHG and air pollutants that affect the health of residents. BAAQMD also seeks to support and stimulate climate protection programs in the region through public education and outreach, technical assistance to local governments and other interested parties, and promotion of collaborative efforts among stakeholders.

The BAAQMD CEQA Air Quality Guidelines originally were prepared in 1999 to assist in the evaluation of air quality impacts of projects and plans proposed in the San Francisco Bay Area. The guidelines provide nonbinding recommended procedures for evaluating potential air quality impacts during the environmental review process, consistent with CEQA requirements, including recommended thresholds of significance, mitigation measures, and background air quality information. The guidelines also include recommended assessment methodologies for air toxics, odors, and GHG emissions. In June 2010, the BAAQMD Board of Directors adopted CEQA thresholds of significance and an update of the CEQA Air Quality Guidelines, which included significance thresholds for GHG emissions based on the emission reduction goals for 2020 articulated by the California State Legislature in AB 32. These thresholds were revised in 2022 for land use projects, shifting from a "Brightline" threshold, which is a level of emissions not to exceed regardless of the size or scope of the project, to a threshold requiring either compliance with a prescriptive list of project design elements for buildings and transportation or consistency with a local GHG reduction strategy that meets the criteria cited in CEQA Guidelines Section 15183.5(b). There are no local GHG reduction strategies that meets the criteria cited in CEQA Guidelines applicable to this project Because construction emissions are temporary and variable, the Air District has not developed a quantitative threshold of significance for construction-related GHG emissions.

<u>San Mateo County Climate Element</u>

The Climate Element (Element) outlines priority actions to reduce greenhouse gas (GHG) emissions to meet or exceed State mandates, while also improving the quality of life and long-

term viability of the County's unincorporated communities. This element and the associated Community Climate Action Plan (CCAP) set a path to exceed State targets as well as reduce energy and transportation costs improve access to livable wage career opportunities, improve public health, improve neighborhood resilience to power shutoffs and natural disasters, increase access to parks and essential services, and support a vibrant and economically sustainable agricultural community.

- Policy T-2: Encourage urban density and the revision of parking standards and support bicycle and pedestrian-friendly planning.

Community Climate Action Plan

The CCAP is a strategic roadmap to guide unincorporated San Mateo County in preparing for climate risks and creating impactful greenhouse gas emission reductions. It uses current trends and provides realistic and vetted actions that will help the County reach its climate goals.

3.8.2 Environmental Setting

Climate change is caused, in part, from accumulation in the atmosphere of GHGs, which are produced primarily by the burning of fossil fuels for energy. Because GHGs (carbon dioxide [CO2], methane [CH4], nitrogen dioxide [NO2], and chlorofluorocarbons [CFCs]) persist and mix in the atmosphere, emissions anywhere in the world affect the climate everywhere in the world. Consequently, the cumulative analysis is the same as the discussion concerning proposed Project impacts. GHG emissions are typically reported in terms of carbon dioxide equivalents (CO2e), which convert all GHGs to an equivalent basis taking into account their GWP compared to CO2.

Global climate change is already affecting ecosystems and societies throughout the world. Climate change adaptation refers to the efforts undertaken by societies and ecosystems to adjust to and prepare for current and future climate change, thereby reducing vulnerability to those changes. Human adaptation has occurred naturally over history; people move to more suitable living locations, adjust food sources, and more recently, change energy sources. Similarly, plant and animal species also adapt over time to changing conditions; they migrate or alter behaviors in accordance with changing climates, food sources, and predators.

CARB compiles GHG inventories for the State of California. Based on CARB's 2020 GHG inventory data, California emitted 369.2 MMTCO2e, including emissions resulting from imported electrical power (CARB 2023). Between 1990 and 2022, the population of California grew by approximately 9.7 million (from 29.8 to 39.1 million) (California Department of Finance 2023a), representing an increase of approximately 31 percent from 1990 population levels. In addition, the California economy, measured as gross state product, grew from $773 billion in 1990 to $3.60 trillion in 2022, representing an increase of approximately 365 percent (over four times the 1990 gross state product) (California Department of Finance 2023b). Despite this population and economic growth, CARB's 2020 statewide inventory indicates that California's net GHG emissions in 2020 were below 1990 levels of 431 MMTCO2e, which was the 2020 GHG reduction target codified in California Health and Safety Code (HSC), Division 25.5, also known as The Global Warming Solutions Act of 2006 (AB 32). Although 2020 data may be slightly irregular due to the COVID-19 pandemic, previous years were already below the 1990 levels.

3.8.3 Discussion of Checklist Responses

a. Generate a net increase in greenhouse gas emissions which may have a significant impact on the environment

The proposed Project would directly generate greenhouse gas (GHG) emissions during construction activities from the combustion of fossil-fuels by construction equipment, trucks hauling materials, and worker vehicles. The proposed Project would directly and indirectly generate GHG emissions during operation from the combustion of fossil-fuels for maintenance equipment, worker vehicles, and vehicles used by visitors to the Project site. The community center would generate direct GHG emissions from combustion of natural gas for building heating and indirect GHG emissions from electricity use. The project operations would generate indirect GHG emissions associated with water use, wastewater generation, and solid waste generation.

The proposed Project's GHG emissions during construction and operation were modeled using conservative assumptions for equipment use, scheduling, and haul routes, as detailed in **Appendix B, *Air Quality and Greenhouse Gas Emission Calculations*.** Emissions were estimated using the California Emission Estimator Model (CalEEMod) version 2022.1.1.21 based on the information included in Chapter 2, Project Description and anticipated equipment needs and schedule. Modeling inputs assumed construction would start in 2025 and that it would continue for 36 months consecutively. The construction activities would generate 1,363 metric tonnes of carbon dioxide equivalent emissions for the total 3-year construction period and would be unlikely to impact the overall GHG emissions of California in achieving its statewide goals. Operation activities would generate 78 metric tonnes of carbon dioxide equivalent emissions. When amortizing the construction emissions over 30 years the total amortized annual emissions is 123 metric tonnes of carbon dioxide equivalent emissions. This level of GHG emissions per year would be considered de minimis. Given the minimal annual GHG emissions associated with the Project maintenance activities, it is unlikely that this would impede the progress toward the State's GHG reduction goals as specified in SB 32 and executive orders. Additionally, BAAQMD does not provide any applicable significance thresholds for this type of infrastructure project. Thus, based on the reasons described above including the de minimis amount of GHG emissions expected from the project, this impact is **less than significant**.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

The proposed Project would be subject to statewide and local GHG emission reduction plans and policies. The State of California implemented AB 32 to reduce GHG emissions to 1990 levels by 2020. SB 32 codified an overall goal for reducing California's GHG emissions to 40 percent below 1990 levels by 2030. EOs S-3-05 and B-16-2012 further extend this goal to 80 percent below 1990 levels by 2050. Through the San Mateo County Community Climate Action Plan, the unincorporated area of San Mateo County set a GHG emissions reduction target of 45 percent below 1990 levels by 2030 and demonstrate carbon neutrality within unincorporated San Mateo County by 2040. San Mateo County's Community Climate Action Plan (2022) provides details on how this goal will be met with proposed measures and supporting actions that include goals to increase zero-emission vehicles, sequester of carbon in soils and vegetation and improve water quality and soil health. The proposed Project would be consistent with these goals and would not

impede the progress of implementation of other measures and strategies. For the reasons detailed here and in item (a) above, the proposed Project would not conflict with AB 32 or SB 32, San Mateo General Plan, or San Mateo County's Community Climate Action Plan. Therefore, this impact would be **less than significant**.

3.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☒	☐	☐
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?	☐	☒	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
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, it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. Be 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 and result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

3.9.1 Regulatory Setting

Federal Laws, Regulations, and Policies

Hazardous Materials Management

The USEPA is the lead agency with responsibility for enforcing federal laws and regulations that govern hazardous materials that can affect public health or the environment. The major federal laws and regulations pertaining to the management of hazardous materials are the Resource Conservation and Recovery Act (RCRA) and the Toxic Substances Control Act (TSCA).

RCRA, enacted in 1976, provides a general framework for the USEPA to regulate hazardous waste from the time it is generated until its ultimate disposal. In accordance with RCRA, facilities that generate, treat, store, or dispose of hazardous waste are required to ensure that the waste is properly managed from "cradle to grave" by complying with the federal waste manifest system. The California Department of Toxic Substance Control (DTSC) administers the RCRA program in California.

The TSCA, also enacted in 1976, provides the USEPA with the authority to regulate the production, importation, use, and disposal of chemicals that pose a risk to public health and the environment.

Hazardous Materials Transportation

The federal Hazardous Material Transportation Act was amended in 1990 and 1994 to strengthen regulations for protecting life, property, and the environment from the inherent risks of transporting hazardous materials. Furthermore, the U.S. Department of Transportation (DOT) developed hazardous materials regulations pertaining to classification, packaging, transport, and handling, as well as regulations regarding employee training and incident reporting. The transport of hazardous materials is subject to both RCRA and DOT regulations. The California Highway Patrol, the California Department of Transportation (Caltrans), and DTSC are responsible for enforcing federal and State regulations pertaining to the transport of hazardous materials. If a discharge or spill of hazardous materials occurs during transportation, the transporter is required to take appropriate immediate action to protect human health and the environment (e.g., notify local authorities and contain the spill); the transporter is also responsible for cleanup.

State Laws, Regulations, and Policies

Hazardous Materials Release Sites

In California, the USEPA has granted enforcement authority of federal hazardous materials regulations to the California Environmental Protection Agency (Cal/EPA). Under the authority of Cal/EPA, the California Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB) are responsible for overseeing the remediation of contaminated soil and groundwater sites. The provisions of Government Code § 65962.5 (also known as the Cortese List) require the DTSC, SWRCB, California Department of Health Services, and California Department of Resources Recycling and Recovery to submit information to Cal/EPA pertaining to sites that were associated with solid waste disposal, hazardous waste disposal, and/or hazardous material releases.

Wildland Fire Protection

In accordance with California Public Resource Code §§ 4201–4204 and Government Code §§51175–51189, the California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZ), represent the risks associated with wildland fires. The FHSZs mapped by CAL FIRE for State and local responsibility areas are classified as *medium*, *high*, or *very high* based on fire hazards; however, the law requires only identification of Very High Fire Hazard Severity Zones (VHFHSZ) in local responsibility areas.

Department of Toxic Substances Control

The DTSC regulates the generation, transportation, treatment, storage, and disposal of hazardous waste under the RCRA and the State Hazardous Waste Control Law. Both laws impose "cradle-to-grave" regulatory systems for handling hazardous waste in a manner that protects human health and the environment.

California Occupational Safety and Health Administration

California Occupational Safety and Health Administration (Cal/OSHA) assumes primary responsibility for developing and enforcing workplace safety regulations in the State. Cal/OSHA regulations concerning the use of hazardous materials in the workplace, as detailed in Title 8 of the CCR, include requirements for safety training, availability of safety equipment, accident and illness prevention programs, hazardous substance exposure warnings, and emergency action and fire prevention plan preparation.

Cal/OSHA enforces hazard communication program regulations that contain training and information requirements, including procedures for identifying and labeling hazardous substances, communicating hazard information related to hazardous substances and their handling, and preparation of health and safety plans to protect workers and employees at hazardous waste sites. The hazard communication program requires that Safety Data Sheets be available to employees and that employee information and training programs be documented.

Regional Water Quality Control Board

The SWRCB and RWQCBs regulate hazardous substances, materials, and wastes through a variety of State statutes, including, for example, the Porter-Cologne Water Quality Control Act, Cal. Water Code § 13000 et seq., and the underground storage tank cleanup laws (Cal. Health and Safety Code §§ 25280-25299.8). RWQCBs regulate all pollutant or nuisance discharges that may affect either surface water or groundwater. Any person proposing to discharge waste within any region must file a report of waste discharge with the appropriate regional board.

Local Laws, Regulations, and Policies

San Mateo County General Plan

- Policy 15.9 Designation of Geotechnical Hazard Areas Designate as Geotechnical Hazard Areas those areas that meet the definition of geotechnical hazards, including but not limited to:

- a. The areas illustrated on the Natural Hazards map as Alquist-Priolo Special Studies Zones, Tsunami and Seiche Flooding Areas, Coastal Cliff Stability Areas and Areas of High Landslide Susceptibility.

- b. Any additional area delineated by other investigations, mapped in greater detail, and/or considered to be hazardous by the County Department of Public Works, including but not limited to areas delineated on the Geotechnical Hazards Synthesis maps, maps prepared by U.S.G.S. and other appropriate sources.

- Policy 15.10 Designation of Fire Hazard Areas: Designate as Fire Hazard Areas those areas which are defined by the California Department of Forestry/County Fire Department or other fire protection districts as hazardous, including but not limited to the area within the Hazardous Fire Areas boundaries illustrated on the Natural Hazards map.

San Mateo County Local Coastal Program

- Policy 1.36 Half Moon Bay Airport Influence Area Requirements. Within the Half Moon Bay Airport Influence Area, as shown on Map 1.5, the following shall apply:

  a. New development and land uses must comply with all relevant Federal Aviation Administration (FAA) standards and criteria regarding (1) safety, (2) flashing lights, (3) reflective material, (4) land uses which may attract large concentrations of birds, (5) HVAC exhaust fans, and (6) land uses which may generate electrical or electronic interference with aircraft communications and/or instrumentation.

  b. All transfers of real property must comply with the real estate disclosure requirements specified in Chapter 496, California Statutes of 2002.

  Policy 9.10 Geological Investigation of Building Sites. Require the County Geologist or an independent consulting certified engineering geologist to review all building and grading permits in designated hazardous areas for evaluation of potential geotechnical problems and to review and approve all required investigations for adequacy. As appropriate and where not already specifically required, require site specific geotechnical investigations to determine mitigation measures for the remedy of such hazards as may exist for structures of human occupancy and/or employment other than those considered accessory to agriculture as defined in Policy 5.6. “Hazards areas” and “hazards” are defined as those geotechnical hazards shown on the current Geotechnical Hazards Synthesis Maps of the General Plan and the LCP Hazards Maps. A copy of the report of all geologic investigations required by the California Division of Mines and Geology shall be forwarded to that agency.

3.9.2 Environmental Setting

Hazardous materials stored and used in the area surrounding the Project area would likely be associated with common materials used in commercial and recreational activities, such as paints, cleaning solvents, bonding agents, and small quantity petroleum fuels and lubricants, as well as herbicides and pesticides used for common weed and pest control applications. A search

of the State Geotracker and Envirostor databases determined that no active hazardous materials cleanup sites are located within 4,000 feet the Project site (DTSC, 2024; SWQCB, 2024). One school, Wilkinson School, is adjacent to the Project site on Obispo Road. The Project site is within Zone 7 of the airport land use plan of Half Moon Bay Airport. Coastside Fire Protection District provides emergency response to the Project site.

3.9.3 Discussion of Checklist Responses

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials

Construction

As described in Chapter 2, construction would involve clearing and grubbing; grading, paving, and construction of structures throughout the site. Accordingly, Project construction would potentially require the routine transfer, use, storage, or disposal of hazardous materials used during typical construction activities. During construction, hazardous materials typically associated with construction activities, such as fuel, oil, and lubricants, would be used when operating construction equipment. If pesticides are deemed necessary, the District will do so in accordance in accordance with requirements of the NPDES permit. The Project would comply with all relevant federal, State, and local statutes and regulations related to transport, use, storage, or disposal of hazardous materials during construction, and all materials designated for disposal would be evaluated for appropriate federal and State hazardous waste criteria. During routine transport and use of equipment, small amounts of fuel and oil could be accidentally released. Implementation of Mitigation Measure HAZ-1 would require the safe handling, storage, and disposal of chemicals used during the construction phase.

Mitigation Measure HAZ-1: Accidental Spill Prevention

The following measures shall be implemented prior to and during construction and shall be incorporated into Project plans and specifications.

- All equipment shall be inspected by the contractor for leaks prior to the start of construction and regularly throughout Project construction. Leaks from any equipment shall be contained and the leak remedied before the equipment is again used on the site.
- Best management practices for spill prevention shall be incorporated into Project plans and specifications and shall contain measures for secondary containment and safe handling procedures.
- A spill kit shall be maintained on site throughout all construction activities and shall contain appropriate items to absorb, contain, neutralize, or remove hazardous materials stored or used in large quantities during construction.
- Project plans and specifications shall identify construction staging areas and designated

areas where equipment refueling, lubrication, and maintenance may occur. Areas designated for refueling, lubrication, and maintenance of equipment shall be approved by the County.

- In the event of any spill or release of any chemical or wastewater during construction, the contractor shall immediately notify the County.
- Hazardous substances shall be handled in accordance with Title 22 of the California Code of Regulations, which prescribes measures to appropriately manage hazardous substances, including requirements for storage, spill prevention and response and reporting procedures.

As described in Chapter 2, the Project site would be cleared and grubbed prior to construction and grading activities. It is not expected that they would be contaminated; therefore, construction located at the Project site would not require special handling. In addition, any spoils or other on-site soils that become contaminated by products used by heavy construction equipment (e.g., from a hydraulic fluid leak) would be hauled offsite for disposal at a permitted landfill.

Operation

Operation and maintenance activities may require the use of a minor amount of hazardous materials (i.e., the use of fuel to power access vehicles); however, all hazardous materials used during operation and maintenance would comply with existing federal, State, and local regulations. The proposed Project would not produce hazardous emissions or handle acutely hazardous materials, substances, or waste. Overall, through compliance with relevant regulatory requirements regarding the transport, use, storage, and disposal of hazardous materials during construction and operation, this impact would be less than significant.

Therefore, the Project would have **less than significant impact with mitigation incorporated** during construction and a **less than significant impact** during operation.

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

Potential releases of hazardous materials to the environment through reasonably foreseeable upset and accident conditions could result from releases from the routine use of hazardous materials during construction. As discussed in Response (a) above, Project construction would require the use of certain hazardous materials, such as fuels and oils. Spills of these hazardous materials could result in a significant hazard to the public or environment if not handled properly. However, the use of hazardous materials would comply with all applicable laws and regulations.

The Project site is not located on a known area of active hazardous materials contamination (DTSC 2024, SWRCB, 2024). In addition, as discussed in Response (d) below, the Project area is not located on a hazardous site listed pursuant to Government Code § 65962.5. Operation and maintenance activities associated with the proposed Project would use a minor amount of

hazardous materials, such as lubricants. However, the use of hazardous materials would comply with all applicable laws and regulations. With compliance with all applicable laws and regulations and the implementation of Mitigation Measure HAZ-1, potential impacts to the public or environment through accidental release of hazardous materials would be **less than significant with mitigation incorporated**.

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

The Project site is within 0.25 miles of the Wilkinson School. The Project would not result in routine transport, use, or disposal of large quantities of hazardous materials for park operations. Typical hazardous materials, such as glues, solvents, and petroleum products would be used, handled, transported and stored in accordance with labeling during construction and would not present a risk to offsite uses. No long-term storage of large quantities of hazardous materials would occur as a result of the Project. With compliance with all applicable laws and regulations and the implementation of Mitigation Measure HAZ-1, potential impacts to the schools through accidental release of hazardous materials would be **less than significant with mitigation incorporated.**

d. Located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, create a significant hazard to the public or the environment

The Project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and is not located within the vicinity of any active sites (DTSC 2024, SWRCB, 2024). Therefore, the Project would have **no impact**.

e. Located within an airport land use plan area or, where such a plan has not been adopted, be within 2 miles of a private airport or public airport and result in a safety hazard or excessive noise for people residing or working in the study area

There is one airport located within 2 miles of the Project site. Half Moon Bay Airport is located within 4,000 feet of the Project site. The Project would not create a safety hazard and would not result in an increased use of areas near the airport that would result in excessive noise for people working in the study area. The Project would construct single-story structures, but the height of these structures would be consistent with the height of the existing structure onsite and would not conflict with the Airport Land Use Compatibility Plan. As shown in Exhibit 4C of the Airport Land Use Compatibility Plan, the site is within Zone 7: Airport Influence Area. Within zone 7, the risk of aircraft accident risk level is considered to be low; there is a maximum non-residential intensity of 300 people per acre. The Project would have a **less than significant** impact.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan

The use of adjacent roadways by construction equipment and hauling trucks accessing the site could interfere with emergency access, creating a potentially significant impact. However, implementation of Mitigation Measure TR-1 would provide traffic control at the Project access road that could allow emergency vehicles access through the area and to the site. Project construction would not involve large numbers of construction personnel, and Project operation would not introduce new users to the Project area. With implementation of Mitigation Measures TR-1, neither Project construction nor operation would impair emergency response or interfere with implementation of an adopted emergency response plan or emergency evacuation plan. The Project would have a **less than significant impact with mitigation** on adopted emergency response plans or emergency evacuation plans.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires

The Project is located adjacent to an urbanized area on a site surrounded with existing development. Development of the Project would allow for a more frequent presence of District staff, contracted security, and law enforcement for monitoring visitor activities, and signs would be posted onsite advising of park rules, including rules prohibiting activities with potential to result in wildfire ignition. Developed activity areas would be subject to vegetation maintenance to further reduce the potential for wildfire ignition and spread, and the Project would facilitate better access for emergency responders should a fire occur. It is anticipated that the Project would reduce the potential risk to people and property from wildfire and the Project would have a less than significant impact from increased fire hazard.

3.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Proposed Project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	☐	☒	☐	☐
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☒	☐	☐
iv. impede or redirect flood flows?	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

3.10.1 Regulatory Setting

Federal Laws, Regulations, and Policies

Clean Water Act Section 404

Section 404 of the CWA prohibits the discharge of dredged and fill materials into waters of the United States, including wetlands, without prior U.S. Army Corps of Engineers (USACE) authorization. "Discharge of dredged material" and "discharge of fill material" are defined in Title 33, Section 323.2 of the Code of Federal Regulations (33 Code of Federal Regulations [CFR] Section 323.2). Waters of the United States, including wetlands, are defined in 33 CFR Section 328.3. USACE jurisdiction in wetlands and other waters of the United States is described in more detail in Section 3.4, *Biological Resources*.

Other CWA sections are implemented by state agencies as described below.

State Laws, Regulations, and Policies

Porter-Cologne Water Quality Control Act

California's Porter-Cologne Act was enacted in 1969 and, together with the federal CWA, provides regulatory guidance to protect water quality and water resources. The Porter-Cologne Act established SWRCB and divided California into nine regions, each overseen by a Regional Water Quality Control Board (RWQCB). The Porter-Cologne Act established regulatory authority over waters of the state, which are defined as "any surface water or groundwater, including saline waters, within the boundaries of the State." More specifically, SWRCB and its nine RWQCBs have jurisdiction over the bed and banks of a stream channel, its riparian corridor, and its beneficial uses. The San Francisco Bay RWQCB has jurisdictional authority to implement the Porter-Cologne Act in most of San Mateo County. All waters of the United States in the program area also are considered waters of the state and are subject to RWQCB jurisdiction under the Porter-Cologne Act. The Porter-Cologne Act assigns responsibility for implementing CWA Sections 303, 401, and 402 to SWRCB and RWQCBs, as described further below.

The Water Quality Control Plan (Basin Plan) for the San Francisco Bay Basin plan standards are primarily implemented by regulating waste discharges so that water quality objectives are met. Under the Porter-Cologne Act, basin plans must be updated every 3 years. Beneficial uses of the San Mateo's watershed are described in the Water Quality Control Plan for the San Francisco Bay Basin.

Clean Water Act

Section 303 and Total Maximum Daily Load Program

Under Section 303 of the CWA, the RWQCBs, in conjunction with USEPA, are responsible for:

- identifying "impaired water bodies" (those that do not meet established water quality standards);

- identifying the pollutants causing impairment;
- establishing priority rankings for waters on the list; and
- developing and implement pollution control plans, also called Total Maximum Daily Loads (TMDLs), to improve water quality.

The Section 303(d) list is updated every 3 years.

Section 401

All projects that have a federal component and may affect water quality in the state (including projects that require federal agency approval, such as issuance of a CWA Section 404 permit) also must comply with CWA Section 401. The purpose of Section 401 is to evaluate water quality when considering activities associated with dredging or placement of fill materials into waters of the United States. Section 401compliance involves obtaining a CWA Section 401 Water Quality Certification to confirm that any such discharge will comply with the applicable provisions of the CWA, including state water quality standards. Section 401 Water Quality Certifications are issued by the RWQCBs. For the proposed program, the District would apply for Section 401 Water Quality Certifications from the San Francisco Bay RWQCB and Central Coast RWQCB.

Section 402

As authorized under CWA Section 402, the RWQCBs regulate point-source and non-point-source discharges into surface waters (other than dredged or fill material) through the NPDES permit program. Applicants can acquire either general permits (those that cover a number of similar or related activities) or individual permits for discharges to waters of the United States. Examples of activities covered under the NPDES permit program include general construction activities, aquatic weed pesticide applications, and stormwater drainage. Permits are valid for a 5-year period. As discussed in Section 3.8, *Hazards and Hazardous Materials,* all aquatic pesticides applied by the District are done so in accordance with requirements of the NPDES permit (Water Quality Order 2022-0056-EXEC General Permit No. CAS612008) for the regulation of residual aquatic pesticides to control aquatic weeds in waters of the United States (SWRCB 2022).

CWA Section 402(p) requires NPDES permits for stormwater discharges from municipal separate storm sewer systems (MS4s), stormwater discharges associated with industrial activity (including construction activities), and designated stormwater discharges, which are considered significant contributors of pollutants to waters of the U.S. The County is subject to requirements in the Municipal Regional Stormwater NPDES Permit for Phase I municipalities and agencies in the San Francisco Bay Area (Order R2-2022-0018) also referred to as the Municipal Regional Permit (MRP). Each year, the County is required to submit an annual report to show compliance with requirements set forth in the Order (California Water Board 2022b).

Local Laws, Regulations, and Policies

<u>San Mateo County General Plan</u>

- Policy 1.25 Protect Vegetative Resources: Ensure that development will: (1) minimize the removal of vegetative resources and/or; (2) protect vegetation which enhances

microclimate, stabilizes slopes or reduces surface water runoff, erosion or sedimentation; and/or (3) protect historic and scenic trees.

- Policy 1.26 Protect Water Resources: Ensure that development will: (1) minimize the alteration of natural water bodies, (2) maintain adequate stream flows and water quality for vegetative, fish and wildlife habitats; (3) maintain and improve, if possible, the quality of groundwater basins and recharge areas; and (4) prevent to the greatest extent possible the depletion of groundwater resources.

- Policy 15.11 Designation of Flooding Hazard Areas Designate as Flooding Hazard Areas:

    - a. The areas of special flood hazard and dam failure inundation zones as illustrated on the Natural Hazards map.

    - b. Any additional area delineated in greater detail as an area of special flood hazard including but not limited to areas illustrated on special flood hazard the Flood Insurance Rate Maps (FIRM) or dam failure inundation zone maps on file with the County Office of Emergency Services.

San Mateo County Local Coastal Program

- Policy 1.35 All New Land Use Development and Activities Shall Protect Coastal Water Quality Among Other Ways By:

    a. Implementing appropriate site design and source control best management practices (BMPs). Site design BMPs are land use or site planning practices that aim to prevent runoff pollution by reducing the potential soil erosion or contact of runoff with pollutants. Source control BMPs are structural or non-structural practices that minimize the contact between pollutants and runoff.

    b. Implementing treatment BMPs along with site design and source control BMPs when the combination of site design and source control BMPs is not sufficient to protect water quality as required by the LCP, or when required by the Regional Board per municipal permit provisions. Treatment BMPs are practices designed to remove pollutants and/or solids from polluted stormwater runoff. Projects that drain directly to a sensitive habitat shall implement post-construction structural treatment BMPs.

    c. Where treatment BMPs are required, the BMPs (or suites of BMPs) shall be designed and implemented to remove pollutants from the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs and/or the 85th percentile, 1-hour storm event (with an appropriate safety factor, i.e., 2 or greater) for flow-based BMPs or the flow of runoff from a rain event equal to at least 0.2 inches per hour intensity to the maximum extent feasible.

d. Using multi-benefit, natural feature, stormwater treatment systems, such as landscape-based bioretention systems, bioswales and green roofs, where feasible, in place of single purpose treatment BMPs.

e. Minimizing the introduction of pollutants into coastal waters (including the ocean, estuaries, wetlands, rivers, streams, and lakes).

f. Minimizing the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and, where feasible, maximizing on-site infiltration of runoff.

g. Preserving and, where possible, creating or restoring areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones.

h. Limiting disturbances of natural water bodies and natural drainage systems caused by development including roads, highways, and bridges.

i. Avoiding development of areas that are particularly susceptible to erosion and sediment loss, where feasible and, where not feasible, incorporate appropriate BMPs to minimize erosion and sediment loss.

j. In projects where the combined amounts of impervious surface created and replaced total one acre or more (or smaller areas where required by the Regional Board), implementing hydromodification requirements as further detailed in Appendix 1.A. Developments that are exempt from this requirement are stipulated in NPDES Permit No. CAS612008, Order No. R2-2009-0074, issued October 14, 2009, except for single-family residences that drain directly to sensitive habitats.

k. Implementing the minimum stormwater pollution prevention requirements contained in Appendix 1.A.

- Appendix 1.A Minimum Stormwater Pollution Prevention Requirements. This Appendix outlines the required prevention requirements required for all new development within the LCP area.

3.10.2 Environmental Setting

The primary hydrological feature in the Project site is Burnham Creek. Burnham Creek drains the northeast portion of El Granada and the hillslopes above with a catchment area of approximately 0.5 square miles. The Creek is culverted from Quarry Park under El Granada before daylighting near Obispo Road. Burnham Creek flows parallel to Obispo Road along the southeastern end of the study area before crossing under SR-1 and discharging to the Pacific Ocean at Surfer's Beach. Two other hydrological features within the study area include unnamed drainages, which convey stormwater runoff from the El Granada stormwater system across the study area and through the culvert under SR-1 before discharging to the Pacific Ocean. Burnham Creek and the unnamed

drainage near Ave Portola maintain intermittent flow regimes and support dense vegetation, including riparian areas. The other unnamed drainage farther northwest is a relatively minor ephemeral drainage but with a well-defined bed and bank.

In addition, an approximately 400,000-gallon passive underground sewer wet weather storage facility retention basin lie beneath a portion of the study area. Evidence of the retention basin location is made visible by a series of manhole covers spread across the study area northwest of the ephemeral drainage. However, specifications and operations of the stormwater system and retention basin are outside the scope of this report and not discussed further.

The Project site is underlain by four soil types: (1) Denison loam, gently sloping and (2) Denison clay loam, nearly level and (3) Watsonville loam, sloping, eroded and (4) Denison clay loam, nearly level, imperfectly drained. These soils are not classified as hydric soils (Appendix C).

3.10.3 Discussion of Checklist Responses

a. Violate any water quality standards, waste discharge requirements or otherwise substantially degrade water quality

Ground-disturbing activities include sediment and vegetation removal, which could result in erosion and the movement of sediment to surface waters downstream from work areas. The movement and transport of soil, sediment, and other loose material associated with these activities could also emit dust which could affect surface waters in the vicinity of work areas. Other related water quality impacts include increased turbidity and water temperature and reduced dissolved oxygen levels in the water column. These ground-disturbing activities have the potential to degrade water quality or violate waste discharge requirements established by the San Francisco Bay RWQCB. Implementation of Mitigation Measure GEO-1, erosion and sediment control mentioned above, and Mitigation Measure WQ-1 SWPPP (Storm Water Pollution Prevention Plan [SWPPP]) would minimize impacts on water quality by ensuring that the Project would not discharge non-source pollutants into waterbodies.

Mitigation Measure WQ-1: SWPPP (Storm Water Pollution Prevention Plan)

Requires preparation and implementation of a SWPPP in accordance with the Project's Construction General Permit. Consistent with the requirements of the SWRCB's NPDES Construction General Permit, the District or its contractor will submit a notice of intent to the SWRCB's Division of Water Quality, develop a Stormwater Pollution and Prevention Plan (SWPPP), and implement BMPs to prevent discharges of non-point source pollutants (including chemicals, fuels, lubricants) within project channels.

The SWPPP will contain guidelines for cleanup and disposal of spilled and leaked materials at the project site. Recommended BMPs that will be included in the SWPPP are listed below; however, the measures may be altered, supplemented, or deleted during the RWQCB's review process.

- Contractor's designated field personnel will be appropriately trained in spill prevention, hazardous material control, and cleanup of accidental spills.

- Equipment and materials for cleanup of spills will be available on site, and spills and leaks will be cleaned up immediately and disposed of according to the following guidelines:
- For small spills on impervious surfaces, absorbent materials will be used to remove the spill, rather than hosing it down with water.
- For small spills on pervious surfaces such as soil, the spill will be excavated and properly disposed of rather than being buried.
- Absorbent materials will be collected and disposed of properly and promptly.
- Field personnel will ensure that hazardous materials are properly handled and natural resources are protected by all reasonable means.
- Spill response kits will be on hand at all times while hazardous materials are in use (e.g., at crew trucks and other logical locations). All field personnel will be advised of these locations.
- District staff or subcontractor(s) will routinely inspect the work site to verify that spill prevention and response measures are properly implemented and maintained.

Project construction would include the potential storage, use, transport, and/or disposal of hazardous materials (e.g., fuels, oils, solvents) for construction equipment. All construction materials and equipment would be stored in designated staging areas onsite. Accidental spills of these materials or improper material disposal could pose a significant risk to water quality. Furthermore, the proposed Project would be required to comply with all applicable federal, state, and local permits, such as the CWA Section 404 Individual Permit (issued by USACE), CWA Section 401 Water Quality Certification (issued by the San Francisco Bay RWQCB), and the San Francisco Bay Region Municipal Regional Stormwater NPDES Permit (Permit No. CAS612008). During operation, fencing would prevent visitors from accessing the drainage channels. Adherence to the permit requirements and implementation of mitigation would prevent potential violations to water quality standards or waste discharge requirements. Potential impacts of the proposed Project would be **less than significant with mitigation**.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge, such that the project may impede sustainable groundwater management of the basin

Project-related maintenance activities would not interact with groundwater resources, nor increase impervious surface area. Construction of the various Project components, including the expanded recreation center, restrooms, central plaza, and parking, would increase the impervious surface area on the Project site, which could reduce the potential for groundwater recharge in these areas. Approximately 0.2 acres (8900 square feet) of the site would be paved with asphalt, exclusively within the two parking lots, and total area of concrete for sidewalks, shelters, structures, and restroom amount to approximately 0.41 acres (17,900 square feet). Thus, the

Project would result in an increase of 0.61 acres of impervious surface onsite. Pervious hardscape materials, including the gravel pathways and pervious concrete parking stalls, total approximately 0.99 acres (43,100 square feet). However, the Project would leave a majority of the site unpaved and would utilize Green Infrastructure strategies to reduce runoff and minimize impervious surfaces used on the site. Thus, while the construction of the park would increase impervious surfaces within the Project site, drainage would continue to be conveyed to areas where groundwater recharge potential remains. Therefore, the Project on balance would not contribute to the depletion of groundwater supplies and impacts associated with interference with groundwater recharge would be **less than significant**.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. result in substantial erosion or siltation on- or off-site

The Project site is approximately 7.72 acres and minor to moderate grading would be required in order to implement the Project, and impervious surfaces would increase as a result of construction of Project components. In the event drainage patterns were altered and/or increased impervious surfaces resulted, an increase in stormwater runoff onto existing natural slopes, on-site or off-site erosive scour could occur. Stormwater runoff would continue to run to the existing sheet flow onsite and overall site-wide drainage patterns would remain unchanged. The Project includes grading around the existing drainages in order to reduce runoff velocities, which in turn would prevent potential off-site erosive scour. In addition, implementation of Mitigation Measure GEO-1 would ensure that erosion is minimized through the inclusion of long-term drainage control, placement of erosion control mats, and seeding following construction. It should also be noted that San Mateo County Green Infrastructure Design Guide strategies would be incorporated into the Project design; these strategies are designed to reduce stormwater runoff and erosion in the post-construction condition. As a result, the Project would not substantially alter the existing drainage pattern of the site or project area. This includes through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site. Impacts would be **less than significant with mitigation incorporated**.

ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite

Surface run-off on the Project site is generally directed to the Burnham Creek riparian area and two unnamed drainages, which currently serve as the main stormwater management onsite. Project implementation would result in no substantial change in overall drainage patterns and the Project would expand and improve the vegetation around the two unnamed drainages, thereby increasing their capacity onsite. The Project would be designed to comply with the San Mateo County Green Infrastructure Design Guide, which require implementation of Low Impact Development (LID) design strategies to manage and treat stormwater and require that a Project result in no net increase in offsite stormwater flows. As a result,

implementation of the park Project result in no changes to drainage that would result in flooding on or off site. Impacts would be **less than significant**.

iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff

In the event that Project paving results in an increase in the rate or amount of surface runoff, the capacity of existing or planned stormwater drainages systems could be exceeded. The Project activities proposed would regrade the site and would increase the amount of impervious surface onsite. Currently, surface runoff onsite drains into the Burnham Creek area and two unnamed drainages. The Project proposes to improve and expand the vegetation around the two unnamed drainages, which would increase the onsite capacity of the drainages. Implementation of Mitigation Measure WQ-1 requires completion and implementation of a SWPPP and associated BMPs. BMPs implemented as part of the SWPPP would include measures to stabilize work areas including fiber wattles, silt fencing, concrete washout areas, soil stabilizers, revegetation, or other appropriate measures. Implementation of Mitigation Measure GEO-1 would require the preparation and implementation of an erosion control plan, consistent with County requirements. As discussed in Section 3.9, Hazards and Hazardous Materials, construction of the Project would involve temporary use of common hazardous materials used for construction purposes. However, implementation of Mitigation Measure GEO-1, as well as appropriate materials handling and spill prevention measures required by Mitigation Measure HAZ-1, would ensure that water quality would not be degraded by materials used during construction or inadvertent release of those materials. Following construction, the Project would not be expected to release pollutants into the storm drain system. During operation, the Project design includes fencing would prevent visitors from accessing the drainage changes. As a result, the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be **less than significant with mitigation incorporated**.

iv. impede or redirect flood flows

The Project site is located in Federal Emergency Management Agency Flood Insurance Rate Maps (Nos. 06081C0138F) and is not located within a 100-year or 500-year flood hazard zone (FEMA, 2024). The Project would have no impact on flood flows as the Project is not within a flood zone.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation

Seiche and tsunami are short duration earthquake-generated water waves in large, enclosed bodies of water and the open ocean, respectively. While the Project is not located downstream of a dam, reservoir, lake, or other large body of water and therefore would not be within a seiche zone, the Project site is within a tsunami hazard area (Appendix E). The extent and severity of a

tsunami would be dependent upon ground motions and fault offset from nearby active faults. The structures proposed onsite would not include permanent dwelling units. The proposed Project would not store a significant or atypical amount of hazardous materials onsite; hazardous materials onsite would include typical maintenance and cleaning supplies. These materials would be typical to a non-industrial land use, similar to adjacent residential and commercial land uses, and would not result in the potential to release a significant number of pollutants due to project inundation. In addition, the Project site is not located within a 100-year or 500-year flood hazard zone (County of San Mateo, 2024). Therefore, the Project is not located within a flood hazard and is not expected to be inundated. The Project would have a **less than significant** impact.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan

The proposed maintenance activities would not obstruct implementation of a water quality control plan or sustainable groundwater management plan as the project is not anticipated to change beneficial uses, significantly impact water quality, or impact groundwater. Therefore, the Project would have a **less than significant impact**.

3.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project:				
a. Physically divide an established community?	☐	☐	☒	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

3.11.1 Regulatory Setting

Federal Laws, Regulations, and Policies

No federal regulations are applicable to land use in relation to the proposed Project.

State Laws, Regulations, and Policies

State Coastal Act

The State Coastal Act created the California Coastal Commission, which makes decisions regarding land use changes and development within the Coastal Zone. The Coastal Zone is defined as extending seaward to the state's outer limit of jurisdiction (three miles), including offshore islands. The inland boundary varies according to land uses and habitat values. In general, it extends inland 1,000 yards from the mean high tide line of the sea, but is wider in areas with significant estuarine, habitat, and recreational values, and narrower in developed urban areas. The Coastal Act emphasizes the importance of the public being able to access the coast, and the preservation of sensitive coastal and marine habitat and biodiversity. It prioritizes coastal recreation as well as commercial and industrial uses that need a waterfront location. The County's Local Coastal Program is certified by the California Coastal Commission and the County is given authority by the California Coastal Commission to issue Coastal Development Permits. The Local Coastal Program policies are described below.

Local Laws, Regulations, and Policies

San Mateo County General Plan

- Policy 4.17 Protections for Coastal Features: Regulate coastal development to protect and enhance natural landscape features and visual quality through measures that ensure the basic integrity of sand dunes, cliffs, bluffs and wetlands.

- Policy 6.9 Locate Suitable Park and Recreation Facilities in Urban Areas: Generally, encourage all providers to locate active park and recreation facilities in urban areas, taking advantage of existing service infrastructure systems and maximizing the recreational use of limited available land. Consider the following activities to be generally compatible with active park and recreation facilities such as group games, swimming, and tennis.

- Policy 6.39 Trail System Coordination:

    - a. Support, encourage and participate in the development of a system of trails that link existing and proposed park and recreation facilities within this County and adjacent counties.

    - b. Particularly encourage the development of: trails that link park and recreation facilities on San Francisco Bay to those on the Pacific Coast; multi-use trails where appropriate and trails in County lands under management by other public agencies. Ensure that these trails do not adversely affect adjacent land uses.

San Mateo County Local Coastal Program.

- Policy 1.36 Half Moon Bay Airport Influence Area Requirements. Within the Half Moon Bay Airport Influence Area, as shown on Map 1.5, the following shall apply:

    a. New development and land uses must comply with all relevant Federal Aviation Administration (FAA) standards and criteria regarding (1) safety, (2) flashing lights, (3) reflective material, (4) land uses which may attract large concentrations of birds, (5) HVAC exhaust fans, and (6) land uses which may generate electrical or electronic interference with aircraft communications and/or instrumentation.

    b. All transfers of real property must comply with the real estate disclosure requirements specified in Chapter 496, California Statutes of 2002.

3.11.2 Environmental Setting

The Project site is in San Mateo County within the unincorporated community of El Granada. Residential and commercial land uses are immediately northeast of the Project site. SR-1 and Surfer's Beach are located southwest of the site. Wilkinson School and the Coastside Fire Protection District station are located to the southeast. Land to the west is mainly undeveloped with the exception of a single residence. Further northwest, land uses consist of a mixture of commercial and single-family residential.

3.11.3 Discussion of Checklist Responses

a. Divide an established community

The Project would construct a new 7.72-acre park on land currently owned by the District. The Project site is adjacent to existing residential and commercial land uses that are immediately

northeast, school and fire facilities to the southeast and commercial and single family residential to the northwest and west. The Project site would connect to pedestrian access between the beach, the California Coastal Trail, and the San Mateo County Multi-Modal Highway 1 Parallel Trail. The Project would not include any construction of a barrier that would physically divide the existing developed areas surrounding the Project site. Further, it would serve as a neighborhood and community gathering location and connection between neighborhoods and existing facilities. No roadways, freeways, or railroad tracks are included as part of the Project. Therefore, implementation of the Project would not result in the division of an established community and the Project would have a **less than significant** impact.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect

The Project would construct a new 7.72-acre park on land currently owned by District and would not require a land use designation change or rezone by San Mateo County. Land use on the Project site is regulated by the San Mateo County General Plan, San Mateo County Local Coastal Program (LCP), and the San Mateo County Zoning Ordinance. With approval of a use permit and coastal development permit, proposed park uses are allowable; therefore, the Project is consistent with the San Mateo County General Plan, San Mateo County LCP, and the San Mateo County Zoning Ordinance. Consistency with other regulations is discussed throughout this document in applicable resource sections. The applicable LCP policies are included throughout this document and analyzed in the context of each resource analysis. Impacts associated with inconsistency with local plans identified above would be **less than significant**.

3.12 MINERAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

3.12.1 Regulatory Setting

No federal, state, or local regulations are applicable to the proposed Project.

3.12.2 Environmental Setting

The Project would occur on a site owned by the District. The site does not support any mining activities and is not zoned specifically for mineral extraction or preservation and is not known to provide access to important mineral resources.

3.12.3 Discussion of Checklist Responses

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

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 would construct a new local-serving recreational park. The site is not identified as containing important minerals by the general plan. As there are no known mineral resources underlying the Project site, implementation of the Project would not result in a loss of availability of any known mineral resource. The proposed Project would result in no loss of availability of any locally important mineral resources delineated on a local general plan or other land use plan; the Project would have no impact.

3.13 NOISE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan area, or, where such a plan has not been adopted, within 2 miles of a public airport or public-use airport, would the project expose people residing or working in the project site to excessive noise levels?	☐	☐	☒	☐

3.13.1 Overview of Noise and Vibration Concepts and Terminology

Noise

In the CEQA context, noise can be defined as unwanted sound. Sound is characterized by various parameters, including the rate of oscillation of sound waves (frequency), the speed of propagation, and the pressure level or energy content (amplitude). In particular, the sound pressure level is the most common descriptor used to characterize the loudness of an ambient sound level, or sound intensity. The decibel (dB) scale is used to quantify sound intensity. Because sound pressure can vary enormously within the range of human hearing, a logarithmic scale is used to keep sound intensity numbers at a convenient and manageable level. The human ear is not equally sensitive to all frequencies in the spectrum, so noise measurements are weighted more heavily for frequencies to which humans are sensitive, creating the A-weighted decibel (dBA) scale.

Different types of measurements are used to characterize the time-varying nature of sound. Below are brief definitions of these measurements and other terminology used in this chapter.

Decibel (dB) is a measure of sound on a logarithmic scale that indicates the squared ratio of sound pressure amplitude to a reference sound pressure amplitude. The reference pressure is 20 micro-pascals.

A-weighted decibel (dBA) is an overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear.

Maximum sound level (Lmax) is the maximum sound level measured during a given measurement period.

Minimum sound level (Lmin) is the minimum sound level measured during a given measurement period.

Equivalent sound level (Leq) is the equivalent steady-state sound level that, in a given period, would contain the same acoustical energy as a time-varying sound level during that same period.

Percentile-exceeded sound level (Lxx) is the sound level exceeded during *x* percent of a given measurement period. For example, L_{10} is the sound level exceeded 10 percent of the measurement period.

Day-night sound level (Ldn) is the energy average of the A-weighted sound levels occurring during a 24-hour period, with 10 dB added to the A-weighted sound levels during the period from 10:00 p.m. to 7:00 a.m. (typical sleeping hours). This weighting adjustment reflects the elevated sensitivity of individuals to ambient sound during nighttime hours.

Community noise equivalent level (CNEL) is the energy average of the A-weighted sound levels during a 24-hour period, with 5 dB added to the A-weighted sound levels between 7:00 p.m. and 10:00 p.m. and 10 dB added to the A-weighted sound levels between 10:00 p.m. and 7:00 a.m.

In general, human sound perception is such that a change in sound level of 3 dB is barely noticeable, a change of 5 dB is clearly noticeable, and a change of 10 dB is perceived as doubling or halving the sound level. **Table 3.13-1** presents approximate noise levels for common noise sources, measured adjacent to the source.

Table 3.13-1. Examples of Common Noise Levels

Common Outdoor Activities	Noise Level (dBA)
Jet flyover at 1,000 feet	110
Gas lawnmower at 3 feet	100
Diesel truck at 50 feet traveling 50 miles per hour	90
Noisy urban area, daytime	80
Gas lawnmower at 100 feet, commercial area	70
Heavy traffic at 300 feet	60
Quiet urban area, daytime	50

Common Outdoor Activities	Noise Level (dBA)
Quiet urban area, nighttime	40
Quiet suburban area, nighttime	30
Quiet rural area, nighttime	20

Source: Caltrans 2009

Vibration

Ground-borne vibration propagates from the source through the ground to adjacent buildings by surface waves. Vibration may be composed of a single pulse, a series of pulses, or a continuous oscillatory motion. The frequency of a vibrating object describes how rapidly it is oscillating, measured in Hertz (Hz). Most environmental vibrations consist of a composite, or "spectrum," of many frequencies. The normal frequency range of most ground-borne vibrations that can be felt generally starts from a low frequency of less than 1 Hz to a high of about 200 Hz. Vibration information for this analysis has been described in terms of the peak particle velocity (PPV), measured in inches per second, or of the vibration level measured with respect to root-mean-square vibration velocity in decibels (VdB), with a reference quantity of 1 micro-inch per second.

Vibration energy dissipates as it travels through the ground, causing the vibration amplitude to decrease with distance away from the source. High-frequency vibrations reduce much more rapidly than do those characterized by low frequencies, so that in a far-field zone distant from a source, the vibrations with lower frequency amplitudes tend to dominate. Soil properties also affect the propagation of vibration. When ground-borne vibration interacts with a building, a ground-to-foundation coupling loss usually results but the vibration also can be amplified by the structural resonances of the walls and floors. Vibration in buildings is typically perceived as rattling of windows, shaking of loose items, or the motion of building surfaces. In some cases, the vibration of building surfaces also can be radiated as sound and heard as a low-frequency rumbling noise, known as ground-borne noise.

Ground-borne vibration is generally limited to areas within a few hundred feet of certain types of industrial operations and construction/demolition activities, such as pile driving. Road vehicles rarely create enough ground-borne vibration amplitude to be perceptible to humans unless the receiver is in immediate proximity to the source or the road surface is poorly maintained and has potholes or bumps. Human sensitivity to vibration varies by frequency and by receiver. Generally, people are more sensitive to low-frequency vibration. Human annoyance also is related to the number and duration of events; the more events or the greater the duration, the more annoying it becomes.

3.13.2 Regulatory Setting

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies for construction-related noise and vibration apply to the Project. However, the Federal Transit Administration (FTA) *Guidelines for Construction Vibration in Transit Noise and Vibration Impact Assessment* state that for evaluating daytime construction

noise impacts in outdoor areas, a noise threshold of 90 dBA L_{eq} should be used for residential areas (FTA 2006).

For construction vibration impacts, the FTA guidelines use an annoyance threshold of 80 VdB for infrequent events (fewer than 30 vibration events per day) and a damage threshold of 0.12 inches per second (in/sec) PPV for buildings extremely susceptible to vibration damage (FTA 2006). The ground-borne vibration annoyance level is 65 VdB for buildings where vibration would interfere with interior operations, 72 VdB for residences, and 75 VdB for institutional land uses with primarily daytime uses.

State Laws, Regulations, and Policies

California requires each local government entity to implement a noise element as part of its general plan. California Administrative Code, Title 4, presents guidelines for evaluating the compatibility of various land uses as a function of community noise exposure. The state land use compatibility guidelines are listed in **Table 3.13-2**.

For the protection of fragile, historic, and residential structures, Caltrans recommends a more conservative threshold of 0.2 in/sec PPV for normal residential buildings and 0.08 in/sec PPV for old or historically significant structures (Caltrans 2013).

Table 3.13-2. State Land Use Compatibility Standards for Community Noise Environment

Land Use Category	Community Noise Exposure - L_{dn} or CNEL (dB)						
	55	60	65	70	75	80	
Residential – Low Density Single Family, Duplex, Mobile Homes							
Residential – Multi-Family							
Transient Lodging – Motels, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arenas, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business Commercial and Professional							
Industrial, Manufacturing, Utilities, Agriculture							

Normally Acceptable:	Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
Conditionally Acceptable:	New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
Normally Unacceptable:	New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise

	reduction requirements must be made and needed noise insulation features included in the design.
Clearly Unacceptable:	New construction or development generally should not be undertaken.

Source: California Governor's Office of Planning and Research 2017

Local Laws, Regulations, and Policies

San Mateo County Noise Ordinance

San Mateo County regulates noise via Municipal Code Chapter 4.88 Noise Control (Noise Ordinance), which was designed to control unnecessary, excessive, and annoying noise in the County. Chapter 4.88.330 establishes exterior noise level standards based on receiving land use, as shown in Table 3.13-3.

Table 3.13-3. San Mateo County Exterior Noise Level Standards (dBA)

Cumulative Number of Minutes in any One Hour Time Period	Daytime (7 am to 10 pm)	Nighttime (10 pm to 7 am)
Receiving land use: Single- or multiple-family residence, school, hospital, church, or public library		
30	55	50
15	60	55
5	65	60
1	70	65
0	75	70

Notes:
In the event the measured background noise level exceeds the applicable noise level standard in any category above, the applicable standard shall be adjusted in five (5) dBA increments so as to encompass the background noise level. Each of the noise level standards specified above shall be reduced by 5 dBA for simple tone noises, consisting primarily of speech or music, or for recurring or intermittent impulsive noises. If the intruding noise source is continuous and cannot reasonably be stopped for a period of time whereby the background noise level can be measured, the noise level measured while the source is in operation shall be compared directly to the noise level standards in Table 3.
Source: San Mateo County Municipal Code Chapter 4.88.330.

San Mateo County Municipal Code Chapter 4.88.360 identifies activities that are exempt from the provisions of the Noise Ordinance. The exempt activities that are relevant to the Project are listed below:

- Outdoor gatherings, public dances, shows and sporting and entertainment events providing said events are conducted pursuant to all County regulations.
- Activities conducted on parks, public playgrounds and school grounds provided such parks, playgrounds and school grounds are owned and operated by a public entity.
- Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 6:00 pm and

7:00 am weekdays, 5:00 pm and 9:00 am on Saturdays or at any time on Sundays, Thanksgiving and Christmas.

San Mateo County Local Coastal Program

- Policy 8.18 Development Design.

  a. Require that development (1) blend with and be subordinate to the environment and the character of the area where located, and (2) be as unobtrusive as possible and not detract from the natural, open space or visual qualities of the area including, but not limited to, siting, design, layout, size, height, shape, materials, colors, access and landscaping.

  The colors of exterior materials shall harmonize with the predominant earth and vegetative colors of the site. Materials and colors shall absorb light and minimize reflection. Exterior lighting shall be limited to the minimum necessary for safety. All lighting, exterior and interior, must be placed, designed and shielded so as to confine direct rays to the parcel where the lighting is located.

  Except for the requirement to minimize reflection, agricultural development shall be exempt from this provision. Greenhouse development shall be designed to minimize visual obtrusiveness and avoid detracting from the natural characteristics of the site.

  b. Require screening to minimize the visibility of development from scenic roads and other public viewpoints. Screening shall be by vegetation or other materials which are native to the area or blend with the natural environment and character of the site.

  c. Require that all non-agricultural development minimize noise, light, dust, odors and other interference with persons and property off the development site.

3.13.3 Environmental Setting

A Noise Study was prepared by Baseline, Inc., and is included in **Appendix F**. Traffic along nearby roadways, such as SR-1, Avenue Alhambra, Obispo Road, and Coronado Street, is the primary source of noise in the vicinity of the Project site. Airport operations at the Half Moon Bay Airport located about 1 mile northwest of the Project site also contribute to the ambient noise levels.

Sensitive Receptors

Noise-sensitive land uses typically include residences, motels and hotels, schools, libraries, houses of worship, hospitals, convalescent homes, and parks and outdoor recreation areas. Noise-sensitive receptors near the Project site include: single-family homes as close as 70 feet to the north along Avenue Alhambra, multi-family apartments as close as 200 feet to the northeast along Avenue Alhambra, and the Wilkinson School about 160 feet to the east across Coronado Street.

3.13.4 Discussion of Checklist Reponses

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies

Construction

The primary source of noise during construction would be off-road equipment activities on the Project site. Construction noise levels would vary from day-to-day, depending on the number and type of equipment being used, the types and duration of activity being performed, the distance between the noise source and the receptor, and the presence or absence of barriers, if any, between the noise source and receptor. Pile driving, which can generate extreme levels of noise, is not proposed as part of the Project.

Construction of the Project is anticipated to begin in Summer 2025 and be completed by Summer 2028, lasting approximately 36 months. To evaluate noise levels during Project construction, the types of construction equipment that would be used on the Project site were generated by the most recent version of the California Emissions Estimator Model (CalEEMod, version 2022.1.1), and then refined using Project-specific construction equipment usage information.

In accordance with guidance from FTA, daytime construction noise impacts were evaluated by quantifying the maximum noise levels that would result from the simultaneous operation of the two noisiest pieces of equipment near the perimeter of the Project site closest to a sensitive receptor. The Project's construction noise levels were estimated at the nearest residence about 70 feet to the north of the Project site for all construction phases. Construction noise levels were also estimated for the Wilkinson School for the following construction phases:

1) Site preparation and grading about 160 feet from the Wilkinson School for the permeable trail extending to Obispo Road.

2) Trenching, building construction, paving, and architectural coatings about 850 feet from the Wilkinson school for the Active Recreation Zone.

As shown in Table 3.13-4, Project construction would not generate noise levels that could potentially exceed the FTA 90 dBA Leq noise threshold at the nearby noise sensitive receptors. The Project would have a **less than significant** impact during construction.

Table 3.13-4. Potential Noise Impacts from Project Construction (dBA Leq)

Construction Phase	Nearest Residence	Wilkinson School
Site Preparation	81	74
Grading	82	74
Trenching	81	59
Building Construction	80	58
Paving	82	60
Architectural Coating	79	57
Exceed the 90 dBA Threshold?	**No**	**No**

Source: Detailed calculations are provided in **Attachment B**.

Operation

The primary operation period noise generation sources from the Project would include general park operation (e.g. recreational activities at the skate area, picnic areas, playgrounds, active play lawn, and the dog park); occasional special events held at the Village Green area with amplified sound; District programming associated with the use of the Community Recreation Center and after-hours and weekend activities at the Community Recreation Center for both private rentals and public events; fixed mechanical equipment such as HVAC systems for the Community Recreation Center; and vehicle trips generated by the Project. Noise impacts associated with these sources are discussed in the sections below, and detailed calculations are provided in **Appendix F**.

General Park Operation Noise

The park would be open daily between dawn to dusk, and park use outside of the open hours would be prohibited. According to Municipal Code Chapter 4.88.360, activities conducted on parks owned and operated by a public entity are exempt from the County's Noise Ordinance requirements. General park recreational activities (e.g., picnics, exercise, small gatherings) that do not require the use of amplified sound systems would not be expected to substantially contribute to the existing ambient noise environment outside of the Project site, which is dominated by traffic-generated noise. In addition, the proposed active recreational areas, such as the playgrounds and the enclosed dog park, would be buffered on all sides by new planting areas to screen and provide a sense of enclosure to the spaces. Overall, general park operations associated with the Project would not substantially contribute to the existing ambient noise environment at nearby sensitive receptors. The Project would have a **less than significant** impact during operation.

Amplified Sound System Noise

The Village Green area and Community Recreation Center would occasionally hold special events requiring the use of amplified sound systems. Special events at the Village Green area that may require the use of amplified sounds systems include small concerts, craft markets, and movie

nights. The frequency of the special events for the Village Green area is expected to be less than two times per month, with increased frequency in the summer, which are expected to be up to three or four times per month. Special events at the Community Recreation Center would occur after-hours and on the weekend for both private rentals and public events, such as book readings, receptions, or community meetings. The anticipated frequency of special events at the Community Recreation Center would be up to three to four times per month.

Special events would require permits with District approval. The use of amplified sound systems is required to stop by 10:00 pm, Monday through Saturday, and by 9:00 pm on Sunday. The use of amplified sound systems during more sensitive hours when people sleep (nighttime between 10:00 pm to 7:00 am) would not occur. According to Municipal Code Chapter 4.88.360, outdoor gatherings, public dances, shows and sporting and entertainment events that would be conducted pursuant to all County regulations are exempt from the County's Noise Ordinance requirements. Although exempt from the County's Noise Ordinance requirements, the outdoor use of amplified sound systems have the potential to generate substantial noise levels in the vicinity of the Project site.

The nearest noise-sensitive receptors to the Village Green area and Community Recreation Center are residences located about 220 feet and 170 feet to the north, respectively, along Avenue Alhambra. As presented in Table 2, the existing daytime noise level along Avenue Alhambra is 65.5 dBA. Therefore, the County's applicable daytime exterior noise level standard for evaluating noise levels from the use of amplified sounds systems is 70 dBA. Conservatively assuming the speakers systems are located along the northern boundary of the Village Green area and Community Recreation Center (closest to the noise-sensitive receptors), the sound systems would need to generate noise levels greater than 109 dBA and 106 dBA, respectively, at 5 feet from the boundary of the special event area to potentially exceed the daytime exterior noise level standard of 70 dBA at the nearest noise-sensitive receptors to the north (see Appendix F). To be conservative, Baseline recommends operating the amplified sound systems at or below 105 dBA at 5 feet from the boundary of the special event area by implementing Mitigation Measure NOI-1.

Mitigation Measure NOI-1: Amplified Sound Systems

The District shall require permit applications for the use of amplified sound systems during special events at the Village Green area and Community Recreation Center to include a provision to operate the speaker system at or below 105 dBA at 5 feet from the boundary of the special event area. The permit applications shall also acknowledge that speaker systems will be positioned and angled away from residences to the north of the Village Green area and Community Recreation Center to the extent feasible.

Alternatively, the District shall consult a qualified acoustical engineer to prepare a refined acoustical analysis for operation of amplified sound systems that account for the system design (e.g., speaker position and angles) and the presence of barriers (e.g., building walls) based on the final building designs to determine the maximum noise level allowed for operating the speaker system without exceeding San Mateo County's Noise Ordinance standards (Municipal Code Chapter 4.88 Noise Control) at nearby noise-sensitive receptors.

Implementation of Mitigation Measure Noise-1 would ensure that the use of amplified sound systems at the Village Green area and recreation center do not substantially contribute to the existing ambient noise environment at nearby sensitive receptors. The Project would have a **less than significant** impact due to amplified sound systems.

HVAC System Noise

It was conservatively assumed that the Community Recreation Center would include an HVAC system. Although the noise-generating characteristics and location of the HVAC system for the project was not available at the time of preparation of this analysis, noise from a typical commercial-scale HVAC system can range from approximately 65 to 75 dBA at 50 feet. The nearest residence is located about 170 feet north of the proposed Community Recreation Center. The estimated noise levels at the nearest residence from the HVAC system would range from 52 to 62 dBA. Combined with the existing ambient noise level of 65.5 dBA, operation of the HVAC system would increase the noise level at the nearest receptor up to about 67 dBA. Because the combined noise level is below the County's applicable daytime exterior noise level standard of 70 dBA at the nearest residence, the Project would not result in a substantial permanent increase in ambient noise levels from operation of HVAC systems. The Project would have a **less than significant** impact due to HVAC noise.

Vehicle Traffic Noise

Noise levels near the Project site would potentially increase due to the additional vehicle trips contributed by the Project. As discussed under Noise and Vibration Concepts in the setting section, the Project would need to double the existing traffic volume on nearby roadways to increase the ambient noise level by approximately 3 dBA. Operation of the Project would generate up to 15.5 trips per day (see the CalEEMod report in Appendix F). Since the Project would not double the amount of traffic on nearby roadways, the Project would not result in a substantial permanent increase in ambient noise levels from project-generated traffic trips, and the Project would have a **less than significant** impact.

b. Generation of excessive groundborne vibration or groundborne noise levels

Construction can result in varying degrees of ground vibration depending on the type of equipment and activity. To evaluate the Project's potential vibration effects on nearby sensitive receptors, a buffer distance that would be needed to avoid exceeding the FTA and Caltrans construction vibration thresholds listed above was estimated for each type of equipment. It was conservatively assumed that the equipment that could generate substantial ground vibration would be used near the Project site perimeter. The estimated buffer distances for potential disturbance and building damage are summarized in **Table 3.13-5**. The primary types of equipment that could generate substantial ground vibration during Project construction, reference vibration levels, and the associated vibration calculations are included in **Appendix F**.

Table 3.13-5. Buffer Distances for Potential Vibration Impacts from Project Construction Equipment

Construction Equipment	Buffer Distance for Potential Vibration Impacts (feet)	
	Human Disturbance Impacts[1]	Building Damage Impacts[2]
Vibratory Roller	58	20
Large Bulldozer	34	11
Loaded Trucks	31	10
Small Bulldozer	4	1

Notes:

[1] The FTA thresholds of 83 VdB for institutional land uses from infrequent construction events was used to calculate the buffer distances from construction equipment.

[2] To be conservative, the Caltrans vibration threshold of 0.3 in/sec for older residential structures was used to calculate the buffer distances from construction equipment.

Source: Detailed calculations are provided in **Appendix F**.

As shown in **Table 3.13-5**, the construction equipment that would require the largest buffer distance to avoid generating vibration levels that could disturb institutional land uses with primarily daytime use is the vibratory roller. Vibration from a vibratory roller could exceed the 83 VdB threshold at institutional land uses located within 58 feet. The closest institutional land use (Wilkinson School) is located at least 160 feet east of the Project construction activities, which is well outside of the 58-foot buffer distance. Therefore, Project construction activities would not generate excessive vibration levels that could potentially disturb normal school operations. As nighttime work is not anticipated, vibration annoyance impacts on people within residential buildings related to nighttime construction would not occur. Therefore, Project construction activities would not be expected to generate excessive vibration levels that would disturb nearby residents and institutional land uses.

As shown in **Table 3.13-5**, vibration from a vibratory roller could exceed the 0.3 in/sec PPV threshold for potential structural impacts to older residential buildings located within 20 feet. As described under *Sensitive Receptors*, all receptors near the Project site would be located outside of the 20-foot buffer where a vibratory roller could exceed the 0.3 in/sec PPV threshold. Therefore, Project construction activities would not generate excessive vibration levels with the potential to damage adjacent buildings.

The Project would have a **less than significant** impact.

c. For a project located within the vicinity of a private airstrip or an airport land use plan area, or, within 2 miles of a public airport or public-use airport, would the project expose people residing or working in the project site to excessive noise levels

The Half Moon Bay Airport is located about 1 mile northwest of the Project site. According to the Final Airport Land Use Compatibility Plan (ALUCP) for the Environs of Half Moon Bay Airport Exhibit 2G, the Project site is located outside the 60 dBA CNEL aircraft noise contour. Both the FAA and the State of California provide guidance for acceptable noise levels for a variety of land uses. According to the OPR General Plan Guidelines, recreational land uses are acceptable in areas below 70 CNEL. Therefore, while the Project is within two miles of an airport, the Project would have a **less than significant impact** related to the exposure of people to excess noise levels from aircraft noise.

3.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project:				
a. Induce substantial unplanned 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)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

3.14.1 Regulatory Setting

No federal, state, or local regulations are applicable to population and housing in relation to the proposed Project.

3.14.2 Environmental Setting

The Project site is mostly undeveloped and no residential development exists on the site. The site contains one structure that is currently leased to a preschool. The site is zoned as El Granada Gateway Zoning District and designated as Open Space with Park Overlay. Existing residences are adjacent to the Project site on the north and west.

3.14.3 Discussion of Checklist Responses

a. Induce unplanned population growth

The Project would require no substantial extension of infrastructure into unserved areas that would promote growth; the Project site is within an area of existing urban development already served by infrastructure. Since the Project would result in no population growth associated with new home construction or creation of a large number of new jobs, and would not extend infrastructure into new areas, **no impact** would result from unplanned population growth.

b. Displace a substantial number of existing people or housing

The Project would construct new recreation facilities on land owned and managed by the District. No housing currently exists on the Project site that would be displaced by the proposed park and the Project includes no uses that would displace residents from existing residential uses in areas adjacent to the Project site. Therefore, the Project would result in **no impact** associated with construction of replacement housing due to displacement of people or existing housing.

3.15 PUBLIC SERVICES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project:				
a. Would the project 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:				
i. Fire protection?	☐	☐	☐	☒
ii. Police protection?	☐	☐	☐	☒
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒
v. Other public facilities?	☐	☐	☐	☒

3.15.1 Environmental Setting

Fire protection and emergency services to the Project site are provided by Coastside Fire Protection District, which is located adjacent to the Project site on Obispo Road. Law enforcement response is provided by San Mateo County Sheriff, the nearest station of which is located approximately 2.7 miles north of the Project site in Moss Beach.

3.15.2 Regulatory Setting

Federal Laws, Regulations, and Policies

No federal, state, or local regulations are applicable to public services in relation to the proposed Project.

3.15.3 Discussion of Checklist Responses

a. Result in adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities

i. Fire protection

ii. Police protection

iii. Schools

iv. Parks

v. Other public facilities

The Project proposes the construction of new recreational and community center facilities on the site. The Project would not induce substantial population growth by constructing housing, generating a substantial number of new jobs, or extending infrastructure. The Project would increase the square footage of the existing structure onsite; the retrofitted structure and its expansion would be built to CBC standards and would include fire sprinklers and other standard fire suppression features. No substantial additional demand for fire protection, police protection, schools, or other public services is expected that would result in the need to construct new public services facilities offsite to maintain existing service levels and performance objectives for services. Therefore, **no impact** would result from construction of new facilities to meet an increased demand for services as a result of the Project.

3.16 RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

3.16.1 Environmental Setting

The Project site is partially developed with an existing structure that is currently leased out to a preschool on an expiring contract. The Project site is located across SR-1 from Surfer's Beach, a publicly accessible beach. There are outdoor recreational opportunities in adjacent communities including, but not limited to Quarry Park, Rancho Corral de Tierra, and Pillar Point Bluff.

3.16.2 Regulatory Setting

No federal, state, or local regulations are applicable to recreation in relation to the proposed Project.

3.16.3 Discussion of Checklist Responses

a. Increase use of existing parks or recreational facilities

b. Creation of new or altered recreational facilities

The Project would add developed park facilities on the 7.72-acre Project site and would help satisfy the local demand for additional public park amenities to serve the local community. The Project does not include residential development and would not directly or indirectly induce substantial population growth in the Project area that would require additional recreation facilities or generate increased demand for recreational facilities. The Project would, therefore, have **no impact** associated with deterioration of existing recreation facilities and no adverse impact associated with the construction of new recreation facilities to meet increased demand. The impacts associated with the Project, which would construct new recreational facilities, are discussed throughout this document.

3.17 TRANSPORTATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☒	☐	☐
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
d. Result in inadequate emergency access?	☐	☒	☐	☐

3.17.1 Regulatory Setting

Federal Laws, Regulations, and Policies

No federal regulations are applicable to transportation in relation to the proposed Project.

State Laws, Regulations, and Policies

No state regulations are applicable to transportation in relation to the proposed Project.

Local Laws, Regulations, and Policies

San Mateo County General Plan

- 12.18 Recreational Traffic to the Coastside: Seek methods to mitigate the impact of peak recreational traffic to and along the Coastside.
- 12.21 Local Circulation Policies In unincorporated communities, plan for providing:
    - a. Maximum freedom of movement for all transportation users and adequate access to various land uses;
    - b. Improved streets, sidewalks, bicycle routes, landscaping, shared-use paths, and other site-appropriate design features that enhance the safety and usability of transportation networks in developed areas;

- c. Minimal through traffic in residential areas; 12.4P
- d. Routes for truck traffic which avoid residential areas and are structurally designed to accommodate trucks;
- e. Access for emergency vehicles;
- f. Safe and efficient bicycle and pedestrian travel;
- g. Access by all transportation users, including persons with disabilities, seniors, children, and youth, to public buildings, shopping areas, hospitals, offices, and schools;
- h. Prioritization of accessibility to transit services and to routes and turnouts for public transit;
- i. Parking areas for ridesharing; and
- j. Coordination of transportation improvement with adjacent jurisdictions.

- 12.48 Pedestrian Paths: Encourage the provision of safe and adequate pedestrian paths in new development connecting to activity centers, schools, transit stops, and shopping centers.

<u>San Mateo County Local Coastal Program</u>

- Policy 2.52 Traffic Mitigation for all Development in the Urban Midcoast. In the urban Midcoast, require applicants for new development, as defined in Section 30106 of the Coastal Act, that generates any net increase in vehicle trips on Highways 1 and/or 92, except for a single-family dwelling, a second dwelling unit, or a two-family dwelling, to develop and implement a traffic impact analysis and mitigation plan (TIMP). Prior to the approval of any coastal development permit (CDP) application involving the above, information necessary for the analysis and implementation of all components of the TIMP shall be submitted in support of any CDP application. Calculation of new vehicle trips generated shall assume maximum occupancy/use of any approved development. The TIMP shall include:

  a. Traffic mitigation measures, including but not limited to transportation demand management (TDM) measures set forth by the City/County Association of Governments (CCAG), establishing a shuttle service for employees of the subject development, subsidizing transit for employees of the specific development, charging for non-public access parking, establishing a carpool or vanpooling program for employees of the subject development, having a compressed work week for employees of the subject development, providing bicycle storage facilities and showers for employees of the subject development, and establishing a day care program for employees of the subject development. Prior to approval of the coastal development permit, the County must be able to

make the finding that the proposed mitigation measures are adequate to offset new vehicle trips generated by the project to the extent feasible.

b. Specific provisions to assess, and mitigate for, the project's significant adverse cumulative impacts on public access to, and recreational use of, the beaches of the Midcoast region of San Mateo County. This shall include an assessment of project impacts combined with other projects causing related impacts, including all reasonably foreseeable future projects as defined in 14 CCR Section 15130(b). Public access and recreation mitigation measures to consider include: providing public access parking that is not time restricted, public access signage indicating that public access parking is available, providing a public recreation shuttle bus to all the beaches during key recreational use times that commences at the junction of Highways 92 and 280, dedication of construction of various public access improvements such as bikeways, and vertical and lateral public paths to and along the beaches and/or bluffs.

- Policy 2.55 Increased Recreational Transit Use. Encourage use of transit by visitors through the following actions:

  a. Encourage SamTrans to continue special recreation transit service to Año Nuevo State Reserve and Half Moon Bay during the Pumpkin Festival.

  b. Encourage SamTrans to expand and publicize their existing weekend and holiday bus service.

  c. Encourage SamTrans, as a first phase, to make the following modifications in their existing routes on weekends and holidays from March through October in order to better inform and serve recreationists:

    (1) In cooperation with the County and the State Department of Parks and Recreation, place transit information signs at recreation facilities and established shoreline access points.

    (2) Locate and designate bus stops near each of the following recreation facilities: (a) Grey Whale Cove State Beach (Route 1A/1H only), (b) Montara State Beach, (c) Fitzgerald Marine Reserve, (d) Pillar Point Harbor, (e) Park and Ride Facility near the intersection of Routes 1 and 92 described in Policy 2.54, and (f) Half Moon Bay State Beach.

    (3) Use more direct routes, with very limited side trips into residential neighborhoods, during the peak recreation periods.

  d. As a second phase, after the above improvements in service have been made, encourage SamTrans to do the following on holidays and weekends between March and October:

(1) Expand regular transit service to the South Coast and provide frequent express recreational transit service to the Coastside from school and shopping center locations on the Bayside and in San Francisco.

(2) Provide shuttle service between inland parking lots on the Coastside, such as the commuter park and ride lots, and beaches.

City/County Association of Governments Congestion Management Program

The purpose of the Congestion Management Program is to identify strategies to respond to future transportation needs, develop procedures to alleviate and control congestion, and promote countywide solutions. The Congestion Management Program is required to be consistent with the Metropolitan Transportation Commission MTC planning process that includes regional goals, policies, and projects for the Regional Transportation Improvement Program.

Unincorporated San Mateo County Active Transportation Plan

The Unincorporated San Mateo County Active Transportation Plan (SMC ATP) provides a comprehensive framework to guide the development of active transportation projects and programs for walking, bicycling and other forms of human powered movement for people of all ages and abilities throughout unincorporated County communities. The Plan builds on the County's ongoing work across multiple County departments, adjacent jurisdictions and other public agencies to help ensure safe and seamless connected networks. Implementation of the program and policy recommendations included in the SMC ATP will support the development of a safer, more connected walking and biking network throughout the County's unincorporated communities.

3.17.2 Environmental Setting

The Project site is access via Alhambra Avenue and Obispo Road, which connect to SR-1, thereby connecting regionally to the western portion of San Mateo County. The existing crosswalk at the intersection of Coronado Street and SR-1 provides access to San Mateo County's Midcoast Multi-Modal Trail (Highway 1 Parallel Trail) to the south and to Surfer's Beach and the California Coastal Trail to the west.

3.17.3 Traffic and Transportation Terminology

The following are definitions of key traffic and transportation terms used in this section and based on materials published by the Transportation Research Board (2010).

Delay. Delay refers to the additional travel time experienced by a driver or traveler that results from the inability to travel at optimal speed, and stops resulting from congestion or traffic control.

Freeway/highway. Freeways and highways are controlled access routes that provide for major intra and interregional travel. They are corridors that accommodate trips at highest speeds with access only from selected links to the network, consistent with the population and network densities of the areas they traverse.**Arterial Streets.** Arterial streets are intended to provide for

the movement of through-traffic between major traffic generators such as the Civic Center, the Central Business District and other commercial centers, and distribute traffic from freeways to less important arterials serving residential areas directly.

Collector Streets. Collector streets collect and distribute traffic to and from major highways and local streets. Collector streets also serve secondary traffic generators such as shopping and business centers, schools, parks and high density or large-scale residential areas.

3.17.4 Discussion of Checklist Responses

a. Conflict with applicable circulation plans, ordinances, or policies and applicable congestion management programs

The Project would construct a new local-serving park that would result in recreational resources in an underserved community. The park would be connected to adjacent residential areas via pedestrian and bicycle facilities. Additionally, the park trails would provide access to San Mateo County's Midcoast Multi-Modal Trail. As such, the Project would not generate traffic at volumes that have the potential to conflict with a program, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, including transit, roadway, bicycle, and pedestrian facilities. As such, the Project would be consistent with the Congestion Management Program as it would not result in a traffic-generating land use. The Project would also be neighborhood, local serving and be accessible via pedestrian and bicycle facilities; thus, the Project would be consistent with the Active Transportation Plan. Temporary impacts include an increase in construction-related traffic levels, which would temporarily increase the traffic volumes on Alhambra Avenue and Obispo Road in the vicinity of the Project site. Vehicle trips would be generated by construction workers commuting to and from the work site, and by trucks hauling materials and equipment to and from the site. Construction vehicles entering and existing public roadway can present an impact to the existing congestion management program; implementation of Mitigation Measure TR-1, which would require a Construction Traffic Management Plan, would ensure that the potential for inference would be reduced. Inclusion of TR-1 would ensure that the Project is compliant with Policy 2.52 of the LCP.

Mitigation Measure TR-1. Prepare and Implement a Construction Traffic Management Plan

The District shall require that the construction contractor(s) prepare and implement a construction traffic management plan to manage traffic flow during construction, reduce potential interference with local emergency response plans, reduce potential traffic safety hazards, and ensure adequate access for emergency responders. The District and/or the construction contractor(s) will ensure that the plan is implemented during construction and coordinate with Coastside Fire District. The plan will include, but not be limited to, the following measures:

- Identify construction truck haul routes and timing to limit conflicts between truck and automobile traffic on nearby roads. The identified routes will be designed to minimize impacts on vehicular and pedestrian traffic, circulation, and safety.
- Provide signage indicating the alternative access routes.

- Coordinate construction activities to ensure that one travel lane remains open at all times, unless flaggers or temporary traffic controls are in place, to provide emergency access.
- Evaluate the need to provide flaggers or temporary traffic control to assist trucks in accessing the roadway with minimal disruption of traffic.
- Document road pavement conditions before and after Project construction. Make provisions to monitor the condition of roads used for haul routes so that any damage or debris attributable to haul trucks can be identified and corrected. Roads damaged by construction vehicles shall be repaired to their preconstruction condition.

Therefore, the Project would have a **less-than-significant impact with mitigation** related to conflicts with transit, roadway, bicycle, and pedestrian circulation systems.

b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)

Per SB 743, CEQA Guidelines Section 15064.3 establishes vehicle miles traveled (VMT) as the most appropriate measure of transportation impacts. Approval of the proposed Project would not require a land use designation change or a rezone. The creation of a community park and recreation center in an underserved community would not result in a VMT-producing land use. There are no other recreation resources within the community of El Granada that include similar amenities as the proposed Project. The Project would not create a destination park but would rather recapture recreational trips within the community that would currently travel to other communities. In order to estimate whether the Project would exceed OPR's 110 trips per day threshold, the average daily visitor count was estimated via the visitor counts from the nearby 577-acre Quarry Park. The Quarry Park Master Plan included the visitor counts from 2015 to 2021 and ranged from 9,391 to 24,415 annual visitors. Using the annual median of 16,545 visitors, Quarry Park would have an annual visitor rate of 45.33 visitors per day and thus would generate approximately 90.66 trips per day. It is a reasonable expectation that, as the Project would be local serving and significantly smaller, the Project would generate fewer than the threshold of 110 trips per day. Therefore, the Project would have no adverse impact related to conflict or inconsistency with section 15064.3, subdivision (b).

c. Increased hazards resulting from geometric design features

The Project site would be accessed by the existing Avenue Alhambra and Obispo Road. The Project does not require street reconfiguration such as changes in lane geometry and re-striping for vehicles and bicycles, lane transitions, transit stop and bus shelters, or curb and street engineering modifications. The Project would introduce no incompatible uses to the local roadway system. The Project site would include access via new driveways. There are no existing sight line obstructions and the Project would include landscaping plans that would not block the sight lines. The Project includes parking spaces along Obispo Road; these parking spaces are angled and thus would not result in a safety conflict for vehicles pulling in or out of these spaces. Construction worker vehicles and haul trucks associated with the Project would share public roads with other vehicles. The use of these roads to access the site could potentially increase traffic hazard concerns due to the presence of slow-moving trucks requiring access to staging and work areas. While the number of daily trips would be low and the duration of project construction would be short, this conflict is considered potentially significant. Implementation of Mitigation Measure TR-1 would reduce traffic safety hazard impacts to **less than significant with mitigation**.

d. Inadequate emergency access

Emergency access would be maintained on all public roads at all times during Project construction and operation. As discussed in Section 3.15, Public Services, during operation, the Project site would be served adequately by Coastside Fire Protection District and San Mateo County Sheriff's Department during an emergency. The Project would not change or reconstruct existing roadways and would result in no impediment to existing emergency access in the area. Project construction would not generate any substantial impacts on local roads and with implementation of Mitigation Measure TR-1, the Project would not cause substantial delays for emergency vehicles. Thus, impacts related to emergency access would be **less than significant with mitigation**.

3.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Proposed Project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)	☐	☒	☐	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

3.18.1 Regulatory Setting

Federal Laws, Regulations, and Policies

No federal regulations are applicable to tribal cultural resources in relation to the proposed Project.

State Laws, Regulations, and Policies

Assembly Bill (AB) 52 requires, per Pub. Res. Code 21080.3.1, that CEQA lead agencies consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed Project, if so requested by the tribe, and if the agency intends to release a negative declaration, mitigated negative declaration, or environmental impact report for a project. The bill also specifies, under Pub. Res. Code 21084.2, that a project with an effect

that may cause a substantial adverse change in the significance of a Tribal Cultural Resource (TCR) is considered a project that may have a significant effect on the environment.

As defined in Section 21074(a) of the Pub. Res. Code, TCRs are:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

a. Included or determined to be eligible for inclusion in the California Register of Historical Resources (CRHR); or

b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

TCRs are further defined under Section 21074(b) and (c) as follows:

(b) A cultural landscape that meets the criteria of subdivision (a) is a TCR to the extent that the landscape is geographically defined in terms of the size and scope of the landscape; and

(c) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

Mitigation measures for TCRs must be developed in consultation with the affected California Native American tribe pursuant to Pub. Res. Code Section 21080.3.2, or according to Pub. Res. Code Section 21084.3. Section 21084.3 identifies mitigation measures that include avoidance and preservation of TCRs and treating TCRs with culturally appropriate dignity, considering the tribal cultural values and meaning of the resource.

Local Laws, Regulations, and Policies

No local laws, regulations, and policies apply specifically to tribal cultural resources.

3.18.2 Environmental Setting

Prior to the arrival of the Spanish explorers in northern California in the late 1700s, the area now known as San Mateo was occupied by several different Costanoan tribes, some of which also occupied more southern counties. These tribes included the Urebure, the Ssalson, the Lamchin, the Puichun, the Olpen, and the Quiroste (Milliken et al. 2009:87-89). Many different village

locations pertaining to some of the above groups have been identified within San Mateo County (Milliken et al. 2009:4-5).

3.18.3 Discussion of Checklist Responses

a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)

None of the Native American tribes in the Project area have submitted letters of interest to the District pursuant to Pub. Res. Code Section 21080.3.1(b)(1). However, in the spirit of compliance with Pub. Res. Code Section 21080.3.1, a list of tribes with a traditional and cultural affiliation with the Project area was requested from the NAHC. The NAHC replied in May 25, 2023 with a list of eight tribal contacts. On June 21, 2023, all eight contacts were sent letters requesting information via certified U.S. mail with a return receipt. **Table 3.18-1** lists those contacted and summarizes the results of the outreach.

Table 3.18-1. Native American Consultation

Organization/Tribe	Name of Contact	Letter Date	Response	Comments
Amah Mutsun Tribal Band of Mission San Juan Bautista	Irenne Zwierlein, Chairperson	June 21, 2023	August 16, 2023 via email	Tribe emailed a form letter recommending a record search and sensitivity training/monitoring if resources are identified in the area; also provided a rate sheet for their services. The letter did not request consultation on the project.
Costanoan Rumsen Carmel Tribe	Tony Cerda, Chairperson	June 21, 2023	None to date	
Indian Canyon Mutsun Band of Costanoan	Ann Marie Sayers, Chairperson	June 21, 2023	None to date	
Indian Canyon Mutsun Band of Costanoan	Kanyon Sayers-Roods, MLD Contact	June 21, 2023	None to date	
Muwekma Ohlone Indian Tribe of the SF Bay Area	Charlene Nijmeh, Chairperson	June 21, 2023	None to date	

Organization/Tribe	Name of Contact	Letter Date	Response	Comments
Muwekma Ohlone Indian Tribe of the SF Bay Area	Monica Arellano, Vice Chairwoman	June 21, 2023	None to date	
Ohlone Indian Tribe	Andrew Galvin	June 21, 2023	None to date	
Wuksache Indian Tribe/Eshom Valley Band	Kenneth Woodrow, Chairperson	June 21, 2023	None to date	

*MLD = Most Likely Descendent

One response has been received from Irene Zwierlein of the Amah Mutsun Tribal Band of Mission San Juan Bautista. Chairperson Zwierlein recommended worker training and tribal monitoring, if warranted. No other responses have been received to date.

The District did not receive requests for formal consultation under Pub. Res. Code Section 21080.3.1(b)(2) from any of those individuals contacted. It is possible that TCRs could be discovered during the course of construction, specifically during ground-disturbing activities. It is possible that Native American archaeological remains or Native American human remains that could be TCRs could be discovered during the course of construction, specifically during ground-disturbing activities. If such resources are identified, they would be treated according to Mitigation Measure CR-1 or Mitigation Measure CR-2, respectively, as described in Section 3.5, "Cultural Resources." Implementation of these mitigation measures would result in a less-than-significant impact with regard to TCRs. As a result, the Project would have a **less than significant impact with mitigation** on TCR resources that are listed or eligible for listing in the CRHR or in a local register of historical resources.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

As mentioned above, although the District notified tribes with a traditional and cultural affiliation with the Project area about the proposed Project, none of the tribes contacted identified TCRs. Although in-depth field surveys of the Project area did not identify any human remains, it is possible that Native American archaeological remains or Native American human remains that could be TCRs could be discovered during the course of construction, specifically during ground-disturbing activities. If such resources are identified, they would be treated according to Mitigation Measure CR-1 or Mitigation Measure CR-2, respectively, as described in Section 3.5, "Cultural Resources." Implementation of these mitigation measures would result in a less-than-significant impact with regard to TCRs. As a result, this impact would be **less than significant with mitigation**.

3.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the Project:				
a. Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. 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?	☐	☐	☐	☒
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

3.19.1 Regulatory Setting

Federal Laws, Regulations, and Policies

No federal regulations are applicable to utilities in relation to the proposed Project.

State Laws, Regulations, and Policies

No state regulations are applicable to utilities in relation to the proposed Project.

Local Laws, Regulations, and Policies

San Mateo County General Plan:

- Policy 10.7 Park and Recreation Water Supplies:

    - a. Encourage the provision of water supplies in park and recreation areas commensurate with the desired level of development. (Please see the Park Chapter for related information.)

    - b. Encourage coastal recreation and visitor serving facilities to provide drinking water.

- Policy 10.8 Water Systems for Coastal Areas: Support efforts to provide adequate water systems for the Mid-Coast, rural service centers, and other unincorporated urban areas.

- Policy 10.12 Coordination of Water Suppliers: Encourage water providers to coordinate the planned capacity of their facilities commensurate with the level of development permitted by adopted land use plans and wastewater management plans.

- Policy 10.13 Water Systems: in Unincorporated Areas Support efforts to improve water distribution and storage systems in unincorporated neighborhoods and communities.

- Policy 11.4 Adequate Capacity for Unincorporated Areas Plan for the availability of adequate sewerage collection and treatment capacity for unincorporated urban areas.

- Policy 13.10 Long-Term Landfill Disposal Capability: Provide long-term landfill disposal capability for nonrenewable wastes and residues from resource recovery operations.

<u>San Mateo County Local Coastal Program</u>

- Policy 1.19 Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas

    No permit for development in the urban area shall be approved unless it can be demonstrated that it will be served with adequate water supplies and wastewater treatment facilities, consistent with the subsections below:

    a. Development that relies upon municipal water and wastewater treatment systems shall not be approved, except as provided in the subsections below, if there is: (a) insufficient water and wastewater public works capacity within the system to serve the development given the already outstanding commitments by the service provider or (b) evidence that the entity providing the service cannot provide such service for the development.

    b. Development that relies upon municipal water and is located within the Coastside County Water District (CCWD) service area shall not be approved unless the allocation of CCWD water to the projects is consistent with the Coastal Development Permit for the El Granada Pipeline Project (Coastal Commission CDP A-2-SMC-99-063; A-1-HMB-99-020) as amended.

c. New public water connections in the Montara Water and Sanitary District (MWSD) water service area will be allowed only if consistent with the MWSD Public Works Plan (Coastal Commission PWP No. 2-06-006), Chapter 2 of the LCP, and all other applicable policies of the LCP as amended.

d. Approval of any new private wells within the urban/rural boundary and the Montara Water and Sanitary District (MWSD) water service area shall be limited to five per year for three years of the effective date of this policy (i.e., on August 8, 2012), or until MWSD obtains the necessary approvals from the California Coastal Commission to provide water service to vacant properties, whichever comes first.

e. Approval of any new private well or development that relies on a new private well may only be considered if a connection to the public water supply is not available. In such instances, the applicant for the development must obtain a coastal development permit (CDP) for a test well, and document compliance with all Environmental Health standards and requirements for the proposed use of the well, prior to submitting a CDP application for the development. The CDP application for the development shall include a report prepared by a California Registered Geologist or Registered Civil Engineer which demonstrates, to the satisfaction of the Environmental Health Director and the Community Development Director, that:

i. The yield of the well meets the Standards for Adequate Water as described in the County Well Ordinance and will be adequate to meet the needs of the development for the design life of the development;

ii. The water quality meets safe drinking water standards, or will meet such standards with treatment;

iii. The well will be sited, designed, and operated in a manner that avoids contamination from any potential pollutant sources; and

iv. Operation of the well will, at the level contemplated for the development, avoid individual or cumulative adverse impacts to other wells, or to biological resources including streams, riparian habitats, and wetlands.

The approval of any development that relies on a private well shall be conditioned to require recordation of a Deed Restriction, to the satisfaction of County Counsel and the Planning and Building Department, prior to the issuance of building permits, that requires the applicant and any successor in interest to abandon the well consistent with Environmental Health requirements and connect to the public water system within 90 days of the date on which a connection becomes available, availability being determined in the reasonable judgment of the Community Development Director. Except as limited above, private wells shall not be prohibited or required to be abandoned if the applicable water district has

the authority to issue new connections but refuses or is unable to provide water service.

f. If a public water supply is available, major remodels or expansions of existing development, or new development on vacant lots, served by private wells constructed after September 12, 1989, are not permitted unless the project will connect to the public water system and abandon the well. For purposes of this policy, major remodels or expansions include all projects where new construction has a value equal or greater to 50% of the value of the existing structure.

g. New private septic systems shall be prohibited within the urban/rural boundary of the Midcoast unless: (1) there is no public sewer hookup available; (2) system complies with all the requirements for individual septic disposal systems; and (3) the system is approved by San Mateo County Environmental Health and other applicable authorities.

h. Lack of adequate water supplies and wastewater facilities, as defined above, shall be grounds for denial of the development applications.

3.19.2 Environmental Setting

The District currently provides wastewater management to the Project area. Water to the Project site would be provided by Coastside County Water District as it currently serves the existing structure onsite. PG&E provides both electricity and natural gas to the Project area. District provides solid waste removal within its service area.

3.19.3 Discussion of Checklist Responses

a. Require the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects

The construction of infrastructure to support the construction of park facilities would require the extension of potable water, electric power, natural gas, and/or telecommunications lines to the Project site from Obispo Road and Avenue Alhambra. This extension is considered part of the Project analyzed throughout this Initial Study and is described in Chapter 2, Project Description. Utility extensions would be within the overall Project footprint, and offsite construction of infrastructure would not be required. As part of the proposed Project, the Project would relocate existing utility lines to existing utility poles on the opposite side of Obispo Road; relocation would require the removal of the onsite utility poles but would not require the installation of new offsite poles or the extension of the utility lines to previously unserved parcels. Water demand for the Project would be generated primarily by on-site bathrooms, irrigation needs, outdoor showers, a dog park, and recreation center. These uses would be served by existing Coastside County Water District supplies and would be within Coastside County Water District's capacity for service. As discussed in Section 3.10 above, the Project would implement Mitigation Measure WQ-1: SWPPP, which requires the preparation and implementation of a SWPPP in accordance with the Project's Construction General Permit; the

mitigation measure would also include stormwater management facilities onsite in order to obtain a Construction General Permit. The Project would not result in substantial additional population in the area and would not require a substantial increase in demand for wastewater, electrical power and natural gas; thus, the Project would require no new or expanded facilities to support adequate water service, wastewater treatment, electric power, natural gas, or telecommunications facilities. Impacts would be **less than significant**.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years

Water demand for the Project would be generated primarily by on-site bathrooms, irrigation needs, outdoor showers, a dog park, and recreation center. The Coastside County Water District has indicated that it has sufficient supplies to serve the site in conversations with the District (Gina Brazil, personal communication, May 1, 2024). These uses would be served by existing Coastside County Water District supplies and would be within Coastside County Water District's capacity for service and thus would not require additional construction to expand existing facilities. Therefore, the Project would have a **less than significant** impact on water supply availability.

c. 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

Wastewater collection, conveyance, and treatment in the Project area is provided by the District via an existing sewer main onsite. The restrooms proposed as part of the Project would not generate such a substantial wastewater volume that it would exceed the treatment system's ability to accommodate the waste. This is due to the limited number of restrooms proposed and their anticipated frequency of use. Therefore, the addition of wastewater flows from the Project would not exceed the capacity of the wastewater treatment plant. No impact would result from inadequate capacity to serve the Project's projected demand for wastewater treatment.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals

Typical construction debris would be generated during construction of the Project. However, the amount of waste generated would be minor and would be accommodated by existing capacity at the Ox Mountain Sanitary Landfill. During operation, the Project would generate small quantities of waste typically associated with a local, small recreational area. Waste would be collected by the District and transported to the Ox Mountain Sanitary Landfill. The anticipated waste to be generated due to the Project will not exceed the waste collection capacity of the District. The Ox Mountain Sanitary Landfill has existing permitted capacity to accept waste that would be generated by the Project; as of 2019, Ox Mountain Sanitary Landfill was estimated to have 18,206,200 CU remaining, with an estimate of reaching design capacity in 2039 (Republic Services 2019). All waste would be transported and disposed of by the District in accordance with applicable regulations, including the County's Construction & Demolition requirements. The Project would have a less than significant impact associated with solid waste exceeding State or

local standards or the capacity of the Ox Mountain Sanitary Landfill and all solid waste would be handled in accordance with solid waste reduction goals and recycling mandates.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste

Project construction would generate solid waste in the form of building materials, asphalt, and general construction waste. Construction waste materials would be hauled to the Ox Mountain Sanitary Landfill, which has adequate permitted and physical capacity to accept construction waste materials. Park operations would not generate large quantities of solid waste. Solid waste generated during park operations would be collected by the District and transported to the Ox Mountain Sanitary Landfill. Solid waste transport and disposal would comply with all applicable regulations for solid waste handling, disposal, and recycling, and **no impact** would result from non-compliance with applicable statutes and regulations.

3.20 WILDFIRE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

3.20.1 Regulatory Setting

Federal Laws, Regulations, and Policies

No federal regulations are applicable to wildfire in relation to the proposed Project.

State Laws, Regulations, and Policies

2018 Strategic Fire Plan for California

The Strategic Fire Plan, developed by the State Board of Forestry and Fire Protection, provides direction and guidance to the California Department of Forestry and Fire Protection (CAL FIRE) and its 21 field units. The 2018 Plan sets forth a number of goals focused on fire prevention, natural resource management, and fire suppression efforts, and are summarized here:

- Improve the availability and use of consistent, shared information on hazard and risk assessment;

- Promote the role of local planning processes, including general plans, new development, and existing developments, and recognize individual landowner/homeowner responsibilities;

- Foster a shared vision among communities and the multiple fire protection jurisdictions, including county-based plans and community-based plans such as Community Wildfire Protection Plans (CWPP);

- Increase awareness and actions to improve fire resistance of man-made assets at risk;

- Increase awareness and actions to improve fire resistance of man-made assets at risk and fire resilience of wildland environments through natural resource management;

- Integrate implementation of fire and vegetative fuels management practices consistent with the priorities of landowners or managers;

- Determine and seek the needed level of resources for fire prevention, natural resource management, fire suppression, and related services; and

- Implement needed assessments and actions for post-fire protection and recovery.

California Public Resources Code

The Public Resources Code (PRC) includes fire safety regulations restricting the use of certain equipment that could produce sparks or flames, and specifies requirements for the safe use of gasoline-powered tools in fire hazard areas. District staff and contractors must comply with the following requirements in the PRC during construction activities at any sites with forest-, brush-, or grass-covered land:

a. Earthmoving and portable equipment with internal combustion engines must be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (PRC Section 4442).

b. Appropriate fire-suppression equipment must be maintained from April 1 to December 1, the highest-danger period for fires (PRC Section 4428).

c. On days when a burning permit is required, flammable materials must be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor must maintain the appropriate fire-suppression equipment (PRC Section 4427).

d. On days when a burning permit is required, portable tools powered by gasoline-fueled internal combustion engines must not be used within 25 feet of any flammable materials (PRC Section 4431).

3.20.2 Environmental Setting

The Project site is within the service area of Coastside Fire Protection District. CAL FIRE mapping identifies the Project site as a Non-Very High Fire Hazard Severity Zone in a Local Responsibility Area (CAL FIRE 2024).

3.20.3 Discussion of Checklist Responses

a. Substantially impair an adopted emergency response plan or emergency evacuation plan

The Project would construct new recreational facilities on a site owned by the District. The Project would not increase traffic in the Project area in a way that could impede emergency response and does not include any structures or features that would physically interfere with implementation of emergency response or evacuation plans. The Project would rely on access via existing roadways and would not alter any public streets in such a way that would impair emergency response. The Project would not increase population that could result in indirect effects associated with impairing implementation of emergency response or evacuation plans. Project construction would not generate any substantial impacts on local roads and with implementation of Mitigation Measure TR-1, the Project would not cause substantial delays for emergency vehicles. Therefore, the Project would have a **less than significant** impact with mitigation.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire

The Project site is not located within a Very High Fire Hazard Severity Zone, as mapped by CAL FIRE (CAL FIRE 2024). Urbanized areas and existing development exist adjacent to the Project site on the north, south, and east. The Project site currently supports Arroyo Willow thickets and non-native grassland; informal uses and unofficial parking on the site are frequently used by the general public.

Because Project construction could be conducted during the dry summer months when fire danger is the highest, there is a potential for an accidental ignition of a wildland fire during construction activities. Use of vehicles and equipment for construction activities could ignite a fire through generation of sparks or heat. Implementation of Mitigation Measure WF-1, which requires on-site fire suppression equipment, spark arrestors on all equipment with internal combustion engines, and restricts activities on high fire danger days, would reduce the potential of accidental fire ignition.

Mitigation Measure WF-1: Accidental Ignition

a) All earthmoving and portable equipment with internal combustion engines will be equipped with spark arrestors.
b) During the high fire danger period (April 1–December 1), work crews will:
    - Have appropriate fire suppression equipment available at the work site.

- Keep flammable materials, including flammable vegetation slash, at least 10 feet away from any equipment that could produce a spark, fire, or flame.
- Not use portable tools powered by gasoline-fueled internal combustion engines within 25 feet of any flammable materials unless a round-point shovel or fire extinguisher is within immediate reach of the work crew (no more 25 feet away from the work area)"

Development of the Project would allow for a more frequent presence of District staff, contracted security, and law enforcement for monitoring visitor activities, and signs would be posted onsite advising of park rules, including rules prohibiting activities with potential to result in wildfire ignition. Developed activity areas would be subject to defensible space treatments to further reduce the potential for wildfire ignition and spread, and the Project would facilitate better access for emergency responders should a fire occur. The proposed Project would have a **less than significant impact with mitigation** from increased fire hazard or pollution generated from wildfire.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment

The Project would rely on an existing roadway for access to the proposed parking lot and would not require the installation or maintenance of a new road, fuel break, or emergency water source. Utilities brought onsite would connect to existing utility lines along Obispo Road. The utilities lines would be relocated to existing utility poles on the other side of Obispo Road. Typical park vegetation maintenance would ensure that the impacts associated with elevated risk of fire as a result of park operations and maintenance would be **less than significant**.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes

The Project site is not located within a Very High Fire Hazard Severity Area Zone, as mapped by CAL FIRE (CALFIRE 2024), and topography onsite is relatively flat and would not be subject to post-fire slope instability or landslides, rapid runoff, or drainage changes resulting in flooding if a fire were to occur. As discussed above, the Project would be expected to reduce the risk of wildfire occurring on the Project site and would therefore reduce associated post-fire risks related to geologic instability and changes in runoff; **no impact** is expected to occur associated with from changes resulting from the Project.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a.	Does the project have the potential to substantially degrade the quality of the environment, substantially 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 plan or animal community, substantially 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?	☐	☒	☐	☐
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)?	☐	☒	☐	☐
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

3.21.1 Discussion of Checklist Responses

a. Effects on environmental quality, fish or wildlife, and historic resources

Wildlife Habitat and Populations; Rare and Endangered Species

As described in Section 3.4, "Biological Resources," no special-status plant were observed or special status animal species were observed on the site during a reconnaissance-level site visit. There is potential that two special-status bats, pallid bat (*Aquila chrysaetos*) and Townsend's big-eared bat (*Corynorhinus townsendii*), could roost in the riparian habitat. Bird species that are protected by the MBTA and Fish & Game Code Sections 3503 and 3503.5 could nest in the vicinity of the proposed Project site. No other special-status species have the potential to occur within the Project site due to habitat fragmentation and isolation from urban development, Highway 1, high pedestrian usage, feral cat presence, and limited suitable habitat.

Project construction activities would involve use of heavy machinery, ground disturbance, and removal of vegetation on the site. If species were present, these activities could directly injure or

kill such species, or could cause avoidance behaviors or other adverse effects. Implementation of Mitigation Measure BIO-1 and BIO-2, however, would reduce this potential impact to a level that is less than significant. Mitigation Measure BIO-1 would require preconstruction surveys prior to construction activities and potentially construction buffers or relocation by a qualified biologist. Mitigation measure BIO-2 would require that vegetation removal be conducted outside the bird nesting season, to the extent feasible; for activities that must be performed within the bird nesting season, Mitigation Measure BIO-2 requires that preconstruction surveys be performed for nesting birds and that adequate buffers. Compliance with existing hazardous materials laws and regulations, and implementation of Mitigation Measures HAZ-1 and WQ-1 would avoid or substantially reduce any potential impacts to special-status species that may be present in nearby creeks and streams from discharge of contaminated runoff.

As the Project would avoid or substantially reduce impacts to species through implementation of Mitigation Measure BIO-1, BIO-2, and WQ-1 and compliance with existing laws and regulations, it would not substantially affect biological resources. Therefore, this impact would be **less than significant with mitigation**.

California History and Prehistory

As described in Section 3.5, "Cultural Resources," no historical resources exist on the Project site, and no archaeological resources were discovered during the archaeological survey that was conducted for the proposed Project. Nevertheless, the region was occupied by prehistoric and native peoples at one time, and it is possible that artifacts from these populations could be present below-ground. The ground-disturbing activities associated with Project construction (e.g., site clearing and grading, excavation for foundations and utilities) could potentially encounter these resources, and, if the Project activities were to adversely affect their eligibility for listing in the CRHR, a significant impact could result. Likewise, human remains could potentially be encountered during ground-disturbing activities (although this is considered unlikely given the nature of the site); if such remains were not preserved and/or treated correctly, then a significant impact could occur.

The proposed Project would avoid or substantially reduce potential impacts on cultural resources and TCRs of significance with respect to California history and prehistory by implementing Mitigation Measures CR-1 and CR-2**.** Mitigation Measure CR-1 would require that construction activities be immediately halted if cultural resources are discovered, and that proper protocols be followed for the cultural resources to be evaluated for eligibility for inclusion in the CRHR, and for additional mitigation measures to be implemented for any eligible resources that could be adversely affected by Project construction activities. Mitigation Measure CR-2 would require that construction be immediately halted and that the applicable provisions of the California Health and Safety Code be implemented (e.g., notification of the coroner, and, if applicable, the NAHC and MLD) if human remains are accidentally discovered.

Overall, given the Project site's history of disturbance and lack of cultural resources at the surface, it is considered relatively unlikely that the Project's construction activities would encounter or adversely affect cultural resources, TCRs, or other materials of significance to California history or prehistory. Nevertheless, ground-disturbing activities could encounter buried resources that are currently unknown, and, if proper protocols are not followed, a significant impact could potentially occur. Implementation of Mitigation Measures CR-1 and CR-2 would ensure that the

proposed Project's effects on California history and prehistory would be **less than significant with mitigation**.

b. Cumulative Impacts

A cumulative impact refers to the combined effect of "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts" (CEQA Guidelines § 15355). Cumulative impacts reflect "the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time" (CEQA Guidelines § 15355[b]).

Lead agencies may use a "list" approach to identify related projects or may base the identification of cumulative impacts on a summary of projections in an adopted general plan or related planning document (CEQA Guidelines § 15130[b]), also known as the "projection" approach. This document utilizes a combination of the list and projection approaches. Project contributions to localized cumulative impacts (air quality, biological resources, noise and vibrations) are evaluated using the list approach, while Project contributions to regional cumulative impacts (greenhouse gas [GHG] emissions and traffic) are evaluated using the projection approach.

Projects with the potential to contribute to the same cumulative impacts as the proposed Project are, to a large extent, within close geographic proximity to the Project area, except for certain resources (e.g., air quality, greenhouse gas emissions). **Table 3.21-1** defines the geographic scope that will be used in the impact analysis for applicable resource areas.

Table 3.21–1. Geographic Scope for Resources with Potential Cumulative Impacts

Resource	Scope
Air Quality	The San Francisco Bay Air Basin.
Biological Resources	Migratory nesting sites and natural habitat in the Project site and surrounding area.
Greenhouse Gas Emissions	The geographic scope for GHG emissions is the State of California, where GHG policies and regulations have been established. However, the true impact of GHG emissions is global in nature.
Noise and Vibrations	Project site and surrounding areas exposed to noise and vibration generated in the Project site.

The list approach is applied by developing a list of past, present, and reasonably foreseeable projects. Projects considered in this analysis are listed in **Table 3.21-2**. The list of projects used for this analysis was developed by identifying projects listed in the CEQANet database. Several of these projects may have construction activities occurring at the same time as the proposed Project. While not every possible cumulative project is likely listed, the list of cumulative projects is believed to be comprehensive and representative of the types of impacts that would be generated by other projects related to the proposed Project. The cumulative impact evaluation

assumes that the impacts of past and present projects are represented by baseline conditions, and cumulative impacts are considered in the context of baseline conditions alongside reasonably foreseeable future projects.

Table 3.21–2. List of Reasonably Foreseeable Future Projects that May Cumulatively Affect Resources of Concern for the Proposed Project

Project Number	Project Title	Brief Project Description
1	435 El Granada Blvd Culvert Repair	The project consists of lining a 15-inch diameter, 280-foot long corrugated metal ditch-relief culvert.
2	Vallemar Sewer Infrastructure Relocation Project	The Vallemar Sewer Infrastructure Relocation Project will conduct community outreach and prepare technical studies, preliminary design plans, and environmental review and permit documents to prepare for the relocation of public sewer infrastructure away from an eroding coastal bluff in the Montara community of coastal San Mateo County.
3	Montara State Beach: Gate and Fencing Repair/Installation	Project consists of replacing a storm damaged chain link fence in the Montara Dirt lot at Montara State Beach and adding a new swing gate where the emergency access lane meets Highway.
4	Caltrans' State Route 1 Multi-Asset Roadway Rehabilitation Project	Caltrans plans to repave all of Highway 1 and convert the shoulder into bike lanes for the north and southbound lanes. The existing 8-foot shoulder will be converted into a 6-foot wide bike lane with a 2-foot buffer.

Detailed analysis of a project's contribution to cumulative impacts is required when (1) a cumulative impact to which a project may contribute is expected to be significant, and (2) the project's contribution to the cumulative impact is expected to be cumulatively considerable, or significant in the context of the overall (cumulative) level of effect. **Table 3.21-3** summarizes cumulatively significant impacts and identifies the proposed Project's contribution. Additional analysis follows for those impacts to which the proposed Project would contribute.

Table 3.21–3. Summary of Cumulative Significant Impacts and Proposed Project's Contribution

Resource Topic	Cumulatively Significant Impacts	Proposed Project's Contribution
Agricultural Resources	None identified.	No analysis required.
Air Quality	San Mateo County, within which the proposed Project would be located, is designated as a federal and state non-attainment area for ozone and $PM_{2.5}$, and a state non-attainment area for PM_{10}. Major existing sources of pollution in the San Francisco Air Basin include on- and off-road vehicles, fuel combustion, and wood burning.	Construction of the proposed Project would not increase emissions above cumulative thresholds for significant air quality impacts. The Project's contribution would therefore be less than considerable. Further analysis is provided below.

Resource Topic	Cumulatively Significant Impacts	Proposed Project's Contribution
Biological Resources	Past and present actions in San Mateo County have adversely affected regionally sensitive biological resources. Although the area is home to many special-status species, these species face threats from any number of development projects and human activities.	The proposed Project would be unlikely to substantially affect biological resources, including special-status species. There is minimal suitable habitat on the site or nearby populations of special-status species, from which individuals could stray. Although the Project could potentially impact amphibians, nesting birds and sensitive habitats, implementation of Mitigation Measure BIO-1, BIO-2, and BIO-3 would reduce this possible impact to a level that is less than significant. The Project's contribution to the cumulatively significant impact would not be considerable.
Cultural Resources	Throughout California, the Native American cultural legacy, including culturally important sites and traditional cultural practices, has been substantially affected by land management practices and urbanization over the past 150 years. While the County general plans of various jurisdictions contain policies regarding preservation of important cultural resources, ongoing development could lead to the cumulative loss of significant historic, archeological, and paleontological resources. This impact would be considered cumulatively significant.	The proposed Project would not impact any known cultural resources, as no cultural resources were identified on the site based on the record search and archaeological survey. Nevertheless, Project construction activities could encounter buried unknown cultural resources, including archaeological or paleontological finds, or human remains. With implementation of Mitigation Measures CR-1 and CR-2, the proposed Project's effects on cultural resources would be less than significant. Likewise, the Project's contribution to cumulatively significant impacts would be less than considerable.
Geology, Soils, and Seismicity	None identified.	No analysis required.
Greenhouse Gas Emissions	Anthropogenic emissions of GHGs are widely accepted in the scientific community as contributing to global warming. This impact is considered cumulatively significant.	Use of construction equipment and vehicles during Project construction would emit GHGs. However, these emissions would be below applicable significance thresholds, and, likewise, would be considered less than cumulatively considerable.

Resource Topic	Cumulatively Significant Impacts	Proposed Project's Contribution
Hazards and Hazardous Materials	None identified.	No analysis required.
Hydrology and Water Quality	The water quality of the San Francisco Bay Region as the San Francisco Bay is listed as impaired under CWA Section 303(d) for a number of contaminants, including chlordane, DDT, dieldrin, dioxin compounds, furin compounds, invasive species, mercury, polychlorinated biphenyls (PCBs), and trash.	Construction and operation of the proposed Project could adversely affect aquatic resources via discharge of pollutants. Further analysis provided below.
Land Use and Planning	None identified.	No analysis required.
Mineral Resources	None identified.	No analysis required.
Noise	Given its location, the Project site experiences noise from vehicle traffic and agricultural activities. Cumulatively significant impacts could occur if noise from other projects in the area were to combine with the effects of the proposed Project to result in adverse effects and/or exceed significance thresholds.	Construction of the proposed Project would involve use of heavy construction equipment and noise-intensive equipment, while operation of the Project would not result in an increase in the existing setting.
Population and Housing	None identified.	No analysis required.
Public Services	None identified.	No analysis required.
Recreation	None identified.	No analysis required.
Transportation and Traffic	None identified.	No analysis required.
Utilities and Service Systems	None identified.	No analysis required.

The following sections provide a detailed analysis of the proposed Project's contribution to existing significant cumulative impacts. As identified in **Table 3.21-3**, the following resource issues are discussed: air quality, biological resources, cultural resources, greenhouse gas emissions, and hydrology and water quality.

Air Quality: Emissions of Criteria Air Pollutants

San Mateo County is located in a non-attainment area for ozone, PM10, and PM2.5. Construction of the Project would involve ground disturbance and vehicle usage that would emit criteria air pollutants and toxic air contaminants. Project-related construction and operational emissions are minimal and below the BAAQMD's significance thresholds, which means they are unlikely to result in a cumulatively considerable impact. In addition, the proposed Project will comply with fugitive dust regulations, including implementation of the BAAQMD's BMPs related to fugitive dust control. Therefore, the proposed Project would not have a considerable contribution to this cumulative effect. This impact is less than significant.

Biological Resources: Impacts to Special-Status Species

As described in Section 3.4, "Biological Resources," no special-status species were observed on the site during a reconnaissance-level site visit. There is potential that two special-status bats, pallid bat (*Aquila chrysaetos*) and Townsend's big-eared bat (*Corynorhinus townsendii*), could roost in trees in the riparian area. Bird species that are protected by the MBTA and Fish & Game Code Sections 3503 and 3503.5 could nest in the vicinity of the proposed Project site. No other special-status species have the potential to occur within the Project site due to habitat fragmentation and isolation from urban development, Highway 1, high pedestrian usage, feral cat presence, and limited suitable habitat.

There is the potential of construction activities to affect special status species, but Mitigation Measure BIO-1, BIO-2, and WQ-1 would avoid or minimize potential for adverse impacts to these species, if they were to be present during Project construction activities. None of the reasonably foreseeable projects identified in the area of the proposed Project (see **Table 3.21-2**) would be anticipated to have especially significant biological resources impacts, as all of the projects are not immediately adjacent to the Project site and all of the foreseeable projects would be required to implement their own BMPs or mitigation in order to reduce any potential to impact special status species. With implementation of Mitigation Measure BIO-1, BIO-2 and WQ-1, the Project's contribution to cumulatively significant impacts on biological resources is considered less than considerable. This impact would be **less than significant with mitigation.**

Cultural Resources: Impacts to Unknown Cultural Resources

The record search and archaeological survey conducted for the proposed Project did not find any significant cultural resources on the Project site. Nevertheless, there may be buried unknown archeological or paleontological resources, or human remains within the Project site that could potentially be discovered during Project construction activities. As described in Section 3.5, "Cultural Resources," and under "a" above, implementation of Mitigation Measures CR-1 and CR-2 would avoid or minimize potential for the Project to adversely impact these resources, were they to exist.

Other projects in the area of the proposed Project could impact buried unknown cultural resources to the extent that they involve excavation and/or ground disturbance. The reasonably foreseeable projects listed in **Table 3.21-2** would likely have a similar, if reduced, potential to impact buried cultural resources as the proposed Project, given that all the projects would involve relatively minimal excavation. Overall, given the limited size of the proposed Project and implementation of effective mitigation measures, the proposed Project would not significantly

affect cultural resources, and its contribution to cumulatively significant impacts would be less than considerable. Therefore, this impact would be **less than significant with mitigation.**

Greenhouse Gas Emissions: Emissions of GHGs—Less than Significant

As noted in **Table 3.21-3**, climate change is a global issue that is inherently cumulative in nature, as anthropogenic GHG emissions are generally believed to be one of the primary drivers. As described in Section 3.8, "Greenhouse Gas Emissions," the proposed Project would emit some GHGs during construction and operation (e.g., from operation of construction equipment, use of the back-up generator, vehicle trips by workers, etc.); however, these emissions would be below applicable thresholds of significance established by BAAQMD.

Virtually all development projects contribute some level of GHG emissions because, at a minimum, such projects require operation of heavy equipment in their construction. Therefore, all of the reasonably foreseeable projects nearby the Project site identified in **Table 3.21-2** would contribute GHG emissions; however, given the relatively modest sizes of these individual projects, they also may not exceed significance thresholds. While any level of GHG emissions can be considered to contribute to global climate change, given that the proposed Project's emissions would be below BAAQMD significance thresholds, its contribution to cumulatively significant impacts is considered less than considerable. Therefore, this impact would **less than significant.**

Hydrology and Water Quality: Contributions to Water Quality Impairments—Less than Significant

During construction, the proposed Project would implement Mitigation Measure WQ-1, which would prevent or minimize sediment, and Mitigation Measure HAZ-1, which would ensure that hazardous materials releases during construction are contained; thus, construction-related contaminants from disturbed areas from discharging to the stormwater collection system and reaching surface waters.

Operation and maintenance activities at the Project site may require the use of a minor amount of hazardous materials; all hazardous materials used during operation and maintenance would comply with existing federal, State, and local regulations, and would not create a significant hazard to the public or the environment. Overall, the proposed Project would not make a considerable contribution to existing cumulative impacts related to water quality impairment. Therefore, this impact would be **less than significant**.

Conclusion

In summary, the proposed Project would not contribute considerably to any cumulatively significant impacts. With implementation of applicable mitigation measures, all impacts would be **less than significant with mitigation**.

c. Effects on Human Beings

A project could have adverse effects on human beings if it were to expose construction workers or the public to hazardous materials, or expose people to hazards from wildfire, flooding, seismicity, or other dangers. The analysis described in Section 3.9, "Hazards and Hazardous Materials" found that the proposed Project would not pose a substantial hazard to human health

given compliance with existing laws and regulations related to hazardous materials. The proposed Project would follow OSHA regulations for worker safety, SWPPP requirements for management of hazardous materials during construction, and applicable Unified Program requirements for storage of hazardous materials during Project operation. Overall, given compliance with existing laws and regulations, the proposed Project would not have adverse effects on human beings. This impact would be **less than significant**.

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None.

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None.

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Chapter 5
REPORT PREPARATION

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APPENDICES

May 2024

Appendix A

Site Plans

PARK PLAN

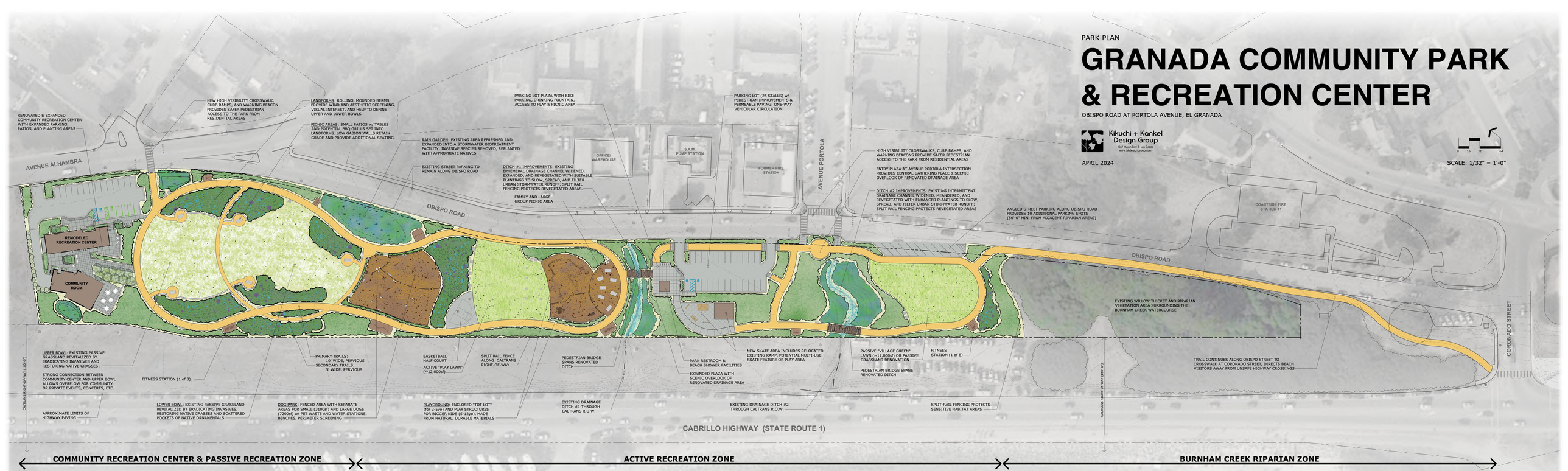
GRANADA COMMUNITY PARK & RECREATION CENTER

OBISPO ROAD AT PORTOLA AVENUE, EL GRANADA

Kikuchi + Kankel Design Group
Half Moon Bay & Los Gatos
www.kkdesigngroup.com

APRIL 2024

SCALE: 1/32" = 1'-0"



Appendix B

CalEEMod Results

Burnham Custom Report

Table of Contents

5.17. User Defined

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Burnham
Construction Start Date	1/1/2025
Operational Year	2028
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	4.60
Precipitation (days)	41.0
Location	37.50307686096275, -122.47381754029335
County	San Mateo
City	Unincorporated
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1226
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.21

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

City Park	7.10	Acre	7.10	0.00	6.70	6.70	—	—
Parking Lot	0.20	Acre	0.20	0.00	0.00	—	—	—
Other Non-Asphalt Surfaces	0.41	Acre	0.41	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.02	3.36	32.0	30.9	0.05	1.37	37.3	38.6	1.26	6.92	8.18	—	5,627	5,627	0.24	0.10	1.25	5,656
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.02	11.0	32.0	30.9	0.05	1.37	37.3	38.6	1.26	6.92	8.18	—	5,619	5,619	0.25	0.11	0.04	5,649
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.72	2.27	21.7	20.9	0.04	0.92	23.8	24.8	0.85	4.49	5.33	—	3,874	3,874	0.17	0.07	0.34	3,896
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.50	0.41	3.95	3.82	0.01	0.17	4.35	4.52	0.15	0.82	0.97	—	641	641	0.03	0.01	0.06	645

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.02	3.36	32.0	30.9	0.05	1.37	37.3	38.6	1.26	6.92	8.18	—	5,627	5,627	0.24	0.07	0.86	5,656
2026	2.13	1.73	16.8	17.3	0.03	0.65	32.2	32.9	0.60	4.31	4.91	—	3,948	3,948	0.21	0.10	1.25	3,984
2027	1.32	1.08	9.96	13.5	0.03	0.35	29.5	29.9	0.32	2.96	3.28	—	2,719	2,719	0.13	0.06	0.61	2,740
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.02	3.36	32.0	30.9	0.05	1.37	37.3	38.6	1.26	6.92	8.18	—	5,619	5,619	0.25	0.11	0.04	5,649
2026	2.13	1.73	16.8	17.2	0.03	0.65	32.2	32.9	0.60	4.31	4.91	—	3,941	3,941	0.21	0.10	0.03	3,977
2027	1.32	11.0	9.98	13.5	0.03	0.35	29.6	29.9	0.32	2.98	3.28	—	2,717	2,717	0.13	0.06	0.02	2,737
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.72	2.27	21.7	20.9	0.04	0.92	23.8	24.8	0.85	4.49	5.33	—	3,874	3,874	0.17	0.06	0.28	3,896
2026	1.41	1.15	11.1	11.5	0.02	0.43	20.2	20.6	0.40	2.61	3.01	—	2,568	2,568	0.13	0.07	0.34	2,591
2027	0.84	1.29	6.39	8.69	0.02	0.23	18.6	18.8	0.21	1.86	2.07	—	1,730	1,730	0.08	0.04	0.18	1,744
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.50	0.41	3.95	3.82	0.01	0.17	4.35	4.52	0.15	0.82	0.97	—	641	641	0.03	0.01	0.05	645
2026	0.26	0.21	2.02	2.10	< 0.005	0.08	3.69	3.76	0.07	0.48	0.55	—	425	425	0.02	0.01	0.06	429
2027	0.15	0.24	1.17	1.59	< 0.005	0.04	3.39	3.43	0.04	0.34	0.38	—	286	286	0.01	0.01	0.03	289

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	0.07	0.55	0.26	0.63	< 0.005	0.02	0.14	0.15	0.02	0.03	0.05	12.4	503	515	1.32	0.04	0.33	560
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.07	0.55	0.26	0.61	< 0.005	0.02	0.14	0.15	0.02	0.03	0.05	12.4	497	509	1.32	0.04	0.01	553
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.05	0.53	0.24	0.40	< 0.005	0.02	0.07	0.09	0.02	0.02	0.03	12.4	416	429	1.31	0.03	0.08	472
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.01	0.10	0.04	0.07	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	0.01	2.06	68.9	71.0	0.22	0.01	0.01	78.1

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.05	0.04	0.03	0.44	< 0.005	< 0.005	0.14	0.14	< 0.005	0.03	0.03	—	140	140	< 0.005	< 0.005	0.33	141
Area	—	0.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	341	341	0.04	< 0.005	—	342
Water	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Waste	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	0.07	0.55	0.26	0.63	< 0.005	0.02	0.14	0.15	0.02	0.03	0.05	12.4	503	515	1.32	0.04	0.33	560
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.05	0.04	0.04	0.42	< 0.005	< 0.005	0.14	0.14	< 0.005	0.03	0.03	—	133	133	< 0.005	< 0.005	0.01	135

Area	—	0.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	341	341	0.04	< 0.005	—	342
Water	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Waste	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	0.07	0.55	0.26	0.61	< 0.005	0.02	0.14	0.15	0.02	0.03	0.05	12.4	497	509	1.32	0.04	0.01	553
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.02	0.02	0.02	0.21	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	70.2	70.2	< 0.005	< 0.005	0.08	71.1
Area	—	0.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	323	323	0.03	< 0.005	—	324
Water	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Waste	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	0.05	0.53	0.24	0.40	< 0.005	0.02	0.07	0.09	0.02	0.02	0.03	12.4	416	429	1.31	0.03	0.08	472
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	< 0.005	< 0.005	< 0.005	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	11.6	11.6	< 0.005	< 0.005	0.01	11.8
Area	—	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	53.5	53.5	0.01	< 0.005	—	53.7
Water	—	—	—	—	—	—	—	—	—	—	—	2.01	3.79	5.79	0.21	< 0.005	—	12.4
Waste	—	—	—	—	—	—	—	—	—	—	—	0.05	0.00	0.05	0.01	0.00	—	0.19
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	0.01	0.10	0.04	0.07	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	0.01	2.06	68.9	71.0	0.22	0.01	0.01	78.1

3. Construction Emissions Details

3.1. Site Preparation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.94	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	7.67	7.67	—	3.94	3.94	—	—	—	—	—	—	—
Onsite truck	0.02	< 0.005	0.14	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	80.3	80.3	0.01	0.01	0.16	84.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.94	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	7.67	7.67	—	3.94	3.94	—	—	—	—	—	—	—
Onsite truck	0.02	< 0.005	0.14	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	80.3	80.3	0.01	0.01	< 0.005	84.4
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.48	2.09	19.9	19.0	0.03	0.86	—	0.86	0.79	—	0.79	—	3,337	3,337	0.14	0.03	—	3,348
Dust From Material Movement	—	—	—	—	—	—	4.83	4.83	—	2.48	2.48	—	—	—	—	—	—	—
Onsite truck	0.01	< 0.005	0.09	0.06	< 0.005	< 0.005	16.5	16.5	< 0.005	1.64	1.64	—	50.6	50.6	0.01	0.01	0.04	53.2

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.45	0.38	3.64	3.47	0.01	0.16	—	0.16	0.14	—	0.14	—	552	552	0.02	< 0.005	—	554
Dust From Material Movement	—	—	—	—	—	—	0.88	0.88	—	0.45	0.45	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	3.01	3.01	< 0.005	0.30	0.30	—	8.37	8.37	< 0.005	< 0.005	0.01	8.82
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.03	0.55	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	144	144	< 0.005	< 0.005	0.48	145
Vendor	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.8	28.8	< 0.005	< 0.005	0.07	30.1
Hauling	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	78.6	78.6	0.01	0.01	0.16	82.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.04	0.50	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	136	136	< 0.005	0.01	0.01	138
Vendor	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.8	28.8	< 0.005	< 0.005	< 0.005	30.1
Hauling	0.01	< 0.005	0.13	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	78.6	78.6	0.01	0.01	< 0.005	82.7
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.31	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	86.1	86.1	< 0.005	< 0.005	0.13	87.3
Vendor	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	18.1	18.1	< 0.005	< 0.005	0.02	19.0
Hauling	0.01	< 0.005	0.08	0.05	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	49.5	49.5	0.01	0.01	0.04	52.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	< 0.005	0.06	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.3	14.3	< 0.005	< 0.005	0.02	14.5
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.00	3.00	< 0.005	< 0.005	< 0.005	3.14
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.20	8.20	< 0.005	< 0.005	0.01	8.63

3.3. Grading (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.10	1.76	17.2	16.8	0.03	0.71	—	0.71	0.65	—	0.65	—	3,366	3,366	0.14	0.03	—	3,377
Dust From Material Movement	—	—	—	—	—	—	2.56	2.56	—	1.31	1.31	—	—	—	—	—	—	—
Onsite truck	0.02	< 0.005	0.14	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	80.3	80.3	0.01	0.01	< 0.005	84.4
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.45	1.41	< 0.005	0.06	—	0.06	0.05	—	0.05	—	283	283	0.01	< 0.005	—	284
Dust From Material Movement	—	—	—	—	—	—	0.22	0.22	—	0.11	0.11	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	2.20	2.20	< 0.005	0.22	0.22	—	6.75	6.75	< 0.005	< 0.005	0.01	7.11
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.26	0.26	< 0.005	0.01	—	0.01	0.01	—	0.01	—	46.9	46.9	< 0.005	< 0.005	—	47.1

Dust From Material Movement	—	—	—	—	—	—	0.04	0.04	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.40	0.40	< 0.005	0.04	0.04	—	1.12	1.12	< 0.005	< 0.005	< 0.005	1.18
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.04	0.43	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	117	117	< 0.005	< 0.005	0.01	118
Vendor	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.8	28.8	< 0.005	< 0.005	< 0.005	30.1
Hauling	0.06	0.01	0.58	0.38	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	360	360	0.05	0.06	0.02	379
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.85	9.85	< 0.005	< 0.005	0.01	9.99
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.42	2.42	< 0.005	< 0.005	< 0.005	2.53
Hauling	0.01	< 0.005	0.05	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.3	30.3	< 0.005	< 0.005	0.03	31.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.63	1.63	< 0.005	< 0.005	< 0.005	1.65
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.40	0.40	< 0.005	< 0.005	< 0.005	0.42
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.02	5.02	< 0.005	< 0.005	< 0.005	5.28

3.5. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.01	1.69	16.0	16.3	0.03	0.65	—	0.65	0.59	—	0.59	—	3,368	3,368	0.14	0.03	—	3,379
Dust From Material Movement	—	—	—	—	—	—	2.56	2.56	—	1.31	1.31	—	—	—	—	—	—	—
Onsite truck	0.01	< 0.005	0.13	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	78.5	78.5	0.01	0.01	0.15	82.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.01	1.69	16.0	16.3	0.03	0.65	—	0.65	0.59	—	0.59	—	3,368	3,368	0.14	0.03	—	3,379
Dust From Material Movement	—	—	—	—	—	—	2.56	2.56	—	1.31	1.31	—	—	—	—	—	—	—
Onsite truck	0.01	< 0.005	0.14	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	78.5	78.5	0.01	0.01	< 0.005	82.5
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.10	0.92	8.76	8.92	0.02	0.35	—	0.35	0.32	—	0.32	—	1,839	1,839	0.07	0.01	—	1,845
Dust From Material Movement	—	—	—	—	—	—	1.40	1.40	—	0.72	0.72	—	—	—	—	—	—	—
Onsite truck	0.01	< 0.005	0.07	0.05	< 0.005	< 0.005	14.3	14.3	< 0.005	1.42	1.43	—	42.9	42.9	0.01	0.01	0.03	45.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.20	0.17	1.60	1.63	< 0.005	0.06	—	0.06	0.06	—	0.06	—	304	304	0.01	< 0.005	—	305

Dust From Material Movement	—	—	—	—	—	—	0.25	0.25	—	0.13	0.13	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	2.60	2.60	< 0.005	0.26	0.26	—	7.10	7.10	< 0.005	< 0.005	0.01	7.46
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.03	0.43	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	121	121	< 0.005	< 0.005	0.36	122
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.2	28.2	< 0.005	< 0.005	0.07	29.6
Hauling	0.06	0.01	0.53	0.37	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	352	352	0.05	0.06	0.68	371
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.03	0.40	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	114	114	< 0.005	< 0.005	0.01	116
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.2	28.2	< 0.005	< 0.005	< 0.005	29.5
Hauling	0.06	0.01	0.55	0.37	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	352	352	0.05	0.06	0.02	370
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.21	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	62.6	62.6	< 0.005	< 0.005	0.08	63.5
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.4	15.4	< 0.005	< 0.005	0.02	16.1
Hauling	0.03	< 0.005	0.30	0.20	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	192	192	0.03	0.03	0.16	202
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.4	10.4	< 0.005	< 0.005	0.01	10.5
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.55	2.55	< 0.005	< 0.005	< 0.005	2.67
Hauling	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.8	31.8	< 0.005	0.01	0.03	33.5

3.7. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.31	1.10	10.1	13.1	0.02	0.39	—	0.39	0.36	—	0.36	—	2,425	2,425	0.10	0.02	—	2,434
Onsite truck	0.01	< 0.005	0.14	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	78.5	78.5	0.01	0.01	< 0.005	82.5
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.45	0.59	< 0.005	0.02	—	0.02	0.02	—	0.02	—	109	109	< 0.005	< 0.005	—	110
Onsite truck	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	1.18	1.18	< 0.005	0.12	0.12	—	3.53	3.53	< 0.005	< 0.005	< 0.005	3.72
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.08	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18.1	18.1	< 0.005	< 0.005	—	18.1
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.21	0.21	< 0.005	0.02	0.02	—	0.59	0.59	< 0.005	< 0.005	< 0.005	0.62
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.01	0.17	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	49.3	49.3	< 0.005	< 0.005	< 0.005	49.9
Vendor	0.01	< 0.005	0.13	0.08	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	93.5	93.5	0.01	0.01	0.01	97.7

Hauling	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	76.9	76.9	0.01	0.01	< 0.005	80.8
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.22	2.22	< 0.005	< 0.005	< 0.005	2.26
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.21	4.21	< 0.005	< 0.005	< 0.005	4.40
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.46	3.46	< 0.005	< 0.005	< 0.005	3.64
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.37
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.70	0.70	< 0.005	< 0.005	< 0.005	0.73
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.57	0.57	< 0.005	< 0.005	< 0.005	0.60

3.9. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.26	1.06	9.60	13.1	0.02	0.34	—	0.34	0.32	—	0.32	—	2,425	2,425	0.10	0.02	—	2,434
Onsite truck	0.01	< 0.005	0.12	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	76.6	76.6	0.01	0.01	0.14	80.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.26	1.06	9.60	13.1	0.02	0.34	—	0.34	0.32	—	0.32	—	2,425	2,425	0.10	0.02	—	2,434
Onsite truck	0.01	< 0.005	0.13	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	76.6	76.6	0.01	0.01	< 0.005	80.6
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.74	0.62	5.62	7.66	0.01	0.20	—	0.20	0.19	—	0.19	—	1,419	1,419	0.06	0.01	—	1,424
Onsite truck	0.01	< 0.005	0.07	0.05	< 0.005	< 0.005	15.3	15.3	< 0.005	1.53	1.53	—	44.8	44.8	0.01	0.01	0.03	47.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	1.02	1.40	< 0.005	0.04	—	0.04	0.03	—	0.03	—	235	235	0.01	< 0.005	—	236
Onsite truck	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	2.79	2.79	< 0.005	0.28	0.28	—	7.42	7.42	< 0.005	< 0.005	0.01	7.81
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.17	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	51.1	51.1	< 0.005	< 0.005	0.14	51.4
Vendor	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	91.4	91.4	0.01	0.01	0.20	95.7
Hauling	0.01	< 0.005	0.11	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	74.9	74.9	0.01	0.01	0.14	79.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.16	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	48.3	48.3	< 0.005	< 0.005	< 0.005	48.5
Vendor	0.01	< 0.005	0.13	0.08	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	91.4	91.4	0.01	0.01	0.01	95.5
Hauling	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	74.9	74.9	0.01	0.01	< 0.005	78.8
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	28.4	28.4	< 0.005	< 0.005	0.03	28.5
Vendor	0.01	< 0.005	0.07	0.05	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	53.5	53.5	0.01	0.01	0.05	55.9
Hauling	0.01	< 0.005	0.07	0.05	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	43.9	43.9	0.01	0.01	0.03	46.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.70	4.70	< 0.005	< 0.005	0.01	4.72
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.86	8.86	< 0.005	< 0.005	0.01	9.26
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.26	7.26	< 0.005	< 0.005	0.01	7.64

3.11. Paving (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.88	0.74	6.94	9.95	0.01	0.30	—	0.30	0.27	—	0.27	—	1,511	1,511	0.06	0.01	—	1,516
Paving	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.01	< 0.005	0.13	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	76.6	76.6	0.01	0.01	< 0.005	80.6
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.48	0.68	< 0.005	0.02	—	0.02	0.02	—	0.02	—	104	104	< 0.005	< 0.005	—	104
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	1.79	1.79	< 0.005	0.18	0.18	—	5.24	5.24	< 0.005	< 0.005	< 0.005	5.52
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.09	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	17.1	17.1	< 0.005	< 0.005	—	17.2
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.33	0.33	< 0.005	0.03	0.03	—	0.87	0.87	< 0.005	< 0.005	< 0.005	0.91
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.38	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	112	112	< 0.005	< 0.005	0.01	113
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	27.6	27.6	< 0.005	< 0.005	< 0.005	28.8
Hauling	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	74.9	74.9	0.01	0.01	< 0.005	78.8
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.71	7.71	< 0.005	< 0.005	0.01	7.74
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.89	1.89	< 0.005	< 0.005	< 0.005	1.98
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.13	5.13	< 0.005	< 0.005	< 0.005	5.40
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.28	1.28	< 0.005	< 0.005	< 0.005	1.28
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.31	0.31	< 0.005	< 0.005	< 0.005	0.33
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.85	0.85	< 0.005	< 0.005	< 0.005	0.89

3.13. Architectural Coating (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	0.83	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	10.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.01	< 0.005	0.13	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	76.6	76.6	0.01	0.01	< 0.005	80.6
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.32	7.32	< 0.005	< 0.005	—	7.34
Architectural Coatings	—	0.60	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	1.43	1.43	< 0.005	0.14	0.14	—	4.20	4.20	< 0.005	< 0.005	< 0.005	4.42
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.21	1.21	< 0.005	< 0.005	—	1.22
Architectural Coatings	—	0.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.26	0.26	< 0.005	0.03	0.03	—	0.69	0.69	< 0.005	< 0.005	< 0.005	0.73
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.65	9.65	< 0.005	< 0.005	< 0.005	9.68
Vendor	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	18.2	18.2	< 0.005	< 0.005	< 0.005	19.0
Hauling	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	74.9	74.9	0.01	0.01	< 0.005	78.8
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	0.53
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.00	1.00	< 0.005	< 0.005	< 0.005	1.04

Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.11	4.11	< 0.005	< 0.005	< 0.005	4.32
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.17	0.17	< 0.005	< 0.005	< 0.005	0.17
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.68	0.68	< 0.005	< 0.005	< 0.005	0.72

3.15. Trenching (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.49	1.25	11.5	11.9	0.02	0.48	—	0.48	0.44	—	0.44	—	2,122	2,122	0.09	0.02	—	2,129
Onsite truck	0.01	< 0.005	0.14	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	78.5	78.5	0.01	0.01	< 0.005	82.5
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.41	1.47	< 0.005	0.06	—	0.06	0.05	—	0.05	—	262	262	0.01	< 0.005	—	262
Onsite truck	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	3.22	3.22	< 0.005	0.32	0.32	—	9.68	9.68	< 0.005	< 0.005	0.01	10.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.26	0.27	< 0.005	0.01	—	0.01	0.01	—	0.01	—	43.3	43.3	< 0.005	< 0.005	—	43.5
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.59	0.59	< 0.005	0.06	0.06	—	1.60	1.60	< 0.005	< 0.005	< 0.005	1.69

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.02	0.27	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	76.2	76.2	< 0.005	< 0.005	0.01	77.3
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.2	28.2	< 0.005	< 0.005	< 0.005	29.5
Hauling	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	76.9	76.9	0.01	0.01	< 0.005	80.8
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.43	9.43	< 0.005	< 0.005	0.01	9.57
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.48	3.48	< 0.005	< 0.005	< 0.005	3.64
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.48	9.48	< 0.005	< 0.005	0.01	9.97
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.56	1.56	< 0.005	< 0.005	< 0.005	1.58
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.58	0.58	< 0.005	< 0.005	< 0.005	0.60
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.57	1.57	< 0.005	< 0.005	< 0.005	1.65

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	0.05	0.04	0.03	0.44	< 0.005	< 0.005	0.14	0.14	< 0.005	0.03	0.03	—	140	140	< 0.005	< 0.005	0.33	141
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.05	0.04	0.03	0.44	< 0.005	< 0.005	0.14	0.14	< 0.005	0.03	0.03	—	140	140	< 0.005	< 0.005	0.33	141
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	0.05	0.04	0.04	0.42	< 0.005	< 0.005	0.14	0.14	< 0.005	0.03	0.03	—	133	133	< 0.005	< 0.005	0.01	135
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.05	0.04	0.04	0.42	< 0.005	< 0.005	0.14	0.14	< 0.005	0.03	0.03	—	133	133	< 0.005	< 0.005	0.01	135
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	< 0.005	< 0.005	< 0.005	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	11.6	11.6	< 0.005	< 0.005	0.01	11.8
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	< 0.005	< 0.005	< 0.005	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	11.6	11.6	< 0.005	< 0.005	0.01	11.8

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	—	70.5	70.5	0.01	< 0.005	—	71.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	4.27	4.27	< 0.005	< 0.005	—	4.31
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	74.8	74.8	0.01	< 0.005	—	75.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	—	70.5	70.5	0.01	< 0.005	—	71.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	4.27	4.27	< 0.005	< 0.005	—	4.31
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	74.8	74.8	0.01	< 0.005	—	75.5
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	—	8.78	8.78	< 0.005	< 0.005	—	8.86
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	0.71	0.71	< 0.005	< 0.005	—	0.71
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	9.48	9.48	< 0.005	< 0.005	—	9.57

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	266	266	0.02	< 0.005	—	267
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	266	266	0.02	< 0.005	—	267
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	266	266	0.02	< 0.005	—	267
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	266	266	0.02	< 0.005	—	267
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	44.0	44.0	< 0.005	< 0.005	—	44.1
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	44.0	44.0	< 0.005	< 0.005	—	44.1

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.43	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	0.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.43	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	0.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	2.01	3.79	5.79	0.21	< 0.005	—	12.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.01	3.79	5.79	0.21	< 0.005	—	12.4

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

City Park	—	—	—	—	—	—	—	—	—	—	—	0.05	0.00	0.05	0.01	0.00	—	0.19
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.05	0.00	0.05	0.01	0.00	—	0.19

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	1/01/2025	11/18/2025	5.00	230	—
Grading	Grading	11/19/2025	10/6/2026	5.00	230	—
Building Construction	Building Construction	12/09/2026	10/26/2027	5.00	230	—
Paving	Paving	10/27/2027	11/30/2027	5.00	25.0	—

Architectural Coating	Architectural Coating	12/01/2027	12/28/2027	5.00	20.0	—
Trenching	Trenching	10/07/2026	12/8/2026	5.00	45.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Other Construction Equipment	Diesel	Average	1.00	8.00	249	0.42
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Cement and Mortar Mixers	Diesel	Average	1.00	4.00	10.0	0.56
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48
Trenching	Trenchers	Diesel	Average	1.00	8.00	40.0	0.50

Trenching	Skid Steer Loaders	Diesel	Average	1.00	8.00	71.0	0.37
Trenching	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Trenching	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	1.00	8.40	HHDT,MHDT
Site Preparation	Hauling	1.00	20.0	HHDT
Site Preparation	Onsite truck	2.00	10.0	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	11.7	LDA,LDT1,LDT2
Grading	Vendor	1.00	8.40	HHDT,MHDT
Grading	Hauling	4.58	20.0	HHDT
Grading	Onsite truck	2.00	10.0	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	6.46	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	3.31	8.40	HHDT,MHDT
Building Construction	Hauling	1.00	20.0	HHDT
Building Construction	Onsite truck	2.00	10.0	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	1.00	8.40	HHDT,MHDT
Paving	Hauling	1.00	20.0	HHDT

Paving	Onsite truck	2.00	10.0	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.29	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	0.66	8.40	HHDT,MHDT
Architectural Coating	Hauling	1.00	20.0	HHDT
Architectural Coating	Onsite truck	2.00	10.0	HHDT
Trenching	—	—	—	—
Trenching	Worker	10.0	11.7	LDA,LDT1,LDT2
Trenching	Vendor	1.00	8.40	HHDT,MHDT
Trenching	Hauling	1.00	20.0	HHDT
Trenching	Onsite truck	2.00	10.0	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	30,300	10,100	1,594

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	0.00	0.00	345	0.00	—
Grading	4,790	3,640	115	0.00	—

Paving	0.00	0.00	0.00	0.00	0.61

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
City Park	0.00	0%
Parking Lot	0.20	100%
Other Non-Asphalt Surfaces	0.41	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005
2027	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
City Park	5.54	13.9	15.5	2,980	68.5	172	192	36,881
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	30,300	10,100	1,594

5.10.3. Landscape Equipment

Equipment Type	Fuel Type	Number Per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
Lawn Mowers	Electric	1.00	8.00	416	3.86	0.36
Leaf Blowers/Vacuums	Electric	1.00	8.00	416	1.79	0.94
Riding Mowers	Electric	1.00	8.00	416	21.4	0.38
Trimmers/Edgers/Brush Cutters	Electric	2.00	8.00	416	1.13	0.91
Other Lawn & Garden Equipment	Electric	1.00	8.00	416	6.09	0.58

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
City Park	89,635	204	0.0330	0.0040	829,430
Parking Lot	7,632	204	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
City Park	6,320,378	123
Parking Lot	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
City Park	0.61	—
Parking Lot	0.00	—
Other Non-Asphalt Surfaces	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.17. User Defined

Equipment Type	Fuel Type

8. User Changes to Default Data

Screen	Justification
Characteristics: Project Details	Site Specific information on construction and operation start dates
Construction: Construction Phases	Construction schedule is anticipated to be 36 months. Extended site preparation and grading time.
Construction: Off-Road Equipment	Added equipment for trenching, added cement and mortar mixers to building construction, added compactor (other construction equipment) to grading and remove grader.
Operations: Energy Use	used value for day care with 20,200 sqft to represent the building.
Operations: Water and Waste Water	assumed indoor water use was same as daycare center for 20,200 sqft building
Construction: Trips and VMT	Based workers and vendors for building construction on community center sqft. Assumed 1 vendor and 1 hauling for any phase without other defaults. Assumed 2 onsite trucks with 10 miles per day.

Burnham Summary Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Burnham
Construction Start Date	1/1/2025
Operational Year	2028
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	4.60
Precipitation (days)	41.0
Location	37.50307686096275, -122.47381754029335
County	San Mateo
City	Unincorporated
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1226
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.21

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

City Park	7.10	Acre	7.10	0.00	6.70	6.70	—	—
Parking Lot	0.20	Acre	0.20	0.00	0.00	—	—	—
Other Non-Asphalt Surfaces	0.41	Acre	0.41	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.02	3.36	32.0	30.9	0.05	1.37	37.3	38.6	1.26	6.92	8.18	—	5,627	5,627	0.24	0.10	1.25	5,656
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.02	11.0	32.0	30.9	0.05	1.37	37.3	38.6	1.26	6.92	8.18	—	5,619	5,619	0.25	0.11	0.04	5,649
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.72	2.27	21.7	20.9	0.04	0.92	23.8	24.8	0.85	4.49	5.33	—	3,874	3,874	0.17	0.07	0.34	3,896
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.50	0.41	3.95	3.82	0.01	0.17	4.35	4.52	0.15	0.82	0.97	—	641	641	0.03	0.01	0.06	645

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.07	0.55	0.26	0.63	< 0.005	0.02	0.14	0.15	0.02	0.03	0.05	12.4	503	515	1.32	0.04	0.33	560
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.07	0.55	0.26	0.61	< 0.005	0.02	0.14	0.15	0.02	0.03	0.05	12.4	497	509	1.32	0.04	0.01	553
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.05	0.53	0.24	0.40	< 0.005	0.02	0.07	0.09	0.02	0.02	0.03	12.4	416	429	1.31	0.03	0.08	472
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.01	0.10	0.04	0.07	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	0.01	2.06	68.9	71.0	0.22	0.01	0.01	78.1

6. Climate Risk Detailed Report

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

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The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

7. Health and Equity Details

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	13.0
Healthy Places Index Score for Project Location (b)	90.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

Technical Report

FINAL
BIOLOGICAL RESOURCES REPORT
PROPOSED GRANADA COMMUNITY PARK AND RECREATION CENTER PROJECT

May 2024

Prepared for:

Granada Community Services District
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El Granada, CA 94018

Prepared by:

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Contact: Brian Piontek

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Appendices

Figures

Acronyms and Abbreviations

AMMs	Avoidance and minimization measures
CDFW	California Department of Fish and Wildlife
City	City of El Granada
CCR	California Code of Regulations
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
County	County of San Mateo
CRPR	California Rare Plant Rank
CWA	Clean Water Act
ESA	Endangered Species Act
Federal Register	FR
GCSD	Granada Community Services District
IPaC	Information for Planning and Conservation
LCP	Local Coastal Program
LF	Linear Feet
MBTA	Migratory Bird Treaty Act
Montrose	Montrose Environmental Group, Inc
NAVD 88	North American Vertical Datum 1988
NMFS	National Marine Fisheries Service
NRCS	Natural Resources Conservation Service
NWI	National Wetland Inventory
Project	Burnham Park Project
RWQCB	Regional Water Quality Control Board
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
°F	degrees Fahrenheit

1 Introduction

1.1 Project Overview

The Granada Community Services District (GCSD) has initiated the planning process to develop a new community park, Proposed GCSD Burnham Park Project (Project), on a collection of parcels known locally as the Burnham Strip. The new park will consist of three distinct zones: Burnham Creek Riparian Zone to the south, Active Recreation in the central portion, and Passive Recreation and Proposed Community Center to the north.

The purpose of the Project is to develop the site for recreational uses. Potential actions include: Active Recreational Area, Passive Recreational Area with Proposed Community Center, proposed permeable walking trails that connect to existing pedestrian facilities, permeable parking area, removal of non-native plants and invasive plants, replanting native plants species throughout park areas, enhancement of onsite drainages, improve onsite riparian habitat, and potential construction of two dog parks. The Project will also support leaving the existing vegetation and drainage watercourse largely untouched in the Burnham Riparian Zone (Kituchi + Kankel Design Group 2022).

The Project would include improvement of the existing channel areas in the Active Recreational Zone would be widened and realigned to increase sinuosity and allowing for more percolation and filtration in drainages. Additionally, a permeable parking area with curbside biotreatment planters with native shrubs and grasses that would treat runoff prior to entering two onsite drainages channels. A large pastoral field with mounded landforms consisting of native grasses and shrubs would in the Passive Recreational Zone (Kituchi + Kankel Design Group 2022).

1.2 Location and Study Area

For the purpose of this report, the study area includes the entirety of the 6.2 acres (approximate) Project area (**Figure 1**). **Appendix A** provides representative site photographs.

The study area is located in the unincorporated community of El Granada, San Mateo County, California, approximately 3.7 miles north of Half Moon Bay. The study area is within the U.S. Geological Survey (USGS) Montara Mountain quadrangle (USGS 2015). The study area is bordered by Highway 1 to the south and by Obispo Road to the north, with site access available from Obispo Road. The study area is currently open space with three distinct drainage features (Burnham Creek and two unnamed drainages) running across the property north to south. Local land use includes a mix of residential and commercial properties north of the study area, with several commercial properties south of Highway 1, an RV park, and publicly accessible shoreline at El Granada Beach and Surfer's Beach.

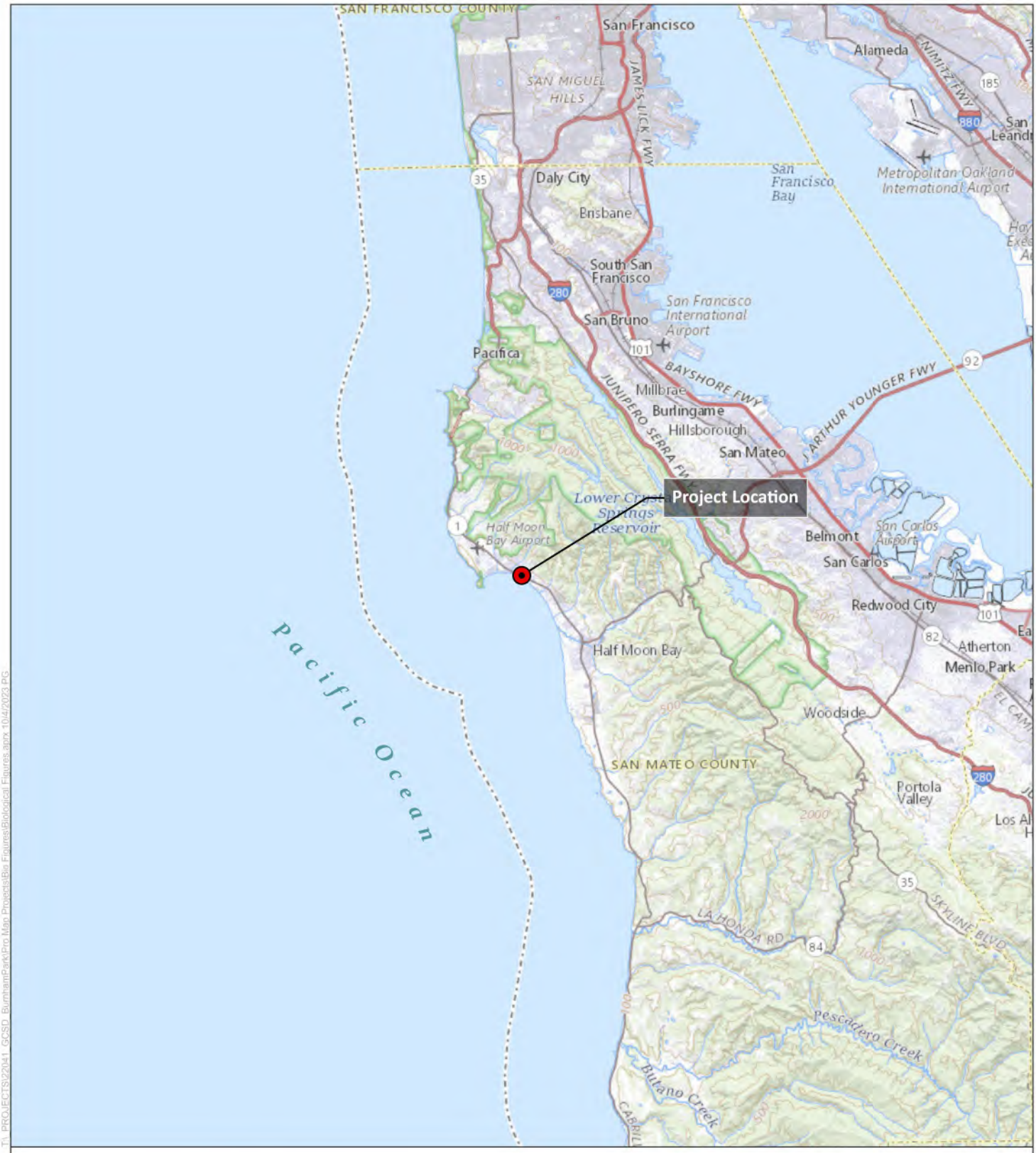

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Figure 1
Project Vicinity

Project Location

N

0 5
Miles

MONTROSE ENVIRONMENTAL

Burnham Park Master Plan

2 Study Area Description

2.1 Environmental Setting

2.1.1 Watershed and Hydrology

The study area is a part of the Santa Maria Ave Drainage Watershed (**Figure 1**), originating from an elevation of 520 feet from Montara Mountain (USGS 2015). Site topography in study area is relatively flat, sloping slightly towards the southwest. Site elevations in the study area range from 20 to 30 feet above mean sea level (USGS 2015).

The primary hydrological feature in the study area is Burnham Creek. Burnham Creek drains the northeast portion of El Granada and the hillslopes above with a catchment area of approximately 0.5 square miles (USGS 2023). The Creek is culverted from Quarry Park under El Granada before daylighting near Obispo Road. Burnham Creek flows parallel to Obispo Road along the southeastern end of the study area before crossing under Highway 1 and discharging to the Pacific Ocean at Surfer's Beach.

Two other hydrological features within the study area include unnamed drainages, which convey stormwater runoff from the El Granada stormwater system across the study area and under Highway 1 before discharging to the Pacific Ocean. Burnham Creek and the unnamed drainage near Ave Portola maintain intermittent flow regimes and support dense riparian vegetation. The other unnamed drainage farther northwest is a relatively minor ephemeral drainage but with a well-defined bed and bank.

In addition, an approximate 400,000-gallon passive underground stormwater retention basin lies beneath a portion of the study area. Evidence of the retention basin location is made visible by a series of manhole covers spread across the study area northwest of the ephemeral drainage. However, specifications and operations of the stormwater system and retention basin are outside the scope of this report and not discussed further.

2.1.2 Climate

The study area has a Mediterranean climate characterized by cool, wet winters and dry summers. Average temperatures range from a low of 40.5 degrees Fahrenheit (°F) in January to a high of 79.3°F in September. Average annual precipitation is approximately 19 inches, with the majority of precipitation occurring from November through April (NRCS 2023a).

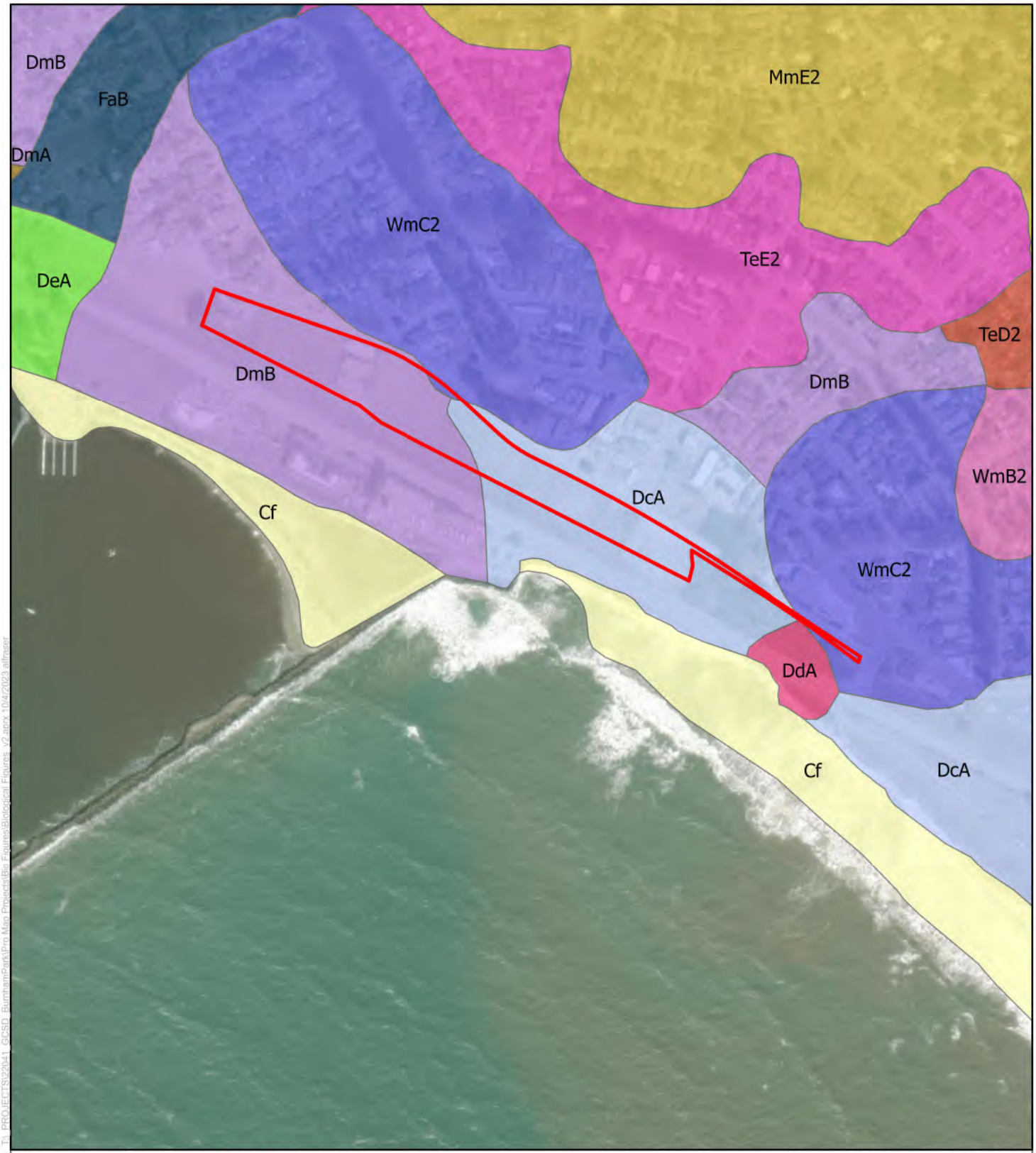
2.1.3 Soils

The study area is underlain by four soil types: (1) Denison loam, gently sloping and (2) Denison clay loam, nearly level and (3) Watsonville loam, sloping, eroded and (4) Denison clay loam, nearly level, imperfectly drained. The distribution of these soils within the study area are shown in **Figure 2** (NRCS 2023b). These soils are not classified as hydric soils (NRCS 2019).

2.1.4 Land Use

The study area is relatively undeveloped, open space vegetated with ruderal species. Riparian habitat is present along Burnham Creek and the unnamed drainage near Ave Portola, with a graveled lot and unofficial skate park area located between the two hydrological features.

Historically, the study area was previously disturbed by anthropomorphic activities prior to the establishment of Burnham Park. Previous disturbance includes row crop farming in the 1990's and significant earthmoving during the construction of Highway 1. In the past decade the site has revegetated naturally with non-native grassland species (San Mateo County Resource Conservation District 2022).



Project Area

MUSYM

- Cf - Coastal beaches
- DcA - Denison clay loam, nearly level
- DdA - Denison clay loam, nearly level, imperfectly drained
- DeA - Denison coarse sandy loam, nearly level
- DmA - Denison loam, nearly level
- DmB - Denison loam, gently sloping
- FaB - Farallone loam, gently sloping
- MmE2 - Miramar coarse sandy loam, steep, eroded
- TeD2 - Tierra loam, moderately steep, eroded
- TeE2 - Tierra loam, steep, eroded
- WmB2 - Watsonville loam, gently sloping, eroded
- WmC2 - Watsonville loam, sloping, eroded

N

0 100 200
Feet

MONTROSE ENVIRONMENTAL

Source: NRCS Soil Survey, 09/11/ 2023; Vivid Premium Aerial Photography, 10/25/2021; ESRI 2023.

Figure 2
NRCS Soils Map

Burnham Park Master Plan

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3 Existing Biological Resources

3.1 Inventory Methods

Baseline biological resources in the study area were evaluated by reviewing pertinent literature and conducting a field survey to supplement background information with representative site-specific data. The methods are described below.

3.1.1 Literature Reviewed

The primary documents used to support this report include:

- Burnham Strip Natural Resources Management Plan, San Mateo County Resource Conservation District 2017; and
- GCSD Wetland Assessment, San Mateo County Resource Conservation District 2021

Biological resource information in the study area was evaluated by reviewing the following data sources:

- U.S. Fish and Wildlife Service (USFWS), Information for Planning and Conservation (IPaC) list of federally endangered and threatened species (USFWS 2023a);
- USFWS's Critical Habitat Portal (USFWS 2023b);
- National Wetland Inventory (NWI) results (USFWS 2023c);
- National Marine Fisheries Service (NMFS) California Species List (NMFS 2023a);
- Occurrence records within five miles of the study area for special-status plants and wildlife species in California Department of Fish and Wildlife (CDFW), California Natural Diversity Database (CNDDB) queries within the U.S. Geological Survey (USGS) 7.5-minute quadrangles encompassing and surrounding the study area: San Mateo, San Francisco South, Hunters Point, Redwood Point, Palo Alto, Woodside, Half Moon Bay, Montara Mountain (CDFW 2023);
- eBird records for the study area (Cornell Lab of Ornithology 2023); and
- Aerial photography (Google Earth 2023).

Results from the database queries are provided in **Appendix B.**

3.1.2 Field Survey

Montrose Environmental (Montrose) biologists Brian Piontek, Jedidiah Dowell, and Jessica Gonzalez, conducted a biological reconnaissance survey on March 16, 2023. The survey efforts consisted of a visual assessment of site conditions. Maps of baseline biological resources including a regional aerial photographic overview of the study area and detailed aerial photography were used in the survey.

Surveys were conducted in the field on-foot. Natural and anthropogenic features, land cover types, and the presences of common and special-status species were noted. Visual aids, such as binoculars, were used to better assess wildlife species when appropriate.

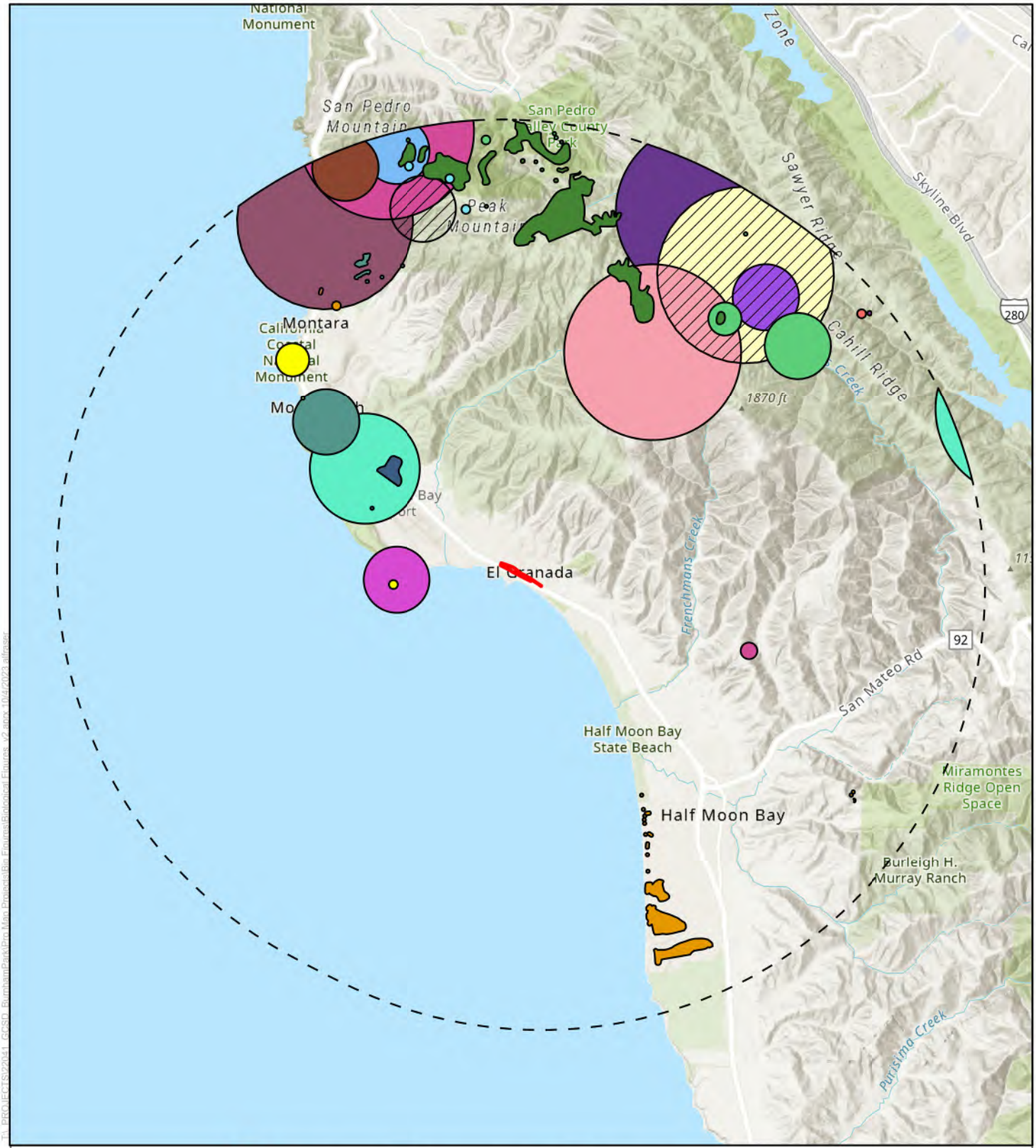

Figure 3a
Special-Status Plant Species

MONTROSE ENVIRONMENTAL

Source: CDFW CNDDB, September 2023; ESRI 2023.

Burnham Park Master Plan

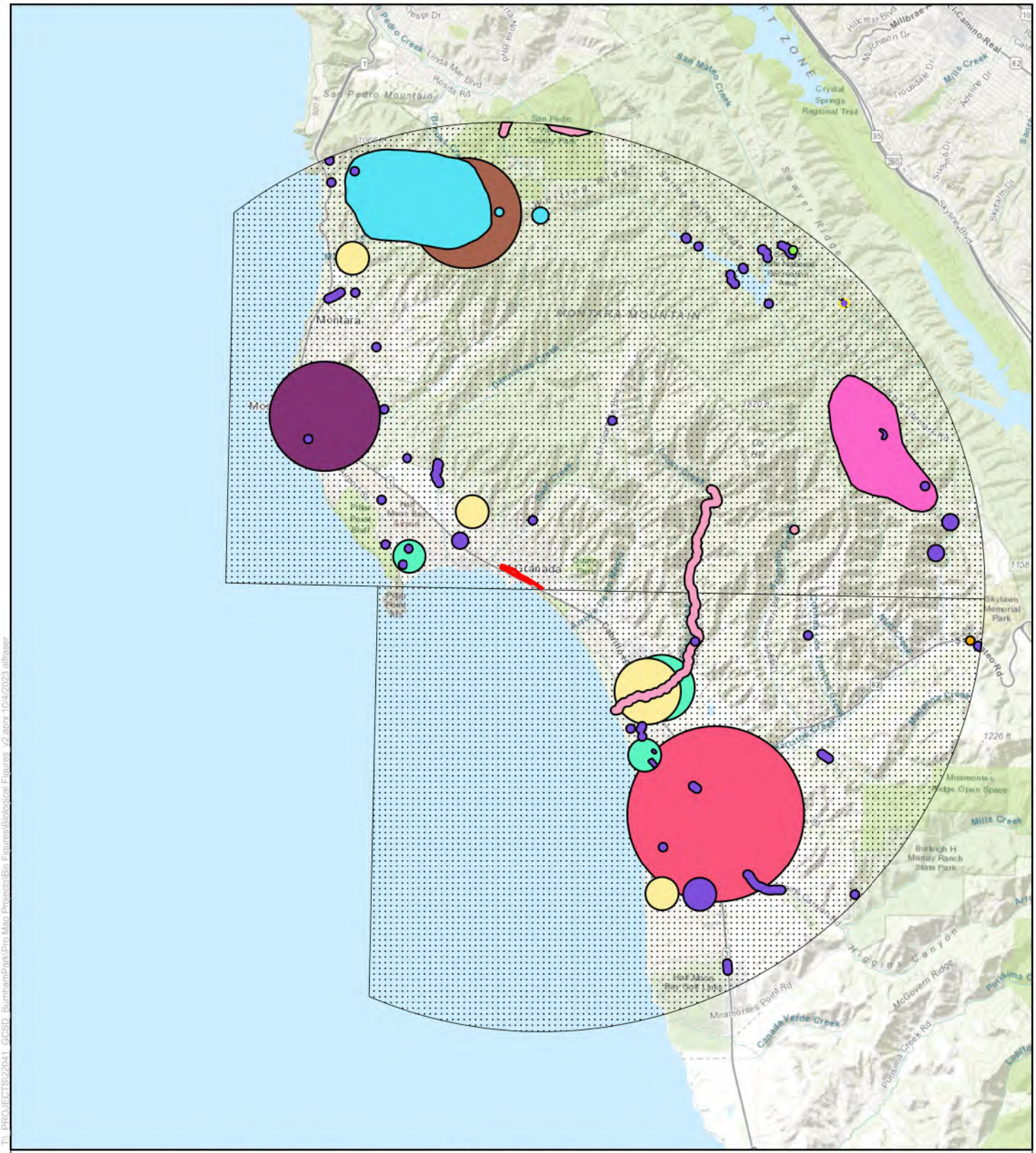

Figure 3b
Special-Status Animal Species

Burnham Park Master Plan

3.2 Land Cover Types

This section describes habitat and land cover present within the study area. Reconnaissance-level surveys identified three land cover types in the study area: intermittent drainage, ephemeral drainage, arroyo willow thicket, non-native grassland/ruderal, and developed. Botanical nomenclature follows the second edition of the Jepson Manual (Baldwin et al. 2012). The characteristics of each land cover type are described below.

3.2.1 Aquatic

Intermittent Drainage

Intermittent drainages are primarily fed by a perched groundwater table that is seasonally supplemented by precipitation and storm water runoff. These features generally maintain persistent flows for weeks or months following precipitation events. Intermittent drainages in the study area are generally devoid of vegetation in the center of the channel with dense herbaceous growth along the channel margins.

Burnham Creek and the unnamed drainage near Ave Portola are intermittent channels during most water years. Burnham Creek daylights on the north side of Obispo Road and flows southeast approximately 750 linear feet (LF) parallel to the south side of Obispo Road before being culverted under Highway 1.

The unnamed drainage daylights on the south side or Obispo Road. A small scour pool is located near the culvert outfall and is surrounded by a 100-LF riparian corridor (see *arroyo willow thicket,* below) before traversing the open area adjacent to the Surfer's Beach parking lot for approximately 115 LF where it enters a cross culvert under Highway 1. This channel is generally less than 3-feet in width and 2-feet deep.

Ephemeral Drainage

Ephemeral drainages convey surface water and storm runoff during and immediately following storm events. Ephemeral drainages exhibit a defined bed and bank that form from scouring from rapid flow events with minimal instream vegetation growth.

The western-most unnamed drainage is an ephemeral channel. This drainage conveys stormwater generated from the neighborhood northwest of the study area in a linear channel approximately 210 LF across the site to a pass-through culvert at Highway 1. The drainage channel maintains relatively uniform dimension approximately 2-feet wide and 1-foot deep.

3.2.2 Terrestrial

Arroyo Willow Thickets (Riverine)

Arroyo willow thickets are dominated by arroyo willows (*Salix lasiolepis*) of varying size and density. Other tree species present include blue gum eucalyptus (*Eucalyptus globulus*), which overtop the willow canopy, along with acacia (*Acacia sp.*), California coffee berry (*Frangula californica*), and Monterey pine (*Pinus radiata*). The understory is dominated by a dense cover of non-native English ivy (*Hedera helix*), Cape ivy (*Delairea odorata*), and California blackberry (*Rubus ursinus*), and non-native annual grasses in most of this habitat. Arroyo willow thickets are found along the Burnham Creek and the unnamed drainage at Ave Portola, and east of the Surfer's Beach parking lot.

Eucalyptus and willows provide suitable nesting and foraging habitat for raptors and other bird species. Trees may also provide habitat for roosting bats. Bird species observed in Burnham Strip from biological reconnaissance survey on March 16, 2023 by Montrose include: American crow (*Corvus brachyrhynchos*), Anna's hummingbird (*Calypte anna*), acorn woodpecker (*Melanerpes formicivorus*), black pheobe (Sayornis nigricans), bushtit (*Psaltriparus minimus*), California Scrub-Jay (Aphelocoma californica), common raven (Corvus corax), dark-eyed junco (*Junco hyemalis*), House Finch (*Haemorhous mexicanus*), house sparrow (*Passer domesticus*), red-winged blackbird (Agelaius phoeniceus), Steller's jay (*Cyanocitta stelleri*), and chestnut-backed chickadee (*Poecile rufescens*).

Arroyo willow thickets in the study area would likely be considered potentially jurisdictional habitat.

Non-native Grassland/Ruderal

Non-native grassland/ruderal habitat is present throughout open areas within the study area. This habitat type is characterized by non-native forbs and grasses in a disturbed habitat typically along the edges of developed/landscaped cover or areas with frequent disturbance. Some species observed in the study area in this habitat include: Italian rye (*Festuca perennis*), wild oat (*Avena barbata*), Italian thistle (Carduus pycnocephalus ssp. pycnocephalus), bristly oxtongue (*Helminthotheca echioides),* rough cat's ear (*Hypochaeris radicata*), Pacific willow dock (*Rumex transitorius*), California fescue (*Festuca californica*), Bermuda buttercup (*Oxalis pes-caprae*), ganzia (*Gazania linearis*), yellow sweet clover (*Melilotus officinalis*), field mustard (*Brassica rapa*), rescue grass (*Bromus catharticus*), poison hemlock (*Conium maculatum*), ripgut brome (*Bromus diandrus*), rushes (*Scirpus spp*.), and other grasses (*Poaceae spp.).*

Developed

Developed land cover includes the Surfer's parking lot, Highway 1, and adjacent surface roads. Landscaped vegetation associated with the Picaso Pre-school and the resident at 400 Ave Alhambra are also included in this land cover type. Vegetation in these areas, if present at all, is usually sparse, dominated by opportunistic weedy herbaceous species or, in the landscaped areas, typically ornamental horticultural species. Trees within this habitat may support nesting habitat for bird species.

3.3 Special-Status Species

For the purpose of this report, special-status plant and wildlife species refer to those species that meet one or more of the following criteria:

- Species that are listed as threatened or endangered under the federal Endangered Species Act (ESA) (50 Code of Federal Regulations [CFR] Section 17.12 for listed plants, 50 CFR Section 17.11 for listed animals);
- Species that are candidates for possible future listing as threatened or endangered under ESA (76 Federal Register [FR] Section 66370);
- Species that are listed or proposed for listing by the State of California as threatened or endangered under the California Endangered Species Act (CESA) (14 California Code of Regulations [CCR] 670.5);
- Plants listed as rare under the California Native Plant Protection Act of 1977 (Fish and Game Code Section 1900 et seq.);

- California Rare Plant Rank (CRPR) List 1 and 2 species; and
- Animals fully protected in California (Fish and Game Code Sections 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]) or species designated as "Species of Special Concern" by CDFW.

3.3.1 Plants

Special-status plants known to occur in the vicinity of the study area were evaluated for their potential to occur (**Appendix C**). No special-status plant species are anticipated to occur in the study area. No special-status species were observed during the biological reconnaissance survey conducted in March 16, 2023 by Montrose or during a previous biological site assessment conducted by San Mateo County Resources Conservation District (2017).

3.3.2 Wildlife

No special-status wildlife species were observed during the biological reconnaissance survey conducted March 16, 2023 by Montrose or during a previous biological site assessment conducted by San Mateo County Resources Conservation District (2017). Special-status wildlife known to occur in the vicinity of the study area were evaluated for their potential to occur are described in detail in **Appendix C** and summarized below.

Two special-status invertebrate species, California overwintering population monarch (*Danaus plexippus* pop. 1) and western bumble bee (*Bombus occidentalis*), may potentially occur within the vicinity of study area. CNDDB records for monarch occur within 5 miles of the study area with three documented overwintering sites occurring less than a 0.5 mile from the study area (CDFW 2023; Western Monarch Count Resource Center 2023). However, monarch butterfly overwintering groves are not documented in the study area and the study area generally lack key habitat elements for this species, such as milkweeds (*Asclepias* spp.) and other late-blooming flowers or other nectar source. Although unlikely to persist within the study area, a small cluster of approximately three eucalyptus trees along Burnham Creek and a small grove of young eucalyptus trees near the intersection of Obispo Road and Alhambra Ave (outside of the Project area) may provide marginally suitable winter roosting habitat for this species.

CNDDB records for western bumble bee occur within 2.2 miles east of the study area; however, these occurrences are historical (CDFW 2023). Furthermore, the study area generally lacks key habitat elements for western bumble bee as a result of significant site modifications, such Highway 1 construction, the parking lot and skate park construction, the stormwater retention basin installation, and vegetation management practices of the open space grassland area. These site modifications essentially limit suitable food supply (flowers that produce the nectar and pollen they require), nest sites (e.g. abandoned rodent burrows and bird nests), and hibernation sites for over-wintering. This species is not expected to occur in the study area.

California red-legged frog (*Rana draytonii:* CRLF), have potential to occur in riparian habitats within the vicinity of study area. Two CNDDB occurrence records of CRLF occur within 0.5 mile of the study area in Deer Creek and another less than 0.5 mile west of the study area (CDFW 2023). While CRLFs can disperse within riverine and riparian habitats, the riparian areas associated with the hydrological features in the study area are isolated as these drainages have been disconnected from the upper catchment areas and are culverted under El Granada. Urban development, Highway 1, and other anthropomorphic disturbances and land use surround the riparian areas at the study area thereby preventing overland travel to the study area. Burnham Creek and the associated riparian habitat

provide ostensibly suitable habitat for CRLF, however, this species is unlikely to occur in the study area.

One special-status reptile species may potentially occur within the vicinity of the study area. San Francisco garter snake (*Thamnophis sirtalis tetrataenia*: SFGS), have potential to occur in riparian habitats. CNDDB records for SFGS occur within 5 miles of the study area and within the Montara Mountain area (CDFW 2023). However, as described above, the aquatic and upland habitats within the study area are isolated with no continuous nor semi-continuous connection to known locations or suitable habitat areas for this species. High pedestrian use and the presence of cats in the riparian areas generally prohibits suitable or protected basking areas further reducing the likelihood that these species may occur within the study area.

Two special-status mammal species may potentially occur within the study area. Pallid bat (*Antrozous pallidus*), and Townsend's big-eared bat (*Corynorhinus townsendii*), have potential to occur near the study area. Although there are reported CNDDB occurrence records for pallid bat and Townsend's big-eared bat within 5 miles of the study area (CDFW 2023), the three eucalyptus trees along Burnham Creek may provide suitable roosting habitat (e.g., exfoliating bark, cavities, hollows, and cracks) for pallid bat and Townsend's big-eared bat. Possible bat presence should be considered near the eucalyptus trees along the riparian area of Burnham Creek.

3.4 Critical Habitat

No Critical Habitat is designated within the study area (USFWS 2023b, NMFS 2023b).

4 Summary and Conclusions

4.1 Special-Status Species

Six special-status species were found to have the potential to occur within the vicinity of the study area. However, only two species, pallid bat and Townsend's big-eared bat have reasonable potential to occur within the study area due to habitat fragmentation and isolation from urban development, Highway 1, high pedestrian usage, feral cat presence, and limited suitable habitat. Project activities could directly affect special-status bat species during construction activities.

Prior to any construction activities, a survey for special-status bats conducted by a qualified biologist is recommended to identify potential roost habitat and bat occupation in the riparian areas within study area. Should special-status bats be observed on site, consultation with CDFW may be required to determine appropriate mitigating actions that would avoid, minimize, or reduce impacts on these species.

Project development at this site may have direct and/or indirect impacts on wildlife species inhabiting habitats within the study area. A qualified biologist shall conduct a pre-construction survey for wildlife and special-status species no more than 5 days prior to ground disturbance. Surveys should focus on drainages and riparian habitat associated with Burnham Creek. Should special-status species be identified within the Project area, USFWS or CDFW may need to be consulted prior to ground disturbance, depending on the species observed.

Considerations to avoid and minimize potential impacts to nesting birds should be implemented, such as initiating Project construction activities near the riparian area outside of the nesting season (February 1 – August 31) or by conducting pre-activity surveys for active nests if construction were to occur during the nesting season.

4.2 Federal and State Waters and Wetlands

Burnham Creek and the two unnamed drainages are subject to U.S. Army Corps of Engineers (USACE) jurisdiction as a water of the U.S. and Regional Water Quality Control Board (RWQCB) jurisdiction as a water of the state. GCSD Burnham Proposed Parks plans include altering the unnamed drainages features in the central portion of the study area. Project activities affecting the unnamed drainages would require a Clean Water Act (CWA) Section 404 Permit from USACE and a CWA Section 401 Water Quality Certification from RWQCB depending on the nature of the specific impact within jurisdictional areas.

CDFW regulates activities that may: divert or obstruct the natural flow of any river, stream, or lake; change the bed, channel, or bank of any river, stream, or lake; use material from any river, stream, or lake; or deposit or dispose of material into any river, stream, or lake within streambanks and other waters of the state under California Fish and Game Code Section 1600. Additionally, CDFW regulates the removal of riparian habitat associated with such waters of the state. Project activities affecting Burnham Creek and unnamed drainages are anticipated to require a Lake or Streambed Alteration Agreement from CDFW.

4.3 San Mateo County Local Coastal Program Policies

All development within the Coastal Zone of San Mateo County requires either a Coastal Development Permit or an exemption from Coastal Development Permit requirements. For a permit to be issued, the development must comply with the policies of the Local Coastal Program (LCP) and those ordinances adopted to implement the LCP. The LCP permitting policies within Sensitive Habitat Component requires that projects to not adversely impact riparian habitat, sensitive habitats, rare and endangered species or their associated habitat, or to restore damaged habitats within the project area and to protect and encourage the survival of rare and endangered species.

The Burnham Creek riparian area and unnamed drainage channels are considered sensitive habitats under the LCP. Project work within the Burnham Creek riparian area and unnamed drainage channels would require authorization under the LCP.

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Appendix A
Site Photographs

Appendix A. Site Photographs

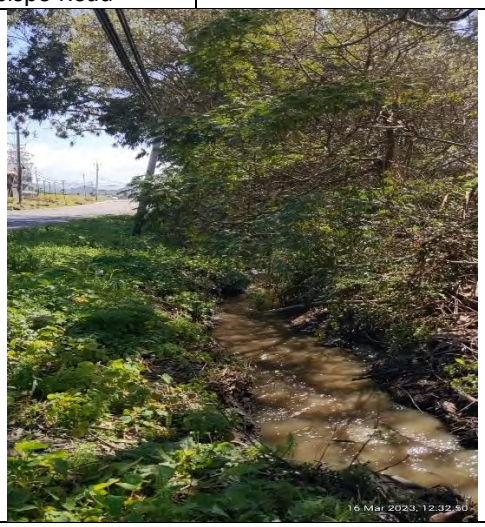
Photo No. 1	**Feature:** Burnham Creek	**Photo No.** 2	**Feature:** Burnham Creek
Aspect (facing): Southeast, adjacent to Obispo Road		**Aspect (facing):** Northeast, adjacent to Obispo Road	
			
Downstream view of Burnham Creek adjacent to Obispo Rd (March 2023)		Upstream view of Burnham Creek adjacent to Obispo Rd (March 2023)	

Photo No. 3	**Feature:** Unnamed drainage # 2	**Photo No.** 4	**Feature:** Unnamed drainage # 2
Aspect (facing): South		**Aspect (facing):** North	
			
Downstream view of unnamed drainage near Ave Portola and arroyo willow thicket (March 2023)		Upstream view of unnamed drainage near Highway 1 (March 2023)	

Appendix A. Site Photographs

Photo No. 5	**Feature:** Unnamed drainage # 1	**Photo No.** 6	**Feature:** Unnamed drainage # 1
Aspect (facing): North		**Aspect (facing):** South	
			
Upstream view of unnamed ephemeral drainage from Highway 1 (March 2023)		Downstream view of Unnamed drainage # 1 from Obispo Rd (March 2023)	

Photo No. 7	**Feature:** Open field	**Photo No.** 8	**Feature:** Open field at near the pre-school
Aspect (facing): Southeast		**Aspect (facing):** South	
			
Looking southeast across the study area and grassland open space (March 2023)		Looking south across the study area with Highway 1 in the background (March 2023)	

Appendix B
USFWS and CNDDB Species Lists

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Woodside (3712243) OR Half Moon Bay (3712244) OR Montara Mountain (3712254) OR San Francisco South (3712264) OR San Mateo (3712253) OR Hunters Point (3712263))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Acanthomintha duttonii San Mateo thorn-mint	PDLAM01040	Endangered	Endangered	G1	S1	1B.1
Acipenser medirostris pop. 1 green sturgeon - southern DPS	AFCAA01031	Threatened	None	G2T1	S1	
Adela oplerella Opler's longhorn moth	IILEE0G040	None	None	G2	S2	
Agrostis blasdalei Blasdale's bent grass	PMPOA04060	None	None	G2G3	S2	1B.2
Allium peninsulare var. franciscanum Franciscan onion	PMLIL021R1	None	None	G5T2	S2	1B.2
Ambystoma californiense pop. 1 California tiger salamander - central California DPS	AAAAA01181	Threatened	Threatened	G2G3T3	S3	WL
Amsinckia lunaris bent-flowered fiddleneck	PDBOR01070	None	None	G3	S3	1B.2
Aneides niger Santa Cruz black salamander	AAAAD01070	None	None	G3	S3	SSC
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Arctostaphylos andersonii Anderson's manzanita	PDERI04030	None	None	G2	S2	1B.2
Arctostaphylos franciscana Franciscan manzanita	PDERI040J3	Endangered	None	GHC	S1	1B.1
Arctostaphylos imbricata San Bruno Mountain manzanita	PDERI040L0	None	Endangered	G1	S1	1B.1
Arctostaphylos montana ssp. ravenii Presidio manzanita	PDERI040J2	Endangered	Endangered	G3T1	S1	1B.1
Arctostaphylos montaraensis Montara manzanita	PDERI042W0	None	None	G1	S1	1B.2
Arctostaphylos pacifica Pacific manzanita	PDERI040Z0	None	Endangered	G1	S1	1B.1
Arctostaphylos regismontana Kings Mountain manzanita	PDERI041C0	None	None	G2	S2	1B.2
Astragalus pycnostachyus var. pycnostachyus coastal marsh milk-vetch	PDFAB0F7B2	None	None	G2T2	S2	1B.2
Astragalus tener var. tener alkali milk-vetch	PDFAB0F8R1	None	None	G2T1	S1	1B.2
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Banksula incredula incredible harvestman	ILARA14100	None	None	G1	S1	
Bombus caliginosus obscure bumble bee	IIHYM24380	None	None	G2G3	S1S2	
Bombus occidentalis western bumble bee	IIHYM24252	None	Candidate Endangered	G3	S1	
Brachyramphus marmoratus marbled murrelet	ABNNN06010	Threatened	Endangered	G3	S2	
Caecidotea tomalensis Tomales isopod	ICMAL01220	None	None	G2	S2S3	
Calicina minor Edgewood blind harvestman	ILARA13020	None	None	G1	S1	
Callophrys mossii bayensis San Bruno elfin butterfly	IILEPE2202	Endangered	None	G4T1	S2	
Carex comosa bristly sedge	PMCYP032Y0	None	None	G5	S2	2B.1
Centromadia parryi ssp. parryi pappose tarplant	PDAST4R0P2	None	None	G3T2	S2	1B.2
Charadrius nivosus nivosus western snowy plover	ABNNB03031	Threatened	None	G3T3	S3	SSC
Chloropyron maritimum ssp. palustre Point Reyes salty bird's-beak	PDSCR0J0C3	None	None	G4?T2	S2	1B.2
Chorizanthe cuspidata var. cuspidata San Francisco Bay spineflower	PDPGN04081	None	None	G2T1	S1	1B.2
Chorizanthe robusta var. robusta robust spineflower	PDPGN040Q2	Endangered	None	G2T1	S1	1B.1
Cicindela hirticollis gravida sandy beach tiger beetle	IICOL02101	None	None	G5T2	S2	
Cirsium andrewsii Franciscan thistle	PDAST2E050	None	None	G3	S3	1B.2
Cirsium fontinale var. fontinale fountain thistle	PDAST2E161	Endangered	Endangered	G2T1	S1	1B.1
Cirsium occidentale var. compactum compact cobwebby thistle	PDAST2E1Z1	None	None	G3G4T2	S2	1B.2
Collinsia corymbosa round-headed collinsia	PDSCR0H060	None	None	G1	S1	1B.2
Collinsia multicolor San Francisco collinsia	PDSCR0H0B0	None	None	G2	S2	1B.2
Corynorhinus townsendii Townsend's big-eared bat	AMACC08010	None	None	G4	S2	SSC
Danaus plexippus plexippus pop. 1 monarch - California overwintering population	IILEPP2012	Candidate	None	G4T1T2Q	S2	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Dicamptodon ensatus California giant salamander	AAAAH01020	None	None	G2G3	S2S3	SSC
Dipodomys venustus venustus Santa Cruz kangaroo rat	AMAFD03042	None	None	G4T1	S1	
Dirca occidentalis western leatherwood	PDTHY03010	None	None	G2	S2	1B.2
Dufourea stagei Stage's dufourine bee	IIHYM22010	None	None	G1G2	S1	
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Erethizon dorsatum North American porcupine	AMAFJ01010	None	None	G5	S3	
Eriophyllum latilobum San Mateo woolly sunflower	PDAST3N060	Endangered	Endangered	G1	S1	1B.1
Eucyclogobius newberryi tidewater goby	AFCQN04010	Endangered	None	G3	S3	
Eumetopias jubatus Steller sea lion	AMAJC03010	Delisted	None	G3	S2	
Euphydryas editha bayensis Bay checkerspot butterfly	IILEPK4055	Threatened	None	G5T1	S3	
Falco columbarius merlin	ABNKD06030	None	None	G5	S3S4	WL
Falco peregrinus anatum American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	FP
Fritillaria biflora var. ineziana Hillsborough chocolate lily	PMLIL0V0M1	None	None	G3G4T1	S1	1B.1
Fritillaria liliacea fragrant fritillary	PMLIL0V0C0	None	None	G2	S2	1B.2
Geothlypis trichas sinuosa saltmarsh common yellowthroat	ABPBX1201A	None	None	G5T3	S3	SSC
Gilia capitata ssp. chamissonis blue coast gilia	PDPLM040B3	None	None	G5T2	S2	1B.1
Gilia millefoliata dark-eyed gilia	PDPLM04130	None	None	G2	S2	1B.2
Grindelia hirsutula var. maritima San Francisco gumplant	PDAST470D3	None	None	G5T1Q	S1	3.2
Helianthella castanea Diablo helianthella	PDAST4M020	None	None	G2	S2	1B.2
Hemizonia congesta ssp. congesta congested-headed hayfield tarplant	PDAST4R065	None	None	G5T2	S2	1B.2
Hesperevax sparsiflora var. brevifolia short-leaved evax	PDASTE5011	None	None	G4T3	S3	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Hesperolinon congestum Marin western flax	PDLIN01060	Threatened	Threatened	G1	S1	1B.1
Heteranthera dubia water star-grass	PMPON03010	None	None	G5	S2	2B.2
Horkelia cuneata var. sericea Kellogg's horkelia	PDROS0W043	None	None	G4T1?	S1?	1B.1
Horkelia marinensis Point Reyes horkelia	PDROS0W0B0	None	None	G2	S2	1B.2
Hydrochara rickseckeri Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
Hydroporus leechi Leech's skyline diving beetle	IICOL55040	None	None	G1?	S2S3	
Hypogymnia schizidiata island tube lichen	NLT0032640	None	None	G2G3	S2	1B.3
Icaricia icarioides missionensis Mission blue butterfly	IILEPG801A	Endangered	None	G5T1	S2	
Icaricia icarioides pheres Pheres blue butterfly	IILEPG8019	None	None	G5TX	SX	
Ischnura gemina San Francisco forktail damselfly	IIODO72010	None	None	G2	S2	
Lasiurus cinereus hoary bat	AMACC05032	None	None	G3G4	S4	
Lasthenia californica ssp. macrantha perennial goldfields	PDAST5L0C5	None	None	G3T2	S2	1B.2
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3T1	S1	FP
Layia carnosa beach layia	PDAST5N010	Threatened	Endangered	G2	S2	1B.1
Leptosiphon croceus coast yellow leptosiphon	PDPLM09170	None	Endangered	G1	S1	1B.1
Leptosiphon rosaceus rose leptosiphon	PDPLM09180	None	None	G1	S1	1B.1
Lessingia arachnoidea Crystal Springs lessingia	PDAST5S0C0	None	None	G2	S2	1B.2
Lessingia germanorum San Francisco lessingia	PDAST5S010	Endangered	Endangered	G1	S1	1B.1
Lichnanthe ursina bumblebee scarab beetle	IICOL67020	None	None	G2	S2	
Limnanthes douglasii ssp. ornduffii Ornduff's meadowfoam	PDLIM02039	None	None	G4T1	S1	1B.1
Malacothamnus arcuatus arcuate bush-mallow	PDMAL0Q0E0	None	None	G2Q	S2	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Melospiza melodia pusillula Alameda song sparrow	ABPBXA301S	None	None	G5T2T3	S2S3	SSC
Microcina edgewoodensis Edgewood Park micro-blind harvestman	ILARA47010	None	None	G1	S1	
Monardella sinuata ssp. nigrescens northern curly-leaved monardella	PDLAM18162	None	None	G3T2	S2	1B.2
Monolopia gracilens woodland woollythreads	PDAST6G010	None	None	G3	S3	1B.2
Mylopharodon conocephalus hardhead	AFCJB25010	None	None	G3	S3	SSC
Myotis thysanodes fringed myotis	AMACC01090	None	None	G4	S3	
Nannopterum auritum double-crested cormorant	ABNFD01020	None	None	G5	S4	WL
Neotoma fuscipes annectens San Francisco dusky-footed woodrat	AMAFF08082	None	None	G5T2T3	S2S3	SSC
Northern Coastal Salt Marsh Northern Coastal Salt Marsh	CTT52110CA	None	None	G3	S3.2	
Northern Maritime Chaparral Northern Maritime Chaparral	CTT37C10CA	None	None	G1	S1.2	
Nyctinomops macrotis big free-tailed bat	AMACD04020	None	None	G5	S3	SSC
Oncorhynchus mykiss irideus pop. 8 steelhead - central California coast DPS	AFCHA0209G	Threatened	None	G5T2T3Q	S3	
Pentachaeta bellidiflora white-rayed pentachaeta	PDAST6X030	Endangered	Endangered	G1	S1	1B.1
Plagiobothrys chorisianus var. chorisianus Choris' popcornflower	PDBOR0V061	None	None	G3T1Q	S1	1B.2
Polemonium carneum Oregon polemonium	PDPLM0E050	None	None	G3G4	S2	2B.2
Polygonum marinense Marin knotweed	PDPGN0L1C0	None	None	G2Q	S2	3.1
Pomatiopsis californica Pacific walker	IMGASJ9020	None	None	G1	S1	
Potentilla hickmanii Hickman's cinquefoil	PDROS1B370	Endangered	Endangered	G1	S1	1B.1
Rallus obsoletus obsoletus California Ridgway's rail	ABNME05011	Endangered	Endangered	G3T1	S1	FP
Rana boylii pop. 4 foothill yellow-legged frog - central coast DPS	AAABH01054	Proposed Threatened	Endangered	G3T2	S2	
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Reithrodontomys raviventris salt-marsh harvest mouse	AMAFF02040	Endangered	Endangered	G1G2	S1S2	FP
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2	
Sanicula maritima adobe sanicle	PDAPI1Z0D0	None	Rare	G2	S2	1B.1
Senecio aphanactis chaparral ragwort	PDAST8H060	None	None	G3	S2	2B.2
Serpentine Bunchgrass Serpentine Bunchgrass	CTT42130CA	None	None	G2	S2.2	
Silene scouleri ssp. scouleri Scouler's catchfly	PDCAR0U1MC	None	None	G5T4T5	S2S3	2B.2
Silene verecunda ssp. verecunda San Francisco campion	PDCAR0U213	None	None	G5T1	S1	1B.2
Speyeria callippe callippe callippe silverspot butterfly	IILEPJ6091	Endangered	None	G5T1	S1	
Speyeria zerene myrtleae Myrtle's silverspot butterfly	IILEPJ608C	Endangered	None	G5T1	S1	
Spirinchus thaleichthys longfin smelt	AFCHB03010	Candidate	Threatened	G5	S1	
Suaeda californica California seablite	PDCHE0P020	Endangered	None	G1	S1	1B.1
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thamnophis sirtalis tetrataenia San Francisco gartersnake	ARADB3613B	Endangered	Endangered	G5T2Q	S2	FP
Trachusa gummifera San Francisco Bay Area leaf-cutter bee	IIHYM80010	None	None	G1	S1	
Trifolium amoenum two-fork clover	PDFAB40040	Endangered	None	G1	S1	1B.1
Trifolium hydrophilum saline clover	PDFAB400R5	None	None	G2	S2	1B.2
Triphysaria floribunda San Francisco owl's-clover	PDSCR2T010	None	None	G2?	S2?	1B.2
Triquetrella californica coastal triquetrella	NBMUS7S010	None	None	G2	S2	1B.2
Tryonia imitator mimic tryonia (=California brackishwater snail)	IMGASJ7040	None	None	G2	S2	
Usnea longissima Methuselah's beard lichen	NLLEC5P420	None	None	G4	S4	4.2
Valley Needlegrass Grassland Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	

Record Count: 124

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

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Location

San Mateo County, California

Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building

2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

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Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

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2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Salt Marsh Harvest Mouse Reithrodontomys raviventris Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/613	Endangered

Birds

NAME	STATUS
California Clapper Rail Rallus longirostris obsoletus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4240	Endangered
California Least Tern Sterna antillarum browni Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
Marbled Murrelet Brachyramphus marmoratus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/4467	Threatened
Western Snowy Plover Charadrius nivosus nivosus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened

Reptiles

NAME	STATUS
Green Sea Turtle Chelonia mydas No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6199	Threatened

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San Francisco Garter Snake Thamnophis sirtalis tetrataenia — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5956

Amphibians

NAME	STATUS

California Red-legged Frog Rana draytonii — Threatened
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/2891

Foothill Yellow-legged Frog Rana boylii — Proposed Threatened
No critical habitat has been designated for this species.

Fishes

NAME	STATUS

Tidewater Goby Eucyclogobius newberryi — Endangered
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/57

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Candidate
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

Flowering Plants

NAME	STATUS

Hickman's Potentilla Potentilla hickmanii — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6343

NOT FOR CONSULTATION

San Mateo Woolly Sunflower Eriophyllum latilobum Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/7791

White-rayed Pentachaeta Pentachaeta bellidiflora Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/7782

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

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Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
Belding's Savannah Sparrow Passerculus sandwichensis beldingi This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Black Oystercatcher Haematopus bachmani This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9591	Breeds Apr 15 to Oct 31

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Black Skimmer Rynchops niger — Breeds May 20 to Sep 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5234

Black Swift Cypseloides niger — Breeds Jun 15 to Sep 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8878

Black Turnstone Arenaria melanocephala — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Bullock's Oriole Icterus bullockii — Breeds Mar 21 to Jul 25
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

California Gull Larus californicus — Breeds Mar 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Clark's Grebe Aechmophorus clarkii — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

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Marbled Godwit Limosa fedoa — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Scripps's Murrelet Synthliboramphus scrippsi — Breeds Feb 20 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Western Grebe aechmophorus occidentalis — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

Willet Tringa semipalmata — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

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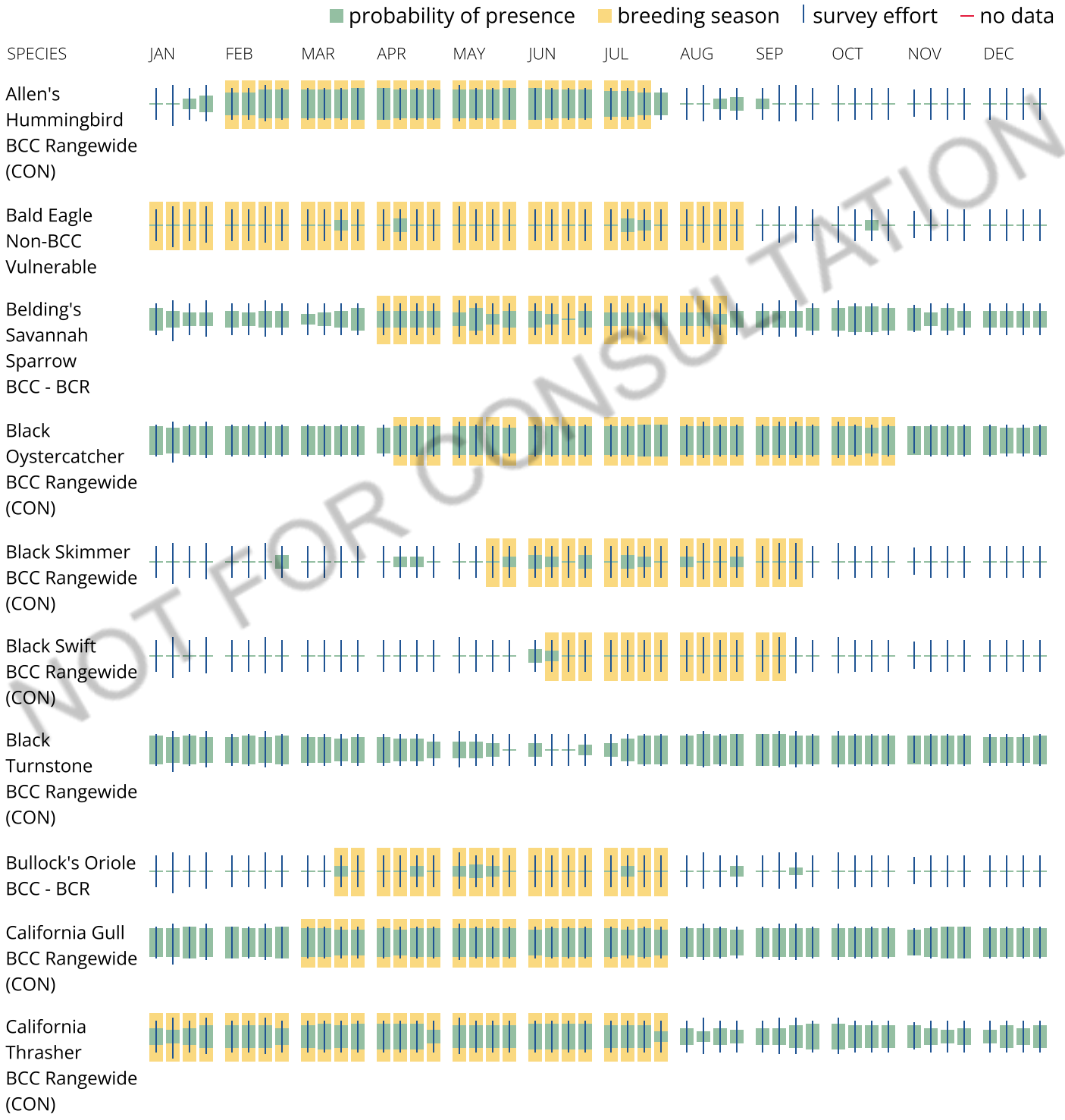
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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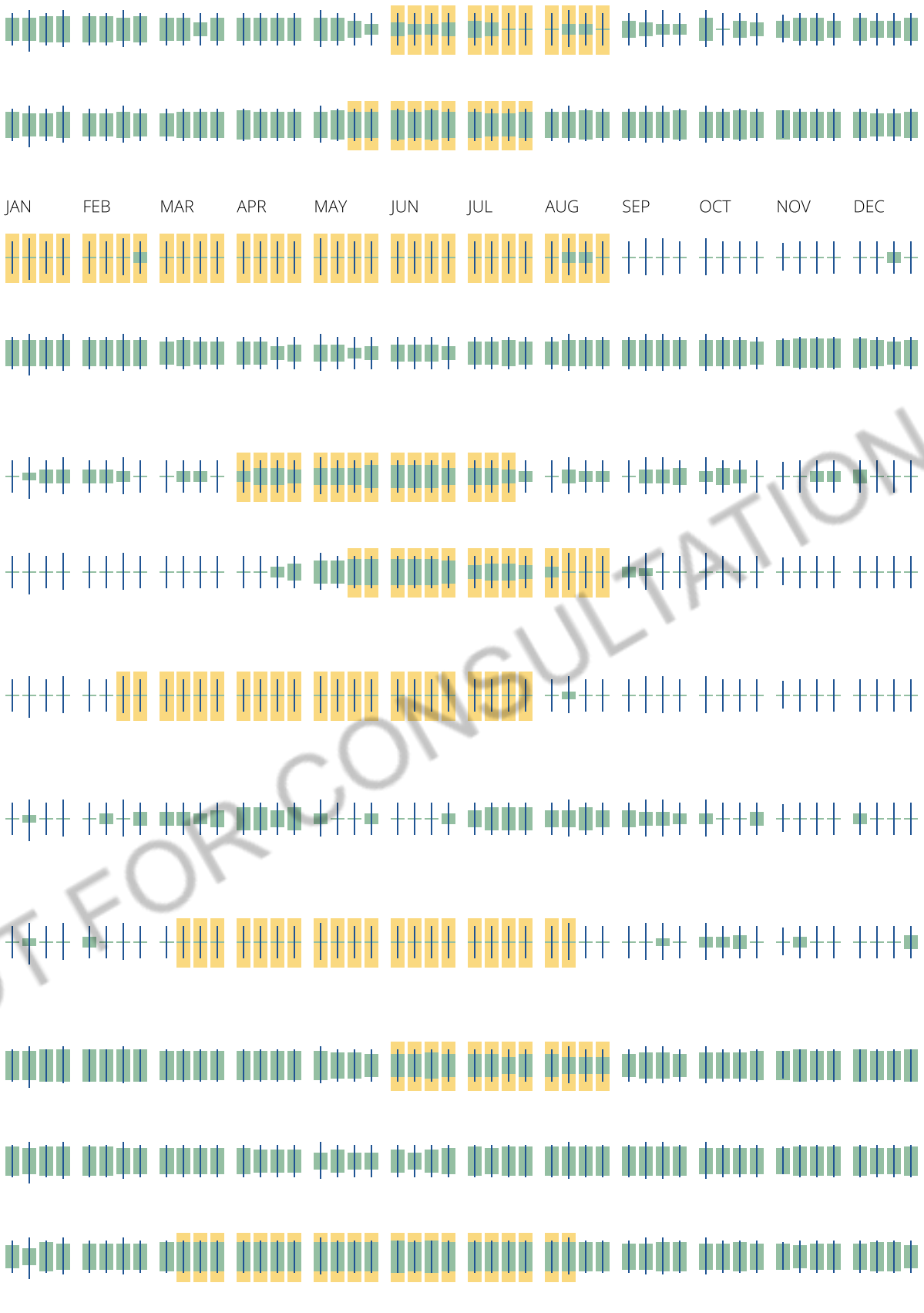

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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin

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Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

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Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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Appendix C
Special-status Species Tables

Appendix C

The potential for each species to occur in the Project Area was assessed using the criteria outlined below.

None: the area contains a complete lack of suitable habitat, the local range for the species is restricted, and/or the species is extirpated in this region.

Not Expected: suitable habitat or key habitat elements might be present but might be of poor quality or isolated from the nearest extant occurrences, and/or the species is not known to occur in the area.

Possible: presence of suitable habitat or key habitat elements that potentially support the species.

Present: the species was either observed directly or its presence was confirmed by field investigations or in previous studies in the area.

Table 1. Special Status Plants

Name	Listing status* (Federal/ State/CNPS)	Habitat and Flowering Period	Potential to Occur in the Project
Acanthomintha duttonii San Mateo thorn-mint	FE / SE / 1B.1	Chaparral, valley and foothill grassland. Uncommon serpentinite vertisol clays; in relatively open areas. 50-185 m.	**None.** Suitable habitat is not present in the Project.
Agrostis blasdalei Blasdale's bent grass	- / - / 1B.2	Coastal dunes, coastal bluff scrub, coastal prairie. Sandy or gravelly soil close to rocks; often in nutrient-poor soil with sparse vegetation. 5-365 m.	**None.** Suitable habitat is not present in the Project.
Allium peninsulare var. franciscanum Franciscan onion	- / - / 1B.2	Cismontane woodland, valley and foothill grassland. Clay soils; often on serpentine; sometimes on volcanics. Dry hillsides. 5-320 m.	**None.** Suitable habitat is not present in the Project.
Amsinckia lunaris bent-flowered fiddleneck	- / - / 1B.2	Cismontane woodland, valley and foothill grassland, coastal bluff scrub. 3-795 m.	**None.** Suitable habitat is not present in the Project.
Arctostaphylos andersonii Anderson's manzanita	- / - / 1B.2	Broadleafed upland forest, chaparral, north coast coniferous forest. Open sites, redwood forest. 95-765 m.	**None.** Suitable habitat is not present in the Project.
Arctostaphylos franciscana Franciscan manzanita	FE / - / 1B.1	Chaparral. Serpentine outcrops in chaparral. 30-215 m.	**None.** Suitable habitat is not present in the Project.
Arctostaphylos imbricata San Bruno Mountain manzanita	- / SE / 1B.1	Chaparral, coastal scrub. Mostly known from a few sandstone outcrops in chaparral. 275-305 m.	**None.** The Project is not within the elevation range for this species.
Arctostaphylos montana ssp. *ravenii* Presidio manzanita	FE / SE / 1B.1	Chaparral, coastal prairie, coastal scrub. Open, rocky serpentine slopes. 20-215 m.	**None.** Suitable habitat is not present in the Project.
Arctostaphylos montaraensis Montara manzanita	- / - / 1B.2	Chaparral, coastal scrub. Slopes and ridges. 270-460 m.	**None.** Suitable habitat is not present in the Project.
Arctostaphylos pacifica Pacific manzanita	- / SE / 1B.1	Coastal scrub, chaparral. 320 m.	**None.** Suitable habitat is not present in the Project.
Arctostaphylos regismontana Kings Mountain manzanita	- / - / 1B.2	Broadleafed upland forest, chaparral, north coast coniferous forest. Granitic or sandstone outcrops. 240-705 m.	**None.** Suitable habitat is not present in the Project.
Astragalus pycnostachyus var. *pycnostachyus* coastal marsh milk-vetch	- / - / 1B.2	Coastal dunes, marshes and swamps, coastal scrub. Mesic sites in dunes or along streams or coastal salt marshes. 0-155 m.	**Not expected.** Marginally suitable habitat is present in the Project. Closest CNDDB record is located 1 mile to the west.

Name	Listing status* (Federal/ State/CNPS)	Habitat and Flowering Period	Potential to Occur in the Project
Astragalus tener var. *tener* alkali milk-vetch	- / - / 1B.2	Alkali playa, valley and foothill grassland, vernal pools. Low ground, alkali flats, and flooded lands; in annual grassland or in playas or vernal pools. 0-170 m.	**None.** Suitable habitat is not present in the Project.
Centromadia parryi ssp. *parryi* pappose tarplant	- / - / 1B.2	Chaparral, coastal prairie, meadows and seeps, coastal salt marsh, valley and foothill grassland. Vernally mesic, often alkaline sites. 1-500 m.	**None.** Suitable habitat is not present in the Project.
Chloropyron maritimum ssp. *palustre* Point Reyes salty bird's-beak	- / - / 1B.2	Coastal salt marsh. Usually in coastal salt marsh with *Salicornia, Distichlis, Jaumea, Spartina*, etc. 0-115 m.	**None.** Suitable habitat is not present in the Project.
Chorizanthe cuspidata var. *cuspidata* San Francisco Bay spineflower	- / - / 1B.2	Coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub. Closely related to *C. pungens*. Sandy soil on terraces and slopes. 2-550 m.	**None.** Suitable habitat is not present in the Project.
Chorizanthe robusta var. *robusta* robust spineflower	FE / - / 1B.1	Cismontane woodland, coastal dunes, coastal scrub, chaparral. Sandy terraces and bluffs or in loose sand. 5-245 m.	**None.** Suitable habitat is not present in the Project.
Cirsium andrewsii Franciscan thistle	- / - / 1B.2	Coastal bluff scrub, broadleafed upland forest, coastal scrub, coastal prairie. Sometimes serpentine seeps. 0-295 m.	**None.** Suitable habitat is not present in the Project.
Cirsium fontinale var. *fontinale* fountain thistle	FE / SE / 1B.1	Valley and foothill grassland, chaparral, cismontane woodland, meadows and seeps. Serpentine seeps and grassland. 45-185 m.	**None.** Suitable habitat is not present in the Project.
Cirsium occidentale var. *compactum* compact cobwebby thistle	- / - / 1B.2	Chaparral, coastal dunes, coastal prairie, coastal scrub. On dunes and on clay in chaparral; also in grassland. 5-245 m.	**None.** Suitable habitat is not present in the Project.
Cirsium praeteriens lost thistle	- / - / 1A	Little information exists on this plant; it was collected from the Palo Alto area at the turn of the 20th Century. Although not seen since 1901, this Cirsium is thought to be quite distinct from other *Cirsiums* acc. to D. Keil. 0-100 m.	**None.** Suitable habitat is not present in the Project.
Collinsia corymbosa round-headed Chinese-houses	- / - / 1B.2	Coastal dunes. 0-30 m.	**None.** Suitable habitat is not present in the Project.
Collinsia multicolor San Francisco collinsia	- / - / 1B.2	Closed-cone coniferous forest, coastal scrub. On decomposed shale (mudstone) mixed with humus; sometimes on serpentine. 10-275 m.	**None.** Suitable habitat is not present in the Project.

Name	Listing status* (Federal/ State/CNPS)	Habitat and Flowering Period	Potential to Occur in the Project
Dirca occidentalis western leatherwood	- / - / 1B.2	Broadleafed upland forest, chaparral, closed-cone coniferous forest, cismontane woodland, north coast coniferous forest, riparian forest, riparian woodland. On brushy slopes, mesic sites; mostly in mixed evergreen and foothill woodland communities. 20-640 m.	**None.** Suitable habitat is not present in the Project.
Eriophyllum latilobum San Mateo woolly sunflower	FE / SE / 1B.1	Cismontane woodland, coastal scrub, lower montane coniferous forest. Often on roadcuts; found on and off of serpentine. 30-610 m.	**None.** Suitable habitat is not present in the Project.
Fritillaria biflora var. *ineziana* Hillsborough chocolate lily	- / - / 1B.1	Cismontane woodland, valley and foothill grassland. Probably only on serpentine; most recent site is in serpentine grassland. 90-170 m.	**None.** Suitable habitat is not present in the Project.
Fritillaria lanceolata var. tristulis Marin checker lily	- / - / 1B.1	Coastal bluff scrub, coastal scrub, coastal prairie. Occurrences reported from canyons and riparian areas as well as rock outcrops; often on serpentine. 30-300m.	**None.** Suitable habitat is not present in the Project.
Fritillaria liliacea fragrant fritillary	- / - / 1B.2	Coastal scrub, valley and foothill grassland, coastal prairie, cismontane woodland. Often on serpentine; various soils reported though usually on clay, in grassland. 3-385 m.	**None.** Suitable habitat is not present in the Project.
Gilia capitata ssp. *chamissonis* blue coast gilia	- / - / 1B.1	Coastal dunes, coastal scrub. 3-200 m.	**None.** Suitable habitat is not present in the Project.
Gilia millefoliata dark-eyed gilia	- / - / 1B.2	Coastal dunes. 1-60 m.	**None.** Suitable habitat is not present in the Project.
Helianthella castanea Diablo helianthella	- / - / 1B.2	Broadleafed upland forest, chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland. Usually in chaparral/oak woodland interface in rocky, azonal soils. Often in partial shade. 45-1070 m.	**None.** Suitable habitat is not present in the Project.
Hemizonia congesta ssp. *congesta* congested-headed hayfield tarplant	- / - / 1B.2	Valley and foothill grassland. Grassy valleys and hills, often in fallow fields; sometimes along roadsides. 5-520 m.	**None.** Suitable habitat is not present in the Project.
Hesperevax sparsiflora var. *brevifolia* short-leaved evax	- / - / 1B.2	Coastal bluff scrub, coastal dunes, coastal prairie. Sandy bluffs and flats. 0-640 m.	**None.** Suitable habitat is not present in the Project.
Hesperolinon congestum Marin western flax	FT / ST / 1B.1	Chaparral, valley and foothill grassland. In serpentine barrens and in serpentine grassland and chaparral. 60-400 m.	**None.** Suitable habitat is not present in the Project.

Name	Listing status* (Federal/ State/CNPS)	Habitat and Flowering Period	Potential to Occur in the Project
Heteranthera dubia water star-grass	- / - / 2B.2	Marshes and swamps. Alkaline, still or slow-moving water. Requires a pH of 7 or higher, usually in slightly eutrophic waters. 15-1510 m.	**None.** Suitable habitat is not present in the Project.
Horkelia cuneata var. *sericea* Kellogg's horkelia	- / - / 1B.1	Closed-cone coniferous forest, coastal scrub, coastal dunes, chaparral. Old dunes, coastal sandhills; openings. Sandy or gravelly soils. 5-430 m.	**None.** Suitable habitat is not present in the Project. Closest CNDDB record is located 3.4 miles to the east.
Horkelia marinensis Point Reyes horkelia	- / - / 1B.2	Coastal dunes, coastal prairie, coastal scrub. Sandy flats and dunes near coast; in grassland or scrub plant communities. 2-775 m.	**None.** Suitable habitat is not present in the Project.
Hypogymnia schizidiata island tube lichen	- / - / 1B.3	Chaparral, closed-cone coniferous forest. On bark and wood of hardwoods and conifers. 255-545 m.	**None.** Suitable habitat is not present in the Project.
Lasthenia californica ssp. *macrantha* perennial goldfields	- / - / 1B.2	Coastal bluff scrub, coastal dunes, coastal scrub. 5-185 m.	**None.** Suitable habitat is not present in the Project.
Layia carnosa beach layia	FE / SE / 1B.1	Coastal dunes, coastal scrub. On sparsely vegetated, semi-stabilized dunes, usually behind foredunes. 3-30 m.	**None.** Suitable habitat is not present in the Project.
Leptosiphon croceus coast yellow leptosiphon	- / SE / 1B.1	Coastal bluff scrub, coastal prairie. 10-150 m.	**None.** Suitable habitat is not present in the Project.
Leptosiphon rosaceus rose leptosiphon	- / - / 1B.1	Coastal bluff scrub. 10-140 m.	**None.** Suitable habitat is not present in the Project.
Lessingia arachnoidea Crystal Springs lessingia	- / - / 1B.2	Coastal sage scrub, valley and foothill grassland, cismontane woodland. Grassy slopes on serpentine; sometimes on roadsides. 90-200 m.	**None.** Suitable habitat is not present in the Project.
Lessingia germanorum San Francisco lessingia	FE / SE / 1B.1	Coastal scrub. On remnant dunes. Open sandy soils relatively free of competing plants. 3-155 m.	**None.** Suitable habitat is not present in the Project.
Limnanthes douglasii ssp. *ornduffii* Ornduff's meadowfoam	- / - / 1B.1	Meadows and seeps, agricultural fields. 5-15 m.	**Not expected.** Marginally suitable habitat is present in the Project. Two CNDDB occurrences are located ~ 1.6 miles to the west.
Malacothamnus arcuatus arcuate bush-mallow	- / - / 1B.2	Chaparral, cismontane woodland. Gravelly alluvium. 1-735 m.	**None.** Suitable habitat is not present in the Project.
Monardella sinuata ssp. *nigrescens* northern curly-leaved monardella	- / - / 1B.2	Coastal dunes, coastal scrub, chaparral, lower montane coniferous forest. Sandy soils. 10-245 m.	**None.** Suitable habitat is not present in the Project.

Name	Listing status* (Federal/ State/CNPS)	Habitat and Flowering Period	Potential to Occur in the Project
Monolopia gracilens woodland woollythreads	- / - / 1B.2	Chaparral, valley and foothill grassland, cismontane woodland, broadleafed upland forest, North Coast coniferous forest. Grassy sites, in openings; sandy to rocky soils. Often seen on serpentine after burns, but may have only weak affinity to serpentine. 120-975 m.	**None.** The Project is not within the elevation range for this species.
Pentachaeta bellidiflora white-rayed pentachaeta	FE / SE / 1B.1	Valley and foothill grassland, cismontane woodland. Open dry rocky slopes and grassy areas, often on soils derived from serpentine bedrock. 35-610 m.	**None.** Suitable habitat is not present in the Project.
Plagiobothrys chorisianus var. *chorisianus* Choris' popcornflower	- / - / 1B.2	Chaparral, coastal scrub, coastal prairie. Mesic sites. 5-705 m.	**None.** Suitable habitat is not present in the Project.
Polemonium carneum Oregon polemonium	- / - / 2B.2	Coastal prairie, coastal scrub, lower montane coniferous forest. 15-1525 m.	**None.** Suitable habitat is not present in the Project.
Potentilla hickmanii Hickman's cinquefoil	FE / SE / 1B.1	Coastal bluff scrub, closed-cone coniferous forest, meadows and seeps, marshes and swamps. Freshwater marshes, seeps, and small streams in open or forested areas along the coast. 5-125 m.	**Not expected.** Closest CNDDB occurrence to Project is located ~2.3 miles to the west.
Sanicula maritima adobe sanicle	- / Rare / 1B.1	Meadows and seeps, valley and foothill grassland, chaparral, coastal prairie. Moist clay or ultramafic soils. 15-215 m.	**Not expected.** This species is presumed extirpated in San Mateo County (CNPS 2022).
Senecio aphanactis chaparral ragwort	- / - / 2B.2	Chaparral, cismontane woodland, coastal scrub. Drying alkaline flats. 20-1020 m.	**None.** Suitable habitat is not present in the Project.
Silene scouleri ssp. *scouleri* Scouler's catchfly	- / - / 2B.2	Coastal bluff scrub, coastal prairie, valley and foothill grassland. 5-315 m.	**None.** Suitable habitat is not present in the Project.
Silene verecunda ssp. *verecunda* San Francisco campion	- / - / 1B.2	Coastal scrub, valley and foothill grassland, coastal bluff scrub, chaparral, coastal prairie. Often on mudstone or shale; one site on serpentine. 30-645 m.	**None.** Suitable habitat is not present in the Project.
Suaeda californica California seablite	FE / - / 1B.1	Marshes and swamps. Margins of coastal salt marshes. 0-5 m.	**None.** Suitable habitat is not present in the Project.
Trifolium amoenum two-fork clover	FE / - / 1B.1	Valley and foothill grassland, coastal bluff scrub. Sometimes on serpentine soil, open sunny sites, swales. Most recently cited on roadside and eroding cliff face. 5-310 m.	**None.** Suitable habitat is not present in the Project.
Trifolium hydrophilum saline clover	- / - / 1B.2	Marshes and swamps, valley and foothill grassland, vernal pools. Mesic, alkaline sites. 1-335 m.	**None.** Suitable habitat is not present in the Project.
Triphysaria floribunda San Francisco owl's-clover	- / - / 1B.2	Coastal prairie, coastal scrub, valley and foothill grassland. On serpentine and non-serpentine substrate (such as at Pt. Reyes). 1-150 m.	**None.** Suitable habitat is not present in the Project.

Name	Listing status* (Federal/ State/CNPS)	Habitat and Flowering Period	Potential to Occur in the Project
Triquetrella californica coastal triquetrella	- / - / 1B.2	Coastal bluff scrub, coastal scrub. Grows within 30m from the coast in coastal scrub, grasslands and in open gravels on roadsides, hillsides, rocky slopes, and fields. On gravel or thin soil over outcrops. 20-1175 m.	**None.** Suitable habitat is not present in the Project.
Usnea longissima Methuselah's beard lichen	- / - / 4.2	North coast coniferous forest, broadleafed upland forest. Grows in the "redwood zone" on tree branches of a variety of trees, including big leaf maple, oaks, ash, Douglas-fir, and bay. 45-1465 m in California.	**Not expected.** This species is presumed extirpated in San Mateo County (CNPS 2022).

* List of Abbreviations for Species Status follow below:
FE = Federal endangered
FT = Federal threatened
FC = Federal Candidate
SC = State Candidate
SE = State Endangered (California)
ST = State Threatened (California)
SCC = Species of Special Concern
FP= Fully Protected

CA Rare Plant Rank
1A = Plants presumed extinct in California and rare/extinct elsewhere
1B.1 = Plants rare, threatened, or endangered in California and elsewhere; seriously threatened in California
1B.2 = Plants rare, threatened, or endangered in California and elsewhere; fairly threatened in California
1B.3 = Plants rare, threatened, or endangered in California and elsewhere; not very threatened in California
2B.2 = Plants rare, threatened, or endangered in California, but more common elsewhere; fairly threatened in California

References:
U.S. Fish and Wildlife Service (USFWS). 2023. Species Profile for California seablite (Suaeda californica). Available: https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=Q3AF. Accessed May 15, 2023.
California Department of Fish and Wildlife (CDFW). 2023. California Natural Diversity Database.

Table 2. Special Status Animal Species

Scientific name	Listing status* (Federal/ State)	Habitat	Potential to Occur in the Project
Invertebrates			
Bombus occidentalis western bumble bee	-/SC	Open grasslands, shrublands, chaparral, desert margins, including Joshua tree and creosote scrub, and semi-urban settings. Food plant include *Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum*.	**Not expected.** Nearest CNDDB occurrence ~ 2.2 miles to the east. However, record is historical and site alterations have eliminated most key habitat elements for this species.
Callophrys mossii bayensis San Bruno elfin butterfly	FE/-	Coastal, mountainous areas with grassy ground cover, mainly in the vicinity of San Bruno Mountain, San Mateo County. Colonies are located on steep, north-facing slopes within the fog belt. Larval host plant is *Sedum spathulifolium.*	**None.** Suitable habitat is not present in the Project.
Danaus plexippus pop. 1 monarch - California overwintering population	FC/-	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	**Possible.** Marginally suitable habitat present in study area.
Euphydryas editha bayensis Bay checkerspot butterfly	FT/-	Restricted to native grasslands on outcrops of serpentine soil in the vicinity of San Francisco Bay. *Plantago erecta* is the primary host plant*; Orthocarpus densiflorus* and *O. purpurscens* are the secondary host plants.	**None.** Suitable habitat is not present in the Project.
Icaricia icarioides missionensis Mission blue butterfly	FE/-	Inhabits grasslands of the San Francisco peninsula. Three larval host plants: *Lupinus albifrons, L. variicolor,* and *L. formosu*s, of which *L. albifrons* is favored.	**None.** Suitable habitat is not present in the Project.
Speyeria callippe callippe callippe silverspot butterfly	FE/-	Restricted to the northern coastal scrub of the San Francisco Peninsula. Hostplant is *Viola pedunculata*. Most adults found on E-facing slopes; males congregate on hilltops in search of females.	**None.** Suitable habitat is not present in the Project.
Speyeria zerene myrtleae Myrtle's silverspot butterfly	FE/-	Restricted to the foggy, coastal dunes/hills of the Point Reyes peninsula; extirpated from coastal San Mateo County. Larval foodplant thought to be *Viola adunca*.	**None.** Suitable habitat is not present in the Project.
Amphibians			
Ambystoma californiense pop. 1 California tiger	FT/ST	Lives in vacant or mammal-occupied burrows throughout most of the year; in grassland, savanna, or open woodland habitats. Need underground	**None.** Suitable habitat is not present in the Project.

Scientific name	Listing status* (Federal/ State)	Habitat	Potential to Occur in the Project
salamander - central California DPS		refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	
Aneides niger Santa Cruz black salamander	-/SSC	Mixed deciduous and coniferous woodlands and coastal grasslands in San Mateo, Santa Cruz, and Santa Clara counties. Adults found under rocks, talus, and damp woody debris.	**None.** Suitable habitat is not present in the Project.
Dicamptodon ensatus California giant salamander	- / SSC	Known from wet coastal forests near streams and seeps from Mendocino County south to Monterey County and east to Napa County Aquatic larvae found in cold, clear streams, occasionally in lakes and ponds. Adults known from wet forests under rocks and logs near streams and lakes.	**None.** Suitable habitat is not present in the Project.
Rana boylii foothill yellow-legged frog	- /SSC	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Need at least some cobble-sized substrate for egg-laying. Need at least 15 weeks to attain metamorphosis.	**None.** Suitable habitat is not present in the Project.
Rana draytonii California red-legged frog	FT/SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	**Not Expected**. Study area does not contain key habitat elements that can potentially support these species. CNDDB occurrence within half a mile of the study area in Deer Creek and another less than half a mile west of the study area (2023).
Reptiles			
Emys marmorata western pond turtle	- /SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Need basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	**None.** Suitable habitat is not present in the Project.
Thamnophis sirtalis tetrataenia San Francisco gartersnake	FE/SE/FP	Vicinity of freshwater marshes, ponds and slow-moving streams in San Mateo County and extreme northern Santa Cruz County. Prefers dense cover and water depths of at least one foot. Upland areas near water are also very important.	**Not Expected**. Study area does not contain key habitat elements that can potentially support these species. CNDDB occurrence within 5 miles of the study area and within the Montara Mountain area (2023)
Fish			

Scientific name	Listing status* (Federal/ State)	Habitat	Potential to Occur in the Project
Acipenser medirostris pop. 1 green sturgeon - southern DPS	- /SSC	The green sturgeon ranges from Mexico to at least Alaska in marine waters, and is observed in bays and estuaries up and down the west coast of North America. Green sturgeon are believed to spawn in the Rogue River, Klamath River Basin, and the Sacramento River, and rarely occur in the Umpqua River. Green sturgeon appear to occasionally occupy the Eel River, and may also be using the Trinity River.	**None.** Suitable habitat is not present in the Project.
Eucyclogobius newberryi tidewater goby	FE /SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	**None.** Suitable habitat is not present in the Project.
Mylopharodon conocephalus *hardhead*	- /SSC	Low to mid-elevation streams in the Sacramento-San Joaquin drainage. Also present in the Russian River. Clear, deep pools with sand-gravel-boulder bottoms and slow water velocity. Not found where exotic centrarchids predominate.	**None.** Suitable habitat is not present in the Project.
Oncorhynchus mykiss irideus pop. 8 steelhead - central California coast DPS	FT / -	DPS includes all naturally spawned populations of steelhead (and their progeny) in streams from the Russian River to Aptos Creek, Santa Cruz County, California (inclusive). Also includes the drainages of San Francisco and San Pablo Bays.	**None.** Suitable habitat is not present in the Project.
Spirinchus thaleichthys longfin smelt	FC /ST	Euryhaline, nektonic and anadromous. Found in open waters of estuaries, mostly in middle or bottom of water column. Prefer salinities of 15-30 ppt, but can be found in completely freshwater to almost pure seawater.	**None.** Suitable habitat is not present in the Project.
Birds			
Athene cunicularia Burrowing Owl	- /SSC	Open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	**None.** Suitable habitat is not present in the Project
Brachyramphus marmoratus Marbled Murrelet	FT /SE	Found from the western Aleutian Islands through northern central California. Nests from May through early August in Washington. Outside of the breeding season, found in coastal areas, mainly in salt water within 2 km of shore, including bays and sounds. Nests in trees in terrestrial habitat including alpine, conifer forest, and Tundra	**None.** Suitable habitat is not present in the Project

Scientific name	Listing status* (Federal/ State)	Habitat	Potential to Occur in the Project
Charadrius alexandrinus nivosus Western Snowy Plover	FT/SSC	Sandy beaches, salt pond levees and shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	**None.** Suitable habitat is not present in the Project
Falco peregrinus anatum American Peregrine Falcon	FDL /SDL, FP	Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures. Nest consists of a scrape or a depression or ledge in an open site.	**None.** Suitable habitat is not present in the Project
Geothlypis trichas sinuosa Saltmarsh Common Yellowthroat	- /SSC	Resident of the San Francisco Bay region, in fresh and salt water marshes. Requires thick, continuous cover down to water surface for foraging; tall grasses, tule patches, willows for nesting.	**None.** Suitable habitat is not present in the Project Area.
Laterallus jamaicensis coturniculus California Black Rail	- /ST, FP	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays. Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	**None.** Suitable habitat is not present in the Project
Melospiza melodia pusillula Alameda Song Sparrow	- /SSC	Resident of salt marshes bordering south arm of San Francisco Bay. Inhabits *Salicornia* marshes; nests low in *Grindelia* bushes (high enough to escape high tides) and in *Salicornia*.	**None.** Suitable habitat is not present in the Project.
Rallus longirostris obsoletus California Ridgway's Rail	FE/SE, FP	Salt-water and brackish marshes traversed by tidal sloughs in the vicinity of San Francisco Bay. Associated with abundant growths of pickleweed, but feeds away from cover on invertebrates from mud-bottomed sloughs.	**None.** Suitable habitat is not present in the Project.
Riparia riparia Bank Swallow	- /ST	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	**None.** Suitable habitat is not present in the Project.
Mammals			
Antrozous pallidus pallid bat	- /SSC	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	**Not expected.** Marginally suitable foraging habitat is present in the study area. No suitable roosting habitat is present.
Corynorhinus townsendii Townsend's big-eared bat	- /SSC	Throughout California in a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	**Possible.** Marginally suitable foraging habitat is present in the study area.

Scientific name	Listing status* (Federal/ State)	Habitat	Potential to Occur in the Project
Neotoma fuscipes annectens San Francisco dusky-footed woodrat	- /SSC	Forest habitats of moderate canopy and moderate to dense understory. May prefer chaparral and redwood habitats. Constructs nests of shredded grass, leaves and other material. May be limited by availability of nest-building materials.	**None.** Suitable habitat is not present in the Project.
Nyctinomops macrotis big free-tailed bat	- /SSC	Low-lying arid areas in Southern California. Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	**None.** Suitable habitat is not present in the Project.
Reithrodontomys raviventris salt marsh harvest mouse	FE/SE, FP	Only in the saline emergent wetlands of San Francisco Bay and its tributaries. Pickleweed is primary habitat, but may occur in other marsh vegetation types and in adjacent upland areas. Does not burrow, build sloosely organized nests. Requires higher areas for flood escape.	**None.** Suitable habitat is not present in the Project.
Taxidea taxus American badger	- /SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	**None.** Suitable habitat is not present in the Project.

*** List of Abbreviations for Federal and State Species Status follow below:**
FE = Federal endangered
FT = Federal threatened
FC = Federal candidate
FD = Federal delisted
SE = State endangered
ST = State threatened
SC = State candidate
SSC = Species of special concern
FP = State fully protected
Source: California Department of Fish and Wildlife (CDFW). 2023. California Natural Diversity Database.

Appendix D
Plant Species List

Appendix D. Plant Species List

Scientific Name	Common Name	Native
Albizia lophantha	Plume accacia	No
Avena barbata	Slender wild oat	No
Avena fatua	Wild oat	No
Baccharis pilularis	Coyote Brush	Yes
Brassica rapa	Field mustard	No
Bromus catharticus	Rescue grass	No
Bromus diandrus	Ripgut brome	No
Bromus madritensis ssp. rubens	Foxtail Brome	No
Carduus pycnocephalus ssp. pycnocephalus	Italian Thistle	No
Cirsium vulgare	Bull Thistle	No
Cortaderia jubata	Jubata grass	No
Conium maculatum	Poison Hemlock	No
Cyperus eragrostis	tall flatsedge	Yes
Delairea odorata	Cape Ivy	No
Eucalyptus globulus	Blue gum	No
Equisetum telmateia ssp. braunii	Giant horse tail	Yes
Festuca californica	California Fescue	Yes
Festuca perennis	Rye grass	No
Frangula californica	California Coffee berry	Yes
Gazania linearis	Ganzia	No
Genista monspessulana	French broom	No
Geranium dissectum	Cut-leaved Geranium	No
Hedera helix	English ivy	No
Helminthotheca echioides	Bristly oxtongue	No
Hirschfeldia incana	Summer mustard	No
Holcus lanatus	Common Velvet Grass	No
Hordeum murinum	Barley	No
Hypochaeris radicata	Rough Cat's Ear	No
Medicago polymorpha	California burclover	No
Melilotus indicus	yellow sweetclover	Yes
Oxalis pes-caprae	Bermuda buttercup	No
Pinus radiata	Monterey Pine	Yes
Plantago lanceolata	English plantain	No
Poa annua	Annual blue grass	No
Raphanus sativus	Wild radish	No
Remux spp.	Dock	No
Rubus armeniacus	Himalayan Blackberry	No
Rubus ursinus	california blackberry	Yes
Salix lasiolepis	Arroyo willow	Yes

Appendix D. Plant Species List

Scientific Name	Common Name	Native
Senecio vulgaris	Common Groundsel	No
Taraxacum officinale	Common Dandelion	No
Tropaeolum majus	Garden Nasturtium	No
Vicia sativa	Common Vetch	No
Zantedeschia aethiopica	Calla-lily	No

Appendix D

Cultural Resource Inventory Report [Confidential]

Appendix E

Geotechnical Investigation

GEOTECHNICAL INVESTIGATION

GRANADA COMMUNITY CENTER

AND BURNHAM PARK

OBISPO ROAD AND AVENUA PORTOLA

APN: 047-251-110, 047-251-100, AND 047-262-010

EL GRANADA, CALIFORNIA

Prepared for

Group 4 Architecture, Research + Planning

211 Linden Avenue

South San Francisco, California 94080

October 2022

Project No. 4812-4

ROMIG ENGINEERS

October 27, 2022
4812-4

Group 4 Architecture,
Research + Planning, Inc.
211 Linden Avenue
South San Francisco, California 94080

RE: GEOTECHNICAL INVESTIGATION
GRANADA COMMUNITY CENTER
AND BURNHAM PARK
OBISPO ROAD AND AVENUE PORTOLA
APN: 047-251-110, 047-251-100, AND 047-262-010
EL GRANADA, CALIFORNIA

Attention: Ms. Dawn Merkes

Ladies and Gentlemen:

In accordance with your request, we have performed a geotechnical investigation for the proposed Granada Community Center and Burnham Park to be constructed near the intersection of Obispo Road and Avenue Portola (APN: 047-251-110, 047-251-100, and 047-262-010), in an unincorporated area of San Mateo County, near El Granada, California. The accompanying report summarizes the results of our field exploration, laboratory testing and engineering analysis, and presents geotechnical recommendations for the proposed project.

We refer you to the text of our report for specific recommendations.

Thank you for the opportunity to work with you on this project. Please call if you have any questions or comments about site conditions or the findings and recommendations from our investigation.

Very truly yours,

ROMIG ENGINEERS, INC.

Michael Von P. Sacramento

Jonathan J. Fone, P.E.

REGISTERED PROFESSIONAL ENGINEER
JONATHAN J. FONE
80875
CIVIL
STATE OF CALIFORNIA

Copies: Addressee (via email)

GEOTECHNICAL INVESTIGATION
GRANADA COMMUNITY CENTER AND BURNHAM PARK
OBISPO ROAD AND AVENUE PORTOLA
APN: 047-251-110, 047-251-100, AND 047-262-010
EL GRANADA, CALIFORNIA

PREPARED FOR:

GROUP 4 ARCHITECTURE, RESEARCH + PLANNING, INC.

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OCTOBER 2022

ROMIG ENGINEERS

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GEOTECHNICAL INVESTIGATION
FOR
GRANADA COMMUNITY CENTER AND BURNHAM PARK
OBISPO ROAD AND AVENUE PORTOLA
APN: 047-251-110, 047-251-100, AND 047-262-010
EL GRANADA, CALIFORNIA

INTRODUCTION

This report presents the results of our geotechnical investigation for the proposed Granada Community Center and Burnham Park to be constructed near the intersection of Obispo Road and Avenue Portola (APN: 047-251-110, 047-251-100, and 047-262-010) in an unincorporated area of San Mateo County near El Granada, California. The location of the site is shown on the Vicinity Map, Figure 1. The purpose of this investigation was to evaluate subsurface conditions at the site and to provide geotechnical design and construction recommendations for the proposed improvements.

Project Description

The project consists of constructing a community center and park at the subject site. The site consists of three lots (APN: 047-251-110, 047-251-100, and 047-262-010). The design and layout of the community center is still being developed; however, we understand that the one-story, approximately 3,000-square-foot community center will be located at the northwest lot (APN: 047-251-110) and will include a new parking lot. The existing building on the lot will be extensively renovated for the center. Burnham Park will be constructed on middle and southeast lots (APN: 047-251-100 and 047-262-010) and will include new restroom and shower facilities, two parking areas, two pedestrian bridges, a sports court, a skate area, a new dog park, earth berms, two drainage ditch improvements, and significant landscaping. The property gently slopes down to the southwest towards State Highway 1 and the Pacific Ocean. Structural loads are expected to be relatively light as is typical for this type of construction.

Scope of Work

The scope of work for this investigation was presented in our agreement with you, dated June 3, 2022. In order to accomplish this work, we have performed the following services:

- Review of geologic, geotechnical, and seismic conditions in the vicinity of the site including our previous geotechnical report at the site, dated September 8, 2009.

- Subsurface exploration consisting of advancing two cone penetration tests (CPTs) and drilling, sampling, and logging of five exploratory borings near the proposed improvements.

- Laboratory testing of selected soil sample to aid in material classification and to help evaluate the engineering properties of the soil encountered at the site.

- Engineering analysis and evaluation of the surface and subsurface data to develop geotechnical design criteria for the project.

- Preparation of this report presenting our findings and geotechnical recommendations for the proposed improvements.

Limitations

This report has been prepared for the exclusive use of Group 4 Architecture, Research and Planning, Inc. for specific application to developing geotechnical design criteria for the currently proposed Granada Community Center and Burnham Park to be constructed at Obispo Road and Avenue Portola (APN: 047-251-110, 047-251-100, and 047-262-010) in an unincorporated area of San Mateo County, near El Granada, California. We make no warranty, expressed or implied, for the services we perform for this project. Our services are performed in accordance with the geotechnical engineering principles generally accepted at this time and location. This report was prepared to provide engineering opinions and recommendations only. In the event there are any changes in the nature, design, or location of the project, or if any future improvements are planned, the conclusions and recommendations presented in this report should not be considered valid unless 1) the project changes are reviewed by us, and 2) the conclusions and recommendations presented in this report are modified or verified in writing.

The analysis, conclusions, and recommendations presented in this report are based on site conditions as they existed at the time of our investigation; the currently planned site improvements; review of readily available reports relevant to the site conditions; and laboratory test results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions and that certain conditions may not be detected during an investigation of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes occur, we should be advised so that we can review our report in light of those changes.

REVIEW OF PREVIOUS INVESTIGATION

Romig Engineers prepared a geotechnical report, dated September 2009 for construction of an underground storm water storage facility at the southeast lot (APN: 047-262-010) of the subject site. This previous investigation included three exploratory borings to a maximum depth of 20 feet. The borings were located near the planned park improvements and are shown on the Site Plan, Figure 2, and the boring logs are attached in Appendix D.

At the location of Boring EB-1, we encountered approximately 3 feet of hard sandy lean clay of low plasticity underlain by approximately 4 feet of medium dense clayey sand. The upper 7 feet of soil appeared to be fill in Boring EB-1. We then encountered about 2.5 feet of stiff sandy fat clay of high plasticity underlain by medium dense to very dense poorly graded sand and clayey sand, which extended to the maximum depth explored of approximately 18 feet. At Borings EB-2 and EB-3, we generally encountered about 4 to 6 feet of stiff to very stiff sandy fat clay of high plasticity underlain by approximately 4 to 5.5 feet of sandy lean clay of low to moderate plasticity. We then encountered medium dense to very dense clayey sand, which extended to the maximum depth explored of about 10 feet and 20 feet for Borings EB-2 and EB-3, respectively.

A Liquid Limit of 59 and a Plasticity Index of 40 were measured on a sample of near-surface native soil obtained from Boring EB-2. These test results indicate that the near-surface native soils at the site have high plasticity and a high potential for expansion.

Ground water was encountered at the site at depths of about 7.5 feet and 6.5 feet below the ground surface at Borings EB-1 and EB-2, respectively. We also understand ground water was encountered at a depth of 7 feet during percolation testing performed in May 2008. The project design high ground water at the site was estimated to be about 3 feet below the ground surface.

Total liquefaction settlement from the design-level earthquake within the medium dense sands encountered in Boring EB-1 was estimated to be approximately 2 inches. We recommended that the concrete connection vault be supported on a mat foundation.

SITE EXPLORATION AND RECONNAISSANCE

Site reconnaissance and subsurface exploration were performed on September 12, 2022. The subsurface exploration consisted of drilling and sampling five exploratory boring to depths ranging from 6 to 20 feet and advancing two cone penetration tests (CPTs) to

depths of about 43 and 45 feet. The exploratory borings were performed using portable drilling and sampling equipment, and the CPTs were advanced using an electronic cone penetration test system, which was truck-mounted, having a downward pressure capacity of 20 tons. The approximate locations of the borings and CPTs are shown on the Site Plan, Figure 2. The boring and CPT logs, and the results of our laboratory tests are attached in Appendices A and B, respectively.

Surface Conditions

The site is located in a rural/residential area and includes three lots (APN: 047-251-110, 047-251-100, and 047-262-010), which are border by Coronado Street at the southeast side, California State Highway 1 (Cabrillo Highway) along the south side, and Obispo Road and Avenue Alhambra along the north side of the site.

At the time of our investigation, the northwest lot (APN: 047-251-110) was occupied by a single-story pre-school building which had a wood siding exterior. An asphalt paved parking lot was located at the front of the building and provided access to Avenue Alhambra. Playground structures and two storage sheds were located at the rear of the building. Concrete walkways and patios were generally located at the building at the front and rear. We expect the building is supported on a shallow foundation; however, the depth and width of the existing foundations are unknown. The exterior perimeter stem wall was generally covered and not visible. The parking lot had alligator cracking with up to about 1/4-inch wide cracks observed throughout. The exterior concrete flatwork was observed with some cracks up to about 1/4-inch wide. Roof downspouts appeared to discharge into a closed pipe system.

The southwest lot (APN: 047-262-010) had a half pipe skate ramp and an undeveloped parking lot located at the southeast portion of the lot and an underground storm water storage facility at the northwest portion. Two drainage ditches were located at the southwest lot and extended from Obispo Road across the lot to concrete culverts at Highway 1. The middle lot (APN: 047-251-100) was currently vacant and undeveloped. The site was landscaped with native grasses, small to large shrubs, and small trees. The site generally sloped down gently towards the southeast towards the drainage ditches.

Subsurface Conditions

At the locations of CPT-1 and CPT-2, advanced near the community center parking lot, we generally encountered firm to very stiff clay and medium dense to very dense sand with interbedded silty sand, sandy silt, and clayey silt to silty clay throughout the subsurface profile to the maximum depth explored of about 45 feet.

At the locations of Borings EB-7 and EB-8, advanced near the planned community center and existing building, we encountered very stiff to hard lean clay and sandy lean clay of low to high plasticity with interbedded lenses of sand and silt to the maximum depth explored of 20 feet. In Boring EB-8, the upper 4 feet of surface soil appeared to be fill.

At Borings EB-4, EB-5 and EB-6, advanced near the planned park improvements, we generally encountered surface fill ranging from 2 to 6 feet thick. The fill consisted of hard sandy lean clay of low plasticity and medium dense to dense well graded and poorly graded sand. Below the fill, we encountered native soil consisting of about 2 feet to 3.5 feet of stiff to very stiff fat and lean clay of high plasticity underlain by very stiff to hard sandy lean clay of low to moderate plasticity with interbedded sand and silts to maximum depth explored of about 20 feet.

A Liquid Limit of 48 and a Plasticity Index of 28 were measured on a sample of near-surface native soil obtained from Boring EB-7. These test results indicate that the near-surface native soils at the site have high plasticity and high potential for expansion.

Based on our experience, surface fills such as were encountered were typically not placed and compacted to today's standards as engineered fill, and these fills often settle over the years, particularly during times of seasonally heavy rainfall or irrigation when the fill becomes wet, or during strong seismic shaking.

We note that portions of the sandy and silty soil strata encountered at the site may be susceptible to liquefaction during strong seismic shaking. Details of our liquefaction evaluations are included in the section below titled "Liquefaction Evaluation".

Ground Water

Ground water was not encountered in Borings EB-4 through EB-8 during our subsurface exploration. Pore pressure dissipation tests conducted in the CPTs indicated that the ground water table was inferred to be located at a depth of about 16 feet below the ground surface. The borings and CPTs were backfilled immediately after drilling and sampling were completed; therefore, a stabilized ground water level may not have been obtained. We also expect that the ground water table or extent of ground water seepage could be influenced by water seepage at and near the Pacifica Ocean, which is located about 200 feet south of the site. Ground water was encountered at depths of about 7.5 and 6.5 feet in Borings EB-1 and EB-2, respectively, during our subsurface investigation in 2009. We also understand ground water was encountered at a depth of 7 feet during percolation testing performed in May 2008.

Please be cautioned that fluctuations in the level of ground water can occur due to variations in rainfall, landscaping, underground drainage patterns, and other factors. It is also possible and perhaps even likely that a relatively shallow ground water table could develop seasonally in the soil during and after significant rainfall in combination with landscape watering at the property and the upslope areas, or during wet years, or a series of wet years.

GEOLOGIC SETTING

As part of our investigation, we briefly reviewed our local experience and geologic information in our files pertinent to the general area of the site. The information reviewed indicates that the site is mapped in an area underlain by Pleistocene age Marine terrace deposits, Qmt (Pampeyan, 1994). The Marine terrace deposits are expected to consist of poorly to moderately consolidated deposits of marine, eolian, and alluvial sand, silt, gravel, and clay in various proportions and combinations, in indistinct to distinct lenses and beds. The geology of the site vicinity is shown on the Vicinity Geologic Map, Figure 3.

The State Seismic Hazard Zones Map of the Montara Mountain Quadrangle (CGS, 2018), Figure 4, indicates that the site is mapped in a liquefaction hazard zone. A site-specific liquefaction discussion is presented later in this report.

The Tsunami Inundation Map for Emergency Planning (CGS, 2009), Figure 5, indicates that a majority of the site is mapped in a tsunami hazard zone. A site-specific tsunami discussion is presented later in this report.

The site and the immediate vicinity are located in an area that slopes gently to the southwest towards the Pacific Ocean at elevations ranging from about 17 to 35 feet above sea level.

Faulting and Seismicity

There are no mapped through-going faults within or adjacent to the site and the site is not located within a State of California Earthquake Fault Zone (formerly known as a Special Studies Zone), an area where the potential for fault rupture is considered probable. The closest active fault is the San Gregorio fault, located approximately 0.9 mile southwest of the property. Thus, the likelihood of surface rupture occurring from active faulting at the site is low.

The San Francisco Bay Area is an active seismic region. Earthquakes in the region result from strain energy constantly accumulating because of the northwestward movement of the Pacific Plate relative to the North American Plate. On average about 1.6-inches of movement occur per year. Historically, the Bay Area has experienced large, destructive earthquakes in 1838, 1868, 1906, and 1989. The faults considered most likely to produce large earthquakes in the area include the San Andreas, San Gregorio, Hayward, and Calaveras faults. The San Andreas fault is located approximately 6.0 miles northeast of the site. The Hayward and Calaveras faults are located approximately 24 and 32 miles northeast of the site, respectively. These faults and significant earthquakes that have been documented in the Bay Area are listed in Table 1 and are shown on the Regional Fault and Seismicity Map, Figure 6.

Table 1. Earthquake Magnitudes and Historical Earthquakes
Granada Community Center and Burnham Park
El Granada, California

Fault	Maximum Magnitude (Mw)	Historical Earthquakes		Estimated Magnitude
San Andreas	7.9	1989	Loma Prieta	6.9
		1906	San Francisco	7.9
		1865	N. of 1989 Loma Prieta Earthquake	6.5
		1838	San Francisco-Peninsula Segment	6.8
		1836	East of Monterey	6.5
Hayward	7.1	1868	Hayward	6.8
		1858	Hayward	6.8
Calaveras	6.8	1984	Morgan Hill	6.2
		1911	Morgan Hill	6.2
		1897	Gilroy	6.3
San Gregorio	7.3	1926	Monterey Bay	6.1

In the future, the subject property will undoubtedly experience severe ground shaking during moderate and large magnitude earthquakes produced along the San Andreas fault or other active Bay Area fault zones. Using information from recent earthquakes, improved mapping of active faults, ground motion prediction modeling, and a new model for estimating earthquake probabilities, a panel of experts convened by the U.S.G.S. have concluded there is a 72 percent chance for at least one earthquake of Magnitude 6.7 or larger in the Bay Area before 2043. The Hayward fault has the highest likelihood of an earthquake greater than or equal to magnitude 6.7 in the Bay Area, estimated at 33 percent, while the likelihood on the San Andreas and Calaveras faults is estimated at approximately 22 and 26 percent, respectively (Aagaard et al., 2016).

Earthquake Design Parameters

The State of California currently requires that buildings and structures be designed in accordance with the seismic design provisions presented in the 2019 California Building Code and in ASCE 7-16, "Minimum Design Loads for Buildings and Other Structures." Based on site geologic conditions and on information from our subsurface exploration at the site, the site may be classified as Site Class D, stiff soil, in accordance with Chapter 20 of ASCE 7-16. Spectral Response Acceleration parameters and site coefficients may be taken directly from the SEAOC/OSHPD website based on the longitude and latitude of the site. For site latitude (37.5030), longitude (-122.4738) and Site Class D, design parameters are presented on Table 2.

Table 2. 2019 CBC Seismic Design Criteria
Granada Community Center and Burnham Park
El Granada, California

Spectral Response Acceleration Parameters			Design Value
Mapped Value for Short Period	-	S_S	2.175
Mapped Value for 1-sec Period	-	S_1	0.831
Site Coefficient	-	F_a	1.0
Site Coefficient	-	F_v	1.7
Adjusted for Site Class	-	S_{MS}	2.175
Value for Design Earthquake	-	S_{DS}	1.450

Liquefaction Evaluation

To evaluate the potential for earthquake-induced liquefaction of the soils at the site, we performed a liquefaction analysis of the CPT data using the program Cliq, developed by GeoLogismiki. The program applied several published methodologies, including Robertson (2009) and Boulanger and Idriss (2014), which use a weighting factor on vertical strains with depth, per Cetin et al 2009; each of these methodologies was assigned a one-half probability of occurring. The silty sand, sandy silt, and clayey silt to silty clay strata encountered between about 10 and 29 feet in CPT-1 and about 7 to 29 feet in CPT-2 that we encountered at the site below the projected high ground water level of about 3 feet were considered in our liquefaction analysis.

The results of our analyses indicate that the interbedded silty sand, sandy silt, and clayey silt to silty clay strata encountered in our CPTs could liquefy when subjected to a peak ground acceleration (PGA) of 1.002, the PGA_M for the maximum considered earthquake based on ASCE 7-16. The results of our liquefaction evaluation are presented in Table 3 and are presented in Figures C-1 and C-2 in Appendix C.

Table 3: Results of Liquefaction Evaluation
Granada Community Center and Burham Park
El Granada, California

CPT No.	Robertson 2009 Settlement (Inches)	Idriss and Boulanger 2014 Settlement (Inches)	Average Settlement (Inches)
CPT-1	0.6	2.3	1.5
CPT-2	0.2	1.8	1.0

Based on our analyses of the CPT data, total settlement that could occur at the ground surface as a result of liquefaction from the design-level earthquake is estimated to range from approximately 1.0 to 1.5 inches, with some variation with regard to the analysis method used and uncertainties with regard to the character of the clay fraction present in our soils. We note the total liquefaction settlement from Boring EB-1 in our 2009 report was estimated to be approximately 2 inches.

In our opinion, differential settlement of about 1.5 inches over a horizontal distance of 50 feet is possible from liquefaction at the ground surface during seismic shaking, and the estimated settlement should be considered during the structural design of the proposed structures and site improvement foundation systems. The differential settlement could also affect exterior flatwork, parking areas, and underground utilities supported at existing surface grades.

Geologic Hazards

In addition to liquefaction potential, we reviewed the potential for other geologic hazards to impact the site, considering the geologic setting and the soil encountered during our investigation. The results of our review are presented below.

- Fault Rupture - The site is not located in an Earthquake Fault Zone or area where fault rupture is considered likely. Therefore, in our opinion active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is considered low.

- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30-to-50-year design life. Strong ground shaking should therefore be expected several times during the design life of the development, as is typical for sites throughout the Bay Area. The structures and site improvements should be designed and constructed in accordance with current earthquake resistance standards.

- Dynamic Densification - Dynamic densification can occur during moderate and large earthquakes when unsaturated soft or loose, natural or fill soils are densified and settle, often unevenly across a site. Experience has shown that surface fill soils such as were encountered at the site are susceptible to differential compaction. The very stiff to hard native clay above the historical ground water table encountered during our exploration are not prone to significant differential compaction. In our opinion, the likelihood of significant differential compaction affecting the structures and site improvements is low provided the existing surface fill will be overexcavated and properly compacted below the structures and surface improvement areas and the foundations will bear on native soil or engineered fill. Some differential compaction is possible if the existing surface fill is not excavated and properly compacted below building slab, pavement, flatwork and other surface improvement areas.

- Expansive Soil - Based upon the results of the laboratory testing and our visual classification, the surface and near-surface soils encountered at the site are highly expansive and subject to expansion and contraction during wetting/drying cycles. However, the likelihood of significant damage from expansive soil movement can be reduced provided the recommendations presented in our report are followed during design and construction. However, flatwork and pavement areas supported over the expansive soil will likely be prone to differential settlement/movement and distress due to heaving and shrinkage movement and will have a shorter service life compared to a site underlain by less expansive soil.

- Tsunami Hazard - The site is mapped in a tsunami hazard zone as indicated on the Tsunami Inundation Map for Emergency Planning for the Montara Mountain Quadrangle (CSG, 2009), Figure 5. Areas mapped within a tsunami hazard zone may be affected by a series of waves or surges following a large earthquake in or along the Pacific Ocean. Evaluation of the hazard associated with a design tsunami event is outside the scope of our services and expertise; therefore, we have not included modeling of tsunami events, tsunami forces on the proposed building, accessory structures, and site improvements, and/or the potential tsunami hazard risk at the subject site.

CONCLUSIONS

In our opinion, the site is suitable for the proposed community center building, accessory structures, and site improvements provided the recommendations presented in our report are followed during design and construction. Specific geotechnical recommendations for the proposed improvements are presented in the following sections of this report.

The primary geotechnical concerns at the site are 1) the presence of medium dense sands and silts which are potentially susceptible to liquefaction induced settlement during seismic shaking; 2) the presence of the highly expansive surface soils underlying the site; 3) the presence of undocumented surface fill up to about 7 feet deep encountered across the site; 4) the presence of relatively high historical ground water level; and 5) the potential for severe ground shaking and tsunami inundation at the site during and following a major earthquake.

As discussed previously, differential settlement of about 1.5 inches over a horizontal distance of 50 feet is possible from liquefaction at the ground surface during seismic shaking, and the estimated settlement should be considered during the structural design of the proposed structures and site improvement foundation systems.

The highly expansive soils are subject to significant volume changes (heaving and shrinkage movement) during fluctuations in moisture content from seasonal variations in precipitation or changes from landscape watering. Due to the expansive and uncertain nature of the soils at the site, the owner must also be willing to accept a higher level of risk of differential movement damage and extra maintenance (including the structures, pavements and exterior flatwork), if it occurs. It is also essential to limit the amount of surface water seeping into the ground adjacent to the buildings and hardscape. This will require continual maintenance of the recommended surface drainage facilities to observe that they are properly working after initial construction, and to further observe that they are continuing to work over the life of the improvements.

Preferably, the proposed community center building, restroom facilities, and pedestrian bridges should be supported on drilled pier foundations embedded into stiff/dense native soil below any fill. Interior slabs for pier supported structures preferably should be structurally supported on the pier foundation with a void form used below the slab.

As a less expensive, less predictable alternative, in our opinion, the structures may be supported on relatively rigid shallow foundations bearing on native soil or engineered fill. If shallow foundations are selected, they may consist of a series of relatively deep and

rigid continuous spread footings constructed in a grid pattern (i.e., the interior footings should be structurally connected and tied to the perimeter foundations), or on an at-grade mat foundation with added reinforcing to provide a stiffer foundation more capable of tolerating differential soil movement. In addition, concrete slabs-on-grade should be underlain by a layer of non-expansive fill.

If new foundations will be needed for the proposed renovation of the existing building, the new/additional loads within the existing footprint may be supported on conventional spread footings bearing on stiff/dense native soil below any fill. To help reduce the potential for differential settlement between the new and existing foundations due to varying loading conditions and liquefaction-induced settlement, if practical, you should consider supporting the new/additional loads on a series of rigid continuous spread footings, ideally structurally connecting to the existing perimeter foundations or interior continuous footings.

Borings EB-1, EB-4 to EB-6, and EB-8 encountered surface fill ranging from about 2 feet to 7 feet thick across the site. We note Borings EB-2, EB-3, and EB-7 did not appear to encounter fill material. Based on our experience, undocumented surface fills such as this were typically not placed and compacted to current day engineering standards, and often settle over the years particularly during times of seasonally heavy rainfall or irrigation when the fill becomes wet, or during strong seismic shaking. Since portions of the existing building, restroom and beach shower facilities, parking lots, exterior flatwork, and other improvements appear to overlap the existing surface fill, in our opinion, the existing surface fill should generally be excavated and compacted below the interior floors, exterior flatwork, pavements and other site improvements during site preparation. However, removing and compacting the deeper existing surface fills below all the proposed improvements may not be feasible in all areas, particularly adjacent to the existing building and existing street improvements. The reworking of the surface fill and subgrade preparation should proceed as recommended in the section of this report titled "Earthwork." The lateral extent and depth of the surface fill will need to be verified during grading under the direction of our field representative.

We note that the medium dense sand strata encountered at the site were judged to have limited cohesion and may be prone to sloughing and/or caving if excavated near-vertical. Temporary excavation shoring, pier drilling, trench, and other excavations should be designed and installed accordingly. This information should be considered by the contractor when establishing temporary shoring/slope criteria, for pier drilling, and for other temporary excavations.

Because subsurface conditions may vary from those encountered at the location of the borings and CPTs, and to observe that our recommendations are properly implemented, we recommend that we be retained to 1) review the grading and foundation plans for conformance with the recommendations presented in this report and 2) observe and test during earthwork and foundation and slab construction.

FOUNDATIONS

Drilled Piers

In our opinion, the community center building, the restroom facilities, and the pedestrian bridges should be supported on a drilled piers extending in stiff/dense native soil below any fill. Piers should have a minimum diameter of 16 inches and extend at least 12 feet below the bottom of the grade beams and at least 6 feet into native stiff/dense soil below any fill, whichever is deeper. Piers may be designed for an allowable skin friction of 350 pounds per square foot for dead plus live loads, with a one-third increase allowed for total loads including wind or seismic forces. An allowable uplift skin friction of 275 pounds per square foot may be used. Vertical support provided by soil against the upper 2 foot of the piers should be neglected in design. Piers should have a center-to-center spacing of at least three pier diameters.

Due to the medium dense sands encountered at Boring EB-1 to a depth of about 16 feet, the drilled piers supporting the restroom facilities may need to extend to a total depth of 22 feet below the ground surface to be embedded at least 6 feet into dense native soil.

We recommend that relatively stiff grade beams be constructed between the piers as required by the structural engineer. In order to minimize the possible detrimental effects of the expansive on-site soils, the grade beams should have at least 4-inch void between their bottoms and the underlying soils. This may be accomplished with compressible foam, cardboard forms or an equivalent method. In addition, to help limit the infiltration of surface runoff beneath the structures, the grade beam should extend at least 12-inches below the slab subgrade elevation. We also recommend that the grade beams be reinforced with sufficient top and bottom steel reinforcing bars to provide structural continuity and stiffness.

Special Pier Drilling Considerations

Pier drilling operations should be observed by our representative, to establish that pier excavations bear in competent materials, extend the required depth into the expected materials, and that the pier excavations are properly cleaned. The minimum pier depths

recommended above may require adjustment if differing conditions are encountered during drilling. Sloughing or caving of pier excavations should be expected within the medium dense sands and potential high ground water that are present below the site.

Pier excavations should be completed with concrete as soon as practical after drilling. Due to the presence of the cohesionless sands and the potential for high ground water mentioned above, the piers may need to be cased or drilled with a stabilization fluid to prevent caving of the pier excavations. In addition, concrete for the piers should be placed the same day the piers are drilled. If caving conditions occur, scheduling several concrete placements each day of drilling may be required. The tremie method should be used to concrete the piers if ground water is encountered during or following drilling.

Lateral Loads for Piers

Lateral loads on the piers may be resisted by passive earth pressure based upon an equivalent fluid pressure of 300 pounds per cubic foot, acting on 2 times the projected area of the pier. The passive resistance of the upper 2 foot of the piers should be neglected in design where soil adjacent to the footing is not covered and protected by a concrete slab or pavement.

Rigid Grid Foundation System

As a less expensive, less predictable alternative to drilled piers, in our opinion, the community center building and the restroom facilities may be supported on a series of conventional spread footings constructed in a grid pattern and bearing on undisturbed stiff native soil or compacted fill. Continuous footings should have a width of at least 12 inches and should extend at least 34 inches below exterior grade and at least 28 inches below the bottom of concrete slabs-on-grade, The use of isolated footings should be avoided. Footings with at least these minimum dimensions may be designed for an allowable bearing pressure of 2,500 pounds per square foot (psf) for dead plus live loads, with a one-third increase allowed when considering additional short-term wind or seismic loading. The weight of the footings may be neglected for design purposes.

Due to the potential for liquefaction related differential settlement and expansive soil movement, we recommend that continuous footings be arranged in a grid pattern, and we suggest that the grids be spaced at intervals no greater than approximately 18 feet or as determined by the structural engineer. In addition, we recommend all continuous footings be capable of spanning a distance of at least 15 feet and cantilevering a minimum distance of at least 5 feet under full dead loads.

All footings located adjacent to utility lines should be embedded below a 1:1 plane extending up from the bottom edge of the utility trench. All continuous footings should be reinforced with sufficient top and bottom steel reinforcement to provide structural continuity and to permit spanning of local irregularities.

The bottom of all footing excavations should be cleaned of fill, loose and soft soil and debris. A member of our staff should observe all footing excavations prior to placement of reinforcing steel to confirm that they expose suitable native or compacted fill material, have at least the recommended minimum dimensions, and have been properly cleaned. If soft or loose soils are encountered in the foundation excavations, our field representative will require these materials to be removed and may require a deeper footing embedment depth before the reinforcing steel and concrete is placed.

Mat Foundation

As a less expensive, less predictable alternative to drilled piers, in our opinion, the community center building and the restroom facilities may be supported on a structural mat foundation bearing on native soil or engineered fill. The mat may be designed for an average allowable bearing pressure of 1,500 pounds per square foot for combined dead plus live loads, with maximum localized bearing pressures of 2,500 pounds per square foot at column or wall loads. These pressures may be increased by one-third for total loads including wind or seismic forces. These pressures are net values; the weight of the mat may be neglected in design.

The mat should be reinforced to provide structural continuity and to permit spanning of local irregularities. A modulus of subgrade reaction (Kv1) of 100 pounds per cubic inch may be assumed for a 1-foot square bearing area, which should be scaled to account for mat foundation size effects. Alternatively, based on the anticipated building load and differential static settlement, a modulus of subgrade reaction (Kv) of 25 pounds per cubic inch (pci) may be assumed for the mat subgrade.

In our opinion, the mat foundation should include a thickened perimeter edge at least 12 inches wide, and should extend at least 34 inches below exterior grade, and at least 28 inches below the bottom of mat, whichever is deeper. This would improve edge stiffness, reduce the potential for mat slab dampness, and increase resistance to lateral loads imposed on the mat. The mat foundation should be designed with sufficient thickness and reinforcing to span an unsupported length of at least 15 feet and cantilever a distance of at least 5 feet.

In our opinion, the mat slab should be underlain by at least 4 inches of free-draining gravel, such as ½- to ¾-inch clean crushed rock, which is in turn underlain by at least 20 inches of non-expansive fill (preferably Class II aggregate base). Prior to mat construction, the mat subgrade should be scarified, prepared and compacted as recommended in the section titled "Compaction." Just prior to mat construction, the non-expansive fill section should be proof-rolled to provide a smooth firm surface for mat support. Our representative should observe and test during the preparation and compaction of the mat subgrade and non-expansive fill section.

Lateral Loads for Footings and Mat

Lateral loads may be resisted by friction between the bottom of the footings or mat and the supporting subgrade, and by passive soil pressure acting against the footings or mat cast neat in foundation excavations or backfilled with properly compacted structural fill. The below values given for coefficient of friction and passive soil resistance are ultimate values. We recommend that a factor of safety of 1.5 be applied.

An ultimate coefficient of friction of 0.35 may be assumed for design for footings bearing directly on compacted fill or native soil. An ultimate coefficient of friction of 0.5 may be assumed for the mat foundation bearing directly on a crushed rock section. However, since it is likely that a water-proofing membrane will be installed between the bottom of the foundations and subgrade soil, the structural engineer should consult with the water proofing consultant for the coefficient of friction between the membrane and subgrade soil. Ultimate passive soil resistance may be simulated by an equivalent fluid pressure of 450 pounds per cubic foot beginning at the ground surface or mat/slab subgrade, where appropriate. The upper one foot of passive soil resistance should be neglected where soil adjacent to the foundations is not covered and protected by a relatively level concrete slab or pavement.

Other Foundation Considerations

Since the existing building foundations were constructed with no geotechnical observation, and the as-built depth and width of the existing building foundations are unknown, there is more uncertainty concerning their performance than for the new foundations as discussed above. If the structural load on the existing foundations will be increased significantly, it may be prudent to selectively underpin the foundations as needed to reduce post-construction differential settlement due to the new loads from the proposed renovation and remodel. Additional stiffening elements, such as tie beams could be added to the existing foundation in order to increase the overall rigidity of the foundation system.

When the existing foundations are exposed prior to or during construction, the design and construction team should observe their condition and determine if any remedial measures or supplemental recommendations would be appropriate.

Settlement

Thirty-year post-construction differential settlement due to static loads is not expected to exceed about 1-inch across the structures supported on a drilled pier foundation, provided the foundations are designed and constructed as recommended.

Thirty-year post-construction differential movement due to static loads is not expected to exceed about 1.5-inch across the structures supported on a shallow foundation, provided the foundation is designed and constructed as recommended.

As discussed in the above sections, differential settlement of up to about 1.5 inches over a horizontal distance of 50 feet is possible across the ground surface from liquefaction of the silty and sandy layers during seismic shaking. The differential settlement mentioned above should be considered during structural design of the foundation system.

SLABS-ON-GRADE

General Slab Considerations

The near-surface native soils at the site have a high expansion potential. Expansive soils have a tendency to expand due to increases in moisture content and shrink as they dry. This can result in some slab cracking and heave regardless of the geotechnical measures implemented. Our recommendations below will help reduce the impacts of the expansive soils beneath slabs-on-grade but will not eliminate the risk entirely. In areas where differential settlement across the flatwork is not desired, the slabs could be designed as a structural slab supported on a pier and grade beam foundation.

To reduce the potential for movement of the soil subgrades below at-grade concrete slabs-on-grade, at least the upper 6-inches of the surface soil should be scarified, moisture conditioned, and compacted at a moisture content at least 3 percent above the laboratory optimum. The native soil subgrade should be kept moist up until the time the non-expansive fill, crushed rock and vapor barrier, and/or aggregate base section is installed. Slab subgrades and non-expansive fill should be prepared and compacted as recommended in the section of this report titled “Earthwork.”

Overly soft or moist soils should be removed from slab-on-grade areas. Exterior flatwork and interior slabs-on-grade should be underlain by a layer of non-expansive fill as described below. The non-expansive fill should consist of Class 2 aggregate base or clayey soil with a Plasticity Index of 15 or less.

Considering the potential for expansive soil movements of the surface soil, we expect that reinforced slabs will perform better than unreinforced slabs. Consideration should be given to using a control joint spacing on the order of 2 feet in each direction for each inch of slab thickness.

To reduce the potential for differential movement of slabs-on-grade, pavement and exterior flatwork supported on surface fills, the existing fill should be over-excavated and compacted on a series of level benches to current day compaction standards. The vertical and lateral extent of the surface fill will need to be established during grading. We note that if the entire thickness of existing fill will not be re-worked as engineered fill, slabs and flatwork will likely have a higher potential for differential settlement and distress. We can provide further guidance during the design and grading for slabs-on-grade/exterior flatwork improvements, as needed.

Exterior Flatwork

Concrete walkways and exterior flatwork should be at least 5 inches thick and should be constructed on at least 18 inches of Class 2 aggregate base. The potential for distress to exterior slabs due to expansive soil movements could be reduced by placing and compacting an additional 6-inch-thick layer of aggregate base recommended above (i.e., a total of 24 inches of non-expansive fill).

To improve performance, exterior slabs-on-grade, such as for patios, may be constructed with a thickened edge to improve edge stiffness and to reduce the potential for water seepage under the edge of the slabs and into the underlying base and subgrade. In our opinion, the thickened edges should be at least 8 inches wide and should extend at least 4 inches below the bottom of the underlying aggregate base layer.

Due to the presence of near-surface expansive soil, pervious flatwork/pavement is generally not desirable since the pavement will likely be prone to more significant heaving and shrinkage (uplift and downward) movement due to seasonal moisture fluctuation and introduction of surface water onto the pavement subgrade. More differential settlement under wheel loads could also occur due to soil softening/saturation. In addition, soil saturation at pervious pavement near a structure will likely cause more prominent differential settlement/movement across the building foundations. However, if

pervious pavement will be required, the pavement preferably should be located at least 8 feet away from any structures. In addition, the owner must also be willing to accept a higher level of risk of differential movement damage and extra maintenance, if it occurs.

Interior Slabs

At-grade interior slab-on-grade floors should be constructed on a layer of non-expansive fill at least 24 inches thick over a properly prepared and compacted subgrade. Due to the potential for expansive soil movement, it would be preferable for slab-on-grade floors to be at least 5 inches in thickness. Recycled aggregate base should not be used for non-expansive fill below interior slabs-on-grade, since adverse vapor could occur from crushed asphalt components.

In areas where dampness of at-grade concrete floor slabs would be undesirable, such as within the building interiors, concrete slabs should be underlain by at least 4 inches of clean, free-draining gravel, such as ½-inch to ¾-inch clean crushed rock with no more than 5 percent passing the ASTM No. 200 sieve. Pea gravel should not be used. The crushed rock layer should be compacted and leveled with vibratory equipment. The crushed rock layer may be considered as the non-expansive fill layer.

To reduce vapor transmission up through concrete floors, the crushed rock section should be covered with a high quality, UV-resistant vapor barrier conforming to the requirements of ASTM E 1745 Class A, with a water vapor transmission rate less than or equal to 0.01 perms (such as 15-mil thick "Stego Wrap Class A") or other waterproofing membrane. The vapor barrier should be placed directly below the concrete slab. Sand above the vapor barrier is not recommended. The vapor barrier should be installed in accordance with ASTM E 1643. All seams and penetrations of the vapor barrier should be sealed in accordance with manufacturer's recommendations.

The permeability of concrete is affected significantly by the water cement ratio of the mix, with lower ratios producing more damp-resistant slabs (or mats) and being stronger structurally. Where moisture protection is important and/or where the concrete will be placed directly on the vapor barrier, the water-to-cement ratio should be 0.45 or less. To increase the workability of the concrete, mid-range plasticizers can be added to the mix. Water should not be added to the mix unless the slump is less than specified and the ratio will not exceed 0.45. Other steps that may be taken to reduce moisture transmission through the slab (or mat) include moist curing for 5 to 7 days and allowing the slab to dry for a period of two months or longer prior to placing floor coverings. Also, prior to installation of the floor covering, it may be appropriate to test the slab moisture content for adherence to the manufacturer's requirements to determine whether a longer drying time is necessary.

Structural Slabs

In our opinion, interior slabs to be constructed entirely or partially over expansive native soil and/or fill soils preferably should be structurally supported on the pier foundation with a 4-inch minimum void form used below the slab. This may be accomplished with cardboard forms or an equivalent method. Where void forms are used, the non-expansive fill and capillary break section recommended below may be eliminated. At the interior area where floor dampness is a concern, a water-proofing membrane that will adhere to the concrete (such as preproof or polygard) should be placed between the void form and slab, rather than a vapor barrier. The contractor will need to exercise care to maintain the integrity of the void forms while placing reinforcing steel and concrete.

Sports Court

Our experience with sports courts indicates that owners have less tolerance for imperfections in the playing surface. Imperfections can occur primarily because of poor grading practices, lack of control of surface and subsurface drainage, and the presence of varying supporting conditions across the court or if used for the sport court pad soils. In addition, water intrusion below the sports court pad soils can cause heave of portions of the surfacing as the moisture content changes below the court increases during the rainy season or times of heavy watering. Shrinkage can also occur during dry periods.

Our recommendations concerning construction practices for the site conditions which will help reduce the potential for differential movement are as follows:

- Just prior to completing the court, the upper 6-inches of soil on the graded court pad should be scarified and compacted to a relative compaction of approximately 90 percent (ASTM D 1557) at a moisture content at least 3 percent above the laboratory optimum. If fill soil is encountered at the sports court pad, the fill should be entirely excavated and properly compacted.

- For better expected performance, the playing surface would be supported on at least 24-inches, and preferably 30-inches, of imported non-expansive fill material, preferably Class 2 aggregate base over the properly prepared subgrade.

- If a concrete slab is constructed for the sports court, we recommend that the sports court be constructed with a thickened edge to improve edge stiffness and to reduce the potential for water seepage under the edge of the slab. The thickened edge should extend at least 4 inches below the bottom of the aggregate base layer to reduce seepage into the aggregate base layer and underlying soil subgrade.

Concrete surfaces, being more brittle than soft court surfaces, are more prone to cracking as a result of differential ground movement. As concrete cures, it shrinks and cracks can form, especially in restrained and reinforced slabs. In general, the concrete mixture used for the sports court should be developed to control surface cracking during the curing process. Cracking in concrete can be reduced by using a water:cement ratio of less than 0.45. It would also be beneficial to maximize the size and amount of coarse aggregate or using low-shrinkage aggregate. Consideration could also be given to using a shrinkage-reducing admixture to reduce drying shrinkage or use of synthetic fibers to help control plastic shrinkage cracks. These factors should be considered by the sports court designer.

- Surface drainage from areas around the perimeter of the court should not be allowed to flow onto or across the court, but should be carried around the court in a system of well-planned out catch basins and drainage swales or ditches. Area drains should collect surface drainage on the court.

- A plan is developed showing pertinent grading, compaction, drainage, and other details of the court. The geotechnical engineer is retained to review the plan and observe and test the earthwork and drainage aspects of construction.

VEHICLE PAVEMENTS

Asphalt Concrete Pavements

Based on the anticipated composition of the surface soils, and an estimated traffic index for the proposed pavement loading conditions, we developed the minimum pavement sections presented in Table 4 below based on Procedure 630 of the Caltrans Highway Design Manual.

The Traffic Indices used in our pavement thickness calculations are considered reasonable values for this development and are based on engineering judgment rather than on detailed traffic projections. Asphalt concrete and aggregate base should conform to and be placed in accordance with the requirements of the Caltrans Standard Specifications, latest edition, except that compaction should be based on ASTM Test D1557.

Table 4. Pavement Sections
Granada Community Center and Burnham Park
El Granada, California

General Traffic Condition	Traffic Index	AC Thickness (inches)	Aggregate Base* (inches)	Total Section (inches)
Automobile Only	4.0	3.0	8.0	11.0
Light Truck Access	5.0	3.0	10.0	13.0
Moderate Truck Access	6.0	4.0	11.0	15.0
Heavy Truck Access	7.0	4.0	16.0	20.0

*Caltrans Class 2 Aggregate Base (minimum R-value = 78).

Pavement Cutoff

We recommend that measures be taken to limit the amount of surface water that seeps into the aggregate base and subgrade below vehicle pavements, particularly where the pavements are adjacent to landscape areas. Seepage of water into the pavement base material tends to soften the subgrade, increasing the amount of pavement maintenance that is required and shortening the pavement service life. Deepened curbs extending 4-inches below the bottom of the aggregate base layer are generally effective in limiting excessive water seepage. Other types of water cutoff devices or edge drains may also be considered to maintain pavement service life.

Rigid Concrete Pavements

The minimum thickness of the concrete pavements at the site should be based on the anticipated traffic loading, the modulus of rupture of the concrete used for pavement construction, and the composition and supporting characteristics of the subgrade below the pavement section. If rigid concrete pavement is planned, the pavement section may be designed and constructed in accordance with American Concrete Institute (ACI) 330R-08 - Guide for Design and Construction of Concrete Parking Lots.

Based on the near-surface clayey soils we encountered at the project site, a low subgrade-subbase support strength value of 100 pci was assumed in our analysis. In addition, our design assumes that pavements are restrained laterally by a concrete shoulder or curb, and the concrete should have a compressive strength, f ’c, of at least 3,500 psi and a flexural strength, M_R, of at least 500 psi.

Reinforcing steel may be used for shrinkage crack control. In addition, maximum spacing should be provided between contraction joints in both directions. Our recommendations for minimum rigid pavement sections and maximum spacing between joints are presented in Table 5.

Table 5. Rigid Concrete Pavement Design
Granada Community Center and Burnham Park
El Granada, California

Traffic Categories	Maximum ADTT*	Concrete Thickness (inches)	Aggregate Base (inches)	Total Section (inches)	Maximum Spacing between Joints (feet)
Car Parking and Access Lanes	1	5.0	8.0	13.0	12
Truck Parking and Access Lanes	25	6.0	8.0	14.0	15
	300	7.0	8.0	15.0	15

*ADTT = Average daily truck traffic in both directions (excludes panel trucks, pickup trucks, and other four-wheel vehicles)

EARTHWORK

Clearing and Subgrade Preparation

All deleterious materials, such as concrete, pavement, abandoned utility lines, surface fill, vegetation, root systems, topsoil, etc., should be cleared from areas of the site to be built or paved. The actual stripping depth should be established by us at the time of construction. Excavations that extend below finished grade should be backfilled with structural fill that is water-conditioned, placed, and compacted as recommended in the section of this report titled “Compaction.”

After the site has been properly cleared, and excavated to the required grades, exposed soil surfaces in areas to receive structural fill or slabs-on-grade may need to be scarified to a depth of 6 inches, moisture conditioned, and compacted as recommended for structural fill in the section of this report titled "Compaction."

To help reduce the potential effects of the expansive on-site soils, exterior flatwork, slab and pavement subgrades, foundation and utility trench excavations should be kept in a moist condition throughout the construction period.

Existing Surface Fill Recommendations

In our opinion, the existing surface fill should be excavated and compacted below building footprints, pavements, sports court, exterior flatwork, and other site improvements. The fill should be excavated down to competent stiff native soil and compacted under our direction. The resulting excavation bottom and sidewalls should be cut (benched) into as the structural backfill is being placed and compacted as discussed below. Imported backfill materials should be approved by a member of our staff prior to delivery to the site. The backfill should be moisture conditioned and compacted as recommended in the section of the report titled "Compaction." A member of our staff should observe and test during re-working of the surface fill and placement of new fill, as required.

Material for Fill

All on-site soil containing less than 3 percent organic material by weight (ASTM D2974) should be suitable for use as structural fill. Structural fill should not contain rocks or pieces larger than 6 inches in greatest dimension and no more than 15 percent larger than 2.5 inches. Imported non-expansive fill should have a Plasticity Index no greater than 15, should be predominately granular, and should have sufficient binder so as not to slough or cave into foundation excavations and utility trenches. Recycled aggregate base should not be used for non-expansive fill at building interior. A member of our staff should approve proposed import materials prior to their delivery to the site.

Finished Slopes

We recommend that finished slopes be cut or filled to an inclination preferably no steeper than 2:1 (horizontal:vertical). Exposed slopes may be subject to minor sloughing and erosion that would require periodic maintenance. We recommend that all slopes and soil surfaces disturbed during construction be planted to with erosion resistant vegetation.

Compaction

Scarified soil surfaces and all structural fill should be compacted in uniform lifts no thicker than 8 inches in pre-compacted thickness, conditioned to the appropriate moisture content, and compacted as recommended for structural fill in Table 6. The relative compaction and moisture content recommended in Table 6 is relative to ASTM Test D1557, latest edition.

Table 6. Compaction Recommendations
Granada Community Center and Burnham Park
El Granada, California

General	Relative Compaction*	Moisture Content*
• Scarified subgrade in areas to receive structural fill.	85 to 90 percent	At least 3 percent above optimum
• Structural fill composed of native soil.	85 to 90 percent	At least 3 percent above optimum
• Structural fill composed of non-expansive fill.	90 percent	Near optimum
• Structural fill composed of non-expansive fill below a depth of 4 feet.	93 percent	Above optimum
Pavement Areas		
• Upper 6-inches of low plasticity soil below baserock.	95 percent	Near optimum
• Upper 6-inches of high plasticity soil below baserock.	90 percent	2 to 3 percent above optimum
• Aggregate baserock.	95 percent	Near optimum
Utility Trench Backfill		
• On-site soil.	85 to 90 percent	At least 3 percent above optimum
• Imported sand	93 percent	Near optimum

* Relative to ASTM Test D1557, latest edition.

At the start of site grading and earthwork construction, and prior to subgrade preparation and placement of non-expansive fill, representative samples of on-site soil and import material will need to be collected in order for a laboratory compaction test to be performed for use during on-site density testing. Sampling of on-site soil and proposed import material should be requested by the contractor at least 5 days prior to when our staff will be needed for density testing to allow time for soil sampling and laboratory testing to be performed prior to our on-site compaction testing.

Temporary Slopes, Excavations, Dewatering

The contractor should be responsible for the design and construction of all temporary slopes, dewatering, and any required shoring. Shoring and bracing should be provided in accordance with all applicable local, state, and federal safety regulations, including current OSHA excavation and trench safety standards.

Due to the potential for variation of the on-site soil, field modification of temporary cut slopes may be required. Unstable materials encountered on and near excavations and slopes during and after excavation should be trimmed off even if this requires cutting the slopes back to a flatter inclination.

We note that the sandy soils encountered at the site had limited cohesion and a relatively high ground water table is present at the site. This sandy soil is judged to be prone to sloughing and caving if excavated to nearly-vertical or steep temporary slope inclinations particularly where below the ground water level. This information should be considered by the contractor when planning and constructing temporary excavation shoring, pier drilling, over excavation and backfilling of the existing surface fill, installing and backfilling new utilities, and performing other miscellaneous on-site earthwork and underground construction.

Protection of structures near cuts and excavations should also be the responsibility of the contractor.

Excavations that extend below ground water will require flatter inclinations. Depending on the depth of the excavation and the ground water level and/or extent of ground water seepage at the time of the excavations, construction dewatering may be required via a series of sump pumps or other methods.

Please note that our scope or site visits do not (and will not) include reviewing the adequacy of the contractor's safety measures or stability of temporary cuts, and the contractor should be solely responsible for the safety of the persons and properties at and near the excavations. In our experience, a preconstruction survey is generally performed to document existing conditions prior to construction, with intermittent monitoring of the structures during construction.

Surface Drainage

Finished grades should be designed to prevent ponding and to drain surface water away from foundations and edges slabs and pavements, and toward suitable collection and discharge facilities. Slopes of at least 2 percent are recommended for flatwork and pavement areas with 5 percent preferred in landscape areas within 8 feet of the structures, where possible. Roof downspout water preferably should be collected in a closed pipe system that is routed to a storm drain system or other suitable location.

Infiltration basins or bioswales, if any, preferably should not be placed within about 10 feet of shallow foundation supported structures or slab or flatwork areas. Drains should be provided for infiltration basins that direct water to an appropriate outlet as required by the civil engineer.

Drainage facilities should be observed to verify that they are adequate and that no adjustments need to be made, especially during the first two years following construction. We recommend preparing an as-built plan showing the locations of surface and subsurface drain lines and clean-outs. The drainage facilities should be periodically checked to verify that they are continuing to function properly. It is likely the drainage facilities will need to be periodically cleaned of silt/debris that may build up in the lines.

FUTURE SERVICES

Plan Review

Romig Engineers should review the completed project plans for conformance with the recommendations contained in this report. We should be provided with these plans as soon as possible upon completion in order to limit the potential for delays in the permitting process that might otherwise be attributed to our review process. In addition, it should be noted that many of the local building and planning departments now require "clean" geotechnical plan review letters prior to acceptance of plans for their final review. Since our plan reviews typically do result in recommendations for additional changes to the plans, our generation of a "clean" review letter often requires two iterations.

At a minimum, we recommend that the following note be added to the plans: "Earthwork, pier drilling, foundation construction, void form installation, surface fill over excavation and backfilling, slab subgrade and non-expansive fill preparation, utility trench backfilling, pavement construction, sports court construction, and site drainage should be performed in accordance with the geotechnical report prepared by Romig Engineers, Inc., dated October 27, 2022. Romig Engineers should be notified at least 48 hours in advance of any earthwork or foundation construction and should observe and test during the earthwork and foundation construction phases of the project as recommended in the geotechnical report. Romig Engineers should be notified at least 5 days prior to earthwork, trench backfill and subgrade preparation work to allow time for sampling of on-site soil and laboratory compaction curve testing to be performed prior to on-site compaction density testing."

Construction Observation and Testing

The earthwork and foundation phases of construction should be observed and tested by us to 1) establish that subsurface conditions are compatible with those used in the analysis and design; 2) observe compliance with the design concepts, specifications and recommendations; and 3) allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on a limited amount of subsurface exploration. The nature and extent of variation across the site may not become evident until construction. If variations are exposed during construction, it will be necessary to reevaluate our recommendations.

❖ ❖ ❖ ❖ ❖

REFERENCES

Aagaard, B.T., Blair, J.L., Boatwright, J., Garcia, S.H., Harris, R.A., Michael, A.J., Schwartz, D.P., and DiLeo, J.S., 2016, Earthquake outlook for the San Francisco Bay region 2014–2043 (ver. 1.1, August 2016): U.S. Geological Survey Fact Sheet 2016–3020, 6 p., http://dx.doi.org/10.3133/fs20163020.

Pampeyan, Earl H., 1994, Geologic Map of the Montara Mountain and San Mateo 7-1/2' Quadrangles, San Mateo, County, California, U.S. Geological Survey Map 1-2390.

American Society of Civil Engineers, 2019, Minimum Design Loads for Buildings and Other Structures, ASCE Standard 7-16.

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California Building Standards Commission, and International Code Council, 2019 California Building Code, California Code of Regulations, Title 24, Part 2.

California Department of Conservation, Division of Mines and Geology (DMG), 1994, Fault-Rupture Hazard Zones in California, Special Publication 42.

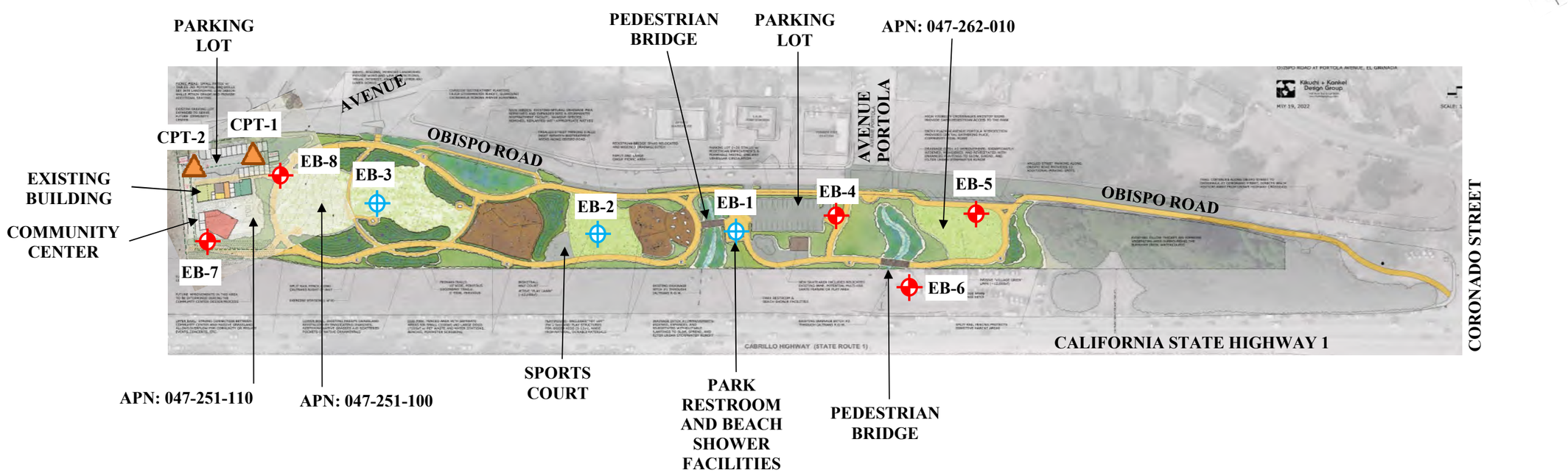
SEAOC/OSHPD, 2022, Seismic Design Maps, https://seismicmaps.org/

Scale: 1 inch = 2000 feet
Base is United States Geological Survey Montara Mountain and Half Moon Bay 7.5 Minute Quadrangle, dated 1997.

VICINITY MAP
GRANADA COMMUNITY CENTER AND BURNHAM PARK
HALF MOON BAY, CALIFORNIA

FIGURE 1
OCTOBER 2022
PROJECT NO. 4812-4

ROMIG ENGINEERS



LEGEND

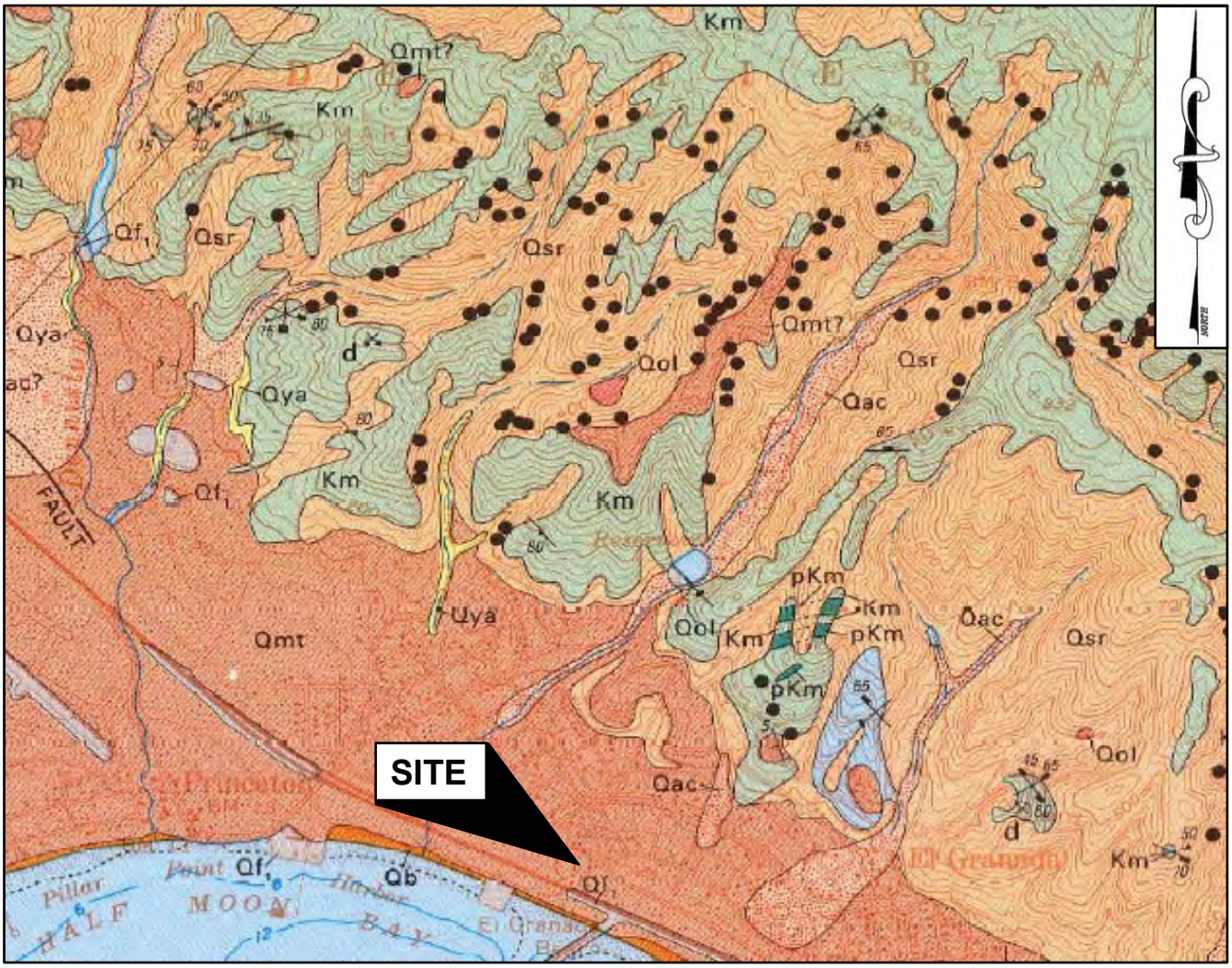
EB-3 Approximate Location of Exploratory Borings (Romig Engineers, 2009).
EB-8 Approximate Location of Exploratory Borings.
CPT-2 Approximate Location of Cone Penetration Test.
Approximate Scale: 1 inch = 200 feet.
Base is site plan provided by you, undated.

0 100 200 400 feet

SITE PLAN
GRANADA COMMUNITY CENTER AND BURNHAM PARK
HALF MOON BAY, CALIFORNIA

ROMIG ENGINEERS

FIGURE 2
OCTOBER 2022
PROJECT NO. 4812-4



LEGEND

Qac	Coarse-grained alluvium
Qsr	Slope wash, ravine fill, and colluvium
Qol	Older landslide deposits
Qmt	Marine terrace deposits
Qf_1	Artificial fill, Unit 1

Geologic Contact - dashed where approximate, dotted where inferred.

Fault - dashed where approximate, dotted where inferred.

Shallow landslide, commonly in surficial material

0 1000 2000 4000 feet

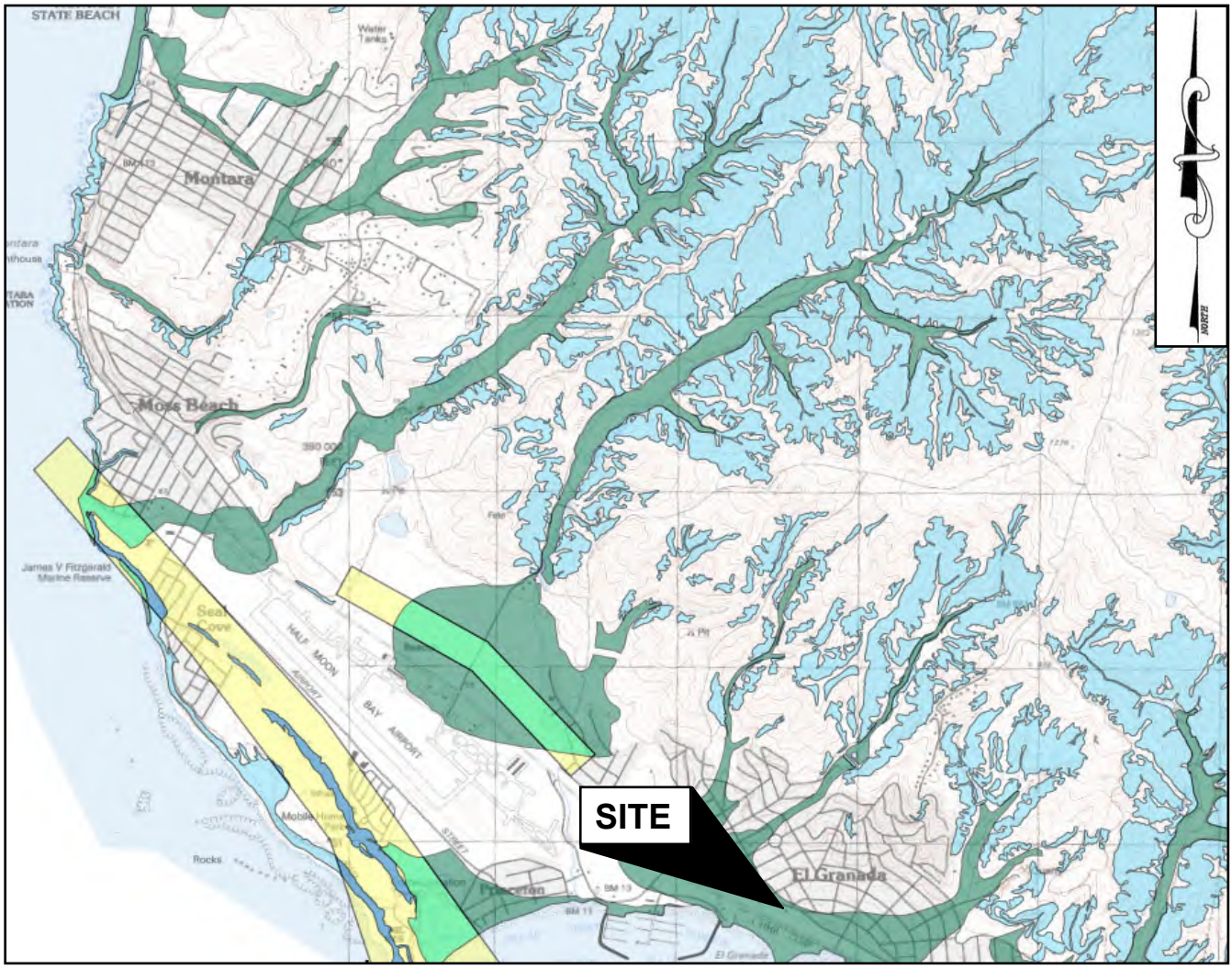
Scale: 1 inch = 2000 feet

Base is Geologic Map of the Montara Mountain and San Mateo 7.5 Minute Quadrangles, San Mateo County, California, (Pampeyan, 1994).

VICINITY GEOLOGIC MAP
GRANADA COMMUNITY CENTER AND BURNHAM PARK
HALF MOON BAY, CALIFORNIA

FIGURE 3
OCTOBER 2022
PROJECT NO. 4812-4

ROMIG ENGINEERS



LEGEND

- Earthquake Fault Zones
- Liquefaction Hazard Zones
- Earthquake-Induced Landslide Zones
- Overlap of Earthquake Fault Zones and Liquefaction Zone
- Overlap of Earthquake Fault Zones and Earthquake-Induced Lanslide Zone

0 1000 2000 4000 feet

Scale: 1 inch = 2000 feet

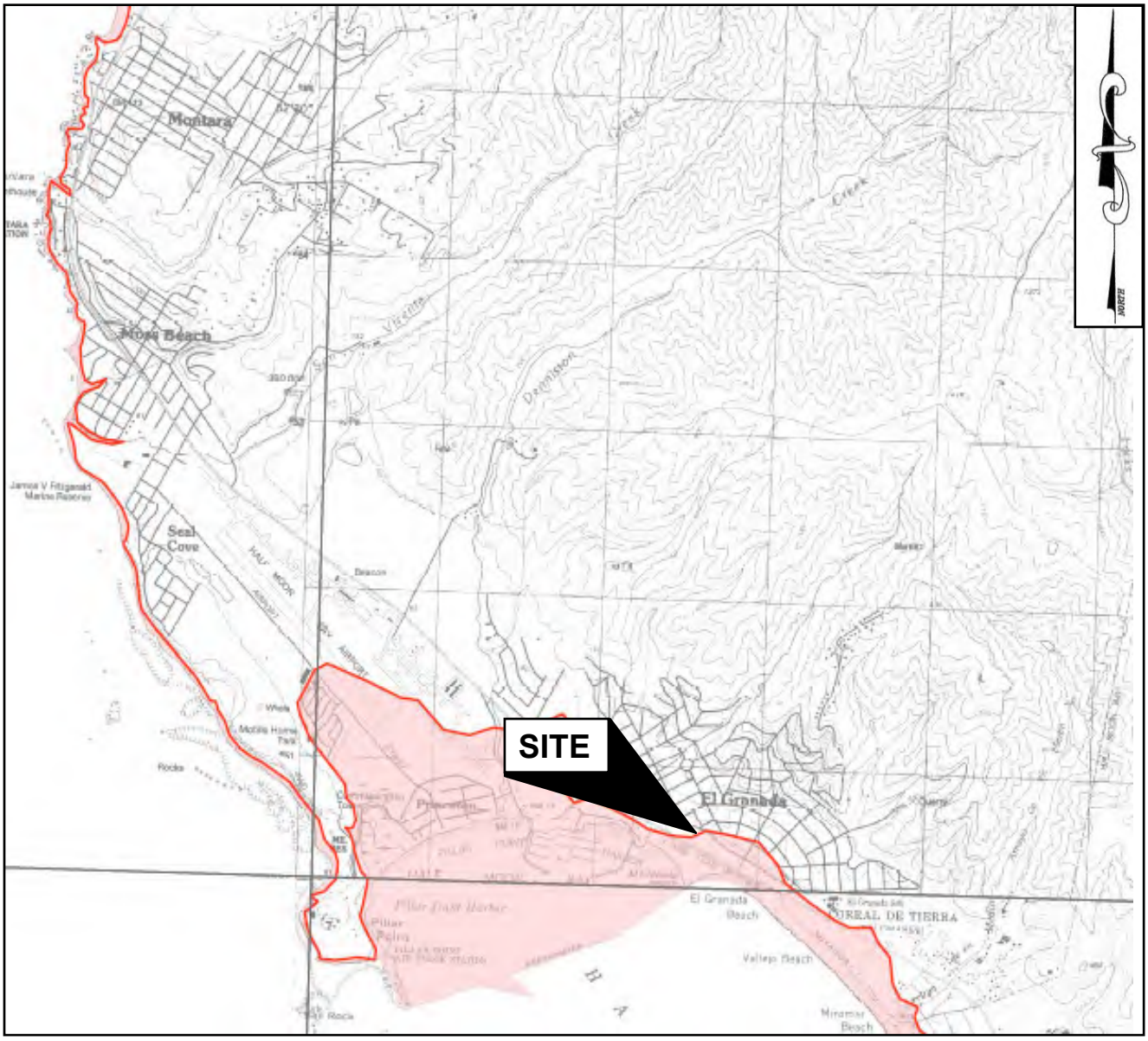
Base is Earthquake Zones of Required Investigation of the Montara Mountain Quadrangle, San Mateo County, California, (Californie Geologic Survey, 2019).

STATE SEISMIC HAZARD ZONES **FIGURE 4**

GRANADA COMMUNITY CENTER AND BURNHAM PARK OCTOBER 2022

HALF MOON BAY, CALIFORNIA PROJECT NO. 4812-4

ROMIG ENGINEERS



LEGEND

Tsunami Inundation Line

Tsunami Inundation Area

0 1000 2000 4000 feet

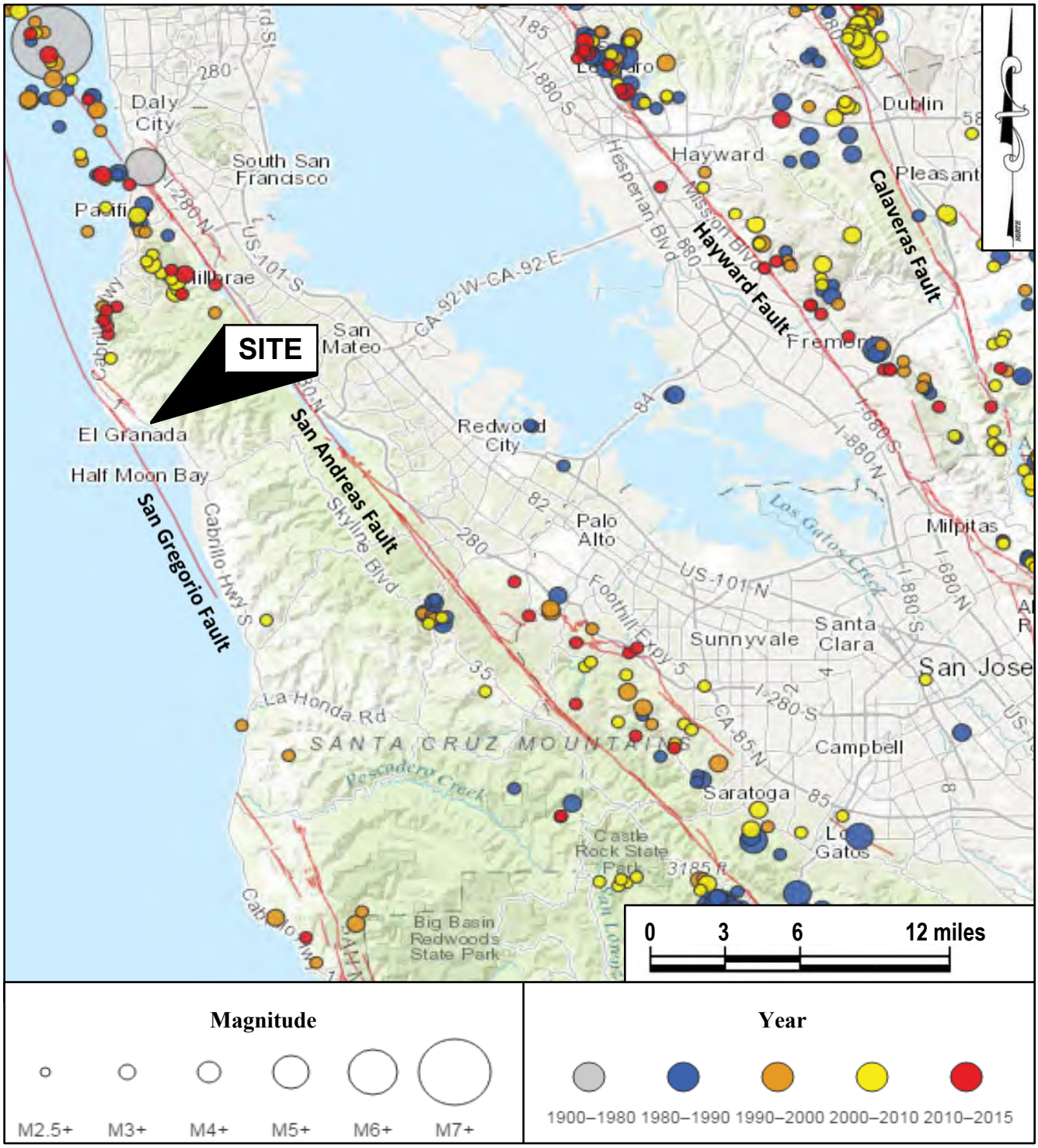
Scale: 1 inch = 2000 feet

Base is Tsunami Inundation Map for Emergency Planning of the Montara Mountain Quadrangle, San Mateo County, California, (California Geological Survey, 2009).

TSUNAMI INUNDATION MAP FOR EMERGENCY PLANNING
GRANADA COMMUNITY CENTER AND BURNHAM PARK
HALF MOON BAY, CALIFORNIA

FIGURE 5
OCTOBER 2022
PROJECT NO. 4812-4

ROMIG ENGINEERS



Earthquakes with M5+ from 1900 to 1980, M2.5+ from 1980 to January 2015. Faults with activity in last 15,000 years. Based on data sources from Northern California Earthquake Data Center and USGS Quaternary Fault and Fold Database, accessed May 2015.

REGIONAL FAULT AND SEISMICITY MAP **FIGURE 6**
GRANADA COMMUNITY CENTER AND BURNHAM PARK OCTOBER 2022
HALF MOON BAY, CALIFORNIA PROJECT NO. 4812-4

ROMIG ENGINEERS

APPENDIX A

FIELD INVESTIGATION

The soils encountered during drilling were logged by our representative and samples were obtained at depths appropriate to the investigation. The samples were taken to our laboratory where they were examined and classified in accordance with the Unified Soil Classification System. The log of our boring, and a summary of the soil classification system (Figure A-1) used on the boring log, are attached.

Several tests were performed in the field during drilling. The standard penetration test resistance was determined by dropping a 140-pound hammer through a 30-inch free-fall and recording the blows required to drive the 2-inch (outside diameter) sampler 18 inches. The standard penetration test (SPT) resistance is the number of blows required to drive the sampler the last 12 inches and is recorded on the boring log at the appropriate depths. Soil samples were also collected using 2.5-inch and 3.0-inch O.D. drive samplers. The blow counts shown on the log for these larger samplers do not represent SPT values and have not been corrected in any way.

The Cone Penetration Test (CPT) probes for this project was performed by Middle Earth Geo Testing, Inc. using an integrated electronic cone system. The CPT sounding was performed in accordance with ASTM D 5778-95. A 30-ton capacity cone was used for the sounding. The electronic cone had a tip area of 15 cm^2 and friction sleeve area of 225 cm^2. The logs of the CPT probes are included in this Appendix.

The locations of our borings and CPT probes were established by pacing using the site plan provided by you, undated. The location of the borings and CPT probes should be considered accurate only to the degree implied by the method used.

The boring and CPT logs and related information depict our interpretation of subsurface conditions only at the specific location and time indicated. Subsurface conditions and ground water levels at other locations may differ from conditions at the locations where sampling was conducted. The passage of time may also result in changes in the subsurface conditions.

USCS SOIL CLASSIFICATION

PRIMARY DIVISIONS			SOIL TYPE	SECONDARY DIVISIONS
COARSE GRAINED SOILS (< 50 % Fines)	GRAVEL	CLEAN GRAVEL (< 5% Fines)	GW	Well graded gravel, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravel or gravel-sand mixtures, little or no fines.
		GRAVEL with FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SAND	CLEAN SAND (< 5% Fines)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SAND WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS (> 50 % Fines)	SILT AND CLAY Liquid limit < 50%		ML	Inorganic silts and very fine sands, with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, lean clays.
			OL	Organic silts and organic clays of low plasticity.
	SILT AND CLAY Liquid limit > 50%		MH	Inorganic silt, micaceous or diatomaceous fine sandy or silty soil.
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.
BEDROCK			BR	Weathered bedrock.

RELATIVE DENSITY

SAND & GRAVEL	BLOWS/FOOT*
VERY LOOSE	0 to 4
LOOSE	4 to 10
MEDIUM DENSE	10 to 30
DENSE	30 to 50
VERY DENSE	OVER 50

CONSISTENCY

SILT & CLAY	STRENGTH^	BLOWS/FOOT*
VERY SOFT	0 to 0.25	0 to 2
SOFT	0.25 to 0.5	2 to 4
FIRM	0.5 to 1	4 to 8
STIFF	1 to 2	8 to 16
VERY STIFF	2 to 4	16 to 32
HARD	OVER 4	OVER 32

GRAIN SIZES

BOULDERS	COBBLES	GRAVEL		SAND			SILT & CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE	
12 "		3"	0.75"	4	10	40	200
SIEVE OPENINGS				U.S. STANDARD SERIES SIEVE			

Classification is based on the Unified Soil Classification System; fines refer to soil passing a No. 200 sieve.

* Standard Penetration Test (SPT) resistance, using a 140 pound hammer falling 30 inches on a 2 inch O.D. split spoon sampler; blow counts not corrected for larger diameter samplers.

^ Unconfined Compressive strength in tons/sq. ft. as estimated by SPT resistance, field and laboratory tests, and/or visual observation.

KEY TO SAMPLERS

} Modified California Sampler (3-inch O.D.)

| Mid-size Sampler (2.5-inch O.D.)

{ Standard Penetration Test Sampler (2-inch O.D.)

KEY TO EXPLORATORY BORING LOGS **FIGURE A-1**

GRANADA COMMUNITY CENTER AND BURNHAM PARK OCTOBER 2022

HALF MOON BAY, CALIFORNIA PROJECT NO. 4812-4

ROMIG ENGINEERS

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** AV

DEPTH TO GROUND WATER: Not Encountered **SURFACE ELEVATION:** 22 Feet **DATE DRILLED:** 9/12/22

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Fill: Brown, Sandy Lean Clay, moist, fine to coarse grained sand, low plasticity. Concrete from 1-1.5 feet.	Hard	CL		**0**		97	10 10		
Fill: Light brown, Well-Graded Sand, slightly moist, fine to coarse grained.	Dense	SW				35	6		
Fill: Brown, Poorly Graded Sand, fine to medium grained, trace coarse sand, trace to few sub-angular to sub-rounded gravel, lenses of clayey sand. Transitioning to Sandy Fat Clay at 6 feet. ● 24% Passing No. 200 Sieve.	Medium Dense	SP		**5**	●	13	10 14		
Bottom of Boring at 6 feet.				**10** **15** **20**					

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-4 **BORING EB-4**

GRANADA COMMUNITY CENTER AND BURNHAM PARK OCTOBER 2022

HALF MOON BAY, CALIFORNIA PROJECT NO. 4812-4

ROMIG ENGINEERS

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** AV

DEPTH TO GROUND WATER: Not Encountered **SURFACE ELEVATION:** 22 Feet **DATE DRILLED:** 9/12/22

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Fill: Brown, Poorly Graded Sand, moist, fine to coarse grained.	Dense	SP		**0**		30	15		
Native: Dark brown, Fat Clay, very moist, fine to coarse grained sand, high plasticity.	Stiff	CH				14	27		2.3
Brown, Sandy Lean Clay, moist, fine to coarse grained sand, low to moderate plasticity, granite fragments.	Stiff	CL		**5**		13	18		2.3
Bottom of Boring at 6 feet.				**10**					
				15					
				20					

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-5 **BORING EB-5**

GRANADA COMMUNITY CENTER AND BURNHAM PARK OCTOBER 2022

HALF MOON BAY, CALIFORNIA PROJECT NO. 4812-4

ROMIG ENGINEERS

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** AV

DEPTH TO GROUND WATER: Not Encountered **SURFACE ELEVATION:** 19 Feet **DATE DRILLED:** 9/12/22

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Fill: Brown, Sandy Lean Clay, moist, fine to coarse grained sand, sub-angular gravel, low plasticity.	Hard	CL		**0**		41	9		
Fill: Light brown, Poorly Graded Sand, moist, fine to coarse grained. ● 22% Passing No. 200 Sieve.	Medium Dense	SP			●	25			
Native: Dark brown, Lean Clay, very moist, fine to medium grained sand, high plasticity.	Very Stiff	CL		**5**		16	31		1.3
Light orange mottling at 6.5 feet.						23	19		0.8
Light brown to orange-brown, Sandy Lean Clay, moist to very moist, fine to coarse grained sand, granite fragments, low to moderate plasticity, interbedded sands and silts, black oxidation staining.	Very Stiff to Hard	CL		**10**		45	17		1.5
Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.						26	18		4.0
*Measured using Torvane and Pocket Penetrometer devices.						26	19		2.0
				15		48	22		0.8
						23	17		1.5
Increase in sand content at 18 feet.						21	18		
				20					
Bottom of Boring at 20 feet.									

EXPLORATORY BORING LOG EB-6 **BORING EB-6**

GRANADA COMMUNITY CENTER AND BURNHAM PARK OCTOBER 2022

HALF MOON BAY, CALIFORNIA PROJECT NO. 4812-4

ROMIG ENGINEERS

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** AV

DEPTH TO GROUND WATER: Not Encountered **SURFACE ELEVATION:** 32 Feet **DATE DRILLED:** 9/12/22

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Dark brown, Lean Clay, moist, fine to coarse grained sand, granite fragments, high plasticity, roots.	Very Stiff to Hard	CL		0		30	21		>4.5
■ Liquid Limit = 48, Plasticity Index = 28.					■	56	18		>4.5
				5		59	14		>4.5
Brown to orange-brown, Sandy Lean Clay, moist to very moist, fine to coarse grained sand, granite fragments, low to moderate plasticity, interbedded sand and silts, orange mottling.	Very Stiff to Hard	CL				66	18		3.3
				10		22	22		2.0
						48	21		3.5
						62	16		4.0
				15		43	17		2.5
						31	16		2.5
						46	18		
				20					
Bottom of Boring at 20 feet.									

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-7 **BORING EB-7**

GRANADA COMMUNITY CENTER AND BURNHAM PARK OCTOBER 2022

HALF MOON BAY, CALIFORNIA PROJECT NO. 4812-4

ROMIG ENGINEERS

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** AV

DEPTH TO GROUND WATER: Not Encountered **SURFACE ELEVATION:** 34 Feet **DATE DRILLED:** 9/12/22

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Fill: Brown to dark brown, Sandy Lean Clay, moist, fine to coarse grained sand, sub-angular gravel, moderate plasticity, roots.	Hard	CL		**0**					
						33	10		>4.5
						31	12		>4.5
Native: Dark brown to brown, Lean Clay, moist, fine to coarse grained sand, high plasticity.	Hard	CL		**5**					
						35	16		>4.5
						44	16		>4.5
Brown to reddish brown, Sandy Lean Clay, moist, fine to coarse grained sand, low to moderate plasticity, granite fragments, lenses of sands and silts.	Very Stiff to Hard	CL							
				10		35	17		>4.5
						50	16		4.0
						39	13		3.8
				15					
						57	16		3.5
						39	15		3.5
						53	19		2.5
				20					
Bottom of Boring at 20 feet.									

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-8 **BORING EB-8**

GRANADA COMMUNITY CENTER AND BURNHAM PARK OCTOBER 2022

HALF MOON BAY, CALIFORNIA PROJECT NO. 4812-4

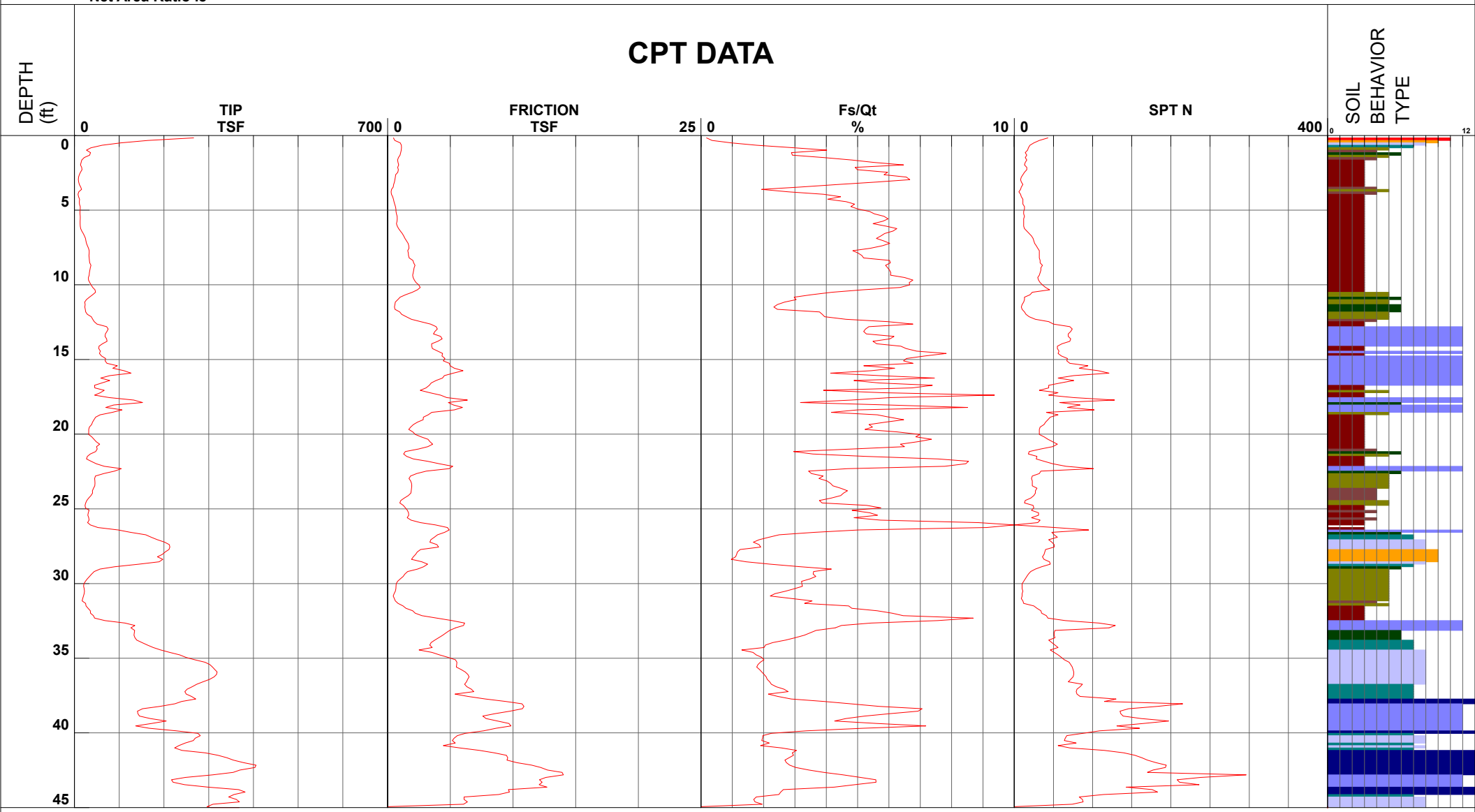
ROMIG ENGINEERS

Romig Engineers, Inc.

Project	Granada Community Center and Burnham F	Operator	AJ-BH	Filename	SDF(160).cpt
Job Number	4812-4	Cone Number	DPG1556	GPS	
Hole Number	CPT-01	Date and Time	9/12/2022 9:46:54 AM	Maximum Depth	45.28 ft
EST GW Depth During Test		15.50 ft			

Net Area Ratio .8

CPT DATA



1 - sensitive fine grained
2 - organic material
3 - clay
4 - silty clay to clay
5 - clayey silt to silty clay
6 - sandy silt to clayey silt
7 - silty sand to sandy silt
8 - sand to silty sand
9 - sand
10 - gravelly sand to sand
11 - very stiff fine grained (*)
12 - sand to clayey sand (*)

Cone Size 15cm squared

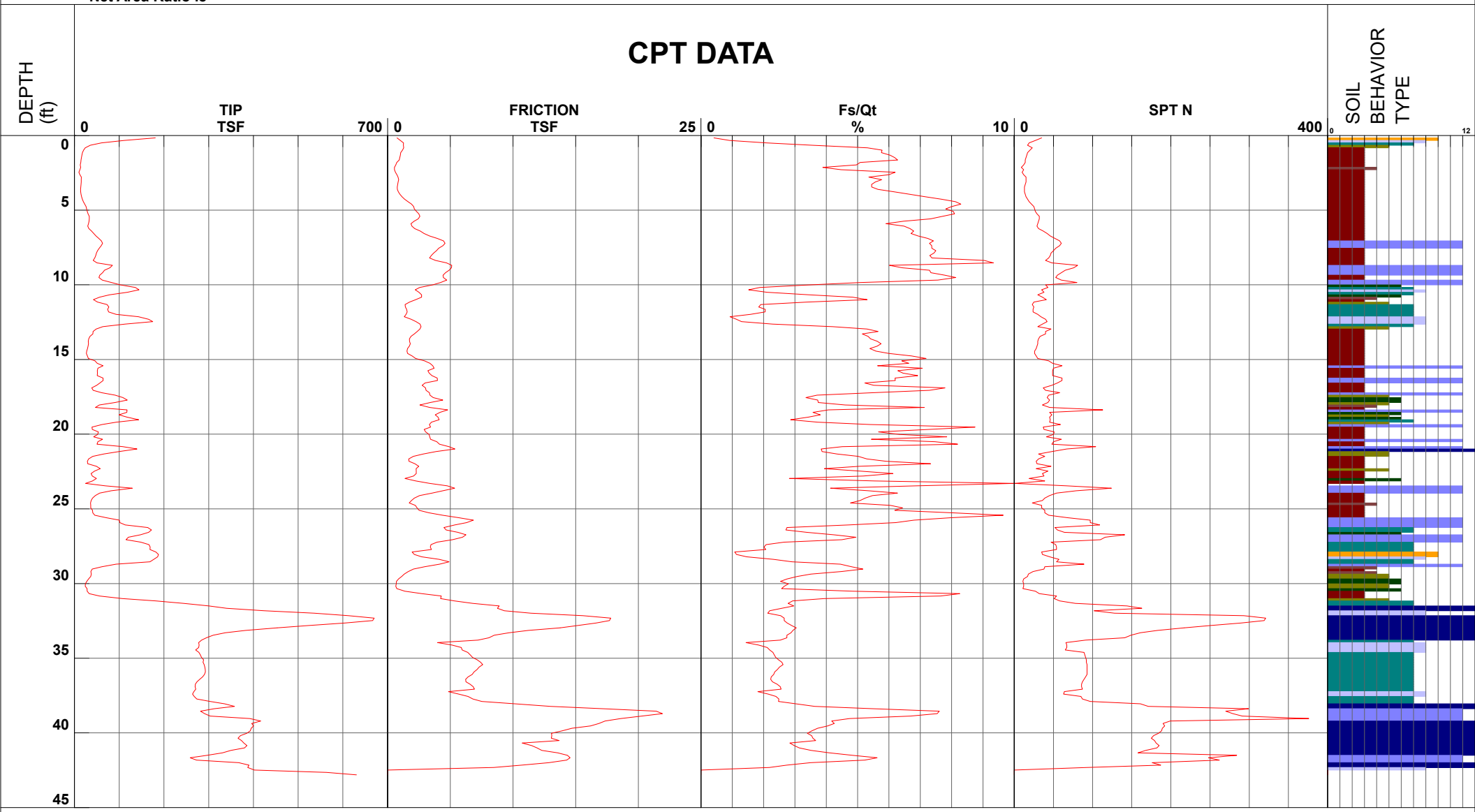
S*Soil behavior type and SPT based on data from UBC-1983

Romig Engineers, Inc.

Project	Granada Community Center and Burnham F	Operator	AJ-BH	Filename	SDF(161).cpt
Job Number	4812-4	Cone Number	DPG1556	GPS	
Hole Number	CPT-02	Date and Time	9/12/2022 10:40:21 AM	Maximum Depth	42.81 ft
EST GW Depth During Test		16.20 ft			

Net Area Ratio .8

CPT DATA



1 - sensitive fine grained
2 - organic material
3 - clay
4 - silty clay to clay
5 - clayey silt to silty clay
6 - sandy silt to clayey silt
7 - silty sand to sandy silt
8 - sand to silty sand
9 - sand
10 - gravelly sand to sand
11 - very stiff fine grained (*)
12 - sand to clayey sand (*)

Cone Size 15cm squared

S*Soil behavior type and SPT based on data from UBC-1983

APPENDIX B

LABORATORY TESTS

Samples from subsurface exploration were selected for tests to help evaluate the physical and engineering properties of the soils that were encountered. The tests that were performed are briefly described below.

The natural moisture content was determined in accordance with ASTM D2216 on most of the soil samples recovered from the boring. This test determines the moisture content, representative of field conditions, at the time the samples were collected. The results are presented on the boring log at the appropriate sample depths.

The Atterberg Limits were determined on one sample in accordance with ASTM D 4318. The Atterberg limits are the moisture content within which the soil is workable or plastic. The result of this test is presented in Figure B-1 and on Boring EB-7 at the appropriate sample depth.

The amount of silt and clay-sized material present was determined on two samples of soils in accordance with ASTM D422. The results of these test are presented on the logs of Boring EB-4 and EB-6 at the appropriate sample depths.

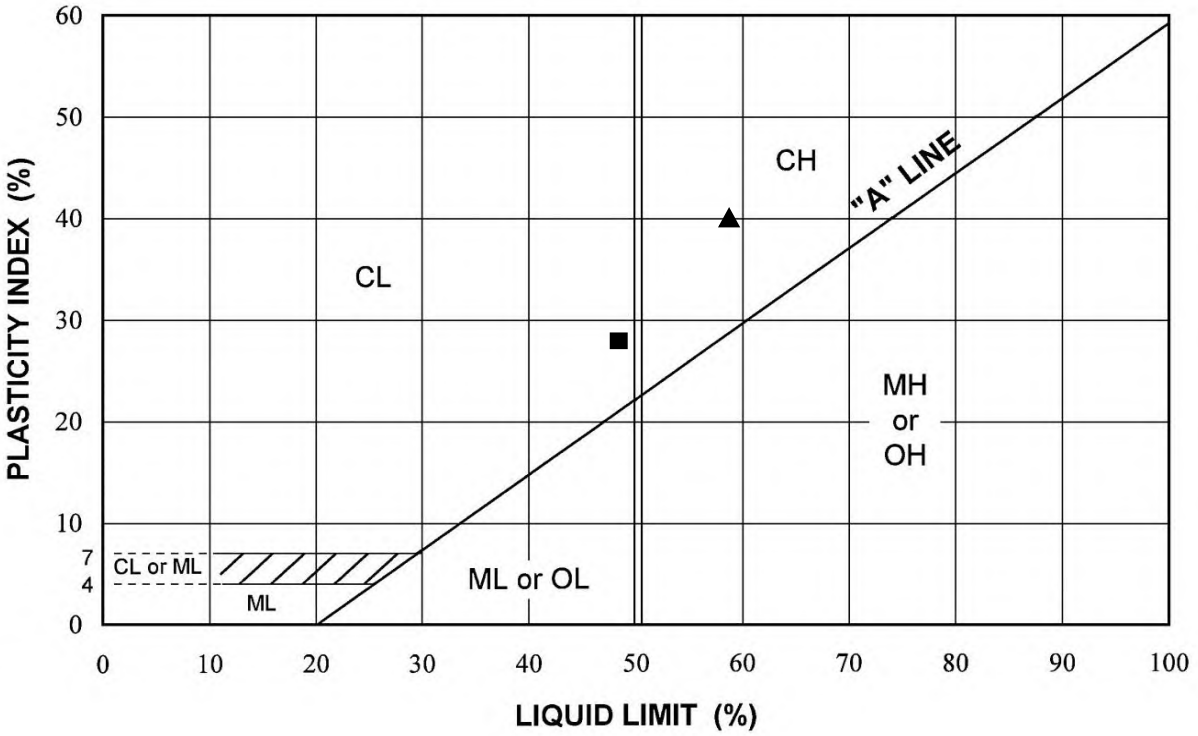


Chart Symbol	Boring Number	Sample Depth (feet)	Water Content (percent)	Liquid Limit (percent)	Plasticity Index (percent)	Liquidity Index (percent)	Passing No. 200 Sieve (percent)	USCS Soil Classification
▲	EB-2	2-4	30	59	40			CH
■	EB-4	2-4	18	48	28			CL

PLASTICITY CHART
GRANADA COMMUNITY CENTER AND BURNHAM PARK
HALF MOON BAY, CALIFORNIA

FIGURE B-1
OCTOBER 2022
PROJECT NO. 4812-4

ROMIG ENGINEERS

APPENDIX C

LIQUEFACTION EVALUATION

To evaluate the potential for earthquake-induced liquefaction of the soils at the site, we performed a liquefaction analysis of the CPT data using the program CLiq, developed by GeoLogismiki. The program applied several published methodologies, including Robertson 2009 and Idriss and Boulanger 2014. The results of our liquefaction evaluation and the details regarding the potentially liquefiable layers are presented on the attached Figures C-1 and C-2.

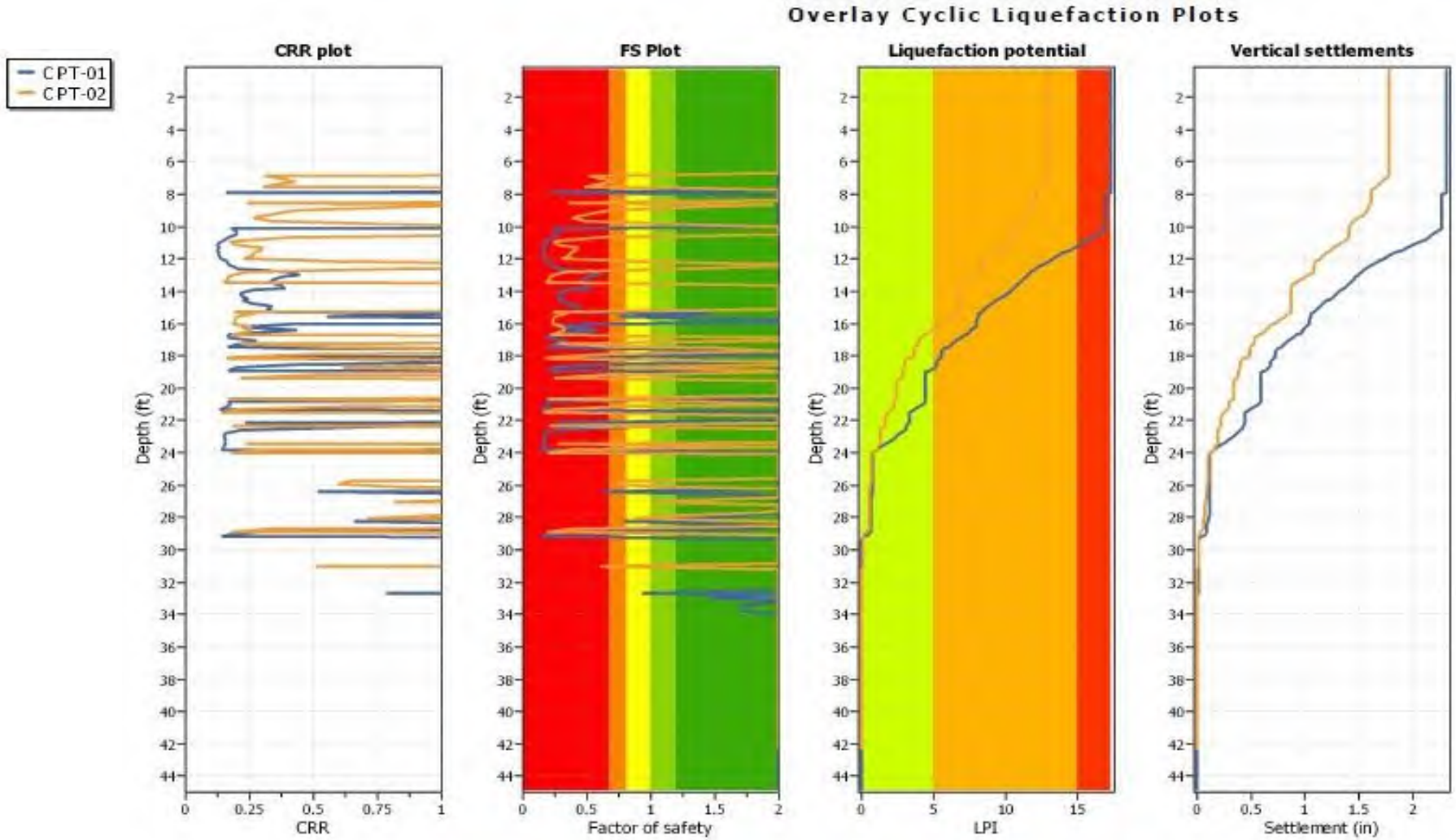


FIGURE C-1 LIQUEFACTION ANALYSIS USING IDRISS AND BOULANGER 2014

GRANADA COMMUNITY CENTER AND BURNHAM PARK — OCTOBER 2022

HALF MOON BAY, CALIFORNIA — PROJECT NO. 4812-4

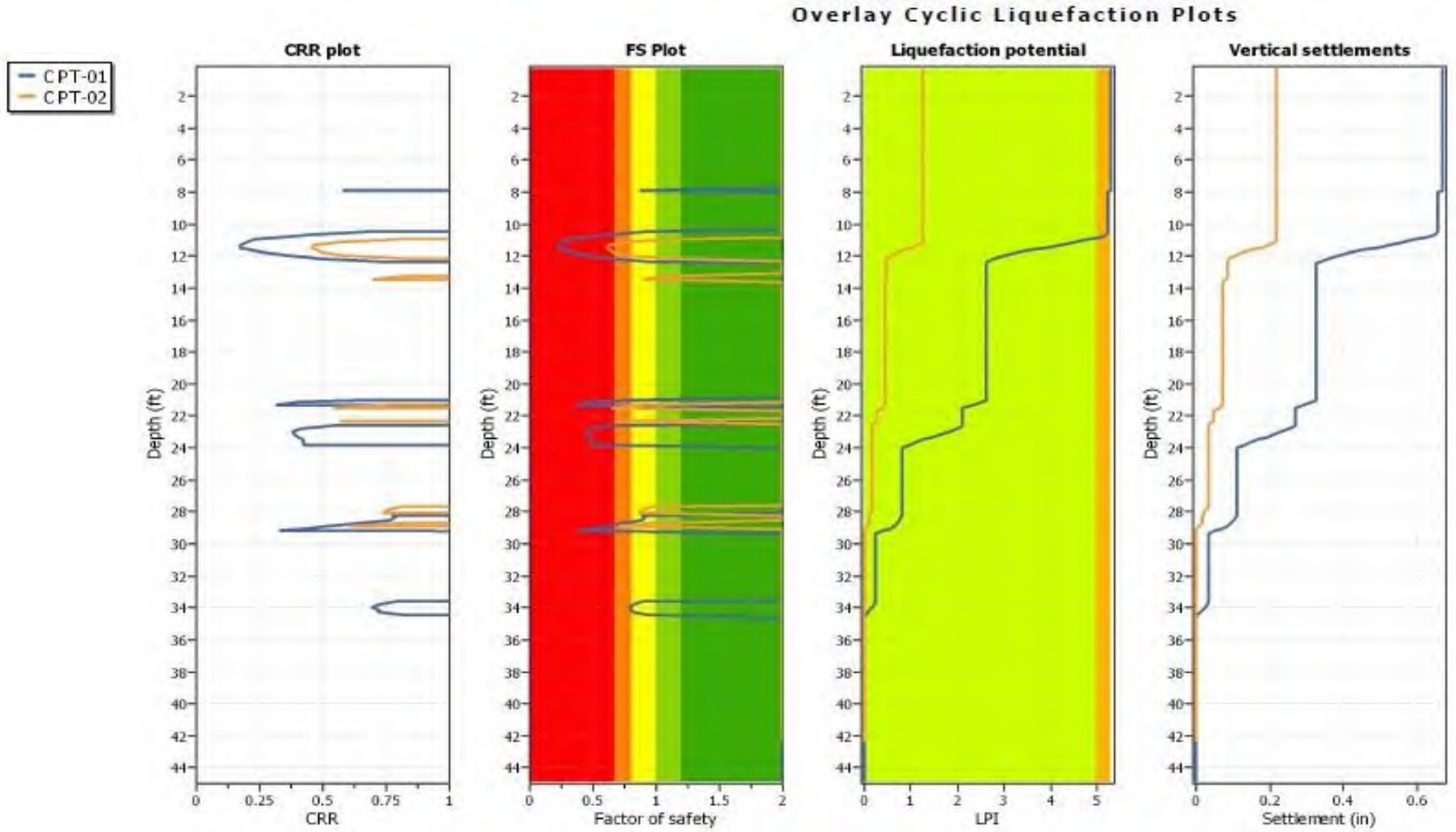


FIGURE C-2 LIQUEFACTION ANALYSIS USING ROBERTSON 2009

GRANADA COMMUNITY CENTER AND BURNHAM PARK — OCTOBER 2022

HALF MOON BAY, CALIFORNIA — PROJECT NO. 4812-4

APPENDIX D

PREVIOUS EXPLORATION LOGS

Exploration Boring Logs EB-1 through EB-3 (Romig Engineers, 2009)

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** TWP

DEPTH TO GROUND WATER: 7.5 Feet. **SURFACE ELEVATION:** 20 Feet. **DATE DRILLED:** 8/7/09

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	SPT RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Brown to dark brown, Sandy Lean Clay, slightly moist, fine to medium sand, orange mottling.	Hard	CL		0		44	8		>4.5
							10		
Brown, Clayey Sand, moist, fine to medium sand.	Medium Dense	SC		5		36	13		3.5
						12	20		
							15		
Dark brown, Sandy Fat Clay, very moist, high plasticity.	Stiff	CH		▼		13	35		1.5
▼ Ground water encountered during drilling at 7.5 Feet.							22		
Brown, Poorly Graded Sand/Clayey Sand, moist, fine to coarse sand.	Medium Dense	SP/ SC		10		11	17		
● 15% Passing No. 200 Sieve.					●	16	18		
						12	17		
Note: Low blow count from 14 to 16 feet due to sand sluff.				15		8	20		
Gray, Clayey Sand, moist, fine to coarse sand, white mottling.	Very Dense	SC							
*Measured using Torvane and Pocket Penetrometer devices.						58	14		
Bottom of Boring at 18 Feet.									
Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.				20					

EXPLORATORY BORING LOG EB-1
UNDERGROUND STORM WATER STORAGE FACILITY
EL GRANADA, CALIFORNIA

BORING EB-1
SEPTEMBER 2009
PROJECT NO. 2327-1

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** TWP

DEPTH TO GROUND WATER: 6.5 Feet. **SURFACE ELEVATION:** 18 Feet. **DATE DRILLED:** 8/7/09

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	SPT RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Dark brown, Sandy Fat Clay, very moist, high plasticity, fine sands.	Stiff To Very Stiff	CH		0		12	29		3.5
■ Liquid Limit = 59, Plasticity Index = 40.						19	30		2.0
▽ Ground water measured at 6.5 Feet after drilling.				5		15	43		1.5
Olive brown, Sandy Lean Clay, very moist, low to moderate plasticity, fine to coarse sand.	Stiff to Hard	CL		▽		14	14		2.0
8-inch layer of poorly graded sand.							16		
Becoming gray, fine white gravel.						21	17		4.0
▽ Ground water encountered during drilling at 10 Feet.				▽			23		
Brown to orange brown, Clayey Sand, very moist, fine to coarse sand.	Medium Dense to Very Dense	SC				41	19		
● 34% Passing No. 200 Sieve.						26	17		
Becoming brown to gray, poorly graded sand.				15		25	12		
● 18% Passing No. 200 Sieve.									
Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.						63	13		
*Measured using Torvane and Pocket Penetrometer devices.						72	15		
				20					
Bottom of Boring at 20 Feet.									

EXPLORATORY BORING LOG EB-2
UNDERGROUND STORM WATER STORAGE FACILITY
EL GRANADA, CALIFORNIA

BORING EB-2
SEPTEMBER 2009
PROJECT NO. 2327-1

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** TWP

DEPTH TO GROUND WATER: Not Encountered. **SURFACE ELEVATION:** 25 Feet. **DATE DRILLED:** 8/7/09

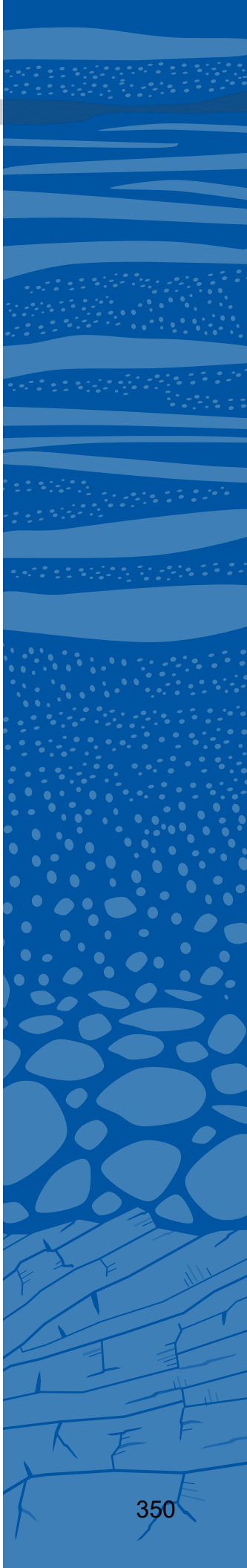
CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	SPT RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Dark brown, Sandy Fat Clay, very moist, fine sand, high plasticity.	Very Stiff	CH		0		21	23		4.0
						33	18		>4.5
Brown, Sandy Lean Clay, very moist, fine to coarse sand, low to moderate plasticity, orange mottling.	Very Stiff	CL		5		30	18		>4.5
						35	19		>4.5
Orange brown, Clayey Sand, moist, fine to coarse sand.	Dense	SC				34	19		3.9
				10					
Bottom of Boring at 10 Feet.									
				15					
				20					

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-3
UNDERGROUND STORM WATER STORAGE FACILITY
EL GRANADA, CALIFORNIA

BORING EB-3
SEPTEMBER 2009
PROJECT NO. 2327-1



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Appendix F

Noise Technical Memorandum

MEMORANDUM

Date: January 30, 2024 **Job No.:** 23225-00

To: Kimberly Asbury, Environmental Planner, Montrose Environmental

From: Yilin Tian, Project Environmental Engineer, Baseline Environmental Consulting

Subject: **Noise and Vibration Technical Study, Granada Community Park and Recreation Center Project, El Granada, San Mateo County, California**

Baseline Environmental Consulting (Baseline) has prepared this technical study to evaluate the potential noise and vibration impacts associated with implementation of the Granda Community Park and Recreation Center Project (Project) proposed by the Granada Community Services District (District) in the unincorporated community of El Granada in San Mateo County (County), California (**Figure 2-1** of the Mitigated Negative Declaration). This technical memorandum includes an overview of fundamental noise and vibration concepts, a description of the existing noise conditions in the Project vicinity, and an analysis of the potential noise and vibration impacts associated with the implementation of the Project. This study will be used to support environmental review of the proposed Project under the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION

The Project would be located northeast of Highway 1 on a collection of parcels known locally as the Burnham Strip (APNs: 047-262-010, 047-251-100, and 047-251-110) in the unincorporated community of El Granada in San Mateo County (**Figure 2-2** of the Mitigated Negative Declaration). The Project site is undeveloped with the exception of an approximately 3,000 square foot building at the northwestern corner of the Project site, an underground sanitary sewer overflow containment system, and a gravel lot. The Project would develop the site for recreational uses, which would include active and passive recreational zones, walking paths, fitness stations, park restrooms, outdoor showers, a dog park, small and large group picnic areas, kids' play structures, a skate ramp and related skate feature, parking areas, and a renovated and expanded Community Recreation Center. The site would be accessed via Obispo Road. The new park would consist of three areas: the Burnham Creek Riparian Zone, an Active Recreation Zone, and a Community Recreation Center and Passive Recreation Zone. Additional details relevant to operational noise are provided below:

- **Burnham Creek Riparian Zone.** The District proposes to install a permeable trail extending from the Coronado Street crosswalk to Obispo Road, and along the Obispo Road shoulder until it meets the central portion of the site. It is important to note that

there are no sidewalks on either side of the roadway along this portion of Obispo Road and the trail would serve to safely direct pedestrians to the existing dedicated pedestrian Highway 1 crossing.

- **Active Recreation Zone.** In the southeastern portion of the Project site, the District proposes a "Village Green" passive lawn and adjacent paved plaza to serve as a central gathering area, providing opportunities for small groups to meet and community events to be held. Further to the northwest, the District proposes a family and large group picnic area with age-specific playgrounds and a large active play lawn. At the northernmost end of the Active Recreation Zone would be an enclosed dog park, with separate areas for small and large dogs, featuring water stations, pet waste facilities, benches, and a community bulletin board. All of the above active areas are buffered on all sides by new planting areas to screen and provide a sense of enclosure to the play spaces.

- **Community Recreation Center and Passive Recreation Zone.** This area maintains most of the existing ruderal grassland. These "passive grassland" areas would be encircled by mounded landforms and include trail and pathways. In the northwestern most section of the proposed park, the District would renovate and expand the existing building to develop a new Community Recreation Center. The proposed Community Recreation Center would include two buildings: the existing 3,000 square foot building that would be renovated for classroom and staff space, and a new 3,000 square foot building that would house a new community room and associated spaces. The renovated building would include a central lobby from the entry though the building, which would lead to a central outdoor "community living room" for both informal and formal programming. The renovated building would also include a small conference room and two classrooms. Each classroom would have a dedicated patio directly adjacent to the indoor space that expands the programmable space to the outdoors. The new building will house a large community room. A dedicated community room courtyard would be located adjacent to the indoor space, with sliding glass doors for indoor-outdoor programming.

Hours of operation for the proposed park would be daily from dawn to dusk. Use of the park outside of open hours would be prohibited and would be enforced in the same manner as other District facilities. The dog park would be open daily from dawn to dusk to match operations of the park overall and would be closed intermittently for regularly scheduled and/or special maintenance activities as necessary. The Village Green area may occasionally hold special events with amplified sound, such as small concerts, craft markets, movie nights, etc. Permits for these events will require District approval. Special events will typically occur no more than 2 times per month, with increased frequency in the summer, up to 3 or 4 times per month.

The Community Recreation Center, parking lot, and adjacent patio areas would be open during normal business hours, typically from 8:00 am to 5:00 pm, for District operations, public gatherings, and use of the classrooms and patios for District programming. After-hours and weekend activities would occur at the Community Recreation Center for both private rentals and public events, potentially including events such as book readings, receptions, or community meetings. The District anticipates after hours use to be as follows:

- Monday-Thursday: 5:00 pm – 11:00 pm for government or community use. Frequency is anticipated to be two to three times per week.
- Friday: 5:00 pm – 11:00 pm for special events, community meetings, rentals, and District use. Frequency is anticipated to be up to three to four times per month. All amplified sound shall be required to stop by 10:00 pm.
- Saturday: 8:00 am – 11:00 pm for special events, community meetings, rentals, and District use. Frequency is anticipated to be up to three to four times per month. All amplified sound shall be required to stop by 10:00 pm.
- Sunday: 9:00 am – 9:00 pm for special events, community meetings, rentals, and District use. Frequency is anticipated to be two to three times per month. All amplified sound shall be required to stop by 9:00 pm.

Environmental Setting

Noise and Vibration Concepts

Noise is commonly defined as unwanted sound that annoys or disturbs people and can have an adverse psychological or physiological effect on human health. Sound is measured in decibels (dB), which is a logarithmic scale. Decibels describe the purely physical intensity of sound based on changes in air pressure, but they cannot accurately describe sound as perceived by the human ear since the human ear is only capable of hearing sound within a limited frequency range. For this reason, a frequency-dependent weighting system is used and monitoring results are reported in A-weighted decibels (dBA). Decibels and other acoustical terms are defined in **Table 1**.

Table 1. Definition of Acoustical Terms

Term	Definition
Frequency (Hz)	The number of complete pressure fluctuations per second above and below atmospheric pressure.
Decibel (dB)	A unit describing the amplitude of sound on a logarithmic scale. Sound described in decibels is usually referred to as sound or noise "level." This unit is not used in this analysis because it includes frequencies that the human ear cannot detect.
A-Weighted Sound Level (dBA)	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound, in a manner similar to the frequency response of the human ear, and correlates well with subjective reactions to noise. All sound levels in this report are A-weighted.
Maximum Sound Levels (Lmax)	The maximum sound level measured during a given measurement period.
Equivalent Noise Level (Leq)	The average A-weighted noise level during the measurement period. For this CEQA evaluation, Leq refers to a 1-hour period unless otherwise stated.
Day/Night Noise Level (Ldn)	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to sound levels during the night between 10:00 pm and 7:00 am.
Ambient Noise Level	The existing level of environmental noise at a given location from all sources near and far.
Vibration Decibel (VdB)	A unit describing the amplitude of vibration on a logarithmic scale.
Peak Particle Velocity (PPV)	The maximum instantaneous peak of a vibration signal.
Root Mean Square (RMS) Velocity	The average of the squared amplitude of a vibration signal.

Sources:
Charles M. Salter Associates, Inc., 1998. Acoustics – Architecture, Engineering, the Environment, William Stout Publishers.
Federal Transit Administration, 2018. Transit Noise and Vibration Impact Assessment Manual, FTA Report No.0123, September.

A typical method for determining a person's subjective reaction to a new noise is by comparing it to existing conditions. The following describes the general effects of noise on people:[1]

- A 1-dBA increase cannot typically be perceived.
- A 3-dBA increase is considered just-perceivable.
- A 5-dBA increase is required before a noticeable change in community response.
- A 10-dBA increase is perceived as an approximate doubling in loudness.

[1] Charles M. Salter Associates, Inc., 1998. Acoustics – Architecture, Engineering, the Environment, William Stout Publishers.

Traffic noise levels are often expressed in terms of the hourly dBA. The noise levels generated by vehicular sources mainly depend on traffic volume, the speed, and the percent of trucks within the fleet. Increases in these three factors will lead to higher noise levels. Doubling the number of sources, such as traffic volume, increases the noise level by approximately 3 dBA due to the logarithmic nature of noise levels.

In an unconfined space, such as outdoors, noise attenuates with distance. Noise levels at a known distance from a point source are reduced by 6 dBA for every doubling of that distance for hard surfaces (e.g., asphalt) and by 7.5 dBA for every doubling of distance for soft surfaces (e.g., vegetative areas).

Vibration is an oscillatory motion through a solid medium in which the motion's amplitude can be described in terms of displacement, velocity, or acceleration. Several different methods are used to quantify vibration. Typically, groundborne vibration generated by human activities attenuates rapidly with distance from the source of the vibration. Sensitive receptors to vibration include structures (especially older masonry structures) and people (especially residents, the elderly, and sick). Vibration amplitudes are usually expressed as either Peak Particle Velocity (PPV) or as Root Mean Square (RMS) velocity. PPV is appropriate for evaluating potential damage to buildings, but it is not suitable for evaluating human response to vibration because it takes the human body time to respond to vibration signals. The response of the human body to vibration is dependent on the average amplitude of a vibration event. Thus, RMS is more appropriate for evaluating human response to vibration. PPV and RMS are described in units of inches per second (in/sec), and RMS is also described in vibration decibels (VdB).

Sensitive Receptors

Noise-sensitive land uses typically include residences, motels and hotels, schools, libraries, houses of worship, hospitals, convalescent homes, and parks and outdoor recreation areas. Noise-sensitive receptors near the Project site boundary include: single-family homes as close as 70 feet to the north along Avenue Alhambra; multi-family apartments as close as 200 feet to the northeast along Avenue Alhambra; and the Wilkinson School about 160 feet to the east across Coronado Street.

Existing Ambient Noise Conditions

Traffic along nearby roadways, such as Highway 1, Avenue Alhambra, Obispo Road, and Coronado Street, is the primary source of noise in the vicinity of the Project site. Airport operations at the Half Moon Bay Airport located about 1 mile northwest of the Project site also contribute to the ambient noise levels.

The existing ambient noise environment in the vicinity of Project site was characterized by a noise monitoring survey conducted by Baseline from January 11 to January 12, 2024. The survey consisted of one long-term (24-hour) measurement (LT-1) and three short-term (15-minute) measurements (ST-1 through ST-3). The noise measurement locations are illustrated in **Figure 3**. The existing ambient noise levels near the Project site are represented by:

- LT-1 and ST-1 along Avenue Alhambra and Obispo Road;
- ST-2 along Highway 1; and
- ST-3 along Coronado Street.

Ambient noise level measurements were conducted using a Type 1 sound level meter with slow response and "A" weighting that was field calibrated immediately prior to use. The long-term measurement (LT-1) was collected by installing the sound meter on a tree about 11 feet above ground level, while the short-term measurements (ST-1 through ST-3) were collected by installing the sound meter on a tripod about 5 feet above ground level. The microphone attached to the sound level meter was protected from the effects of wind noise. The ambient noise measurement locations, monitoring periods, and corresponding results are summarized in **Table 2**.

Table 2. Summary of Existing Ambient Noise Level Measurements

ID	Location	Monitoring Period	Noise Level
LT-1	About 60 feet east of the intersection of Avenue Alhambra and Obispo Road	8:30 am 1/11/2024 to 8:30 am 1/12/2024	65.5 dBA, Daytime 66.7 dBA, Ldn
ST-1	About 155 feet east of the intersection of The Alameda and Avenue Alhambra	9:01 am 1/12/2024 to 9:16 am 1/12/2024	66.5 dBA, Leq
ST-2	Above 15 feet south of the fog line of eastbound Highway 1 outside the Beach House parking lot	9:26 am 1/12/2024 to 9:42 am 1/12/2024	77.3 dBA, Leq
ST-3	About 30 feet east of the intersection of Coronado Street and Avenue Alhambra	9:48 am 1/12/2024 to 10:03 am 1/12/2024	61.9 dBA, Leq

Notes: Daytime = 7:00 am to 10:00 pm; Nighttime = 10:00 pm to 7:00 am.
Source: **Attachment A**.

Regulatory Regulations and Guidance

Federal Transit Administration

The Federal Transit Administration (FTA) has developed a general construction noise threshold of 90 dBA Leq at the nearest noise-sensitive receptor.[2] According to the FTA, if the combined noise level in 1 hour from the two noisiest pieces of equipment exceeds the 90 dBA threshold at a residential land use (or other noise-sensitive receptors), then there may be a substantial adverse reaction.

The FTA has developed vibration thresholds to prevent disturbances to (i.e., annoyance of) building occupants based on the frequency of a vibration event.[3] Vibrations that are equal to or exceed the vibration thresholds could result in potential disturbance to people or activities. The FTA thresholds of 80 VdB and 83 VdB are used in this analysis to evaluate disturbance to residences and buildings where people normally sleep and to institutional land uses with primarily daytime use (such as schools), respectively.

California Department of Transportation

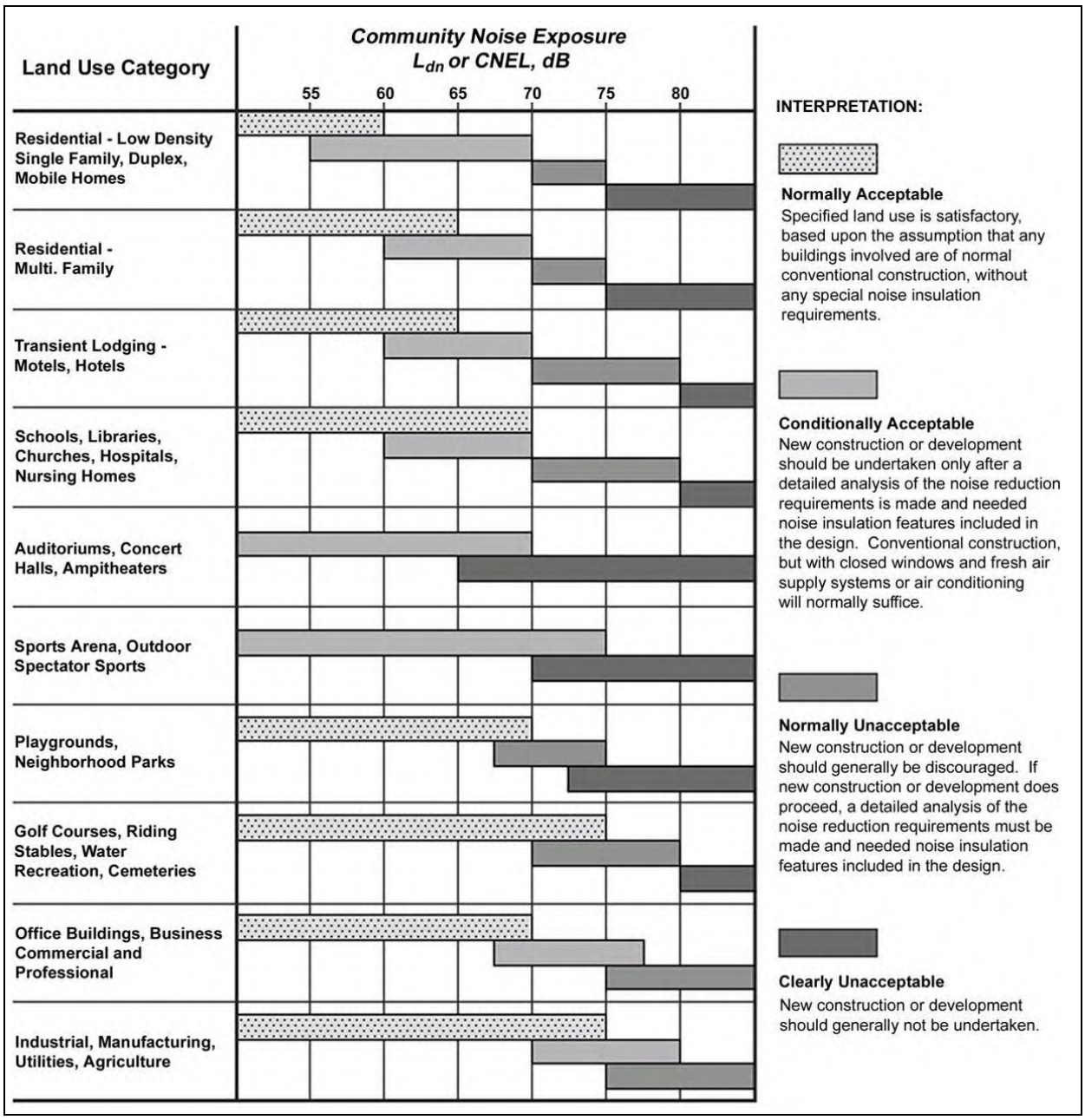
The California Department of Transportation (Caltrans) has developed vibration thresholds based on PPV values to evaluate the potential impact of construction vibration on structures.[4] Construction vibrations that are equal to or exceed the vibration thresholds could result in potential damage to structures. For frequent intermittent vibratory sources during construction (e.g., vibratory compaction equipment), Caltrans recommends a threshold of 0.3 in/sec for older residential structures.

California Noise Control Act

Sections 46000 to 46080 of the California Health and Safety Code codify the California Noise Control Act of 1973. The Act established the Office of Noise Control under the California Department of Health Services. It requires that the Office of Noise Control adopt, in coordination with the Office of Planning and Research, guidelines for the preparation of noise elements for general plans. The most recent guidelines are contained in the California Governor's Office of Planning and Research (OPR) General Plan Guidelines. [5] The document provides land use compatibility guidelines for cities and counties to use in general plans to reduce conflicts between land use and noise, as shown below.

---

[2] [2] Federal Transit Administration (FTA), 2018. Transit Noise and Vibration Impact Assessment Manual, FTA Report No.0123, September.
[3] Ibid.
[4] California Department of Transportation (Caltrans), 2020. Transportation and Construction Vibration Guidance Manual.
[5] California Office of Planning and Research (OPR), 2017. State of California General Plan Guidelines.



San Mateo County Noise Ordinance

San Mateo County regulates noise via Municipal Code Chapter 4.88 Noise Control (Noise Ordinance), which was designed to control unnecessary, excessive, and annoying noise in the

County. Chapter 4.88.330 establishes exterior noise level standards based on receiving land use, as shown in **Table 3**.

Table 3. San Mateo County Exterior Noise Level Standards (dBA)

Cumulative Number of Minutes in any One Hour Time Period	Daytime (7 am to 10 pm)	Nighttime (10 pm to 7 am)
Receiving land use: Single- or multiple-family residence, school, hospital, church, or public library		
30	55	50
15	60	55
5	65	60
1	70	65
0	75	70

Notes:
In the event the measured background noise level exceeds the applicable noise level standard in any category above, the applicable standard shall be adjusted in five (5) dBA increments so as to encompass the background noise level.
Each of the noise level standards specified above shall be reduced by 5 dBA for simple tone noises, consisting primarily of speech or music, or for recurring or intermittent impulsive noises.
If the intruding noise source is continuous and cannot reasonably be stopped for a period of time whereby the background noise level can be measured, the noise level measured while the source is in operation shall be compared directly to the noise level standards in Table 3.
Source: San Mateo County Municipal Code Chapter 4.88.330.

San Mateo County Municipal Code Chapter 4.88.360 identifies activities that are exempt from the provisions of the Noise Ordinance. The exempt activities that are relevant to the Project are listed below:

- Outdoor gatherings, public dances, shows and sporting and entertainment events providing said events are conducted pursuant to all County regulations.
- Activities conducted on parks, public playgrounds and school grounds provided such parks, playgrounds and school grounds are owned and operated by a public entity.
- Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 6:00 pm and 7:00 am weekdays, 5:00 pm and 9:00 am on Saturdays or at any time on Sundays, Thanksgiving and Christmas.

SIGNIFICANCE CRITERIA

Based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines, implementation of the Project would result in a significant impact related to noise and vibration if it would:

1) Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;

2) Generate excessive groundborne vibration or groundborne noise levels; or

3) For a project located within the vicinity of a private airstrip or 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, expose people residing or working in the project area to excessive noise levels.

For construction noise, the Project would be exempt from the County's Noise Ordinance requirements because the construction hours would generally be scheduled between 7:00 am to 6:00 pm Monday through Friday and between 9:00 am to 5:00 pm on Saturdays (Municipal Code Chapter 4.88.360). To evaluate potential noise impacts to nearby noise-sensitive receptors during Project construction, the FTA's threshold of 90 dBA Leq is used in this analysis.

For operation noise associated outdoor activities (e.g., public playgrounds), the Project would be exempt from the County's Noise Ordinance requirements (Municipal Code Chapter 4.88.360). The loudest source of noise associated with Project operation would likely be from the intermittent use of amplified sound systems for special events (e.g., small concerts and movie nights). Operation of fixed mechanical equipment such as heating/ventilation/air conditioning (HVAC) systems and increase vehicle traffic generated by the Project could also contribute substantial noise levels in the Project vicinity. To evaluate potential noise impacts to nearby noise-sensitive receptors from the use of amplified sound systems and HVAC systems, the County's daytime exterior noise level standard for 30 cumulative minutes of noise exposure (**Table 3**) is used in this analysis. In accordance with the Noise Ordinance, the daytime exterior noise level standard was increased in five (5) dBA increments so as to encompass the existing ambient noise level. To evaluate potential noise impacts from increased vehicle traffic generated by the Project, an increase existing ambient noise levels by approximately 3 dBA (a just-perceivable change) was used in this analysis.

For construction vibration, the Caltrans threshold of 0.3 in/sec for older residential buildings is used to evaluate potential structural impacts at nearby vibration-sensitive receptors. The FTA threshold of 83 VdB is used to evaluate potential disturbance to institutional land uses (e.g., schools). The evaluation of potential vibration disturbance to buildings where people normally

sleep is not included in this analysis because nighttime construction is not anticipated for the Project. For Project operation, there would be no sources of vibration.

NOISE AND VIBRATION ANALYSIS

Noise from Project Construction

The primary source of noise during construction would be off-road equipment activities on the Project site. Construction noise levels would vary from day-to-day, depending on the number and type of equipment being used, the types and duration of activity being performed, the distance between the noise source and the receptor, and the presence or absence of barriers, if any, between the noise source and receptor. Pile driving, which can generate extreme levels of noise, is not proposed as part of the Project.

Construction of the Project is anticipated to begin in Summer 2025 and be completed by Summer 2028, lasting approximately 36 months. To evaluate noise levels during Project construction, the types of construction equipment that would be used on the Project site were generated by the most recent version of the California Emissions Estimator Model (CalEEMod, version 2022.1.1), and then refined using Project-specific construction equipment usage information. A copy of the CalEEMod report including the changes made to the default data is provided in **Attachment B**.

In accordance with guidance from FTA, daytime construction noise impacts were evaluated by quantifying the maximum noise levels that would result from the simultaneous operation of the two noisiest pieces of equipment near the perimeter of the Project site closest to a sensitive receptor. [6] The Project's construction noise levels were estimated at the nearest residence about 70 feet to the north of the Project site for all construction phases. Construction noise levels were also estimated for the Wilkinson School for the following construction phases:

1) Site preparation and grading about 160 feet from the Wilkinson School for the permeable trail extending to Obispo Road.

2) Trenching, building construction, paving, and architectural coatings about 850 feet from the Wilkinson school for the Active Recreation Zone.

As shown in **Table 4**, Project construction would not generate noise levels that could potentially exceed the FTA 90 dBA Leq noise threshold at the nearby noise sensitive receptors.

[6] Federal Transit Administration (FTA), 2018. Transit Noise and Vibration Impact Assessment Manual, FTA Report No.0123, September.

Table 4. Potential Noise Impacts from Project Construction (dBA Leq)

Construction Phase	Nearest Residence	Wilkinson School
Site Preparation	81	74
Grading	82	74
Trenching	81	59
Building Construction	80	58
Paving	82	60
Architectural Coating	79	57
Exceed the 90 dBA Threshold?	**No**	**No**

Source: Detailed calculations are provided in **Attachment B**.

Noise from Project Operation

The primary operation period noise generation sources from the Project would include general park operation (e.g. recreational activities at the skate area, picnic areas, playgrounds, active play lawn, and the dog park); occasional special events held at the Village Green area with amplified sound; District programming associated with the use of the Community Recreation Center and after-hours and weekend activities at the Community Recreation Center for both private rentals and public events; fixed mechanical equipment such as HVAC systems for the Community Recreation Center; and vehicle trips generated by the Project. Noise impacts associated with these sources are discussed in the sections below, and detailed calculations are provided in **Attachment B**.

General Park Operation Noise

The park would be open daily between dawn to dusk, and park use outside of the open hours would be prohibited. According to Municipal Code Chapter 4.88.360, activities conducted on parks owned and operated by a public entity are exempt from the County's Noise Ordinance requirements. General park recreational activities (e.g., picnics, exercise, small gatherings) that do not require the use of amplified sound systems would not be expected to substantially contribute to the existing ambient noise environment outside of the Project site, which is dominated by traffic-generated noise. In addition, the proposed active recreational areas, such as the playgrounds and the enclosed dog park, would be buffered on all sides by new planting areas to screen and provide a sense of enclosure to the spaces. Overall, general park operations associated with the Project would not substantially contribute to the existing ambient noise environment at nearby sensitive receptors.

Amplified Sound System Noise

The Village Green area and Community Recreation Center would occasionally hold special events requiring the use of amplified sound systems. Special events at the Village Green area that may require the use of amplified sounds systems include small concerts, craft markets, and

movie nights. The frequency of the special events for the Village Green area is expected to be less than two times per month, with increased frequency in the summer, which are expected to be up to three or four times per month. Special events at the Community Recreation Center would occur after-hours and on the weekend for both private rentals and public events, such as book readings, receptions, or community meetings. The anticipated frequency of special events at the Community Recreation Center would be up to three to four times per month.

Special events would require permits with District approval. The use of amplified sound systems is required to stop by 10:00 pm, Monday through Saturday, and by 9:00 pm on Sunday. The use of amplified sound systems during more sensitive hours when people sleep (nighttime between 10:00 pm to 7:00 am) would not occur. According to Municipal Code Chapter 4.88.360, outdoor gatherings, public dances, shows and sporting and entertainment events that would be conducted pursuant to all County regulations are exempt from the County's Noise Ordinance requirements. Although exempt from the County's Noise Ordinance requirements, the outdoor use of amplified sound systems have the potential to generate substantial noise levels in the vicinity of the Project site.

The nearest noise-sensitive receptors to the Village Green area and Community Recreation Center are residences located about 220 feet and 170 feet to the north, respectively, along Avenue Alhambra. As presented in **Table 2**, the existing daytime noise level along Avenue Alhambra is 65.5 dBA. Therefore, the County's applicable daytime exterior noise level standard for evaluating noise levels from the use of amplified sounds systems is 70 dBA.[7] Conservatively assuming the speakers systems are located along the northern boundary of the Village Green area and Community Recreation Center (closest to the noise-sensitive receptors), the sound systems would need to generate noise levels greater than 109 dBA and 106 dBA, respectively, at 5 feet from the boundary of the special event area to potentially exceed the daytime exterior noise level standard of 70 dBA at the nearest noise-sensitive receptors to the north (see **Attachment B**). To be conservative, Baseline recommends operating the amplified sound systems at or below 105 dBA at 5 feet from the boundary of the special event area by implementing **Control Measure Noise-1**.

> **Control Measure Noise-1: Amplified Sound Systems**
>
> The District shall require permit applications for the use of amplified sound systems during special events at the Village Green area and Community Recreation Center to include a provision to operate the speaker system at or below 105 dBA at 5 feet from the boundary of the special event area. The permit applications shall also acknowledge that

[7] In accordance with Municipal Code Chapter 4.88.360, the daytime exterior noise level standard for 30 cumulative minutes of noise exposure (55 dBA) was increased in five (5) dBA increments to 70 dBA, so as to encompass the existing ambient noise level (65.5 dBA).

speaker systems will be positioned and angled away from residences to the north of the Village Green area and Community Recreation Center to the extent feasible.

Alternatively, the District shall consult a qualified acoustical engineer to prepare a refined acoustical analysis for operation of amplified sound systems that account for the system design (e.g., speaker position and angles) and the presence of barriers (e.g., building walls) based on the final building designs to determine the maximum noise level allowed for operating the speaker system without exceeding San Mateo County's Noise Ordinance standards (Municipal Code Chapter 4.88 Noise Control) at nearby noise-sensitive receptors.

Implementation of **Control Measure Noise-1** would ensure that the use of amplified sound systems at the Village Green area do not substantially contribute to the existing ambient noise environment at nearby sensitive receptors.

HVAC System Noise

It was conservatively assumed that the Community Recreation Center would include an HVAC system. Although the noise-generating characteristics and location of the HVAC system for the project was not available at the time of preparation of this analysis, noise from a typical commercial-scale HVAC system can range from approximately 65 to 75 dBA at 50 feet. The nearest residence is located about 170 feet north of the proposed Community Recreation Center. The estimated noise levels at the nearest residence from the HVAC system would range from 52 to 62 dBA. Combined with the existing ambient noise level of 65.5 dBA, operation of the HVAC system would increase the noise level at the nearest receptor up to about 67 dBA. Because the combined noise level is below the County's applicable daytime exterior noise level standard of 70 dBA at the nearest residence, the Project would not result in a substantial permanent increase in ambient noise levels from operation of HVAC systems.

Vehicle Traffic Noise

Noise levels near the Project site would potentially increase due to the additional vehicle trips contributed by the Project. As discussed under *Noise and Vibration Concepts*, the Project would need to double the existing traffic volume on nearby roadways to increase the ambient noise level by approximately 3 dBA. Operation of the Project would generate up to 15.5 trips per day (see the CalEEMod report in **Attachment B**). Since the Project would not double the amount of traffic on nearby roadways, the Project would not result in a substantial permanent increase in ambient noise levels from project-generated traffic trips, and this impact would be less than significant.

Vibration from Project Construction

Construction can result in varying degrees of ground vibration depending on the type of equipment and activity. To evaluate the Project's potential vibration effects on nearby sensitive receptors, a buffer distance that would be needed to avoid exceeding the FTA and Caltrans construction vibration thresholds listed above was estimated for each type of equipment. It was conservatively assumed that the equipment that could generate substantial ground vibration would be used near the Project site perimeter. The estimated buffer distances for potential disturbance and building damage are summarized in **Table 5**. The primary types of equipment that could generate substantial ground vibration during Project construction, reference vibration levels, and the associated vibration calculations are included in **Attachment B**.

Table 5. Buffer Distances for Potential Vibration Impacts from Project Construction Equipment

Construction Equipment	Buffer Distance for Potential Vibration Impacts (feet)	
	Human Disturbance Impacts[1]	Building Damage Impacts[2]
Vibratory Roller	58	20
Large Bulldozer	34	11
Loaded Trucks	31	10
Small Bulldozer	4	1

Notes:
[1] The FTA thresholds of 83 VdB for institutional land uses from infrequent construction events was used to calculate the buffer distances from construction equipment.
[2] To be conservative, the Caltrans vibration threshold of 0.3 in/sec for older residential structures was used to calculate the buffer distances from construction equipment.
Source: Detailed calculations are provided in **Attachment B**.

As shown in **Table 5**, the construction equipment that would require the largest buffer distance to avoid generating vibration levels that could disturb institutional land uses with primarily daytime use is the vibratory roller. Vibration from a vibratory roller could exceed the 83 VdB threshold at institutional land uses located within 58 feet. The closest institutional land use (Wilkinson School) is located at least 160 feet east of the Project construction activities, which is well outside of the 58-foot buffer distance. Therefore, Project construction activities would not generate excessive vibration levels that could potentially disturb normal school operations. As nighttime work is not anticipated, vibration annoyance impacts on people within residential buildings related to nighttime construction would not occur. Therefore, Project construction activities would not be expected to generate excessive vibration levels that would disturb nearby residents and institutional land uses.

As shown in **Table 5**, vibration from a vibratory roller could exceed the 0.3 in/sec PPV threshold for potential structural impacts to older residential buildings located within 20 feet. As

described under *Sensitive Receptors*, all receptors near the Project site would be located outside of the 20-foot buffer where a vibratory roller could exceed the 0.3 in/sec PPV threshold. Therefore, Project construction activities would not generate excessive vibration levels with the potential to damage adjacent buildings.

Airport Noise

The Half Moon Bay Airport is located about 1 mile northwest of the Project site. According to the Final Airport Land Use Compatibility Plan (ALUCP) for the Environs of Half Moon Bay Airport Exhibit 2G, [8] the project site is located outside the 60 dBA CNEL aircraft noise contour. Both the FAA and the State of California provide guidance for acceptable noise levels for a variety of land uses. According to the OPR General Plan Guidelines, [9] recreational land uses are acceptable in areas below 70 CNEL. Therefore, the project would have no impact related to the exposure of people to excess noise levels from aircraft noise.

CONCLUSIONS

Project construction would not result in excessive noise and vibration levels at nearby sensitive receptors. Project operation would not result in excessive noise levels at nearby sensitive receptors due to general park activities, HVAC systems, or increase vehicle traffic; however, Project operation could potentially generate excessive noise levels at nearby sensitive receptors due to the use of amplified sound systems. Implementation of **Control Measure Noise-1** for amplified sound systems would ensure project operation would not result in excessive noise levels at nearby sensitive receptors.

[8] Coffman Associates, Inc., 2014. Final Airport Land Use Compatibility Plan for the Environs of Half Moon Bay Airport. September.
[9] California Office of Planning and Research (OPR), 2017. State of California General Plan Guidelines.

FIGURES

Based on the Master Plan dated May 19, 2022

Legend

- Noise Measurement Location
- Project Boundary
- Burnham Creek Riparian Zone
- Active Recreation Zone
- Community Recreation Center and Passive Recreation Zone

0 500 Feet

N

BASELINE ENVIRONMENTAL CONSULTING

Figure 3
Noise Measurement Locations

ATTACHMENT A
Noise Monitoring Results

Measurement Report

Report Summary

Meter's File Name	LxT_Data.001.s	Computer's File Name	LxT_0006386-20240111 074336-LxT_Data.001.ldbin
Meter	LxT1 0006386		
Firmware	2.404		
User		Location	
Job Description			
Note			
Start Time	2024-01-11 07:43:36	Duration	24:53:41.6
End Time	2024-01-12 08:37:18	Run Time	24:53:41.2
Pause Time	0:00:00.4		

Results

Overall Metrics

LA_{eq}	64.9 dB		
LAE	114.4 dB	SEA	139.6 dB
EA	30.5 mPa²h		
EA8	9.8 mPa²h		
EA40	49.1 mPa²h		
LAS_{peak}	125.9 dB	2024-01-12 08:35:20	
LAS_{max}	99.0 dB	2024-01-12 08:35:20	
LAS_{min}	38.8 dB	2024-01-11 21:40:12	
LA_{eq}	64.9 dB		
LC_{eq}	69.6 dB	LC_{eq} - LA_{eq}	4.7 dB
LAI_{eq}	69.6 dB	LAI_{eq} - LA_{eq}	4.7 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	12	0:00:32.6
LAS > 115.0 dB	0	0:00:00.0
LASpeak > 135.0 dB	0	0:00:00.0
LASpeak > 137.0 dB	0	0:00:00.0
LASpeak > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
67.2 dB	66.4 dB	0.0 dB

LDEN	LDay	LEve	LNight
67.6 dB	67.0 dB	62.4 dB	58.2 dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	64.9 dB		--- dB		--- dB	
$Ls_{(max)}$	99.0 dB	2024-01-12 08:35:20	--- dB		--- dB	
$LS_{(min)}$	38.8 dB	2024-01-11 21:40:12	--- dB		--- dB	
$L_{Peak(max)}$	125.9 dB	2024-01-12 08:35:20	--- dB		--- dB	

Overloads

Count	Duration
0	0:00:00.0

Statistics

LAS 5.0	69.5 dB
LAS 10.0	68.0 dB
LAS 33.3	64.1 dB
LAS 50.0	61.9 dB
LAS 66.6	58.3 dB
LAS 90.0	48.0 dB

Modified Results

Overall Metrics

Modified Results: Data collected during noise meter set up (before 01-11-2024 8:30 am) and removal (after 01-12-2024 8:30 am) periods were excluded

LA_{eq}	63.9 dB			
LAE	113.3 dB			
EA	23.6 mPa²h			
EA8	7.9 mPa²h			
EA40	39.3 mPa²h			
LAS_{peak}	99.8 dB	2024-01-11 17:02:51		
LAS_{max}	19.4 dB	2024-01-11 18:46:16		
LAS_{min}	15.9 dB	2024-01-11 21:40:11		
LA_{eq}	63.9 dB			
LC_{eq}	--- dB		LC_{eq} - LA_{eq}	--- dB

Community Noise

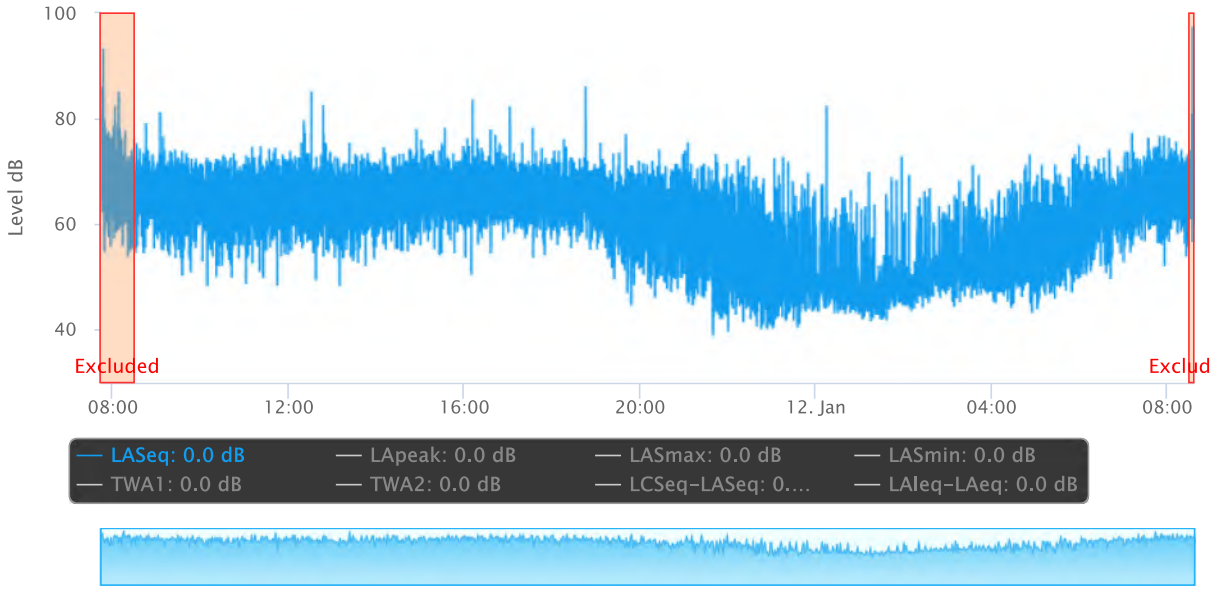
LDN	LDay	LNight
66.7 dB	65.5 dB	0.0 dB

LDEN	LDay	LEve	LNight
67.1 dB	66.0 dB	62.4 dB	58.2 dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	18.1 dB		--- dB		--- dB	
$Ls_{(max)}$	19.4 dB	2024-01-11 18:46:16	--- dB		--- dB	
$LS_{(min)}$	15.9 dB	2024-01-11 21:40:11	--- dB		--- dB	
$L_{Peak(max)}$	20.0 dB	2024-01-11 17:02:51	--- dB		--- dB	

Time History



Measurement Report

Report Summary

Meter's File Name	LxT_Data.003.s	Computer's File Name	LxT_0006386-20240112 090142-LxT_Data.003.ldbin
Meter	LxT1 0006386		
Firmware	2.404		
User		Location	
Job Description			
Note			
Start Time	2024-01-12 09:01:42	Duration	0:15:08.8
End Time	2024-01-12 09:16:51	Run Time	0:15:08.8
Pause Time	0:00:00.0		

Results

Overall Metrics

LA_{eq}	66.5 dB		
LAE	96.1 dB	SEA	--- dB
EA	454.6 µPa²h		
EA8	14.4 mPa²h		
EA40	72.0 mPa²h		
LAS_{peak}	94.3 dB	2024-01-12 09:13:51	
LAS_{max}	80.0 dB	2024-01-12 09:10:43	
LAS_{min}	50.7 dB	2024-01-12 09:07:22	
LA_{eq}	66.5 dB		
LC_{eq}	72.0 dB	LC_{eq} - LA_{eq}	5.5 dB
LAI_{eq}	68.5 dB	LAI_{eq} - LA_{eq}	2.0 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LASpeak > 135.0 dB	0	0:00:00.0
LASpeak > 137.0 dB	0	0:00:00.0
LASpeak > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
66.5 dB	66.5 dB	0.0 dB

LDEN	LDay	LEve	LNight
66.5 dB	66.5 dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	66.5 dB		--- dB		--- dB	
$L_{S(max)}$	80.0 dB	2024-01-12 09:10:43	--- dB		--- dB	
$L_{S(min)}$	50.7 dB	2024-01-12 09:07:22	--- dB		--- dB	
$L_{Peak(max)}$	94.3 dB	2024-01-12 09:13:51	--- dB		--- dB	

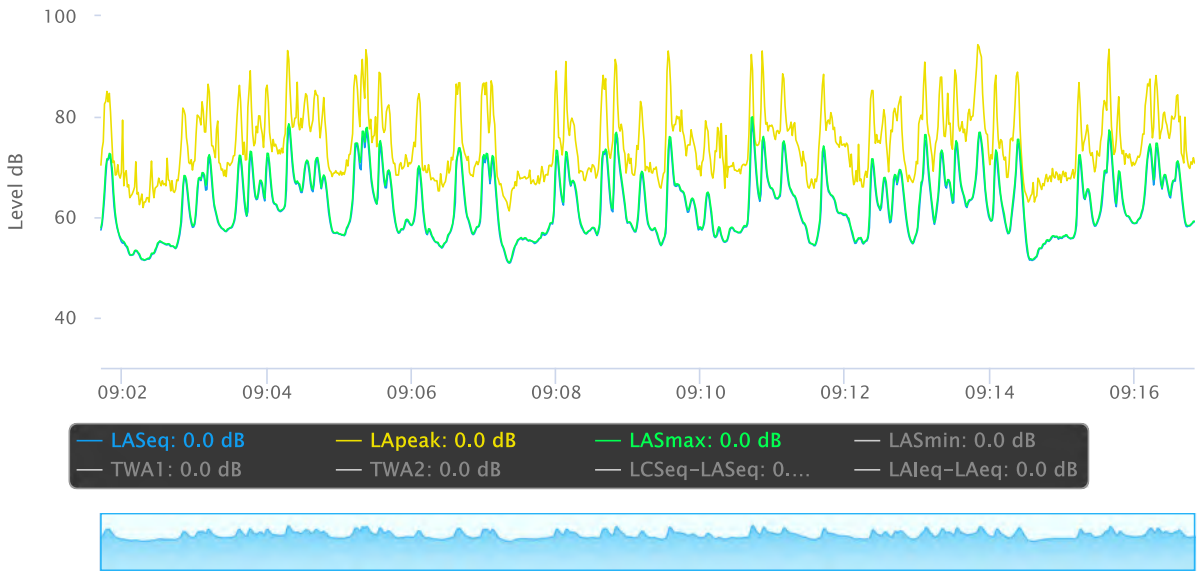
Overloads

Count	Duration
0	0:00:00.0

Statistics

LAS 5.0	73.0 dB
LAS 10.0	71.0 dB
LAS 33.3	64.9 dB
LAS 50.0	61.2 dB
LAS 66.6	57.9 dB
LAS 90.0	54.8 dB

Time History



Measurement Report

Report Summary

Meter's File Name	LxT_Data.004.s	Computer's File Name	LxT_0006386-20240112 092622-LxT_Data.004.ldbin
Meter	LxT1 0006386		
Firmware	2.404		
User		Location	
Job Description			
Note			
Start Time	2024-01-12 09:26:22	Duration	0:15:59.9
End Time	2024-01-12 09:42:22	Run Time	0:15:59.9
Pause Time	0:00:00.0		

Results

Overall Metrics

LA_{eq}	77.3 dB		
LAE	107.1 dB	SEA	--- dB
EA	5.8 mPa²h		
EA8	172.8 mPa²h		
EA40	863.8 mPa²h		
LAS_{peak}	99.4 dB	2024-01-12 09:34:00	
LAS_{max}	85.0 dB	2024-01-12 09:34:01	
LAS_{min}	55.5 dB	2024-01-12 09:26:48	
LA_{eq}	77.3 dB		
LC_{eq}	79.5 dB	LC_{eq} - LA_{eq}	2.2 dB
LAI_{eq}	78.8 dB	LAI_{eq} - LA_{eq}	1.4 dB

Exceedances

	Count	Duration
LAS > 85.0 dB	1	0:00:01.8
LAS > 115.0 dB	0	0:00:00.0
LASpeak > 135.0 dB	0	0:00:00.0
LASpeak > 137.0 dB	0	0:00:00.0
LASpeak > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight
77.3 dB	77.3 dB	0.0 dB

LDEN	LDay	LEve	LNight
77.3 dB	77.3 dB	--- dB	--- dB

Any Data

	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	77.3 dB		--- dB		--- dB	
$L_{S(max)}$	85.0 dB	2024-01-12 09:34:01	--- dB		--- dB	
$L_{S(min)}$	55.5 dB	2024-01-12 09:26:48	--- dB		--- dB	
$L_{Peak(max)}$	99.4 dB	2024-01-12 09:34:00	--- dB		--- dB	

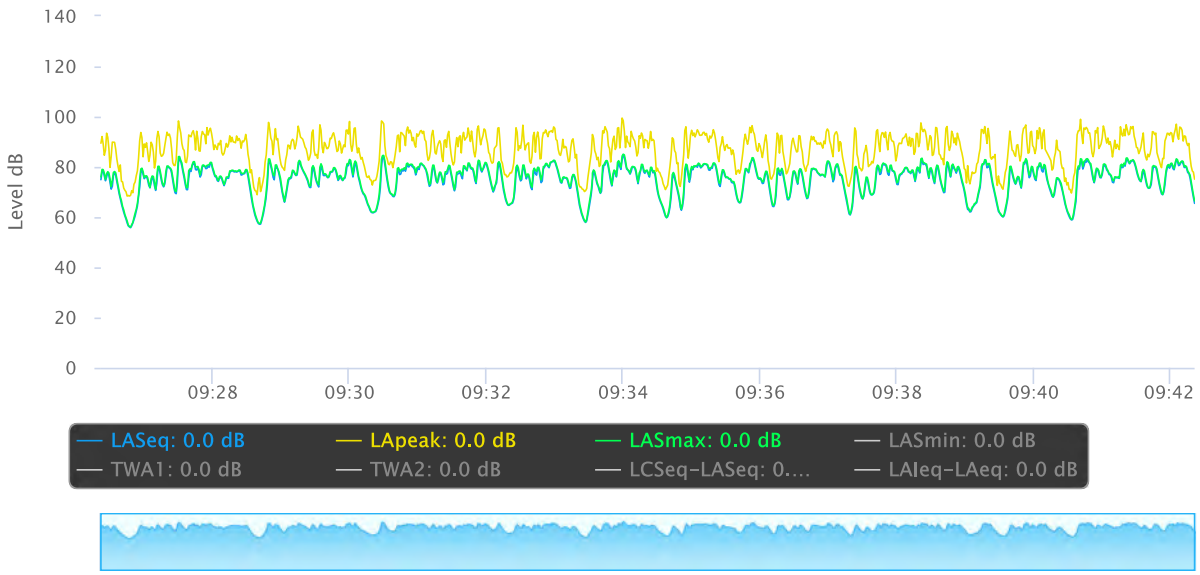
Overloads

Count	Duration
0	0:00:00.0

Statistics

LAS 5.0	81.6 dB
LAS 10.0	80.8 dB
LAS 33.3	78.2 dB
LAS 50.0	76.2 dB
LAS 66.6	73.8 dB
LAS 90.0	65.4 dB

Time History



Measurement Report

Report Summary

Meter's File Name	LxT_Data.005.s	Computer's File Name	LxT_0006386-20240112 094844-LxT_Data.005.ldbin
Meter	LxT1 0006386		
Firmware	2.404		
User		Location	
Job Description			
Note			
Start Time	2024-01-12 09:48:44	Duration	0:15:09.7
End Time	2024-01-12 10:03:54	Run Time	0:15:09.7
Pause Time	0:00:00.0		

Results

Overall Metrics

LA_{eq}	61.9 dB		
LAE	91.5 dB	SEA	--- dB
EA	156.8 µPa²h		
EA8	5.0 mPa²h		
EA40	24.8 mPa²h		
LAS_{peak}	97.6 dB	2024-01-12 09:52:28	
LAS_{max}	80.8 dB	2024-01-12 09:52:28	
LAS_{min}	51.6 dB	2024-01-12 09:55:28	
LA_{eq}	61.9 dB		
LC_{eq}	72.3 dB	LC_{eq} - LA_{eq}	10.4 dB
LAI_{eq}	64.1 dB	LAI_{eq} - LA_{eq}	2.2 dB

Exceedances	Count	Duration
LAS > 85.0 dB	0	0:00:00.0
LAS > 115.0 dB	0	0:00:00.0
LASpeak > 135.0 dB	0	0:00:00.0
LASpeak > 137.0 dB	0	0:00:00.0
LASpeak > 140.0 dB	0	0:00:00.0

Community Noise	LDN	LDay	LNight
	61.9 dB	61.9 dB	0.0 dB

	LDEN	LDay	LEve	LNight
	61.9 dB	61.9 dB	--- dB	--- dB

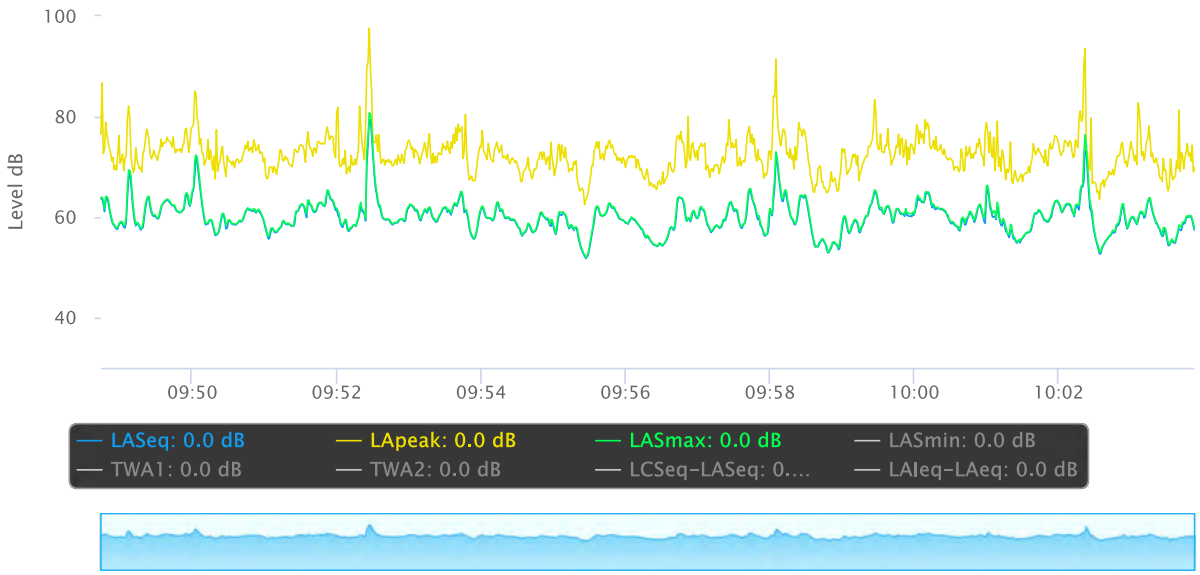
Any Data	A		C		Z	
	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L_{eq}	61.9 dB		--- dB		--- dB	
$L_{S(max)}$	80.8 dB	2024-01-12 09:52:28	--- dB		--- dB	
$L_{S(min)}$	51.6 dB	2024-01-12 09:55:28	--- dB		--- dB	
$L_{Peak(max)}$	97.6 dB	2024-01-12 09:52:28	--- dB		--- dB	

Overloads	Count	Duration
	0	0:00:00.0

Statistics

LAS 5.0	64.6 dB
LAS 10.0	63.2 dB
LAS 33.3	61.0 dB
LAS 50.0	59.7 dB
LAS 66.6	58.7 dB
LAS 90.0	56.1 dB

Time History



ATTACHMENT B
Noise and Vibration Calculations

Burnham Custom Report

Table of Contents

5.17. User Defined

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Burnham
Construction Start Date	1/1/2025
Operational Year	2028
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	4.60
Precipitation (days)	41.0
Location	37.50307686096275, -122.47381754029335
County	San Mateo
City	Unincorporated
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1226
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.21

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

City Park	7.10	Acre	7.10	0.00	6.70	6.70	—	—
Parking Lot	0.20	Acre	0.20	0.00	0.00	—	—	—
Other Non-Asphalt Surfaces	0.41	Acre	0.41	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.02	3.36	32.0	30.9	0.05	1.37	37.3	38.6	1.26	6.92	8.18	—	5,627	5,627	0.24	0.10	1.25	5,656
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.02	11.0	32.0	30.9	0.05	1.37	37.3	38.6	1.26	6.92	8.18	—	5,619	5,619	0.25	0.11	0.04	5,649
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.72	2.27	21.7	20.9	0.04	0.92	23.8	24.8	0.85	4.49	5.33	—	3,874	3,874	0.17	0.07	0.34	3,896
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.50	0.41	3.95	3.82	0.01	0.17	4.35	4.52	0.15	0.82	0.97	—	641	641	0.03	0.01	0.06	645

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.02	3.36	32.0	30.9	0.05	1.37	37.3	38.6	1.26	6.92	8.18	—	5,627	5,627	0.24	0.07	0.86	5,656
2026	2.13	1.73	16.8	17.3	0.03	0.65	32.2	32.9	0.60	4.31	4.91	—	3,948	3,948	0.21	0.10	1.25	3,984
2027	1.32	1.08	9.96	13.5	0.03	0.35	29.5	29.9	0.32	2.96	3.28	—	2,719	2,719	0.13	0.06	0.61	2,740
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	4.02	3.36	32.0	30.9	0.05	1.37	37.3	38.6	1.26	6.92	8.18	—	5,619	5,619	0.25	0.11	0.04	5,649
2026	2.13	1.73	16.8	17.2	0.03	0.65	32.2	32.9	0.60	4.31	4.91	—	3,941	3,941	0.21	0.10	0.03	3,977
2027	1.32	11.0	9.98	13.5	0.03	0.35	29.6	29.9	0.32	2.98	3.28	—	2,717	2,717	0.13	0.06	0.02	2,737
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	2.72	2.27	21.7	20.9	0.04	0.92	23.8	24.8	0.85	4.49	5.33	—	3,874	3,874	0.17	0.06	0.28	3,896
2026	1.41	1.15	11.1	11.5	0.02	0.43	20.2	20.6	0.40	2.61	3.01	—	2,568	2,568	0.13	0.07	0.34	2,591
2027	0.84	1.29	6.39	8.69	0.02	0.23	18.6	18.8	0.21	1.86	2.07	—	1,730	1,730	0.08	0.04	0.18	1,744
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.50	0.41	3.95	3.82	0.01	0.17	4.35	4.52	0.15	0.82	0.97	—	641	641	0.03	0.01	0.05	645
2026	0.26	0.21	2.02	2.10	< 0.005	0.08	3.69	3.76	0.07	0.48	0.55	—	425	425	0.02	0.01	0.06	429
2027	0.15	0.24	1.17	1.59	< 0.005	0.04	3.39	3.43	0.04	0.34	0.38	—	286	286	0.01	0.01	0.03	289

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	0.07	0.55	0.26	0.63	< 0.005	0.02	0.14	0.15	0.02	0.03	0.05	12.4	503	515	1.32	0.04	0.33	560
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.07	0.55	0.26	0.61	< 0.005	0.02	0.14	0.15	0.02	0.03	0.05	12.4	497	509	1.32	0.04	0.01	553
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.05	0.53	0.24	0.40	< 0.005	0.02	0.07	0.09	0.02	0.02	0.03	12.4	416	429	1.31	0.03	0.08	472
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.01	0.10	0.04	0.07	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	0.01	2.06	68.9	71.0	0.22	0.01	0.01	78.1

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.05	0.04	0.03	0.44	< 0.005	< 0.005	0.14	0.14	< 0.005	0.03	0.03	—	140	140	< 0.005	< 0.005	0.33	141
Area	—	0.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	341	341	0.04	< 0.005	—	342
Water	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Waste	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	0.07	0.55	0.26	0.63	< 0.005	0.02	0.14	0.15	0.02	0.03	0.05	12.4	503	515	1.32	0.04	0.33	560
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.05	0.04	0.04	0.42	< 0.005	< 0.005	0.14	0.14	< 0.005	0.03	0.03	—	133	133	< 0.005	< 0.005	0.01	135

Area	—	0.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	341	341	0.04	< 0.005	—	342
Water	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Waste	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	0.07	0.55	0.26	0.61	< 0.005	0.02	0.14	0.15	0.02	0.03	0.05	12.4	497	509	1.32	0.04	0.01	553
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.02	0.02	0.02	0.21	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	70.2	70.2	< 0.005	< 0.005	0.08	71.1
Area	—	0.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	323	323	0.03	< 0.005	—	324
Water	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Waste	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	0.05	0.53	0.24	0.40	< 0.005	0.02	0.07	0.09	0.02	0.02	0.03	12.4	416	429	1.31	0.03	0.08	472
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	< 0.005	< 0.005	< 0.005	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	11.6	11.6	< 0.005	< 0.005	0.01	11.8
Area	—	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	53.5	53.5	0.01	< 0.005	—	53.7
Water	—	—	—	—	—	—	—	—	—	—	—	2.01	3.79	5.79	0.21	< 0.005	—	12.4
Waste	—	—	—	—	—	—	—	—	—	—	—	0.05	0.00	0.05	0.01	0.00	—	0.19
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	0.01	0.10	0.04	0.07	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	0.01	2.06	68.9	71.0	0.22	0.01	0.01	78.1

3. Construction Emissions Details

3.1. Site Preparation (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.94	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	7.67	7.67	—	3.94	3.94	—	—	—	—	—	—	—
Onsite truck	0.02	< 0.005	0.14	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	80.3	80.3	0.01	0.01	0.16	84.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.94	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	—	7.67	7.67	—	3.94	3.94	—	—	—	—	—	—	—
Onsite truck	0.02	< 0.005	0.14	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	80.3	80.3	0.01	0.01	< 0.005	84.4
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.48	2.09	19.9	19.0	0.03	0.86	—	0.86	0.79	—	0.79	—	3,337	3,337	0.14	0.03	—	3,348
Dust From Material Movement	—	—	—	—	—	—	4.83	4.83	—	2.48	2.48	—	—	—	—	—	—	—
Onsite truck	0.01	< 0.005	0.09	0.06	< 0.005	< 0.005	16.5	16.5	< 0.005	1.64	1.64	—	50.6	50.6	0.01	0.01	0.04	53.2

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.45	0.38	3.64	3.47	0.01	0.16	—	0.16	0.14	—	0.14	—	552	552	0.02	< 0.005	—	554
Dust From Material Movement	—	—	—	—	—	—	0.88	0.88	—	0.45	0.45	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	3.01	3.01	< 0.005	0.30	0.30	—	8.37	8.37	< 0.005	< 0.005	0.01	8.82
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.03	0.55	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	144	144	< 0.005	< 0.005	0.48	145
Vendor	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.8	28.8	< 0.005	< 0.005	0.07	30.1
Hauling	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	78.6	78.6	0.01	0.01	0.16	82.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.04	0.50	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	136	136	< 0.005	0.01	0.01	138
Vendor	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.8	28.8	< 0.005	< 0.005	< 0.005	30.1
Hauling	0.01	< 0.005	0.13	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	78.6	78.6	0.01	0.01	< 0.005	82.7
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.31	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	86.1	86.1	< 0.005	< 0.005	0.13	87.3
Vendor	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	18.1	18.1	< 0.005	< 0.005	0.02	19.0
Hauling	0.01	< 0.005	0.08	0.05	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	49.5	49.5	0.01	0.01	0.04	52.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	< 0.005	< 0.005	0.06	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	14.3	14.3	< 0.005	< 0.005	0.02	14.5
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.00	3.00	< 0.005	< 0.005	< 0.005	3.14
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.20	8.20	< 0.005	< 0.005	0.01	8.63

3.3. Grading (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.10	1.76	17.2	16.8	0.03	0.71	—	0.71	0.65	—	0.65	—	3,366	3,366	0.14	0.03	—	3,377
Dust From Material Movement	—	—	—	—	—	—	2.56	2.56	—	1.31	1.31	—	—	—	—	—	—	—
Onsite truck	0.02	< 0.005	0.14	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	80.3	80.3	0.01	0.01	< 0.005	84.4
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.45	1.41	< 0.005	0.06	—	0.06	0.05	—	0.05	—	283	283	0.01	< 0.005	—	284
Dust From Material Movement	—	—	—	—	—	—	0.22	0.22	—	0.11	0.11	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	2.20	2.20	< 0.005	0.22	0.22	—	6.75	6.75	< 0.005	< 0.005	0.01	7.11
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.26	0.26	< 0.005	0.01	—	0.01	0.01	—	0.01	—	46.9	46.9	< 0.005	< 0.005	—	47.1

Dust From Material Movement	—	—	—	—	—	—	0.04	0.04	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.40	0.40	< 0.005	0.04	0.04	—	1.12	1.12	< 0.005	< 0.005	< 0.005	1.18
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.04	0.43	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	117	117	< 0.005	< 0.005	0.01	118
Vendor	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.8	28.8	< 0.005	< 0.005	< 0.005	30.1
Hauling	0.06	0.01	0.58	0.38	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	360	360	0.05	0.06	0.02	379
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.85	9.85	< 0.005	< 0.005	0.01	9.99
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.42	2.42	< 0.005	< 0.005	< 0.005	2.53
Hauling	0.01	< 0.005	0.05	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30.3	30.3	< 0.005	< 0.005	0.03	31.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.63	1.63	< 0.005	< 0.005	< 0.005	1.65
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.40	0.40	< 0.005	< 0.005	< 0.005	0.42
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.02	5.02	< 0.005	< 0.005	< 0.005	5.28

3.5. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.01	1.69	16.0	16.3	0.03	0.65	—	0.65	0.59	—	0.59	—	3,368	3,368	0.14	0.03	—	3,379
Dust From Material Movement	—	—	—	—	—	—	2.56	2.56	—	1.31	1.31	—	—	—	—	—	—	—
Onsite truck	0.01	< 0.005	0.13	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	78.5	78.5	0.01	0.01	0.15	82.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.01	1.69	16.0	16.3	0.03	0.65	—	0.65	0.59	—	0.59	—	3,368	3,368	0.14	0.03	—	3,379
Dust From Material Movement	—	—	—	—	—	—	2.56	2.56	—	1.31	1.31	—	—	—	—	—	—	—
Onsite truck	0.01	< 0.005	0.14	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	78.5	78.5	0.01	0.01	< 0.005	82.5
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.10	0.92	8.76	8.92	0.02	0.35	—	0.35	0.32	—	0.32	—	1,839	1,839	0.07	0.01	—	1,845
Dust From Material Movement	—	—	—	—	—	—	1.40	1.40	—	0.72	0.72	—	—	—	—	—	—	—
Onsite truck	0.01	< 0.005	0.07	0.05	< 0.005	< 0.005	14.3	14.3	< 0.005	1.42	1.43	—	42.9	42.9	0.01	0.01	0.03	45.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.20	0.17	1.60	1.63	< 0.005	0.06	—	0.06	0.06	—	0.06	—	304	304	0.01	< 0.005	—	305

Dust From Material Movement	—	—	—	—	—	—	0.25	0.25	—	0.13	0.13	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	2.60	2.60	< 0.005	0.26	0.26	—	7.10	7.10	< 0.005	< 0.005	0.01	7.46
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.03	0.43	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	121	121	< 0.005	< 0.005	0.36	122
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.2	28.2	< 0.005	< 0.005	0.07	29.6
Hauling	0.06	0.01	0.53	0.37	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	352	352	0.05	0.06	0.68	371
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.03	0.40	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	114	114	< 0.005	< 0.005	0.01	116
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.2	28.2	< 0.005	< 0.005	< 0.005	29.5
Hauling	0.06	0.01	0.55	0.37	< 0.005	< 0.005	0.08	0.09	< 0.005	0.02	0.03	—	352	352	0.05	0.06	0.02	370
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.21	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	62.6	62.6	< 0.005	< 0.005	0.08	63.5
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.4	15.4	< 0.005	< 0.005	0.02	16.1
Hauling	0.03	< 0.005	0.30	0.20	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	192	192	0.03	0.03	0.16	202
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.4	10.4	< 0.005	< 0.005	0.01	10.5
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.55	2.55	< 0.005	< 0.005	< 0.005	2.67
Hauling	0.01	< 0.005	0.05	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.8	31.8	< 0.005	0.01	0.03	33.5

3.7. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.31	1.10	10.1	13.1	0.02	0.39	—	0.39	0.36	—	0.36	—	2,425	2,425	0.10	0.02	—	2,434
Onsite truck	0.01	< 0.005	0.14	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	78.5	78.5	0.01	0.01	< 0.005	82.5
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.45	0.59	< 0.005	0.02	—	0.02	0.02	—	0.02	—	109	109	< 0.005	< 0.005	—	110
Onsite truck	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	1.18	1.18	< 0.005	0.12	0.12	—	3.53	3.53	< 0.005	< 0.005	< 0.005	3.72
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.08	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18.1	18.1	< 0.005	< 0.005	—	18.1
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.21	0.21	< 0.005	0.02	0.02	—	0.59	0.59	< 0.005	< 0.005	< 0.005	0.62
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.01	0.17	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	49.3	49.3	< 0.005	< 0.005	< 0.005	49.9
Vendor	0.01	< 0.005	0.13	0.08	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	93.5	93.5	0.01	0.01	0.01	97.7

Hauling	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	76.9	76.9	0.01	0.01	< 0.005	80.8
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.22	2.22	< 0.005	< 0.005	< 0.005	2.26
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.21	4.21	< 0.005	< 0.005	< 0.005	4.40
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.46	3.46	< 0.005	< 0.005	< 0.005	3.64
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.37	0.37	< 0.005	< 0.005	< 0.005	0.37
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.70	0.70	< 0.005	< 0.005	< 0.005	0.73
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.57	0.57	< 0.005	< 0.005	< 0.005	0.60

3.9. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.26	1.06	9.60	13.1	0.02	0.34	—	0.34	0.32	—	0.32	—	2,425	2,425	0.10	0.02	—	2,434
Onsite truck	0.01	< 0.005	0.12	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	76.6	76.6	0.01	0.01	0.14	80.7
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.26	1.06	9.60	13.1	0.02	0.34	—	0.34	0.32	—	0.32	—	2,425	2,425	0.10	0.02	—	2,434
Onsite truck	0.01	< 0.005	0.13	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	76.6	76.6	0.01	0.01	< 0.005	80.6
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.74	0.62	5.62	7.66	0.01	0.20	—	0.20	0.19	—	0.19	—	1,419	1,419	0.06	0.01	—	1,424
Onsite truck	0.01	< 0.005	0.07	0.05	< 0.005	< 0.005	15.3	15.3	< 0.005	1.53	1.53	—	44.8	44.8	0.01	0.01	0.03	47.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	1.02	1.40	< 0.005	0.04	—	0.04	0.03	—	0.03	—	235	235	0.01	< 0.005	—	236
Onsite truck	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	2.79	2.79	< 0.005	0.28	0.28	—	7.42	7.42	< 0.005	< 0.005	0.01	7.81
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.17	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	51.1	51.1	< 0.005	< 0.005	0.14	51.4
Vendor	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	91.4	91.4	0.01	0.01	0.20	95.7
Hauling	0.01	< 0.005	0.11	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	74.9	74.9	0.01	0.01	0.14	79.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.16	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	48.3	48.3	< 0.005	< 0.005	< 0.005	48.5
Vendor	0.01	< 0.005	0.13	0.08	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	91.4	91.4	0.01	0.01	0.01	95.5
Hauling	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	74.9	74.9	0.01	0.01	< 0.005	78.8
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	28.4	28.4	< 0.005	< 0.005	0.03	28.5
Vendor	0.01	< 0.005	0.07	0.05	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	53.5	53.5	0.01	0.01	0.05	55.9
Hauling	0.01	< 0.005	0.07	0.05	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	43.9	43.9	0.01	0.01	0.03	46.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.70	4.70	< 0.005	< 0.005	0.01	4.72
Vendor	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	8.86	8.86	< 0.005	< 0.005	0.01	9.26
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	7.26	7.26	< 0.005	< 0.005	0.01	7.64

3.11. Paving (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.88	0.74	6.94	9.95	0.01	0.30	—	0.30	0.27	—	0.27	—	1,511	1,511	0.06	0.01	—	1,516
Paving	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.01	< 0.005	0.13	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	76.6	76.6	0.01	0.01	< 0.005	80.6
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.48	0.68	< 0.005	0.02	—	0.02	0.02	—	0.02	—	104	104	< 0.005	< 0.005	—	104
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	1.79	1.79	< 0.005	0.18	0.18	—	5.24	5.24	< 0.005	< 0.005	< 0.005	5.52
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.09	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	17.1	17.1	< 0.005	< 0.005	—	17.2
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.33	0.33	< 0.005	0.03	0.03	—	0.87	0.87	< 0.005	< 0.005	< 0.005	0.91
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

400

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.03	0.38	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	112	112	< 0.005	< 0.005	0.01	113
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	27.6	27.6	< 0.005	< 0.005	< 0.005	28.8
Hauling	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	74.9	74.9	0.01	0.01	< 0.005	78.8
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.71	7.71	< 0.005	< 0.005	0.01	7.74
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.89	1.89	< 0.005	< 0.005	< 0.005	1.98
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.13	5.13	< 0.005	< 0.005	< 0.005	5.40
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.28	1.28	< 0.005	< 0.005	< 0.005	1.28
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.31	0.31	< 0.005	< 0.005	< 0.005	0.33
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.85	0.85	< 0.005	< 0.005	< 0.005	0.89

3.13. Architectural Coating (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	0.83	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	10.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.01	< 0.005	0.13	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	76.6	76.6	0.01	0.01	< 0.005	80.6
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.32	7.32	< 0.005	< 0.005	—	7.34
Architectural Coatings	—	0.60	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	1.43	1.43	< 0.005	0.14	0.14	—	4.20	4.20	< 0.005	< 0.005	< 0.005	4.42
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.21	1.21	< 0.005	< 0.005	—	1.22
Architectural Coatings	—	0.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.26	0.26	< 0.005	0.03	0.03	—	0.69	0.69	< 0.005	< 0.005	< 0.005	0.73
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.65	9.65	< 0.005	< 0.005	< 0.005	9.68
Vendor	< 0.005	< 0.005	0.03	0.02	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	18.2	18.2	< 0.005	< 0.005	< 0.005	19.0
Hauling	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	74.9	74.9	0.01	0.01	< 0.005	78.8
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	0.53
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.00	1.00	< 0.005	< 0.005	< 0.005	1.04

Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.11	4.11	< 0.005	< 0.005	< 0.005	4.32
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	0.09
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.17	0.17	< 0.005	< 0.005	< 0.005	0.17
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.68	0.68	< 0.005	< 0.005	< 0.005	0.72

3.15. Trenching (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.49	1.25	11.5	11.9	0.02	0.48	—	0.48	0.44	—	0.44	—	2,122	2,122	0.09	0.02	—	2,129
Onsite truck	0.01	< 0.005	0.14	0.09	< 0.005	< 0.005	29.4	29.4	< 0.005	2.94	2.94	—	78.5	78.5	0.01	0.01	< 0.005	82.5
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.41	1.47	< 0.005	0.06	—	0.06	0.05	—	0.05	—	262	262	0.01	< 0.005	—	262
Onsite truck	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	3.22	3.22	< 0.005	0.32	0.32	—	9.68	9.68	< 0.005	< 0.005	0.01	10.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.26	0.27	< 0.005	0.01	—	0.01	0.01	—	0.01	—	43.3	43.3	< 0.005	< 0.005	—	43.5
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.59	0.59	< 0.005	0.06	0.06	—	1.60	1.60	< 0.005	< 0.005	< 0.005	1.69

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.02	0.27	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	76.2	76.2	< 0.005	< 0.005	0.01	77.3
Vendor	< 0.005	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	28.2	28.2	< 0.005	< 0.005	< 0.005	29.5
Hauling	0.01	< 0.005	0.12	0.08	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	76.9	76.9	0.01	0.01	< 0.005	80.8
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.43	9.43	< 0.005	< 0.005	0.01	9.57
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.48	3.48	< 0.005	< 0.005	< 0.005	3.64
Hauling	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.48	9.48	< 0.005	< 0.005	0.01	9.97
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.56	1.56	< 0.005	< 0.005	< 0.005	1.58
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.58	0.58	< 0.005	< 0.005	< 0.005	0.60
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.57	1.57	< 0.005	< 0.005	< 0.005	1.65

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	0.05	0.04	0.03	0.44	< 0.005	< 0.005	0.14	0.14	< 0.005	0.03	0.03	—	140	140	< 0.005	< 0.005	0.33	141
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.05	0.04	0.03	0.44	< 0.005	< 0.005	0.14	0.14	< 0.005	0.03	0.03	—	140	140	< 0.005	< 0.005	0.33	141
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	0.05	0.04	0.04	0.42	< 0.005	< 0.005	0.14	0.14	< 0.005	0.03	0.03	—	133	133	< 0.005	< 0.005	0.01	135
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.05	0.04	0.04	0.42	< 0.005	< 0.005	0.14	0.14	< 0.005	0.03	0.03	—	133	133	< 0.005	< 0.005	0.01	135
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	< 0.005	< 0.005	< 0.005	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	11.6	11.6	< 0.005	< 0.005	0.01	11.8
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	< 0.005	< 0.005	< 0.005	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	11.6	11.6	< 0.005	< 0.005	0.01	11.8

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	—	70.5	70.5	0.01	< 0.005	—	71.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	4.27	4.27	< 0.005	< 0.005	—	4.31
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	74.8	74.8	0.01	< 0.005	—	75.5
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	—	70.5	70.5	0.01	< 0.005	—	71.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	4.27	4.27	< 0.005	< 0.005	—	4.31
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	74.8	74.8	0.01	< 0.005	—	75.5
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	—	8.78	8.78	< 0.005	< 0.005	—	8.86
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	0.71	0.71	< 0.005	< 0.005	—	0.71
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	9.48	9.48	< 0.005	< 0.005	—	9.57

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	266	266	0.02	< 0.005	—	267
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	266	266	0.02	< 0.005	—	267
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	266	266	0.02	< 0.005	—	267
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.02	0.01	0.22	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	266	266	0.02	< 0.005	—	267
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	44.0	44.0	< 0.005	< 0.005	—	44.1
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	< 0.005	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	44.0	44.0	< 0.005	< 0.005	—	44.1

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.43	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	0.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.43	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	0.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	0.09	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	12.1	22.9	35.0	1.25	0.03	—	75.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	2.01	3.79	5.79	0.21	< 0.005	—	12.4
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	2.01	3.79	5.79	0.21	< 0.005	—	12.4

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.33	0.00	0.33	0.03	0.00	—	1.15
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

City Park	—	—	—	—	—	—	—	—	—	—	—	0.05	0.00	0.05	0.01	0.00	—	0.19
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Other Non-Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	0.05	0.00	0.05	0.01	0.00	—	0.19

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	1/01/2025	11/18/2025	5.00	230	—
Grading	Grading	11/19/2025	10/6/2026	5.00	230	—
Building Construction	Building Construction	12/09/2026	10/26/2027	5.00	230	—
Paving	Paving	10/27/2027	11/30/2027	5.00	25.0	—

Architectural Coating	Architectural Coating	12/01/2027	12/28/2027	5.00	20.0	—
Trenching	Trenching	10/07/2026	12/8/2026	5.00	45.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Other Construction Equipment	Diesel	Average	1.00	8.00	249	0.42
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Cement and Mortar Mixers	Diesel	Average	1.00	4.00	10.0	0.56
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48
Trenching	Trenchers	Diesel	Average	1.00	8.00	40.0	0.50

Trenching	Skid Steer Loaders	Diesel	Average	1.00	8.00	71.0	0.37
Trenching	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Trenching	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	1.00	8.40	HHDT,MHDT
Site Preparation	Hauling	1.00	20.0	HHDT
Site Preparation	Onsite truck	2.00	10.0	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	11.7	LDA,LDT1,LDT2
Grading	Vendor	1.00	8.40	HHDT,MHDT
Grading	Hauling	4.58	20.0	HHDT
Grading	Onsite truck	2.00	10.0	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	6.46	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	3.31	8.40	HHDT,MHDT
Building Construction	Hauling	1.00	20.0	HHDT
Building Construction	Onsite truck	2.00	10.0	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	1.00	8.40	HHDT,MHDT
Paving	Hauling	1.00	20.0	HHDT

Paving	Onsite truck	2.00	10.0	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	1.29	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	0.66	8.40	HHDT,MHDT
Architectural Coating	Hauling	1.00	20.0	HHDT
Architectural Coating	Onsite truck	2.00	10.0	HHDT
Trenching	—	—	—	—
Trenching	Worker	10.0	11.7	LDA,LDT1,LDT2
Trenching	Vendor	1.00	8.40	HHDT,MHDT
Trenching	Hauling	1.00	20.0	HHDT
Trenching	Onsite truck	2.00	10.0	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	30,300	10,100	1,594

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	0.00	0.00	345	0.00	—
Grading	4,790	3,640	115	0.00	—

Paving	0.00	0.00	0.00	0.00	0.61

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
City Park	0.00	0%
Parking Lot	0.20	100%
Other Non-Asphalt Surfaces	0.41	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2025	0.00	204	0.03	< 0.005
2026	0.00	204	0.03	< 0.005
2027	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
City Park	5.54	13.9	15.5	2,980	68.5	172	192	36,881
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Other Non-Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	30,300	10,100	1,594

5.10.3. Landscape Equipment

Equipment Type	Fuel Type	Number Per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
Lawn Mowers	Electric	1.00	8.00	416	3.86	0.36
Leaf Blowers/Vacuums	Electric	1.00	8.00	416	1.79	0.94
Riding Mowers	Electric	1.00	8.00	416	21.4	0.38
Trimmers/Edgers/Brush Cutters	Electric	2.00	8.00	416	1.13	0.91
Other Lawn & Garden Equipment	Electric	1.00	8.00	416	6.09	0.58

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
City Park	89,635	204	0.0330	0.0040	829,430
Parking Lot	7,632	204	0.0330	0.0040	0.00
Other Non-Asphalt Surfaces	0.00	204	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
City Park	6,320,378	123
Parking Lot	0.00	0.00
Other Non-Asphalt Surfaces	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
City Park	0.61	—
Parking Lot	0.00	—
Other Non-Asphalt Surfaces	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.17. User Defined

Equipment Type	Fuel Type

8. User Changes to Default Data

Screen	Justification
Characteristics: Project Details	Site Specific information on construction and operation start dates
Construction: Construction Phases	Construction schedule is anticipated to be 36 months. Extended site preparation and grading time.
Construction: Off-Road Equipment	Added equipment for trenching, added cement and mortar mixers to building construction, added compactor (other construction equipment) to grading and remove grader.
Operations: Energy Use	used value for day care with 20,200 sqft to represent the building.
Operations: Water and Waste Water	assumed indoor water use was same as daycare center for 20,200 sqft building
Construction: Trips and VMT	Based workers and vendors for building construction on community center sqft. Assumed 1 vendor and 1 hauling for any phase without other defaults. Assumed 2 onsite trucks with 10 miles per day.

Construction Noise Calculations - Nearest Residence

Construction Phase	Equipment Type[1]	USDOT Equipment Type[2]	No. Equipment[1]	Acoustical Usage Factor[2]	Maximum Noise Level @ 50 feet (Lmax)[3]	Typical Noise Level @ 50 feet (dBA_1)	Reference Distance (D_1)	Distance to Receptor (D_2)	Ground Absorption Constant (G)	Noise Level at Receptor (dBA_2)	Two Noisiest Equipment
			Unit:	%	dBA Lmax	dBA Leq	feet	feet	unitless	dBA Leq	dBA Leq
Site Preparation	Rubber Tired Dozers	Dozer	3	40	85	81	50	70	0	78	81
	Dump Truck	Dump Truck	1	40	84	80	50	70	0	77	
	Tractors/Loaders/Backhoes	Backhoe	4	40	80	76	50	70	0	73	
Grading	Excavator	Excavator	1	40	85	81	50	70	0	78	82
	Rubber Tired Dozers	Dozer	1	40	85	81	50	70	0	78	
	Tractors/Loaders/Backhoes	Backhoe	3	40	80	76	50	70	0	73	
	Dump Truck	Dump Truck	1	40	84	80	50	70	0	77	
	Other Construction Equipment	All other Equipment>5 HP	1	50	85	82	50	70	0	79	
Trenching	Trencher	Excavator	1	40	85	81	50	70	0	78	81
	Skid Steer Loader	Front End Loader	1	40	80	76	50	70	0	73	
	Rubber Tired Dozers	Dozer	1	40	85	81	50	70	0	78	
	Dump Truck	Dump Truck	1	40	84	80	50	70	0	77	
	Tractors/Loaders/Backhoes	Backhoe	1	40	80	76	50	70	0	73	
Building Construction	Cement and Mortar Mixers	Vibratory Concrete Mixer	1	20	76	69	50	70	0	66	80
	Cranes	Crane	1	16	88	80	50	70	0	77	
	Generator Sets	Generator (<25 KVA, VMS Signs)	1	50	82	79	50	70	0	76	
	Welders	Welder/Torch	1	40	73	69	50	70	0	66	
	Dump Truck	Dump Truck	1	40	84	80	50	70	0	77	
	Tractors/Loaders/Backhoes	Backhoe	3	40	80	76	50	70	0	73	
Paving	Pavers	Paver	2	50	85	82	50	70	0	79	82
	Paving Equipment	Paver	2	50	85	82	50	70	0	79	
	Dump Truck	Dump Truck	1	40	84	80	50	70	0	77	
	Rollers	Roller	2	20	85	78	50	70	0	75	
Architectural Coating	Dump Truck	Dump Truck	1	40	84	80	50	70	0	77	79
	Air Compressors	Compressor (air)	1	40	80	76	50	70	0	73	

Notes:

Noise level at the receptor calculated based on the following equation:[4]

$dBA_2 = dBA_1 + 10 * \log_{10}(D_1/D_2)^{2+G}$

Where:

dBA_2 = Noise level at receptor

dBA_1 = Noise level at reference distance

D_1 = Reference distance

D_2 = Receptor distance

G = Ground absorption constant (0 for hard surface, 0.5 for soft surface)

Combined noise levels at receptor calculated for two noisiest equipment using decibel addition:

$L = 10 * \log_{10}(10^{(L_1/10)}+10^{(L_2/10)})$

L = Combined noise level

L_1 = Noise level for first noisiest piece of equipment

L_2 = Noise level for second noisiest piece of equipment

[1] The type of construction equipment is based on construction equipment list provided by the applicant.

[2] U.S. Department of Transportation, 2006. FHWA Highway Construction Noise Handbook, Table 9.1. August.

[3] Federal Transit Administration, 2018. Transit Noise and Vibration Impact Assessment Manual, Table 7-1. September.

[4] California Department of Transportation, 1998. Technical Noise Supplement (TeNS). Equation N-2141.2. October.

Construction Noise Calculations - Nearest School

Construction Phase	Equipment Type[1]	USDOT Equipment Type[2]	No. Equipment[1]	Acoustical Usage Factor[2]	Maximum Noise Level @ 50 feet (Lmax)[3]	Typical Noise Level @ 50 feet (dBA_1)	Reference Distance (D_1)	Distance to Receptor (D_2)	Ground Absorption Constant (G)	Noise Level at Receptor (dBA_2)	Two Noisiest Equipment
			Unit:	%	dBA Lmax	dBA Leq	feet	feet	unitless	dBA Leq	dBA Leq
Site Preparation	Rubber Tired Dozers	Dozer	3	40	85	81	50	160	0	71	74
	Dump Truck	Dump Truck	1	40	84	80	50	160	0	70	
	Tractors/Loaders/Backhoes	Backhoe	4	40	80	76	50	160	0	66	
Grading	Excavator	Excavator	1	40	85	81	50	160	0	71	74
	Rubber Tired Dozers	Dozer	1	40	85	81	50	160	0	71	
	Tractors/Loaders/Backhoes	Backhoe	3	40	80	76	50	160	0	66	
	Dump Truck	Dump Truck	1	40	84	80	50	160	0	70	
	Other Construction Equipment	All other Equipment>5 HP	1	50	85	82	50	160	0	72	
Trenching	Trencher	Excavator	1	40	85	81	50	850	0	56	59
	Skid Steer Loader	Front End Loader	1	40	80	76	50	850	0	51	
	Rubber Tired Dozers	Dozer	1	40	85	81	50	850	0	56	
	Dump Truck	Dump Truck	1	40	84	80	50	850	0	55	
	Tractors/Loaders/Backhoes	Backhoe	1	40	80	76	50	850	0	51	
Building Construction	Cement and Mortar Mixers	Vibratory Concrete Mixer	1	20	76	69	50	850	0	44	58
	Cranes	Crane	1	16	88	80	50	850	0	55	
	Generator Sets	Generator (<25 KVA, VMS Signs)	1	50	82	79	50	850	0	54	
	Welders	Welder/Torch	1	40	73	69	50	850	0	44	
	Dump Truck	Dump Truck	1	40	84	80	50	850	0	55	
	Tractors/Loaders/Backhoes	Backhoe	3	40	80	76	50	850	0	51	
Paving	Pavers	Paver	2	50	85	82	50	850	0	57	60
	Paving Equipment	Paver	2	50	85	82	50	850	0	57	
	Dump Truck	Dump Truck	1	40	84	80	50	850	0	55	
	Rollers	Roller	2	20	85	78	50	850	0	53	
Architectural Coating	Dump Truck	Dump Truck	1	40	84	80	50	850	0	55	57
	Air Compressors	Compressor (air)	1	40	80	76	50	850	0	51	

Notes:

Noise level at the receptor calculated based on the following equation:[4]

$dBA_2 = dBA_1 + 10 * \log_{10}(D_1/D_2)^{2+G}$

Where:

dBA_2 = Noise level at receptor

dBA_1 = Noise level at reference distance

D_1 = Reference distance

D_2 = Receptor distance

G = Ground absorption constant (0 for hard surface, 0.5 for soft surface)

Combined noise levels at receptor calculated for two noisiest equipment using decibel addition:

$L = 10 * \log_{10}(10^{(L_1/10)}+10^{(L_2/10)})$

L = Combined noise level

L_1 = Noise level for first noisiest piece of equipment

L_2 = Noise level for second noisiest piece of equipment

[1] The type of construction equipment is based on construction equipment list provided by the applicant.

[2] U.S. Department of Transportation, 2006. FHWA Highway Construction Noise Handbook, Table 9.1. August.

[3] Federal Transit Administration, 2018. Transit Noise and Vibration Impact Assessment Manual, Table 7-1. September.

[4] California Department of Transportation, 1998. Technical Noise Supplement (TeNS). Equation N-2141.2. October.

Operational Noise Calculation

Amplified Sound System

Source	Distance to Receptor (D_1)	Existing Ambient Daytime Noise Level	Noise Threshold at Receptor	Contribution from the Amplified Sound System (dB_1)	Distance to Footprint (D_2)	Ground Absorption Constant (G)	Source Noise Level @ 5 feet (dB_2)
Unit:	**(feet)**	**(dBA)**	**(dBA)**	**(dBA)**	**(feet)**	**unitless**	**(dBA)**
Village Green Area	220	65.5	70.0	68.1	5	0.5	109
Community Recreation Center	170	65.5	70.0	68.1	5	0.5	106

Note: The existing ambient noise levels are based on the noise measurements presented in Table 2. Daytime noise level measured at LT-1 was used to represent existing ambient noise levels at the nearest receptors.

Stationary Source - HVAC

Source	Typical Noise Level @ 50 feet (dB_1)	Reference Distance (D_1)	Distance to Receptor (D_2)	Ground Absorption Constant (G)	Noise Level from the Source at Receptor (dB_2)	Existing Ambient Daytime Noise Level	Combined Noise Level at Receptor
Unit:	**(dBA)**	**(feet)**	**(feet)**	**unitless**	**(dBA)**	**(dBA)**	**(dBA)**
HVAC - upper bound	75	50.0	170	0.5	62	65.5	67
HVAC - lower bound	65	50.0	170	0.5	52	65.5	66

Noise level at the receptor calculated based on the following equation:

$dB_2 = dB_1 + 10 * \log_{10}(D_1/D_2)^{2+G}$

Where:

dB_2 = Noise level at receptor

dB_1 = Noise level at reference distance

D_1 = Reference distance

D_2 = Receptor distance

G = Ground absorption constant (0 for hard surface, 0.5 for soft surface)

Noise levels at receptor that are attributable to the amplified sound systems are calculated using decibel addition:

$L_1 = 10 * \log_{10} (10^{(L/10)}-10^{(L_2/10)})$

L = Combined noise level

L_1 = Noise level from the source

L_2 = Ambient noise level

[1] California Department of Transportation, 1998. Technical Noise Supplement. Equation N-2141.2. October.

Construction Vibration Calculations for Potential Disturbance

Equipment[1]	Typical Vibration Level @ 25 Feet[2] (RMS_1)	Annoyance Vibration Threshold (RMS_2)	Reference Distance (D_1)	Buffer Distance to Annoyance Threshold (D_2)
Unit	VdB	VdB	feet	feet
Vibratory Roller	94	83	25	58
Large bulldozer	87	83	25	34
Loaded trucks	86	83	25	31
Small bulldozer	58	83	25	4

Notes:

Buffer distance to vibration threshold for human annoyance calculated based on the following equation:[3]

$D_2 = D_1 * 10^{((RMS_1 - RMS_2) / 30)}$

Where:

RMS_1 = Vibration level at reference distance

RMS_2 = Vibration threshold for human disturbance

D_1 = Reference distance

D_2 = Buffer distance to vibration threshold for human annoyance

Construction Vibration Calculations for Potential Building Damage

Equipment[1]	Typical Vibration Level @ 25 Feet[2] (PPV_1)	Building Damage Vibration Threshold (PPV_2)	Reference Distance (D_1)	Buffer Distance to Damage Threshold (D_2)
Unit	in/sec	in/sec	feet	feet
Vibratory Roller	0.210	0.3	25	20
Large bulldozer	0.089	0.3	25	11
Loaded trucks	0.076	0.3	25	10
Small bulldozer	0.003	0.3	25	1

Notes:

Buffer distance to vibration threshold for building damage calculated based on the following equation:[3]

$D_2 = (PPV_1 / PPV_2)^{(1 / 1.5)} * D_1$

Where:

PPV_1 = Vibration level at reference distance

PPV_2 = Vibration threshold for building damage

D_1 = Reference distance

D_2 = Buffer distance to vibration threshold for building damage

[1] Demolition equipment provided by project applicant, and other equipment based on the CalEEMod default generated for the project. Only equipment that generates substantial vibration is shown.

[2] Federal Transit Administration, 2018. Transit Noise and Vibration Impact Assessment Manual, Table 7-4. September.

[3] Federal Transit Administration, 2018. Transit Noise and Vibration Impact Assessment Manual, Equations 7-2 and 7-3. September.

Comment #1

Nora Mayen - GCSD Admin

From: Streamline <noreply@specialdistrict.org>
Sent: Sunday, May 19, 2024 12:18 PM
To: Nora Mayen - GCSD Admin; Hope Atmore
Subject: New form submission received: Contact Us

Contact Us

Contact Us Form:	
Name:	Kevin
Email:	Lafontaine
Message:	Please please please don't take down the Jetty ramp, I have 2 kids I live right up the hill on Ave. Portola and Columbus and coming down here is a major reason I moved here, live here, love HMB. It would be a tragedy if we don't have a safe place to skate, especially no days where kids need outdoor activities (no screan time).

Reply / Manage

Powered by Streamline.

Nora Mayen - GCSD Admin

Comment #2

From: Streamline <noreply@specialdistrict.org>
Sent: Sunday, May 19, 2024 5:42 PM
To: Nora Mayen - GCSD Admin; Hope Atmore
Subject: New form submission received: Contact Us

Contact Us

Contact Us Form:	
Name:	Linnea Vilen
Email:	linneavilen@gmail.com
Message:	I just recently moved back to El Granada and noticed that there are plans to build a park and then on a news stand noticed a flyer with information to send public comments. I would like to contest the building of the park but not sure where or how to voice my opinion.

Reply / Manage

Powered by Streamline.

Comment #3

Granada Community Park IS/MND

Lisa Ketcham <lisa.ketcham@comcast.net>

Mon 5/20/2024 7:12 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Here are my comments on the IS/MND:

Aesthetics, Local laws, SMC LCP (p. 3-10)
Policy 8.31 Regulation of Scenic Corridors in Rural Areas
Comment: Projects is not subject to this policy because it is within the Midcoast urban/rural boundary. See instead Policy 8.32 Regulation of Scenic Corridors in Urban Areas.

Transportation Impacts (p. 3-114)
3.17.4.a. Conflict with applicable circulation plans, notes that, "...park trails would provide access to San Mateo County's Midcoast Multi-Modal Trail." (south of Coronado)
Comment: There is no mention of the future Midcoast Multi-Modal (Parallel) Trail segment between Coronado and Capistrano along the Burnham Strip. GCSD and San Mateo County should collaborate on the future alignment of this segment, where a shared multi-modal trail could provide connection from Obispo to the outer edge of Caltrans ROW to continue northward to Capistrano.

Sincerely,
Lisa Ketcham

Nora Mayen - GCSD Admin

Comment #4

From: Streamline <noreply@specialdistrict.org>
Sent: Thursday, May 30, 2024 8:17 AM
To: Nora Mayen - GCSD Admin; Hope Atmore
Subject: New form submission received: Contact Us

Contact Us

Contact Us Form:	
Name:	Denise Anderson
Email:	dja1386@gmail.com
Message:	Please send me the link to comment on the development of Burnham Strip. Thanks.

Reply / Manage

Powered by Streamline.

Comment #5

IS/MND Review

Nancy Marsh <nmarsh@granada.ca.gov>

Wed 6/5/2024 6:44 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi Hope

I have reviewed the IS/MND document and am not submitting any substantive comments on the content.

As I reviewed it, I kept various notes that all fall into the vein of preefreading. I offer these for the team's consideration:

Re Page 2-6 near the bottom, this line:
"The building was acquired by the District in July 2021 and is leased to the preschool until August 2025."
I believe the preschool lease is through **May** 2025.

Re Page 2-8, this line:
"Park & Community Recreation Center Operations
Park. Hours of operation for the park would be daily from dawn to dusk. The restrooms would be closed each evening by District staff or contracted security and opened each morning."
I suggest we use timed locks for the restroom. That's what HMB Parks has installed at Mac Dutra Plaza and has planned or installed in all their other parks.

Re Page 2-10, this line:
"Installation/replacement of fencing along a portion of the western edge of the site and proposed dog park; "
I believe there will also be fencing required around the play area, for safety?

Top of page 3-12, this line:
"Additionally, the Project would construct a new 3,000 square foot connected via trellis to the existing structure."
It appears there is a word ("community room"?) missing between "foot" and "connected"

Top of page 3-22
"The Project site is located in the SFBAAB in San Mateo County along inland creeks that flow into the San Francisco Bay."
Should this say the creeks flow into the ocean?

Page 3-23, last paragraph
"The BAAQMD has established mass emission thresholds and rules regarding emissions of pollutants. The BAAQMD considers that, if the emissions from a project do not exceed its air quality emission thresholds, the project's emissions are not cumulatively considerable. As shown in Error! Reference source not found., the estimated construction-related emissions

associated with the proposed Project would be less than these mass emissions significance thresholds for all pollutants."

Page 3-34
"a. Prohibit and land use or development which would have significant adverse impact on sensitive habitat areas. "
Looks like an extra word

Page 3-39, second paragraph:
" Although suitable roosting habitat may be present in the vicinity of the proposed Project would not be directly impacted by proposed Project activities, indirect impacts to bat species may occur. "
It reads funny - might it be ". . .habitat that may . . ."?

Page 3-41, just above Mitigation Bio-3 detail:
" Implementation of Mitigation Measure BIO-2 would minimize impacts to nesting birds protected by the MBTA by requiring pre-construction surveys and establishment of non-disturbance buffers around active raptor nests."
I believe that should read "BIO-3"

Middle of page 3-49
"Coordination with tribes is described further in Section Error! Reference source not found., “Error! Reference source not found..” "
Also, in the first paragraph under 3.5.3:
"Further, the proposed Project actions would not demolish this property and would be incorporated into the park plans."
Reds funny - should this be ". . .and it would . . "

Top of page 3-54
Table 3.6-1 appears to be printed twice

Page 3-62, bottom of paragraph b. - typo
In addition, Mitigation Measure GEO-1 would ensure that erosion is minimized through compliance with San Mateo County’s “Erosion and Sediment Control Plan Requirements” and in accordance with the erosion control plan, including long-term drainage control, placement of erosion control mats, and seeding following constructionI;"

Page 3-77, last sentence:
" It is anticipated that the Project would reduce the potential risk to people and property from wildfire and the Project would have a less than significant impact from increased fire hazard. "
For consistency, should the highlighted area be in **bold** type?

Page 3-86, para iv.
"The Project site is located in Federal Emergency Management Agency Flood Insurance Rate Maps (Nos. 06081C0138F) and is not located within a 100-year or 500-year flood hazard zone (FEMA, 2024). The Project would have no impact on flood flows as the Project

is not within a flood zone. "
As above, shout the highlighted text be **bold**?

Page 3-97 to 3-98
The table at the bottom of 3-97 flows over the page break in a way that it loses it's format - the "Clearly unacceptable" icon is not aligned with the text.

Page 3-114, bottom of para a.:
"Construction vehicles entering and existing public roadway can present an impact to the existing congestion management program;"
I'm not sure if the highlighted area should be "entering an existing" or "entering and exiting"

Page 3-129
End of para a.:
"Therefore, the Project would have a less than significant impact with mitigation.:
For consistency should the highlighted text be in **bold** type?

Nancy Marsh
Board President
Granada Community Services District
www.granada.ca.gov

Comment #6

surfers beach parking

Michael McCreary <mwm1569@gmail.com>

Wed 6/5/2024 8:47 PM

To:Hope Atmore <hatmore@granada.ca.gov>

I am 76 years old and I have been surfing "surfers beach" also known as the "Jetty" and the "breakwater" since 1964. Originally I was able to park (for many years) on the west side of the highway in a dirt parking lot. Due to a lack of sand that parking lot is long gone due to erosion. I then parked along the west side of the highway until Cal-trans painted the curb red. I now park on the east side of the highway and in the dirt parking lot with the skate ramp. I need a place to park to enjoy the natural wonder of surfing. A lot of people enjoy surfing at surfers beach and will continue to despite not having easy access to the beach. Please don't forget all the people who enjoy the beach, fishing, playing in the sun, picnics, walking their dogs, hiking on the beach and jetty, watching the sun set, etc.. I live in El Granada and have lived on the coast for over 60 years. Surfers surf..... people love this beach....they will find a way to park....PLEASE DON'T TAKE AWAY OUR PARKING...it has already become difficult enough. Please don't make it even harder to enjoy this natural resource.
thanks, Michael McCreary

By the way:
The answer to the question...." WHERE WILL PEOPLE PARK? .....if this plan is implemented is obvious....."IN THE EL GRANADA RESIDENTIAL AREA"...In front of private homes!

Re: surfers beach parking

Michael McCreary <mwm1569@gmail.com>
Thu 6/6/2024 11:31 AM
To:Hope Atmore <hatmore@granada.ca.gov>

I appreciate your response. I have an additional question: have you ever counted the number of cars parked along the highway, the skate ramp, dirt parking lot and along Obispo. On a busy day it easily exceeds 500 cars and sometimes more when you include cars with boat trailers. The dirt parking lot alone can have about 100 cars. I applaud the proposed park plan, but it is not realistic when considering parking. The dirt parking lot that people have been using for many years can fill up most weekends. I got the impression from the several park meetings that the area immediately north of the dirt parking lot is not usable for parking due to the underground tanks? Please do not eliminate or reduce parking as it will only shift the parking into the residential area. When the parking was temporarily closed at the time of the pandemic lots of parking shifted into the residential areas. This reduced parking for homeowners, public changing, discarded trash and yards used as bathrooms. I appreciate the difficulty of planning, but please solve problems and don't create new problems by shifting parking from a long used public area to in front of private residences. People and myself love this beach area and will continue to use it no matter where they have to park. Parking is a reality and your current plan will dramatically reduce parking availability. I understand the jurisdictional issues but a novel idea would be to coordinate a comprehensive plan with all the agencies involved. Thanks, Michael McCreary

On Thu, Jun 6, 2024 at 10:28 AM Hope Atmore <hatmore@granada.ca.gov> wrote:

> Hello Michael,
>
> Thank you for your email which I'm thinking is in response to the misleading signs that have been posted around town. The proposed GCSD park plans (you can see the proposed park plan, renderings etc. at https://granada.ca.gov/granada-community-park-and-recreation-center) would move parking slightly north to the other side of the drainage ditch. The current dirt lot cannot be formalized into parking and has to move north because of the required buffer zones around the riparian area (all those trees and the creek) located south of the dirt lot. In the relocated lot there would be 25 permeable paved spots and there are another 10-12 angled spots planned for Obispo in the area where the current dirt lot is located. Additionally, there are approximately 57 street parking spaces along Obispo, which would be more obvious upon completion of the project. Also, the small parking area at the corner of Obispo and Coronado nearest the light (SMC property) would not be changed per the park plan. There is a pedestrian path proposed to safely get people along Obispo to the light but you can see on the park plan that it cuts in front of the small parking area and down to the light and does not remove it.
>
> The parking that happens in the Caltrans right of way is not under the control of GCSD or part of our plan. The Caltrans project proposal includes removing the parking along the shoulder in order to add bike lanes on both sides of Hwy 1, as well as removing the access to the right of way on the east side of the highway. For reference, the logs at the west end of the GCSD dirt lot, just past the skate ramp, are the border between GCSD property and

Caltrans right of way. The Caltrans project was appealed to the Coastal Commission but I'm not aware of any decisions. You might want to also take a look at the article in the HMB Review from last week (https://www.hmbreview.com/news/city-council-spars-with-caltrans-discusses-deficit-adds-rent-control-fee/article_fa3ff372-1955-11ef-8db1-d31853823926.html) which discusses the City's feedback on that plan. Also, keep in mind that the City of HMB has jurisdiction over the west side of Hwy 1 (so the Sam's Chowder House side and along Surfer's Beach) while the east side of the Hwy is under the jurisdiction of San Mateo County.

I hope this helps clarify a bit. I encourage you to look at the IS/MND and make comments on those documents. (https://granada.ca.gov/granada-community-park-and-rec-center-project-is-mnd). The public comment period is open until June 17 and I will be including your initial email as part of the public comments.

Please don't hesitate to contact me if you have any additional questions or comments.

Hope

Hope Atmore

Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

From: Michael McCreary <mwm1569@gmail.com>
Sent: Wednesday, June 5, 2024 8:47 PM
To: Hope Atmore <hatmore@granada.ca.gov>
Subject: surfers beach parking

I am 76 years old and I have been surfing "surfers beach" also known as the "Jetty" and the "breakwater" since 1964. Originally I was able to park (for many years) on the west side of the highway in a dirt parking lot. Due to a lack of sand that parking lot is long gone due to erosion. I then parked along the west side of the highway until Cal-trans painted the curb red. I now park on the east side of the highway and in the dirt parking lot with the skate ramp. I need a place to park to enjoy the natural wonder of surfing. A lot of people enjoy surfing at surfers beach and will continue to despite not having easy access to the beach. Please don't forget all the people who enjoy the beach, fishing, playing in the sun, picnics, walking their dogs, hiking on the beach and jetty, watching the sun set, etc.. I live in El Granada and have lived on the coast for over 60 years. Surfers surf..... people love this beach....they will find a way to park....PLEASE DON'T TAKE AWAY OUR PARKING...it has already become difficult enough. Please don't make it even harder to enjoy this natural resource.

> thanks, Michael McCreary
>
> By the way:
> The answer to the question...." WHERE WILL PEOPLE PARK? .....if this plan is implemented is obvious....."IN THE EL GRANADA RESIDENTIAL AREA"...In front of private homes!

Comment #7

Save the parking!

Justine Lange <justlange123@gmail.com>

Wed 6/5/2024 10:08 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Save the parking please!

Sent from my iPhone

Comment #8

Surf/ tourists / beach parking

Cindy Vargas <cindy8593@yahoo.com>

Thu 6/6/2024 6:15 AM

To:Hope Atmore <hatmore@granada.ca.gov>

With the trail decision, where do you plan on putting the parking for tourists beach and surfing individuals? You do realize this is a community of beach goer's and surfing enthusiast.. I'm not talking of tourists, I'm talking of residence. If you plan on eliminating parking all together, we all know what the parking outcome will be. Common sense of eliminating parking with push visitors, into residential parking areas. We are already invaded with weekend goer's parking on our frontage road. We are already invaded with weekend goer's parking in front of our homes, blocking driveway ways and creating congestion on our streets. You have to know your intent to add additional trails will be at the expense of residents. And with the trail, where will people park to get to the new park?

Comment #10

Beach Parking

Deborah Briscoe <briscoedebby@gmail.com>

Thu 6/6/2024 1:25 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Please, please provide at LEAST the same amount of parking, if not more to accommodate beach goers. Otherwise we locals will have huge issues with cars circling our neighborhoods to find street parking. This is indeed very poor planning.
Thank you for your consideration.

Comment #11

Re: Contact through website - GCSD

Melanie Dobbs <melaniemdobbs@gmail.com>
Thu 6/6/2024 3:30 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Thanks for replying Hope,

My daughter was looking on the website and I think she accidentally sent that. We were looking to find out more about the potential future parking for the Jetty area since we saw that much of it is proposed to be taken away.

If you have any more information about that I would appreciate it!

Best,
Melanie

On Thu, Jun 6, 2024 at 9:18 AM Hope Atmore <hatmore@granada.ca.gov> wrote:

> Good morning, Melanie. I saw that you tried to contact our office through the website but the message only said hello. Please feel free to contact me directly if you have any questions regarding GCSD.
>
> Thanks,
> Hope
>
> **Hope Atmore**
> Assistant General Manager
> Granada Community Services District
> granada.ca.gov
>
> P.O. Box 335
> 504 Avenue Alhambra
> El Granada, CA 94018
> GCSD Office 650.726.7093

Re: Contact through website - GCSD

Melanie Dobbs <melaniemdobbs@gmail.com>

Tue 6/18/2024 3:29 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Thank you for your reply Hope,

This does clarify the situation for me, and I appreciate that the parties are considering parking availability. When the parking along the highway was closed during COVID our neighborhood became the parking lot for everyone going to the Jetty beach. We had between 10 and 30 + extra cars on our surrounding streets (Santa Ana and the Alameda) depending on the day and it really impacted our privacy and safety of the kids playing in the neighborhood. Regardless, I think the bike lane will affect our neighborhood but thank you for letting me know there will be some parking created. If you know of anyone I should contact regarding this I'd appreciate it and thank you again for the direction!

Best,
Melanie

On Fri, Jun 7, 2024 at 1:54 PM Hope Atmore <hatmore@granada.ca.gov> wrote:

> Hi Melanie,
>
> Thank you for the follow up. I think your question is in response to the misleading signs that have been posted around town and that conflate two very different projects. The parking that happens in the Caltrans right of way is not under the control of GCSD or part of our plan. The Caltrans project proposal includes removing the parking along the shoulder in order to add bike lanes on both sides of Hwy 1, as well as removing the access to the right of way on the east side of the highway. For reference, the logs at the west end of the GCSD dirt lot, just past the skate ramp, are the border between GCSD property and Caltrans right of way. The Caltrans project was appealed to the Coastal Commission but I'm not aware of any decisions. You might want to also take a look at the article in the HMB Review from last week (https://www.hmbreview.com/news/city-council-spars-with-caltrans-discusses-deficit-adds-rent-control-fee/article_fa3ff372-1955-11ef-8db1-d31853823926.html) which discusses the City's feedback on that plan. Also, keep in mind that the City of HMB has jurisdiction over the west side of Hwy 1 (so the Sam's Chowder House side and along Surfer's Beach) while the east side of the Hwy is under the jurisdiction of San Mateo County.
>
> The proposed GCSD park plans (you can see the proposed park plan, renderings etc. at https://granada.ca.gov/granada-community-park-and-recreation-center) would move parking slightly north to the other side of the drainage ditch. The current dirt lot cannot be formalized into parking and has to move north because of the required buffer zones around the riparian area (all those trees and the creek) located south of the dirt lot. In the relocated lot there would be 25 permeable paved spots and there are another 10-12 angled spots planned for Obispo in the area where the current dirt lot is located. Additionally, there are approximately 57 street parking spaces along Obispo, which would

be more obvious upon completion of the project. Also, the small parking area at the corner of Obispo and Coronado nearest the light (SMC property) would not be changed per the park plan. There is a pedestrian path proposed to safely get people along Obispo to the light but you can see on the park plan that it cuts in front of the small parking area and down to the light and does not remove it.

I hope this helps clarify a bit.

Please don't hesitate to contact me if you have any additional questions or comments.

Hope

Hope Atmore

Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

From: Melanie Dobbs <melaniemdobbs@gmail.com>
Sent: Thursday, June 6, 2024 3:29 PM
To: Hope Atmore <hatmore@granada.ca.gov>
Subject: Re: Contact through website - GCSD

Thanks for replying Hope,

My daughter was looking on the website and I think she accidentally sent that. We were looking to find out more about the potential future parking for the Jetty area since we saw that much of it is proposed to be taken away.

If you have any more information about that I would appreciate it!

Best,
Melanie

On Thu, Jun 6, 2024 at 9:18 AM Hope Atmore <hatmore@granada.ca.gov> wrote:

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>
> Thanks,
> Hope
>
> **Hope Atmore**

Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

Comment #12

Nora Mayen - GCSD Admin

From: Streamline <noreply@specialdistrict.org>
Sent: Sunday, June 9, 2024 12:39 PM
To: Nora Mayen - GCSD Admin; Hope Atmore
Subject: New form submission received: Contact Us

Contact Us

Contact Us Form:	
Name:	cecelia baloian
Email:	cbaloian@comcast.net
Message:	I am a homeowner in el granada. I have always been against the development that you call the scenic view corridor. You are creating another traffic corridors for all the weekend visitors. As residents we feel trapped already, now you are encouraging more visitors to an area which is residential. Bathrooms and picnic tables are not for the local residents. This park is not being created for the community; it is being created to relieve the beach and hi way 1 traffic. During covid our neighborhoods were inundated with visitor parking. Now you will create a visitor destination in our backyard!

Reply / Manage

Powered by Streamline.

New form submission received: Contact Us

Streamline <noreply@specialdistrict.org>
Sun 6/9/2024 12:41 PM
To:Nora Mayen - GCSD Admin <gcsdadmin@granada.ca.gov>;Hope Atmore <hatmore@granada.ca.gov>

Logo used for headers

Contact Us

Contact Us Form:	
Name:	cecelia baloian
Email:	cbaloian@comcast.net
Message:	Sorry this is my second message as i had not finished. There have been no community meetings for us and no explanation of the costs and who is paying for all this development...the homeowners???

Reply / Manage

Powered by Streamline.

Comment #13

Eliminating Surfer's Beach Parking

Elizabeth Marstall <gazaniacat@comcast.net>

Fri 6/7/2024 8:56 PM

To:Hope Atmore <hatmore@granada.ca.gov>

This is an extremely bad idea. There is not enough street parking in the surrounding area for people using this beach . Parking at the harbor fills up quickly on weekends and even weekdays in the summer time not to mention shlepping your board or beach gear an extra half mile or so. It seems simple to just leave the existing parking or imagine graveling or even gasp (!) paving the dirt area that is now used as a parking lot . Parking is already very limited all along the coast . Sent from my iPh

Comment #14

Commnet

Sandy Kelly <blondadvice@gmail.com>

Sun 6/9/2024 8:03 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello,
I am concerned about the issue of eliminating the parking for surfer's beach. I would think that part of the plan for this should be to create a parking lot to accommodate at least 200 spaces. This will take up space, however, it is a real issue for our community if we cannot park to get to our beach.

The beach was here long before the idea of a park. I like a park, however it should serve everyone. I regularly park in this area to go to the beach. If parking overflows into the neighborhood it will become an unfriendly/hostile issue for those living close to the beach.

Where can I see the master plan and influence the design. When will the design be finalized?

Thank you for reading my comment and any information you provide.
Sandy Kelly
BlondAdvice@gmail.com
650 560-0083 mobile

Comment #15

Elimination of parking for surfers beach

Karen Yorke <kmarieyorke@comcast.net>

Sun 6/9/2024 10:27 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Please do not eliminate parking for surfers beach. This is only complicate traffic in this area of our neighborhood, which is already on a downward spiral.
Karen Yorke and Jim Smith
343 El Granada Blvd, El Granada
Sent from my iPhone

Comment #16

Parking on Hwy 1

David Moore <kona.dave@yahoo.com>

Sun 6/9/2024 11:07 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Thank you for taking the parking along Hwy 1 away.
It's very dangerous if a parking lot is needed the mid coast sewer district
Can build one on there property on the east side of the Hwy.
Thank you
David Moore
Sent from my iPhone

Comment #17

Parking at el Granada beach.

Sammy Rivers <sammyrivers8@icloud.com>

Sun 6/9/2024 2:33 PM

To:Hope Atmore <hatmore@granada.ca.gov>

I am requesting you send me the plans for parking at surfer's beach in el Granada. It is important that parking be made available for this popular beach. Be vigilant since this is a very busy area that has been plagued by FATAL car accidents.

Sent from my iPhone

Comment #18

Granada Community Park and parking

Natalie Mutz <madnatter3@gmail.com>

Sun 6/9/2024 11:12 PM

To:Hope Atmore <hatmore@granada.ca.gov>

I hope the effect on El Granada residents and their access to El Granada business (e.g., post office) and residential parking the first few blocks in from Hwy 1 is being considered. Neighborhood-parking-only areas, and giving residents parking stickers is one way to keep neighborhood disruption to a minimum, and hopefully other ideas are being considered.

Natalie Mutz
El Granada resident
650 520 5160

Comment #19

Keep Picasso Pre-school

Laurel Kupec <lakcal@yahoo.com>

Mon 6/10/2024 11:31 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Please keep Picasso open. We have multiple preschool grandchildren that will use the school.
It is the best use for public or private property.

Laurie Kupec

Comment #20

Keep picasso open!

Meg Henry <meghenrymft@gmail.com>

Mon 6/10/2024 11:48 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hey Hope!
It's your neighbor! Just wanted to add my voice to the issue of keeping Picasso preschool open. As you know, our options are so limited for early childcare and education on the coast, and it really would be detrimental to the community if Picasso closed. I'm hoping everybody can find a way to move forward that satisfies people on both side of the issue, without taking away a vital preschool option. Thanks Hope!

Meg Henry

Comment #20

Picasso Preschool

Michelle Cleave <michelle@cleave.net>

Mon 6/10/2024 12:49 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello Hope,

I was just made aware that Picasso preschool is set to be demolished. I'm very disappointed to hear this news. There are too few preschools on the coast and even fewer in El Granada. Removing Picasso preschool will cause local families to drive farther contributing to our already congested roads. I have two daughters with young children and finding quality local child care is one of their biggest concerns.

Thank you,

Michelle

Nora Mayen - GCSD Admin

Comment #22

From: Streamline <noreply@specialdistrict.org>
Sent: Tuesday, June 11, 2024 5:11 PM
To: Nora Mayen - GCSD Admin; Hope Atmore
Subject: New form submission received: Contact Us

Contact Us

Contact Us Form:	
Name:	Lisa Longaker
Email:	llongaker3@comcast.net
Message:	Hello, I wanted to express my concern for the lack of parking associated with the new Burnam Park plan. I am always in favor of more public spaces, but the fact remains that there is already a lack of parking and beach access for the general public. Any plan that does not include that is ill advised. This is a nice plan for the local community, but is going to create unwelcome problems for the local community on crowded weekends. Taking away the public's ability to park on the highway and taking away the dirt lot by the skate ramp is going to create traffic and parking issues in the surrounding neighborhoods. Any good plan for the Burnham strip needs to include parking. Can we take out the coyote infested bushes near the fire station and stoplight and create a nice parking lot? That location will also encourage people to cross the highway safely at the light as people running across the highway is also a huge problem. Thank you.

Reply / Manage

Comment #23

Keep Picasso open!

Hayley Kupec <hayleykupec@gmail.com>

Mon 6/10/2024 8:17 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Good evening,

I am sending a note in support of keeping Picasso open. We don't have enough preschools on the coast and I would love to send my daughter to this wonderful school. Please reconsider as we would be losing a jewel!

Many thanks,
Hayley Kupec
324 Garcia Ave, HMB

Comment #24

Picasso preschool

Ian Stone <stone.ian@gmail.com>

Tue 6/11/2024 5:46 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Please don't bulldoze this school
It's a cornerstone of our community
Without it child care needs will be exacerbated on the coast and drive families away/over the hill for care

Please do not remove Picasso preschool from the coast
Thanks,

Ian Stone
626-260-0503

Comment #25

Save Picasso

Catrine Brown <catrineg@yahoo.com>

Tue 6/11/2024 7:48 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi - I am writing as a parent of the need to save Picasso Preschool. As any parent on the coast can attest, there are not enough preschools on the coast to accommodate the much needed demand. Without Picasso, the issue is only exacerbated. Please consider saving Picasso and reserving a preschool room in any plans.

Thank you,

Catrine

_____

Catrine (“Catrina”) Brown
(415) 308-9853
catrineg@yahoo.com

Comment #26

Preserve Picasso Preschool

Emily <emilykupec@gmail.com>

Tue 6/11/2024 8:46 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi Hope,
It's your neighbor Emily. Hope you are well! I was told that you are seeking public input on the demolition of Picasso Preschool to be replaced by a community center.

As a mom living in Half Moon Bay we were so relieved when our daughter was accepted into Picasso Preschool as we otherwise would have had to drive over 92. It is a wonderful school and so nice that it is here locally. As an aunt to a soon to be 2 year-old, I continue to be aware of how hard it is to find a preschool spot.

I am writing to express my support to have a preschool in the current location and not replace it with a community center.

There are already too few preschool spots on the Coast, and removing this facility will only exacerbate the issue. It will lengthen waiting lists, drive families away from our community, and increase congestion, tuition, and time wasted as parents are forced to commute longer distances with their preschool-aged children.

The impact on our community would be significant and detrimental. I hope GCSD can find a way to preserve a preschool for the community.

Thank you for considering this request.

Sincerely,
Emily Henry

Picasso Preschool

Comment #27

Kenji Gjovig <kenjigjovig@gmail.com>

Tue 6/11/2024 1:14 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Comment #28

Picasso

Lindsay Willman <lindsaywillman@gmail.com>

Tue 6/11/2024 2:08 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi Hope,

I got an email from another parent urging me to write you about “saving” Picasso preschool, but I had written someone else in your office a few years ago, and they had essentially said it was a lost cause.

I figured it couldn’t hurt to reach out to see if that is still true or perhaps there is a chance to keep Picasso running long term in EG. My son just finished his first year there and we would really appreciate having Picasso around long term. For what it’s worth, we are strongly in favor of keeping it in EG.

Many thanks for your time!
Lindsay

PS - I used to work at CADHC and volunteered at senior Coastsiders prior to that, so you might recognize my name. :) Hope you are well and your “new” job is a good one!

Comment #29

Picasso Preschool

Krista Enos <kristaenos74@gmail.com>

Tue 6/11/2024 3:16 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hey, Hope.

I saw the posting on CFC from Stephen to email you about saving Picasso Preschool. I had no idea you were involved in this fight. Did Basel go there? Are you on the El Granada board now?

Anyway, Cooper just finished his first year at Picasso, and we all loved it. Thankfully, with the lease extended for one more year, Cooper will be able to attend the "Pooh Bear" class in the fall, and luckily for us, with the combination of the new TK program at El Granada Elementary and his Feb. birthday, we can move on to TK just as the lease runs out.

But we are so sad and frustrated that so many other families will be out of luck, and we feel for Candise, the director, who has been looking for a new site for the school, unsuccessfully, for at least 3 years.

Laura and I attended one of Zoom meetings in early 2023 in which Dawn Merkes was presenting her architectural design for the new community center to replace the preschool building. Though there were a lot of parents with young kids on the call, it really didn't seem as if many (maybe one or two) of the members of the board were willing to entertain the concerns of the parents and to re-evaluate the concept of the building and space to accommodate a preschool. I got the impression that the board members were saying, "Sorry, this is a done deal. Too bad if you don't like it; your community voted to have this 10 years ago."

I wasn't living in El Granada 10 years ago, but in the 7 years I've been living here, it certainly seems that there has been an influx of more young families with babies who are now preschool-aged in my own neighborhood. These families didn't vote on this plan— and Laura, who has lived in El Granada since 2000, never remembers being asked to vote on this plan.

Is there really anything to be done at this point? Are you our only Hope, Hope?

What can we do?

Sincerely,
Krista

Sent from my iPhone

Comment #30

SAVE Picasso Preschool

Danielle Mihalkanin <dmihalkanin@gmail.com>

Tue 6/11/2024 5:07 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi,

For an organization that purports to serve the community, it is disappointing that after years of public outcry regarding GCSD's plans for the land presently occupied by Picasso Preschool, that there is still no plan to include an existing operational preschool that actually serves the community! Without Picasso, the coastside preschool crisis will be exacerbated. Picasso has already lost business because of the perpetual uncertainty of its existence, and GCSD seems to be deaf to the public's requests to ultimately save Picasso. As a long time member of this community, and having sent two of my kids to Picasso, my littlest is not old enough yet, I'm saddened by this outcome. I'm sad for all of the kids who will miss out, I'm sad for Candise who has dedicated her life to serving the children of this community, and I'm sad for all of the folks involved with GCSD who clearly do not have a heart or are too old to remember what it was like to raise children. The coast will not be a better place for having a disc golf course and a parking lot, where i'm sure the local lima-losers will make themselves at home. The coast will be better for being able to nurture and raise our children close to where we live.

Best,
Danielle Mihalkanin

Comment #31

New form submission received: Contact Us

Streamline <noreply@specialdistrict.org>

Tue 6/11/2024 5:11 PM

To:Nora Mayen - GCSD Admin <gcsdadmin@granada.ca.gov>;Hope Atmore <hatmore@granada.ca.gov>

Logo used for headers

Contact Us

Contact Us Form:	
Name:	Lisa Longaker
Email:	llongaker3@comcast.net
Message:	Hello, I wanted to express my concern for the lack of parking associated with the new Burnam Park plan. I am always in favor of more public spaces, but the fact remains that there is already a lack of parking and beach access for the general public. Any plan that does not include that is ill advised. This is a nice plan for the local community, but is going to create unwelcome problems for the local community on crowded weekends. Taking away the public's ability to park on the highway and taking away the dirt lot by the skate ramp is going to create traffic and parking issues in the surrounding neighborhoods. Any good plan for the Burnham strip needs to include parking. Can we take out the coyote infested bushes near the fire station and stoplight and create a nice parking lot? That location will also encourage people to cross the highway safely at the light as people running across the highway is also a huge problem. Thank you.

Reply / Manage

Powered by Streamline

Comment #32

Saving the Picasso pre-school

Marc Richman <mrichman.ee@gmail.com>

Tue 6/11/2024 10:16 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello Ms. Atmore,

I am writing in the hope there is an alternative to the removal of the Picasso Pre-School that I have been made aware of by my neighbors that have young children.

Children are the community's future and I understand that there are limited pre-school choices not only here on the coast, but nation-wide.

Thank you for your consideration,

Marc Richman
El Granada Resident

Comment #33

Objecting to GCSD bulldozing Picasso Preschool in EG

Autumn Ross <autumnalisaross@gmail.com>

Wed 6/12/2024 9:53 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello,
I am from El Granada and am currently raising my two year old son here. The loss of the only preschool in El Granada is incredibly difficult for all of us with young children. I understand there are many interconnected reasons but wanted to point out that removing the one preschool feels like the families who actually live in El Granada, and the entire coastside, aren't being considered.

Thank you for you time,
Autumn

Comment #34

Small Community Request

Candice Wecksler <ckavanagh55@hotmail.com>

Wed 6/12/2024 11:26 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi there Hope Atmore,

My name is Candice Wecksler & I am a teacher at the Cabrillo Unified School District and parent of two boys who attended Picasso preschool.

It is difficult for me to understand how there is no available space for an established community preschool for kids and a new community center to exist in the same area. Why does one have to be destroyed for the other one to be created?

If I can ask for one small request...for those holding the power to remove the current Picasso Preschool building, can someone help find or create a new preschool space so that this preschool can continue on for the community kids? From my understanding with the director, this new site needs specific criteria such as parent parking, enough outdoor space per child, fire door within particular spacing from kitchen or such. This has been a challenge to find.

Thank you for your time,

Candice

Sent from my iPhone

Comment #35

SAVE PICASSO PRESCHOOL

Joanna Saxby <joanna.saxby@gmail.com>

Thu 6/13/2024 11:02 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello Hope,

I am writing to object to GCSD bulldozing Picasso Preschool in EG. There are already too few preschool spots on the Coast and this will exacerbate preschool waiting lists, drive away families entirely and/or increase congestion, tuition and time wasted as we all pack the highways further to commute with our preschool aged children.

Thank you for your consideration.

Joanna Saxby

Comment #36

Picasso Preschool

James Hudon <james@hudon.org>

Thu 6/13/2024 8:25 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello Ms Atmore,
My name is James Hudon, I'm a Coastside resident. My wife and I have three kids, the oldest of which is attending Picasso Preschool. I am saddened to hear about the motion to close the school, as I am really hoping there will be a good preschool option nearby for my son and his two younger sisters. We've looked around, and the options aren't great. They're either far, have long waitlists, or don't meet our expectations for a great preschool for our children. Picasso knocks it out of the park with proximity, availability, and an excellent caring team of teachers.
It is important for us to know that our community is one that supports our families. In an a society of increasing isolation, schools remain a great place for us neighbors to meet and bond, making our community stronger, more cohesive, and happier.
I hope we can find an alternative plan. Thank you very much for your time.
James Hudon
415-610-9215

Comment #37

Regarding Picasso Preschool

Kristy Yeh <kyeh.2014@gmail.com>

Thu 6/13/2024 8:44 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello Ms Atmore,

My name is Kristy Hudon. I live in Montara with my husband and 3 children. One of which currently attends Picasso, one that will need to attend preschool later this year and a newborn. When we started looking for options in our area for our oldest, we were disappointed by the options available. We were so glad to have found out Picasso preschool had openings for us and hoped all three of our children could attend.

Picasso not only fostered our son's love for learning and making new friends, their caring and amazing staff have assured us of our son's safety and well-being every day. Picasso is also conveniently located for us and truly a wonderfully part of the community.

We were saddened and disappointed to hear about the motion to close Picasso. We know many families on the coast with very young children that would benefit from a school like Picasso. Many of these families are considering moving out of the coast already due to limited education options for their kids.

It is crucial for families like these and ours to know we are supported and we have quality options for our children's education such as Picasso.

Please reconsider this motion to keep our community intact and continue to attract families.

Thank you for your time,
Kristy Hudon

Comment #38

In Support of Picasso

Amanda Bachelor <ambachelor@gmail.com>

Thu 6/13/2024 10:10 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi Hope,

I'm a community member weighing on the value of Picasso to our community. I have a 5 year old who is a happy product of the preschool. Her time there also helped me form important connections to other local parents. It is a huge stressor on the coast to find preschool programs and I hope we can find a way to save Picasso. There has been plenty of time for someone to step in and support Candace to find a new location for the business or to figure out how to save the preschool and build a new community center as well. I am disappointed in Ray Mueller since this was one of his campaign promises.

Best,
Amanda Bachelor

Re: In Support of Picasso

Amanda <ambachelor@gmail.com>

Sat 6/15/2024 11:59 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi Hope,

I'm well aware of all this. It's important to note how expensive the property was - Candace simply couldn't afford to buy it.

Amanda

Sent from my iPhone

> On Jun 14, 2024, at 3:04 PM, Hope Atmore <hatmore@granada.ca.gov> wrote:
>
> Hello Amanda,
>
> Thank you for your email. GCSD acquired the Picasso property in July 2021. We understand that the property owner and preschool business had attempted to find a buyer for the building and business together, but when that effort was unsuccessful the property owner elected to sell the property alone. Picasso Preschool did not purchase the property.
>
> GCSD's powers do not include constructing, improving, or maintaining childcare facilities. Notably, at the time that GCSD acquired the property, the lease of the Picasso Preschool had expired and Picasso Preschool was on a month-to-month arrangement that could have been terminated by any new owner. GCSD gave Picasso a new lease that has been extended until May 31, 2025. GCSD recognizes that the eventual closure of the existing preschool at this property will reduce the already scarce availability of full time preschool/licensed childcare capacity on the midcoast. The District has supported the existing business by providing favorable lease terms and by extending the lease nearly four years following property acquisition to allow the business owner as much time as possible to find a new location.
>
> Though GCSD cannot provide a childcare facility, the new proposed recreation center will be able to provide a wide array of classes and activities for residents of all ages. If you are interested in reviewing the proposed plans, outreach timeline, or previous meetings and discussions, please visit https://granada.ca.gov/granada-community-park-and-recreation-center.

Please don't hesitate to contact me if you have any questions or further comments.

Hope

Hope Atmore
Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

From: Amanda Bachelor <ambachelor@gmail.com>
Sent: Thursday, June 13, 2024 10:09 PM
To: Hope Atmore <hatmore@granada.ca.gov>
Subject: In Support of Picasso

Hi Hope,

I'm a community member weighing on the value of Picasso to our community. I have a 5 year old who is a happy product of the preschool. Her time there also helped me form important connections to other local parents. It is a huge stressor on the coast to find preschool programs and I hope we can find a way to save Picasso. There has been plenty of time for someone to step in and support Candace to find a new location for the business or to figure out how to save the preschool and build a new community center as well. I am disappointed in Ray Mueller since this was one of his campaign promises.

Best,
Amanda Bachelor

Comment #39

Picasso

Corinna McCurdy <setivacosi@yahoo.com>

Fri 6/14/2024 12:00 PM

To:Hope Atmore <hatmore@granada.ca.gov>
Cc:SMC_SupMueller@smcgov.org <SMC_SupMueller@smcgov.org>

Dear GCSD,

I love in Half Moon Bay and I am writing about GCSD's plan to evict Picasso Preschool to build a “community center”. Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso to be included in the community center. Our children need your support.

Sincerely,
Corinna Liebowitz

Re: Picasso

Corinna McCurdy <setivacosi@yahoo.com>

Fri 6/14/2024 5:07 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Thanks, Hope. I have spent a lot of time reviewing the plans and am disappointed that they really do not provide a space that reflects the actual needs of the community. I recall taking the survey a number of years ago asking what the facility should be used for and noting with disappointment that a space to meet the needs of families with young children was not really even included as an option. The closest options on the survey didn't accurately capture this use. While I understand GCSD cannot provide childcare, it would seem an obvious solution to lease a portion of the space to a well established and trusted business to provide this essential service.

I appreciate the communication/reply.

Best,
Corinna

On Jun 14, 2024, at 6:06 PM, Hope Atmore <hatmore@granada.ca.gov> wrote:

Hello Corinna,

Thank you for your email. GCSD acquired the Picasso property in July 2021. We understand that the property owner and preschool business had attempted to find a buyer for the building and business together, but when that effort was unsuccessful the property owner elected to sell the property alone. Picasso Preschool did not purchase the property.

GCSD's powers do not include constructing, improving, or maintaining childcare facilities. Notably, at the time that GCSD acquired the property, the lease of the Picasso Preschool had expired and Picasso Preschool was on a month-to-month arrangement that could have been terminated by any new owner. GCSD gave Picasso a new lease that has been extended until May 31, 2025. GCSD recognizes that the eventual closure of the existing preschool at this property will reduce the already scarce availability of full time preschool/licensed childcare capacity on the midcoast. The District has supported the existing business by providing favorable lease terms and by extending the lease nearly four years following property acquisition to allow the business owner as much time as possible to find a new location.

Though GCSD cannot provide a childcare facility, the new proposed recreation center will be able to provide a wide array of classes and activities for residents of all ages. If you are interested in reviewing the proposed plans, outreach timeline, or previous meetings and discussions, please visit https://granada.ca.gov/granada-community-park-and-recreation-center.

Please don't hesitate to contact me if you have any questions or further comments.

Hope

Hope Atmore
Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

From: Corinna McCurdy <setivacosi@yahoo.com>
Sent: Friday, June 14, 2024 12:00 PM
To: Hope Atmore <hatmore@granada.ca.gov>
Cc: SMC_SupMueller@smcgov.org <SMC_SupMueller@smcgov.org>
Subject: Picasso

Dear GCSD,

I love in Half Moon Bay and I am writing about GCSD's plan to evict Picasso Preschool to build a “community center”. Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso to be included in the community center. Our children need your support.

Sincerely,
Corinna Liebowitz

Comment #40

Concerned about Coastside childcare options

Rachel Restani <rmrestani@formerstudents.ucdavis.edu>

Fri 6/14/2024 12:14 PM

To:Hope Atmore <hatmore@granada.ca.gov>
Cc:SMC_SupMueller@smcgov.org <SMC_SupMueller@smcgov.org>

Dear GCSD,

I am a concerned community member of the coastside. I recently learned about GCSD's plan to evict Picasso Preschool to build a community center. Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso to be included in the community center. Our children need your support.

Much appreciation,

Rachel Restani, PhD
Mathematics Specialist
University of California Davis
(650)398-6094

Comment #41

Please save Picasso Pre-school

Genevieve Haight <genevieve.haight@gmail.com>

Fri 6/14/2024 12:20 PM

To:Hope Atmore <hatmore@granada.ca.gov>
Cc:SMC_SupMueller@smcgov.org <SMC_SupMueller@smcgov.org>

Dear GCSD,

I am a concerned community member of the coastside. I recently learned about GCSD's plan to evict Picasso Preschool to build a community center. Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso to be included in the community center. Our children need your support.

Best,
Genevieve

Comment #42

Picasso

Riley & Gabriella Bateman <batemanrg@gmail.com>

Fri 6/14/2024 12:45 PM

To:Hope Atmore <hatmore@granada.ca.gov>
Cc:SMC_SupMueller@smcgov.org <SMC_SupMueller@smcgov.org>

Dear GCSD,

I am a concerned community member of the coastside. I recently learned about GCSD's plan to evict Picasso Preschool to build a community center. Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso to be included in the community center. Our children need your support.

Gabriella Orona Bateman, DDS, MS
Pronouns: She/her/hers
Half Moon Bay Family Dentistry
https://www.halfmoonbayfamilydentistry.com/

Sent from my iPhone

Comment #43

Comments on park project

Marc Strohlein <mstrohlein@gmail.com>

Mon 6/10/2024 2:25 PM

To:Hope Atmore <hatmore@granada.ca.gov>

A couple of comments—calling this a community park is disingenuous as many if not most users will come from over the hill. Those visitors will occupy the parking forcing people who currently park in the dirt lot up into the neighborhoods creating the same nightmares we had during Covid. They will add traffic to the backups that occur every summer making it impossible for residents to get out of town and further degrade a road that is already in poor condition. Finally, the notion that visitors will follow paths to the intersection is laughable— that's just not going to happen. I wish you guys would just leave us residents alone — we love the coast for what it is and don't need "improvements "—you'll never improve on Mother Nature.
Marc

Sent from my iPad

Re: Comments on park project

Marc Strohlein <mstrohlein@gmail.com>

Sat 6/15/2024 11:33 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hope,
Thanks so much for your reply. You answered my questions but raised a new concern—parking and ingress/egress on Obispo—is it going to be upgraded? The road is already crumbling and will only get worse with more traffic. Ditto trying to get out of El Granada at the light—already a problem on weekends
Marc

Sent from my iPad

> On Jun 14, 2024, at 4:18 PM, Hope Atmore <hatmore@granada.ca.gov> wrote:
>
> Hello Marc,
>
> Thank you for your email. Your comments have been recorded. Just to clarify, the parking that happens in the Caltrans right of way is not under the control of GCSD or part of our plan. The Caltrans project proposal includes removing the parking along the shoulder in order to add bike lanes on both sides of Hwy 1, as well as removing the access to the right of way on the east side of the highway. For reference, the logs at the west end of the GCSD dirt lot, just past the skate ramp, are the border between GCSD property and Caltrans right of way. The Caltrans project was appealed to the Coastal Commission but I'm not aware of any decisions. You might want to also take a look at the article in the HMB Review from last week (https://www.hmbreview.com/news/city-council-spars-with-caltrans-discusses-deficit-adds-rent-control-fee/article_fa3ff372-1955-11ef-8db1-d31853823926.html) which discusses the City's feedback on that plan. Also, keep in mind that the City of HMB has jurisdiction over the west side of Hwy 1 (so the Sam's Chowder House side and along Surfer's Beach) while the east side of the Hwy is under the jurisdiction of San Mateo County.
>
> The proposed GCSD park plans (you can see the proposed park plan, outreach timeline and results, renderings etc. at https://granada.ca.gov/granada-community-park-and-recreation-center
>
> move parking slightly north to the other side of the drainage ditch. The current dirt lot cannot be formalized into parking and has to move north because of the required buffer zones around the riparian area (all those trees and the creek) located south of the dirt lot. In the relocated lot there would be 25 permeable

paved spots and there are another 10-12 angled spots planned for Obispo in the area where the current dirt lot is located. Additionally, there are approximately 57 street parking spaces along Obispo, which would be more obvious upon completion of the project. Also, the small parking area at the corner of Obispo and Coronado nearest the light (SMC property) would not be changed per the park plan. There is a pedestrian path proposed to safely get people along Obispo to the light but you can see on the park plan that it cuts in front of the small parking area and down to the light and does not remove it.

Please don't hesitate to contact me if you have any additional questions or comments.

Hope Atmore
Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

From: Marc Strohlein <mstrohlein@gmail.com>
Sent: Monday, June 10, 2024 2:25 PM
To: Hope Atmore <hatmore@granada.ca.gov>
Subject: Comments on park project

A couple of comments—calling this a community park is disingenuous as many if not most users will come from over the hill. Those visitors will occupy the parking forcing people who currently park in the dirt lot up into the neighborhoods creating the same nightmares we had during Covid. They will add traffic to the backups that occur every summer making it impossible for residents to get out of town and further degrade a road that is already in poor condition. Finally, the notion that visitors will follow paths to the intersection is laughable— that's just not going to happen. I wish you guys would just leave us residents alone — we love the coast for what it is and don't need "improvements "—you'll never improve on Mother Nature.
Marc

Sent from my iPad

Comment #44

GCSD - Objection to plans for community center

janet@brayer.net <janet@brayer.net>

Mon 6/10/2024 2:45 PM

To:Hope Atmore <hatmore@granada.ca.gov>
Cc:janet@brayer.net <janet@brayer.net>

Dear Ms. Atmore: Please be advised that I strongly object to the bulldozing of Picasso School and the proposal to go deeper into debt to build a community center that is unnecessary. A center can go into the old fire department site, should it really be of need to the community.

I am also very very concerned about proper notice to the community. I understand that there are ONLY 2 POSTINGS in the vicinity of the Picasso Pre-school and there was ONLY ONE notice in a paper. I believe that the notice given was entirely inadequate to garner true community support or comment; please advise as to what the legal requirements are for notice to the community and whether an attorney advised you that the above notice was sufficient and reasonable. Please correct me if I am wrong on the notices that were provided.

Regards,
Janet Brayer
El Granada resident

Coastside Community Center and Burnham Strip - Objection to current plans

janet@brayer.net <janet@brayer.net>

Mon 6/17/2024 8:02 PM

To:Hope Atmore <hatmore@granada.ca.gov>
Cc:janet@brayer.net <janet@brayer.net>

Dear Hope: Thank you for your timeline. It states that it is "up to date," but the last entry is 1/4/24. Please advise.

I have the following comments and requests for information.

I object to moving forward with the community center, and do not believe that the public has been properly advised as the history behind coming to the decision to purchase Picasso pre-school, demolish it, and the financing/costs associated with building and maintaining a new community center. I do not believe that the community (based on the timeline provided), was ever provided with a proper survey wherein it could be said that 66% of the community (based on only 508 responses) with full knowledge of the costs/financing approved of the same; the only survey on this issue appears to be a report on 10/9/19 – before Picasso was purchased, and before the intention to demolish the same was formulated. The community – to my knowledge – was never surveyed or told about options such as the fire house, which was feasible ("building would work"), but rejected by GCSD in favor of what appears may become a white elephant community center, lacking in funding/financing/and detailed income/cost analysis – and most likely dependent on financing that can evaporate at any time, or a bond that tax payers are in no mood to carry at this juncture due to economic concerns.

1. I still believe that inadequate notice was given to the public about the intent to purchase Picasso pre-school, and the options available to building a community center at the cost of losing Picasso pre-school. When was the public advised of the intent to purchase Picasso pre-school, and demolish the same. When was the public advised of the costs associated with a new community center and financing for the same?
   I note that a community survey was mailed to 10-5 residents and 508 responses were received (9/1/16 and 9/6/16). It is reported that 66% of respondents said that community recreation center was important - did the survey advise the community of the costs/financing of the construction and maintenance of a new recreation center? Can I have a copy of the survey?

2. There is a mention of a local architect being hired to review the fire station's suitability for a community recreation center. (12/17/20), and a review of the same, noting that the "building would work but is not ideal." (3-18-20). How would I go about getting a copy of the architect's review and minutes of the meeting when it was determined that the fire department "would work but is not ideal.

3. On 5/3/21, GCSD "learns that the Picasso property is for sale." There is further review by architect. Then on 7/22/21 – the "Board approves purchase of the Picasso property" Please advise me what notice was provided to the community regarding the

purchase, including plans to demolish the same and build a new community center.

4. Thereafter, engineers and other consultants are hired. BFK Engineering was hired for "drainage, parking and grading plans. (7/22/21 – the same date as the approved purchase). Horizon Water and Environmental consultants was hired on 9/26/22 to "manage environmental review of park and community recreation center projects." Was the public advised as to the Horizon review or the drainage, parking, and grading plans, and can I obtain a copy?

5. On 12/1/22 postcards were sent out to "approximately 2,000 households." This process of sending postcards is mentioned at earlier dates, and save for the 9/16/16 timeline entry, we are not advised as to the response. Where was this household list obtained? Were the postcards mailed to physical address and post boxes, as most people do not have USPS delivery? Based on the 508 responses received to a 2019 survey, it appears that the response represents ¼ of the households surveyed, and significantly less than the number of households in the community.

6. On 1/19/23, the board heard "a report on the team meeting that reviewed the proposed community center, and discussed general budget and phasing issues." Where do I get the minutes of this discussion and report if any exists? Was the public advised of the general budget – and did said budget include maintenance, staffing, etc."

7. On 3/16/23 – the Board "votes to integrate the proposed community recreation center with the park plan." Was the public notified that this vote was to take place, and if so, how? Was the public aware at that time that the Picasso property had been purchased and the plan was to demolish it?

8. On 10/10/23 the Board "reviews a presentation from K&K Design Group." Can I have a copy of the presentation?

I request that GSCD slow down, stop the process, and provide all the information that I believe (as stated above), is necessary for a coherent decision to be made with adequate public input.

Thank you,
Janet Brayer

Dear Hope:

I previously submitted objections to the Coastside Community Center and concerns regarding Burnham Park and parking. This was sent on June 17, 2024 and I request that it be part of the public record. I attach the same for your convenience. I note that none of my questions posed in my June 17, 2024 objection have been addressed.

I have the following additional comments,

I object to moving forward with the community center. The Community Center was never presented to the public as a possible "event" center with amplified music on the weekends. The questionnaire presented – see attached Appendixes that have been highlighted- included throw away questions on a possible community center with no details. People really had very few comments about a community center as the project was being pitched as a park. No follow up surveys were presented relating to the community center, the type of center, and amplified music. We have plenty of venues for amplified music and weddings.

The concerns of and preferences of the Public for parking have been wholly disregarded. The survey on parking preferences (see attached) included
136 for same size as current lot, 61 for larger than current lot, and only 48 for a smaller lot. Yet, the plans call for less parking

In addition, the Public expressed grave concerns about traffic and congestion and view space – yet a traffic mitigation report was not done (although required), and the public is told to park in the street and neighborhoods. Contrary to your architect's statements, CEQA does require a Vehicles Miles Estimate, using the ITE current CEQA computation method. GCSD IS NOT EXEMPT from the CEQA requirement – CEQA actually forbids GCSD from assuming a new use has 100% capture of previous travel with no extra VMT's.

There are grave concerns regarding costs and funding for the project. The only estimates for construction that I have seen (and they do not include the community center), are found in the June 18, 2020 Burnham Park Preliminary Landscape Plan - and I have not seen anything on future maintenance costs, etc. I have not seen anything on grants actually applied for or grants received.

Estimates from the June 18, 2020 Burnham Park Preliminary Landscape Plan:

"• Preliminary estimate for construction ~ $6.5m
- Does not include permit and consultant fees. In addition to environmental documentation, also hydrological, civil, and potentially geotechnical investigations may be required. These fees could add another 15-20% depending on the level of review required.
- Significant portions of the proposed scope are eligible for grant funding, and the County has expressed a willingness to help fund the trail work.

• The Final Master Plan can incorporate phasing as required.
•

Finally, the Environment Impact Reports do not appear to be taken seriously by GCSD, as mentioned by many many objections.

I strongly urge that the planned community center be taken off the table completely. If it is built – it should be down by the post office. The was no reason to buy Picasso Pre-School and take away a valuable asset. Particularly when the abandoned fire station was available, and deemed "adequate" for a community center. The Public was never surveyed as to preferences for a brand-new costly center, v. utilizing the existing fire station.

I again request that GSCD slow down, stop the process, and provide all the information that I believe (as stated above), is necessary for a coherent decision to be made with adequate public input. GCSD needs to work with the Harbor District and CalTrans to provide adequate parking. If the tenant at the RV Park leased by the Harbor District does not comply with the permits from 2019, then the lease can be terminated - this possibility should be looked into considering the history of not compliance by the current tenant that was the former tenant at the RV Park.

Thank you,
Janet Brayer

Janet Brayer

From:	janet@brayer.net
To:	hatmore@granada.ca.gov
Cc:	janet@brayer.net
Subject:	Coastside Community Center and Burnham Strip - Objection to current plans
Date:	Monday, June 17, 2024 8:02:01 PM

Dear Hope: Thank you for your timeline. It states that it is "up to date," but the last entry is 1/4/24. Please advise.

I have the following comments and requests for information.

I object to moving forward with the community center, and do not believe that the public has been properly advised as the history behind coming to the decision to purchase Picasso pre-school, demolish it, and the financing/costs associated with building and maintaining a new community center. I do not believe that the community (based on the timeline provided), was ever provided with a proper survey wherein it could be said that 66% of the community (based on only 508 responses) with full knowledge of the costs/financing approved of the same; the only survey on this issue appears to be a report on 10/9/19 – before Picasso was purchased, and before the intention to demolish the same was formulated. The community – to my knowledge – was never surveyed or told about options such as the fire house, which was feasible ("building would work"), but rejected by GCSD in favor of what appears may become a white elephant community center, lacking in funding/financing/and detailed income/cost analysis – and most likely dependent on financing that can evaporate at any time, or a bond that tax payers are in no mood to carry at this juncture due to economic concerns.

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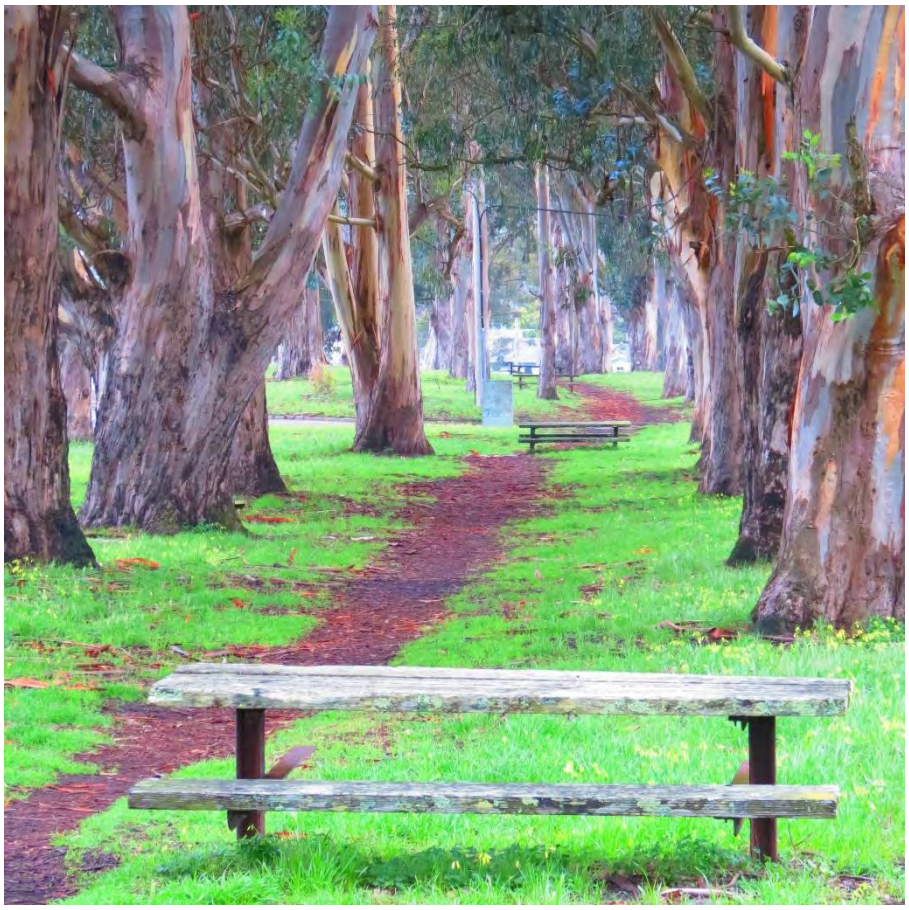
I request that GSCD slow down, stop the process, and provide all the information that I believe (as stated above), is necessary for a coherent decision to be made with adequate public input.

Thank you,
Janet Brayer

Results of 2019 GCSD Community Parks and Recreation Interest Survey



Prepared For: Granada Community Services District

Prepared By: Patrick Tierney Ph.D.
Professor of Recreation, Parks and Tourism
San Francisco State University

Date: October 9, 2019

5. Indicate your household's level of interest in including each of the following parking lot options.

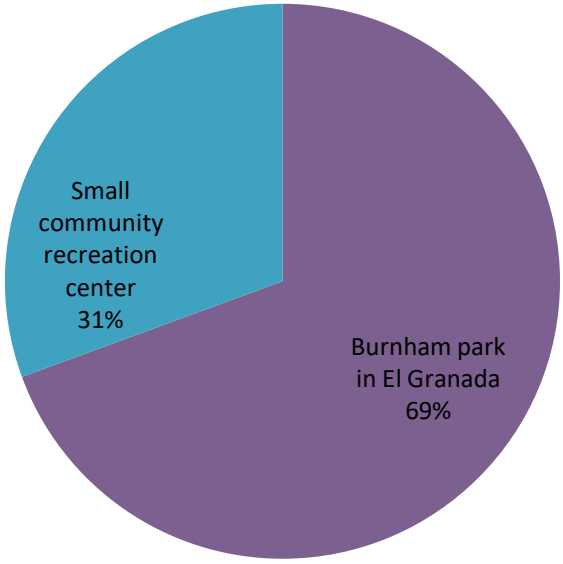
	Very Interested		Interested		Not Interested		Not At All Interested		Responses
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
Same size parking area as current dirt lot	136	30.3%	192	42.8%	61	13.6%	60	13.4%	449
Smaller size parking area than current dirt lot	48	11.5%	100	23.9%	112	26.8%	158	37.8%	418
Larger size parking area than current dirt lot	61	14.5%	57	13.6%	112	26.7%	190	45.2%	420
No parking lot – street parking only	27	6.5%	25	6.0%	77	18.5%	288	69.1%	417
Time limit for parking	84	19.4%	119	27.4%	72	16.6%	159	36.6%	434
Gravel parking lot	76	17.5%	153	35.3%	88	20.3%	117	27.0%	434
Paved parking lot	132	29.7%	143	32.1%	64	14.4%	106	23.8%	445
Leave it as is (unimproved dirt lot)	63	14.7%	67	15.7%	97	22.7%	201	47.0%	428


Percent Respondents Who Agree Or Strongly Agree With Parking Alternatives
Paved parking lot
Gravel parking lot
Leave it as is (unimproved dirt lot)
Time limit for parking
Same size parking area as current dirt lot
Smaller size parking area than current dirt...
Larger size parking area than current dirt lot
No parking lot – street parking only
0.0 10.0 20.0 30.0 40.0 50.0 60.0 70.0 80.0
Percent

6. Indicate your household's level of interest in including each of the following elements/features in the Burnham Park.

	Very Interested		Interested		Not Interested		Not At All Interested		Responses
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
Art, such as sculpture or sundial	96	20.6%	151	32.3%	89	19.1%	131	28.1%	467
Barbecues	62	13.2%	136	28.9%	112	23.8%	161	34.2%	471
Benches	198	41.1%	216	44.8%	22	4.6%	46	9.5%	482
Bicycle pump track	91	19.5%	123	26.4%	85	18.2%	167	35.8%	466
Bocce court	78	16.7%	127	27.1%	106	22.6%	157	33.5%	468
Children's playground (requires low fence)	109	23.0%	152	32.1%	84	17.8%	128	27.1%	473
Climbing boulders	90	19.3%	134	28.7%	88	18.8%	155	33.2%	467
Dog park (low fence off-leash area)	107	22.5%	117	24.6%	80	16.8%	171	36.0%	475
Fitness and running circuit (Parkours)	92	19.7%	132	28.2%	89	19.0%	155	33.1%	468
Half-court basketball (may require partial fence)	55	11.8%	116	24.9%	109	23.4%	185	39.8%	465
Horseshoes area	48	10.1%	123	26.0%	127	26.8%	175	37.0%	473
Interpretive signs, such as about nature, history	90	19.1%	195	41.3%	85	18.0%	102	21.6%	472
Lawn area (irrigated/planted/mowed grass)	85	18.3%	150	32.3%	88	19.0%	141	30.4%	464
Multi-use court (basketball, pickle ball, tennis, volleyball, etc.- requires high fence)	85	18.0%	99	21.0%	97	20.6%	190	40.3%	471
Native vegetation area	188	39.5%	189	39.7%	40	8.4%	59	12.4%	476
Ocean views	314	64.9%	119	24.6%	16	3.3%	35	7.2%	484

18. If only ONE park and recreation project could be accomplished by the District in the next five (5) years, which of the following projects should be undertaken? (Check only one)



Value	Percent	Count
Burnham park in El Granada	69.4%	320
Small community recreation center	30.6%	141
	Totals	461

18b. If only ONE park and recreation project could be accomplished by the District in the next five (5) years, which of the following projects should be undertaken; by households with Youth 18< and households with seniors 56+

Project	All Respondents	Households With Youth 18<	Households With Seniors 56+
Burnham park in El Granada	69.4%	69.2%	68.1%
Small community recreation center in central El Granada	30.8%	30.8%	31.9%

Burnham Park Preliminary Plan
Summary of Public Comments and Parks Advisory Committee Recommendations

GCSD has developed a Preliminary Burnham Park Plan, which was presented to the Board on June 18 and to the Parks Advisory Committee (PAC) on July 6. PAC Chair Marsh and Parks and Recreation Coordinator Marshall organized public outreach and requests for feedback as follows:

- NextDoor Posts on July 8 and 16, August 12 and September 1. These posts indicated that all comments received by 9/10 would be reviewed by the Board prior to submitting the Plan to SMC.
- Postcard mailed to all District residences on July 20. Spanish postcard produced in late July, distributed by a volunteer. Both postcards are available at the large sign on the Burnham strip.
- Half Moon Bay Review Feature on July 21
- Large sign installed on the Burnham Strip on August 7

The communications requested comments by email to burnham@granada.ca.gov. Ninety-two comments were received as of September 16 and recorded in a spreadsheet. Each comment received a reply with acknowledgement and thanks at minimum, plus any information that is currently available and responsive to their comments or questions. We will continue to accept and record comments as long as the large sign is in place.

The full list of anonymized verbatim comments is attached. An analysis of the comments looked at how many times specific features currently in the plan were mentioned either as "likes" or "dislikes", how many times a desired additional feature was mentioned ("wishes"), and any specific objections overall. The results of the analysis are as follows:

General Reaction to the Plan: Positive: 65 (71%) Negative: 10 (11%) No Opinion Given: 17 (18%)

"Likes" – Number of Mentions		**"Wishes" – Number of Mentions**	
#	**Feature**	**#**	**Feature**
17	Restrooms	10	Fenced Dog Park
15	Active Play Area	7	Public Input on Park Name
12	Skate Ramp/Ribbon track	7	More Parking
12	Parking Lot	6	Parking Fee for Non-Residents
11	Village Green	5	Outdoor Showers or Splash Pad
11	Trail and signs to Hwy 1 crosswalk	5	Skate Park or Bowl
11	Picnic Areas	5	More Lawn
10	Native Plants/Natural Play Features	4	Tennis/Pickleball Court
8	Passive/View Area	3	Full Basketball Court
7	Fitness Stations or Bocce	3	Bike Racks
5	Improved Street Parking	2	Swings
5	Basketball	2	Trees
5	Interpretive Signs	1	Disc Golf
4	Meets Variety of Needs	1	Access to Highway 1
4	Trails	1	Multiple ADA Playground Elements
3	Improved Stormwater Drainage	1	Signage in Multiple Languages
2	Plaza		

"Dislikes" (D) and Concerns (C)		
#		**Feature**
13	C	Not Enough Parking/Location of Parking
10	C	Maintenance Plan & Costs
10	C	Unsafe Highway Crossing Still Exists
8	C	Lawn Maintenance & Water Use
6	C	Enough Trash, Recycling, Pet Waste & Cigarette Disposal Receptacles
5	D	Increased Neighborhood Traffic
5	C	Street Parking/First Responder Access
4	D	Trails (too many/too busy)
3	C	Road Safety for Children
3	D	Barbeques
3	D	Object to Any Development At All
3	D	Active Area In The View Corridor
3	O	Unsafe Trail Crossing in Active Area
2	D	Showers
2	C	Future Highway 1 Relocation
2	C	Loose Dogs and Pet Waste
1	D	Hardscaping/Paving – too much
1	D	Not a Good Site For Ball Sports
1	D	Object to Any Lawn
1	D	Object to Any Lighting at Night

The Parks Advisory Committee (PAC) reviewed the public comments that were received from July 8 through September 10, and received comments from 4 members of the public, at their meeting on September 14, 2020. The discussion resulted in the following:

Motion: PAC to present the following list of suggested revisions to the Preliminary Plan to the GCSD Board Special Meeting on September 24, 2020 (Barker/Koelsch, 6 aye, 1 abstain (Pollard)):

Add/Expand:

- Fenced Dog Park
- Parking Spaces
- Outdoor showers (6 yes, 1 no)
- Consider more options and community input for park name
- Gates or "slow down" devices on the trails near the playground
- Safety Fence around playground and ADA Compatible Playground features
- Skate Park (e.g., inside ribbon track as pictured) to accommodate across ages/skills from young/beginner (e.g. pathway with obstacles) to older skaters (e.g. bowl)
- Consider more open lawn/unstructured recreation space (mixed views given concerns about water and maintenance)
- Explore recycled water/grey water technologies for lawn and other irrigation
- Time Limits on Parking in the lot or consider permits for residents/paid for visitors

Revise/Reduce:

- Revise Multi-Mode User traffic congestion where main trails cross; direct trails around the active area, not through it. Perimeter trail should be the main thoroughfare.
- Separate walkers from bikers/skaters (e.g., parallel trails, separated by plants)
- Undulating trails add interest for bikes and skaters
- Disperse activity – don't have all active features concentrated near the apartments around Avenue Portola; spread some to the north end
- Move features for kids away from the parking lot, and have a good barrier between kids and access to the road
- Consider flipping Village Green (suggested name – "Granada Green") and parking lot/active area, so that park features rather than a parking lot are across from old fire station/possible community center

Appendix A. Verbatim comments for Q8. Additional ideas and comments about Burnham Park

Needs fences for people to feel safe near high traffic areas

Ensure no homeless encampments.

Swimming Pool

Trails - any as long as it's maintained!!! and pretty. El Granada's all about the views! Keep it simple, clean looking. Don't block views form existing homes

If parking in the area is maintained, please install fences and signs compelling pedestrians to cross Highway 1 at the intersection and crosswalk on Coronado Street. The existing practice of parking on Highway 1 and in the dirt lot creates unreasonable levels of traffic on Highway one, and unsafe conditions for pedestrians.

Ocean views should be the focus. Green areas with blooming native vegetation a must.

Some type of fencing between park and Hwy 1

Local Parking Only!!!!!!!!! Save the jetty ramp! Everyone in this town has a dog, do not make it leash only/no dogs; only people wanting this are not locals

only worried that homeless may use for living in vehicles

Should not raise rates for this!

Plant trees, maybe an earthen berm to block noise from highway

Whale watching station

Must be dog friendly! Visitors will definitely park there - look at parking now. Keep it local friendly. Also need adult activities - Youth have schools to play in. Make it an activity area, not a homeless hangout. I would love a mini-golf course (18 holes) w/very artistic, local holes - not a kiddy course - adults mostly to enjoy. Make it for over 18 people. Your liability is going up with kid stuff. If you do a dog park please do a nice one, not like HMB - put up a fence and throw wood chips

I am very interested in a skate park below ground level, but not sure what "small" means. I would prefer larger, but there is no indication of size. Also, the parking I prefer would be dependent on what else is in the strip. I

would prefer a larger space for nature/activities than parking, but I cannot really judge based on the available information.

Very concerned about safety for our community. Parking time limits are necessary to keep public access open and the homeless vans/rvs to a minimum. You'll have to put in a toilet dump if you allow them to continue parking along your property. The entire street and lot are filled with refuse and waste. Super unhealthy. No showers for the same reason. The unintended consequences of all these big ideas could be disastrous for our community and painfully expensive for GCSD. Strongly suggest you think everything through from the perspective of the very worst case scenario (kidnappers, thieves, drug activities coupled with quick and close highway access, etc.) Have mitigation plans thought through and in writing before finalizing construction plans to avoid as many potential problems as possible.

Children's playground with a nautical theme like at Shoreline in Mountain View or at the small park near Ferry Building in SF.

Great architecture representing natural elements would be incredible for a kids playground

It's a busy traffic area with noise from cars, which makes it unsuitable for anything 'contemplative' like ocean viewing, picnicking... Works as a transit area, path, or sports. Nice plants would help.

Please don't plant grass that needs watered and maintained!!! Such a waste of water, when there are other options available. Plus you will always battle gophers - not worth it at all. Native drought tolerant plantings would be amazing! Also expanding parking - which is already an issue along this stretch of highway. And please please make sure to add a garbage solution!!! Surfers beach is already overwhelmed with garbage every weekend... this area would need to have a well-planned garbage/recycling solution!

I think a community park is needed in EG with proper amenities that is lacking in that area. Not too big and that would fit into the natural beauty of the coast. Having a place for kids and families to come together and something to do so we don't have to clog up our congested highways to seek out those activities elsewhere. Thank you!

Interested in keeping the area open and putting development elsewhere.

Something to help with people crossing highway 1

We need things that are not currently available. We have trails and benches and native vegetation. We need things for people to do -- active recreation.

There needs to be a path to the crosswalk at the signal and make that whole section of highway a no parking zone on the shoulder.

Bike pump track would be great addition to the amazing trails behind in Quarry park! Start the kids young, let them grow their skills and then they can shred the gnar back in QP. Let's breed some future Mountain Bike Champions!

Please a pump track ASAP!!! We've been advocating for this for years and years and our kids have all but grown up. If designed properly it WILL work for ALL ages. Time for action. Let's do this. Also some disc golf baskets would be nice

Off leash dog area badly needed!

Bathrooms and a safe way to cross the freeway for pedestrians are important. You have a bunch of great ideas here!

Keep it realistic. It does not have to include every recreational option but important to support the existing needs of community youth (skate/bike/family bike path) and restrooms and garbage cans adequate to avoid excessive littering or inappropriate bathroom use in parking lot.

Burnham Park is not in the place residents want these things. We have a perfectly fine park, quarry park. Give us all these things in our pre existing park, do not just yourself the right to ruin the view of the entire neighborhood that is taking this survey. Pump track, skate park, dog park, bbqs, etc all should be in quarry park

I really think the bike pump track is a good idea, especially because there isn't anything like that nearby. Skate park and half pipe good also, like to see things to keep preteens and teens occupied. I think it's way too close to the highway for something like an amphitheater or a quiet area.

Don't remove the skate area, paved and unlaced areas, need parking

Thank you for working on making a fun community space!

We want a park that is primarily for the community, not one that will be filled with picnicking visitors from over the hill. Hence we are not voting for BBQs or picnic tables. We picked the bocce court and horseshoes because those would be nice activities for both families and seniors. We picked the dog park because so many people have dogs here and it would be nice for them to have a central place to socialize. There is already a children's playground at Quarry Park and it doesn't allow dogs. The skateboard park is something kids are already using in that area and it would be disappointing for them if it was removed and not replaced. Of course a multi-use court would be great, but I would not want to sacrifice other features for it when what this community really needs is a full-on sports complex with swimming pools, courts, and so on. Restrooms are badly needed in that area (and having showers would be great for surfers) but I am concerned about safety as hordes of people will be coming

I don't skate, surf, etc. yet feel that this area has been used for these activities for decades & should continue. Parking & bathrooms are also essential for all visiting beach, etc. Thank you for considering all these various options.

Community pool in El Granada! Indoor preferred. Remove the Euks from the medians and replace with smaller, native trees and vegetation.

Isn't the average age in EG over 50? Lose all the kid amenities.

I worry about how much additional congestion this area will create on weekends due to tourist activity. I also worry about trash from weekend tourism. I believe if improvements to the area are done, hwy 1 would need to be configured with a turning lane or some added protection from ppl pulling in and out.

I do not think that the Burnham strip is an appropriate location for a park. It's wedged in between roads and traffic is already an issue on those roads. Making the Burnham strip into a park will worsen traffic. It's also not a safe location for anyone intending to go there by foot, given how busy the roads are.

Sanitation districts should not be spending public money on parks.

Community pool or aquatic center! Community fire pit! Sand volleyball court! Pergolas for when the weather is bad and we still want to enjoy the outside!

Prohibition on overnight parking for all vehicles. Strong enforcement of loitering

Skate park and or ramp has be asked for repeatedly for years. Why do we keep getting asked if we want it in that space? Let's make it happen!

It would be great to put a disc golf course in either Burnham Park or Quarry Park.

Having a children's park next to highway 1 is not safe nor an ideal place for kids to hang out. Also, please Think about what park features would be used by tourists and what would be predominantly used by residents. I don't want my tax money funding facilities for people to come in and (displace) and enjoy on the weekends. I also don't want to put facilities in place that have the unfortunate side effect of getting trashed by residents or tourists. I'm in favor of low upkeep items that stay nice over the test of time. I don't know the funding that's been contemplated for the ongoing maintenance of this facility, but it would be good to build with a low maintenance assumption.

Look forward to improvement for our community.

Would love to leave it as is. There's so much development going on on the coast right now.

Make the vegetation as natural as possible, using native plants. Make the space uncluttered and scenic- without lots of hardscapeing and buildings, big structures, etc. The beauty of the space is the view. Paygrounds, skate parks, etc are super important in community, but should be placed in spots that don't already have a spectacular view. Those views are what is truly drawing people to this space.

Even though above ground improvements would not impact the view of the ocean from my home, it will impact the view from downtown, the sidewalks, the road, etc. Please please please do not block these views, it is part of what adds the charm to our town. Thank you.

I want to see active recreation, support the skate park, and want to see more structures and play areas for kids...

Lawn area should be native coastal only. Leave it like it is. I don't want more congestion and traffic. Our street is already backed up especially on the weekends and more parking in neighborhood. We like how it is now and opposed to spending money on this project.

Open space, view shed and restoration of habitat are best uses. Most of these elements sound like swell ideas, but just like the picnic tables in the medians, no one will use them, except weekenders, then we are stuck with their trash and vandalism.

Keeping the park area as natural as possible is very important in maintaining the coastal lifestyle we all live here for and not destroy the jetty and beach area.

A small amphitheater provides seating as well. Would be a great place to show movies, during the summer months.

Use the dirt from the tank installation to make the area if not beautiful at least not the eyesore it currently is.

Remove all large shrubbery to discourage people from using the restroom outdoors. 2) Any implementation - fund the upkeep. The large medians in El Granada are an eyesore due to the lack of effort in maintaining them. I would hate to see Burnham Park in a state of disrepair like these.

Keep it as natural as possible. I prefer it to include only passive recreation facilities.

We enjoy unlimited parking time. Doesn't seem to get overly full most days, so nice to have a local parking spot without needing to get on highway. Keep park not overly developed, natural/native is a good idea. Multi-use sport court a plus.

Please add sidewalks to Coronado traffic light.

We do not need more attractions here. We do not have appropriate infrastructure to support it The traffic is nearing a breaking point. Our land is unstable. We dont need more structure built this close to the ocean...

I am very interested in converting this land for the use of residents. We need more parks for our young children and I am excited to see what will develop!

I am very interested in converting the dirt lot into something more useful for the residents of this community. The tourists that use the dirt lot as parking on sunny days just cause more congestion than needed.

Please retain natural landscape as much as possible. Also, some of the above features can be included at the exisiting Quarry Park.

The most wonderful thing about the Strip is that is undeveloped. While accommodating current use (parking and skateboarding), as much of the property should kept in a natural state.

Would have scored Dog Park and decent restrooms as very very interested. Pavement not critical if it reduces costs.

Some of the ideas ignore the strip's being next to a very busy highway. In order to protect small children it will need a relatively high and impassible barrier around any area used by or traveled through by children under 6th? grade. A bridge will be necessary to allow safe access from the parking lot as well as barriers to discourage crossing other than by bridge. Any of these suggestions will be opposed by those worried about the view from their property

If parking goes in then highway parking should go away. Small wall dividing lanes to discourage running across highway with a underground tunnel to beachside. Enforcement from police to stop jaywalking and slowing down traffic must be included if this area a developed.

Would love to see it cleaned up and beautified with native, drought tolerant vegetation.

We have more than enough open space, trails, ocean views, natural plant areas on the mid coast. The idea of that space being for quiet space is ludicrous. Clearly suggested by someone who has not spent time there. The highway is to loud. Parking is a must, and should be increased. I live close to this area and the overflow of visitors will impact my life negatively. We have nothing for middle school and high school to do on the mid coast. This area is idea for them, bike pump, skate boarding, courts. They can be load (as they should be) and no one will hear them. This area also must accommodate the significant increase in visitors to the area. I did not see a restroom on the list. There needs to be one there as well , even with the ones on the other side of the highway, people will still use the willows as a toilet. The new toilets require crossing the highway, can not be seen so no one will know they are there, and are to far to walk, especially with small children.

I have lived on the coast for over fifty years. I live in El Granada and use the dirt parking area several times a week. It is not a quiet area or conducive to ocean views or trails because of the the heavily traveled coast highway. The area is actually below the highway. Thousands of people both locals and welcome visitors use the much needed parking. We have plenty of trails and open space. What we need is more parking, bathrooms and showers. As long as I have lived on the coast I have been dismayed by some locals putting open space under the guise of Parks over the interests of youth, active locals and visitors. We live in an open space we do not need to create one. Please provide better access to our open spaces by maintaining or improving the existing parking. Visitors and locals alike need bathrooms and our youth need access to the surf and beach. I have seen numerous people of all ages using the skate ramp. The organizers of the skate ramp self funded and maintain th (Read More)

Worried about added traffic from tourists...this should be favorable to the community of El Granada and not make it harder for residents. I like the thought of a gathering place or walking area for neighbors in keeping with the ecology of the area...but not interested in a place for people to bbq and leave their garbage like we see down at the beach.

It would be nice to have a small/medium sized community meeting place for non-profits

Keep skate ramp. Consider a swing for all age groups.

We really need an inclusive playground for all ages. Summer concert series in this new area would also be amazing.

Clean parking lot - add safe access to the beach. If you build a parking lot working with CalTran to limit parking on the highway and mutual parking for surfers.

No camping, overnight or RV

Crosswalk please! Goal would be to make the park nice and clean / not attract vagrants and all day partyers/picnickers.

Please keep the setting natural and without a lot of noise. No dog park!

Please keep the skate park. Add restrooms/showers and bocce.

low profile, natural as much as possible.

Lighting to ensure safety, may need hours to avoid night-time illicit behavior.

Must have a median strip to stop J walking. Must have a sidewalk with light for highway crossing.

Let it be developed in the housing

If there was a tall fence it would impact my home.

Let's do it!!!! Pump Track, restrooms and parking would be our family's top wishes

In Hawaii most of the popular beaches have restrooms, showers, paved parking and a grassy lawn. We should have the same at one of the most popular surfing areas.

Due to proximity to HWY1 - strongly recommend not including dog park.

make it happen!

No street parking. Some kind of foot access across HWY 1 foot bridge.

Small building next to Picasso Preschool with community pool would be nice. More active recreation is needed! See thru or chain-link fencing is fine.

Any improvement to the area would be welcome.

If the area is improved in any way as to encourage use, the parking will need to be addressed so that it does not encroach into the park more. The current logs in the lot should be moved directly next to the highway (or a new barrier installed) so that drivers cannot enter and exit the lot illegally via the highway. Attaching the logs to each other via chains perhaps rather than burying them will prevent folks from turning them to allow cars through. Or create a new barrier along the highway and use the current logs perpendicular to the highway to keep cars from encroaching into the park.

Do not build anything that will block the view of the ocean from Alhambra Ave as we drive from the north end to the south end of El Granada

Make it happen. Our youth and our families need this to happen. Thank you.

Would not the Burnham Strip be necessary to relocate Highway 1 when and if the existing road is washed away?

Leave EG as is.

Education about garbage! And plenty of garbage cans! We cannot build to attract more tourists and congestion without addressing the terrible trash problem

Create better beach access from parking lot to beach.

Nothing

More parks and green space for everyone to enjoy = a more vibrant community! I'm all for it, yes yes yes please!

No

Less is more. Keep it a low impact, natural recreation area. Just minor improvements.

Leave it as it is. Don't get rid of the jetty ramp as it is a staple of el Granada. Maybe some showers and a gravel parking lot but the locals don't want more people in El Granada. Already too crowded.

Let the kids surf

we need fun stuff for kids to do - skate, pump track etc. Since this is already a noisy area due to highway - make it an active area with lots of options for kids / families. We need bathrooms and showers for surfers as well.

Thank you for asking. No matter what happens, there has to be infrastructure to match, i.e., parking, bathrooms, etc.

If the option of making a larger parking lot is accepted (gravel of paved) no overnight parking should be enforced. (no campers of RVs)

We really need a permanent skate park designed through the resources of Steve Hawk!

Simple clean lines are best.

Its not a particularly large area. Don't over do it. There is a beach across the street. Do beach things at the beach.

Bike/pedestrian path parallel to highway. Work with cal trans on safe access to beach from parking lot area. Tunnel? Signal? Bridge? Crosswalk with triggered flashing lights?

We need a traditional Park area where children can safely play, where mothers can take their babies, where local families can enjoy time together. I don't know how you'd keep the weekend out-of- towners from overrunning it, though.

Community garden Crosswalk with flashing lights on highway 1

Think big. Think possibilities. Make it beautiful. It will be good for our community. Add a bridge or tunnel to the beach.

Motorcycle track, Wave Pool

A paved lot would be great for surfers to park with shower/bathroom access!

Needs to include features that benefit kids in the area. Playground skate park pump track grass area

It seems like the GCSD board is struggling to make decisions given the public forums already held more than a year ago detailing actual plans for various combinations of park features. It is unclear to residents why the board is doing yet another round of public feedback. If the feedback is inconclusive then build the minimalist plan (unpaved trails) and revisit as the composition of the community changes in the next 10 years. Do not overbuild a park that would be largely used by transient visitors who need a restroom while stuck in traffic.

Tether ball

Having a water fountain where you can fill your reusable water bottle would be nice and help save on plastic in our oceans. Please make sure to have adequate garbage facilities and pick up

Keep low impact, and as natural as possible. Keep in mind that Hwy 1 will almost certainly move east over time.

Keep as natural as possible without drawing more crowds

Sounds interesting, too much attention might draw more traffic, which might mean walls to block the attention, which then could create barriers from the views we all love. I'm all for more activities in my own hometown, but also curious! I think quarry Park could use the pump track, and other bike related activities. ..

Sounds great!

It would be great if there was a trail through the Burnham park property that connected to the light on Coronado St. for crosswalk use to beach.

I'm only interested in a public garden.

Restrooms available in old firehouse. I heard the firehouse might become a community center of some kind. Encouraging dogs and young children to run around next to the highway seems imprudent.

Active Rec. A plan that gets community out and exercising nightly. Running laps, training for track and field, playing catch, shooting hoops as the sun sets. A park that designed to create future athletes & saves other youth going down the wrong path in life.

Could a small frisbee golf course be added?

Improve pedestrian access to existing crosswalks

The more 'open', the better. Less obstructed views, the better. Looking to the future with the ocean levels rising, how much infrastructure and expense should be invested in making this an involved park so close to the ocean.

Overpass or Underpass to the ocean is imperative!

Develop thoughtfully, maybe in stages. Keep as much natural perc/drainage as possible. Preserve existing wetlands. You can't please everyone, but thanks for asking.

What in the world are you planning to do about the increased traffic that this will cause for residents of El Granada?

A safe place for women and families to run at night. There is not one place on the Mid-coast where you can safely run as past dawn since the coastal trail takes you far back into dark areas. It would be nice to have a central place to run at.

Safety in access to Oceanside like a walkway above highway or closed use of hwy for certain hours of the day route people to Alhambra to Stop light

Let's get this done! Come on people!

As long as we keep the spirit of EG/HMB. Also, the skate half pipe has been there forever, and deserves to remain somewhere in that area.

A skate park with pump track around it and tennis courts and bathrooms mid coast would be a huge addition to the recreational opportunities for many members of our community! Please consider this and help plan it!!

Nice to offer other outdoor spaces for local families to enjoy the coast. Thank you.

We need large bathrooms, many trash/recycling cans and outdoor showers. The jetty is such a conjested area and it needs basic services. Peds should be encouraged to cross the street at the traffic light. Yes to dogs! Yes to a skate park!

It would be great if there was a trail through the Burnham Park property that connected to the light on Coronado St. for crosswalk use to the beach

maybe

We need a under or over ground road to access the beach.

Plaza area is meeting spot for neighbors or a small "fair" event of art or the like - fountains are nice but difficult to maintain, can be dangerous to unsupervised kids and collect dirt and mosquitoes if not checked and maintained daily. Fountains should clearly show splashing water which then disappears into a grid of wire to prevent unforetold drowning. It would be nice to have an area clean for birds higher up.

Traffic is already horrendous! Traffic mitigation is necessary!!

Vegetation should be all native plants. Picnic areas would likely create trash problem. A dog park would be great.

I live directly across from the fire station (new one). I'm concerned about "more" congestion, more noise, more everything in this busy already crowded area.

Important to keep it as natural as possible with native plants (no lawn which requires more maintenance and water).

Need Park and Ride protected bus stop.

Would love to see paddle tennis courts like ones in Culver City. Great game / no courts in No. Cal. today.

Parking is a major issue - cars park on the HWY 1 and pedestrians have to trust drivers to let them cross.

Food trucks once a month - Farmer's Market

Prototype - "Marina Green" San Francisco, multi use - festivals, picnics, kite flying, volleyball, lacross practice on grass, community garden. Minimal development - low impact.

Would prefer to keep lighting to a minimum. Low level/cut/off pedestrian lighting only.

handball wall for handball and tennis, adjacent to the court.

Parking - NO! for street parking only; time limit - overnight ok, 1 night only; type of surface: depends on funding Parks should be Pretty! Lawn Area: High Maintenance! Ongoing operation & maintenance costs for Parks & Recreation facilities are much greater than initial construction expence. What's your funding source? [NRM input note: half court basketball had no box checked - I hit the button in error]

Internal Trails: ADA

I'm worried about liability issues, also about homeless encampments, illegal drug use and crime.

My idea of a park at Burnham should have grass, merry go rounds for autistic kids, climbing, water fountains to play in (irrigated ocean water), ponds for remote control boats, drinking fountains, bathrooms, showers (outdoor), perimeter roller skating paved trail.

Plenty of trash cans for weekends.

Leave it as natural as possible; do not include activities where tourists will leave plastic and trash. I don't want to have to clean up after them.

nice area, needed for the coastside

rain water catchment

Not cleat what "Parkours Circuit" means - small fitness equip would be interesting. If pump track & Bocce in QPMP, no reason to duplicate & we'd vote no interest. Existing uses/structures should be kept (ie parking, ramp)

Do not increase traffic! I am a prisoner on the weekends

food and drinks wetsuit rentals small wading pool for children

Parking matters Beach safe path

Picnic area overlooking the beach

More parks and merge water districts

More trash cans

Since you screwed all dog owners with new policy @ Quarry Park, entire Burnham Strip should be a dog park.

Most important is that it is wed by locals regularly. Suggest the most local people have the biggest say/ it is activities people will travel for

Please include skate ramp/park, and baseball diamond.

keep it simple, low-maintenance, put in water fixture, low profile

Visitors will increase the traffic x not contribute to the community

Bathrooms!

fragrance garden, acoustic percussion/elements Children's playground-w/ swings for all ages + abilities

no need to change it per trail section-pavement prevents rain absorbtion by earth

Don't think more parking or recreational area is prudent. Bridge or tunnel to move pedestrians. People cross in the middle of the street. Very dangerous Per Skate Ramp- Liability Per parking lots- Paved:worse for environment Leave it as is: Otherwise oil goes right into ocean Smarter use of funds is to put pedestrian bridge or pedestrian tunnel to surfers beach so traffic moves

Keep the ramp! We have two small children and we grew up here,it is important to us that any improvements keep with the spirit of our coastsides natural rustic beauty

Ideas must include ALL children: families, aging adults The population is increasingly aging so this needs great consideration

We think the county should pay most or all of the cost of parking since it is used by surfers & beachgoers from all over the county and Bay Area.

Appendix B. Q12. Additional ideas and comments about summer recreation.

Response

Sailing, Surfing, Zumba Gold - already exists. Tot Lot - go to 92. Yoga - lots of classes already to choose from. I love to swim. Joined CSM 3 days/week. Water aerobics - great fun class!

Lecture Series

Again, none of this should raise rates

Surfing lessons for seniors

We need adult activities. There are many things for kids, nothing for adults.

Tai chi, yoga - anything for those of us over 50!

Jumping houses for tots are extremely unsanitary and a huge cause of illness. Tested samples revealed fecal material in all of them. Ewwwww...

Tai Chi please

We could really use an 18 hole disc golf course. Easy to install baskets, inexpensive to maintain, and fun for all ages.

Community meeting room would be welcome

Trail building

Frisbee golf

Tai chi

Tai Chi, paddle boarding, kayaking, hiking/walking

Would love a disc golf course

Sanitation districts should not be spending public money on recreation programs.

Bocce league

More community based activities in a central plaza like concerts or flea markets or farmer's markets, etc.

Why only summer?

I want to see active recreation, support the skate park, and want to see more structures and play areas for kids...

Educational classes on importance of preserving native plants and environment and respect, appreciation of wild life and ocean habitat.

Informative programs (talks)

Would love more programs for young children

If space was an issue, many classes could be offered in your Harbor Vista Building or El Granada Elementary's Multi-Purpose Room or facility.

Defer to others who have kids and are extroverts on this question. As an introvert I don't need group activities and appreciate quiet self entertainment but I recognize I am an outlier on that.

Volleyball, beach or court

Enhance access to our beaches with improved parking, bathrooms, showers and trash collections. If you take away parking people will be parking in front of our homes in El Granada. Visitors and locals alike are going to the beaches and need adequate access. Eliminating existing beach parking will only force them further into the residential areas.

I wonder what indoor spaces are available in EG for activities such as Zumba gold, Yoga, ballroom dancing, Rosen Movement or such? There's EG Elementary School's multi-purpose room, but is there a partnership for the community to access it?

Why just summer? Our physical summer is September - November on the coast - don't just find activities for out of school kids.

Drama classes (I can teach)

Large groups of bikers could be a problem here on the coast.

HMB Strong boot camp as great but has stopped.

Let it be developed for housing

Community get togethers

Stained glass and jewelry making

Anything added would be great (and a huge improvement and over nothing at all)!

Focusing on children's programming would be amazing. Maybe try partnering with some of the other local youth organizations to offer day camps in Quarry Park, or the hopefully newly created Burnham Park.

None

Bike lanes along avenue Alhambra and Obispo Road

No

Would love activities for older residents.

Interested in Coastside wide but not just GCSD.

Holding classes like yoga and Zumba would require a building. Is there really money in the budget for that?

Based on photos of current recreational activities it looks as if the same 10 people participate. Most of the activities described here are already available within 5 mile radius. It seems like it would have been useful to start with a gap analysis of activities that are missing within the 5 mile radius.

More junior lifeguarding

Sounds great!

Suggest you look at the most attended community offerings in the city of HalfMoonBay

Classes for families / youth. Programs designed to not just hold youth attention, but teach parents how to train, play, interact with kids.

Flight school, trail repair, beekeeping, community garden

I prefer un organized passive recreation with no bureaucracy

Where are you planning to offer these classes?

Fun things for kids and families.

None

Anything to get the community together/family friendly is great. Concerts, etc. the summer's end event was excellent in downtown HMB.

Rock Climbing gym?

Community room should offer place to display participants art on a rotating basis. Also, art programs geared toward beginners and handicapped (free to some who cannot pay).

My children are grown and left the area but I'd be interested in seeing any/all of the above available.

Spanish and/or French language classes, chess classes, yoga.

As a teacher I love the idea of offering a variety of classes.

Swimming pool - public, would be wonderful.

"Block Party" or neighborhood get togethers, tours of new fire station and other El Granada amenities.

Kite flying contest (like in SF Marina Green), music concerts in plaza. Minimal development - low impact.

Overpass from Burnham Park to Surfers Beach

We are in dire need of a community center where children can go after school. I would be more than happy to donate my time there.

Tot Lot Jumpers only in "pop up" style. Not constantly there

Pickleball Bocce

No more traffic!

Game nights Campfires Sing along Gardening

Safe reliable water delivery

We want a park where children are able to have fun. They need to be supervised by a parent or older member of family.

Good variety is nice

How to maintain gardens, sewing, cooking (for kids!)

tai chi

A recreation center/club house takes someone to open,lock-up. Occasional classes outdoors during the months offered previously are phenomenal. Add trips, bicycle orientations to parks, movies in the field park, etc.

Again needs to be balanced based on current and projectile age groups. There currently is over 10K adults on the coastside over age 55. this dynamic is increasing.

Appendix C. Verbatim comments Q15. Additional ideas and comments about a small community recreation center

A real pool not a small pool

Ensure controlled and safe space.

As long as it's beautiful and not painted bright or orange or yellow. Blends with nature, wood.

Large multi-purpose room could serve most needs. Cupboards/storage areas for separate activities, i.e. crafts

A racketball court. There isn't one anywhere on the coast.

Kitchen facility

Should not have to raise rates to do this!

Plenty of bike racks or lockers

Tennis, ping pong. Movies!!. Lap pool for ADULTS - kids can go to high school. This area lacks an adult rec area. kids and seniors are covered. A pool is loved by many for health yet we do not have 1 lap pool for adult exercise.

Again, it is hard to answer these questions with the available information. Presumably, this means a building as opposed to a previous question about having a multi-use court that needs a high fence. What does "small" mean? These questions are being asked in a vacuum.

We would love love love additional swimming pool options around here!!! We drive to Pacific for their parks & Rec swimming. A local option would be amazing!!!! So many families would love it!
Cooking classes please! With fish from harbor boats!

Pool pool pool pool pool pool pool in a town with no pool

Where?

Would like 25 yard pool for lap swimming.

Ping pong tables, pool tables

This would be a better place for a multi-sport court, I think. Can the pool be larger? Olympic?

Sanitation districts should not be spending public money on community centers

A real pool not a small pool

Ensure controlled and safe space.

As long as it's beautiful and not painted bright or orange or yellow. Blends with nature, wood.

Large multi-purpose room could serve most needs. Cupboards/storage areas for separate activities, i.e. crafts

A racketball court. There isn't one anywhere on the coast.

Kitchen facility

Should not have to raise rates to do this!

Plenty of bike racks or lockers

Tennis, ping pong. Movies!!. Lap pool for ADULTS - kids can go to high school. This area lacks an adult rec area. kids and seniors are covered. A pool is loved by many for health yet we do not have 1 lap pool for adult exercise.

Again, it is hard to answer these questions with the available information. Presumably, this means a building as opposed to a previous question about having a multi-use court that needs a high fence. What does "small" mean? These questions are being asked in a vacuum.

makerspace?

We would love love love additional swimming pool options around here!!! We drive to Pacific for their parks & Rec swimming. A local option would be amazing!!!! So many families would love it!

We need a large community pool and a large community center with attendant basketball, raquetball/handball courts, and ballfields where kids can kick or throw a ball around.

Cooking classes please! With fish from harbor boats!

Pool pool pool pool pool pool pool in a town with no pool

Where?

Would like 25 yard pool for lap swimming.

Ping pong tables, pool tables

This would be a better place for a multi-sport court, I think. Can the pool be larger? Olympic?

Sanitation districts should not be spending public money on community centers

With the new pool being built at the HS, it's not a good use of our money to build a small one in EG.

Disc golf.

I think swimming would be important but I don't know that a small swimming pool would satisfy that need

I dont think we need this.

I want to see active recreation, support the skate park, and want to see more structures and play areas for kids...

Opposed to building and maintaining a recreation center. Everyone has the entire outdoor coastal native area for recreation. Swim in the ocean.

I hope this means re-purposing the old fire station. Please don't build another building in EG.

We don't need another new building for things we already have available at El Granada Elementary and Wilkinsons.

I think that we also need a rec center bldg., particularly in the winter.

A pool would be great but needs to be large enough for lap swim (i.e. >= 25yd length)

I prefer to outside

We dont need more structure s.

Only in support of a small community recreation center either in the old Firehouse or in the existing Quarry Park only. Please do not encroach or develop any facilities or bike pump park on Mirada East Access located on Santiago.

Remember, these services are available in HMB through Parks and Rec. No need to replicate services. Sports courts could be developed at Quarry Park??

Putting my "families with kids hat" on to answer this question. Would be great for the community although I would not personally use it.

Please plan for a pool. It would improve my family's quality of life tremendously

A community space is very important, we are land locked on weekends here now

Nice idea

OK: what do you mean by "small"? A little too relative a term for me... Personally, I'd opt for something the size of the NEW fire station...

Keep the skateboard ramp and add swings - maybe 5 swings to be enjoyed by all ages

Having a small community rec center would really increase sense of community and allow people to meet more regularly and find common interests.

El Granada needs space to build community not just continue the_____of them fights present in the County and School District.

Put the band shell, amphitheater, sage here!

Saltwater pool, racquetball and game room would be amazing. Fee to belong.

Please make sure the center is wildlife/bird friendly - with angled windows to reduce bird strikes. Make sure the center blends with the natural setting.

Brick and mortar will increase costs. I vote no.

Let people develop housing on the land

Great idea!!!

GCSD should not build an expensive center, funded by tax revenues. A developed Burnham Strip park would serve a huge community and is worth it.

Any indoor rec space which could host community events would be amazing.

Stay within budget. Transparency on budget.

A indoor community swimming pool would be amazing and is desperately needed on the coast! A multipurpose room that could be divided into smaller rooms could be nice, and used for art classes, fitness classes, meetings, events, and more. That way one space could be used in many different ways.

A swimming pool would greatly serve the community! Especially if lessons were offered. Tennis courts and pickle ball courts would be ideal!

No

An affordable place for indoor activity with fitness and pool

It just occurred to me that people can play basketball at El Granada Elementary School, so I don't think any basketball court would be necessary at the new park. If access to the school grounds is no longer available, then a basketball court would be needed.

Leave it flexible and adaptable for many uses, although I think it is unnecessary altogether given the wide range of free or low cost recreational activities within a five mile radius. The district could spend down funds by improving the existing parking lots and building the skate park since it is a proven outlet for LOCALS.

Love the idea of a lap pool

Consider converting existing real estate into a Community Center i.e., the SusanHaywardSchoolOfDance for sale in Montara.

Senior center? Satellite library?

Fiscal responsibility. Cooperation with other agencies to avoid duplication & poor planning.

We need a cheap community swimming pool just like every other community in this country! There nothing for the kids to do unless you live in the trailer park because they're the only people apparently out of our expensive coastside that can afford a pool for their community. Otherwise we have to go freeze our butts off at the high school pool for 2 hours out of a day if we're lucky. Never in my life have I been to a community with this much money that doesn't have a cheap Community School that anybody can go to for a couple bucks. In Colorado every neighborhood has a Apex Center with an indoor water slide Center and multiple Pools and Hot Tubs including a gym. Their Community has way less money than us. It's embarrassing

Fencing

Again, concerned about making this type of environment and buildings (blocking views) too close to the ocean and highway. The ideas and concepts sound okay, but part of the reason for living in the El Granada area was NOT to have it overdeveloped and allow us to enjoy natural settings, less 'citified'

Wow. A pool in El Granada. That would be fabulous. I'd pay $200 a year in extra taxes to support that, but I doubt many others would. Alternative funding options?

Could this be combined with EG Elementary (like Cunha and the Boys & Girls club?)

Hooray for a swimming pool!!

A climbing wall would be wonderful

Now I reiterate fire personnel need to be involved with the young kids, teaching & developing fire safety programs for them - this will have long-term benefits to us all.

Good idea but NOT at Burnham Strip keep it natural and focused on surf, skate, BMX, and Mtn. bike. Low impact. Don't try to do too much!

Would be a very happy addition.

Meeting place for cub scouts, etc. dog park.

Create paddle tennis courts - small scale tennis and establishes EG as Nor Cal capital for paddle tennis.

I don't believe the Burnham Strip is the appropriate location for a community rec center. However, a different location in EG would be better.

music, various classes

If there is opportunity to host a weekly farmers market here. Would be a great location.

NO!

Burnham Park will have the park activities. The community center should be for kids (not a daycare for toddlers). Keep it to cater to kids who are older. We need affordable or free after school activities for the kids 4th grade and up.

Handicapped parking available

Wouldn't need to be in an are that doesn't block anyone view of the ocean

No traffic!

Volleyball!

Great idea!

Yes! Yes! Great asset to our area

Drop-in ESL classes

but not on Burnham site

small swimming pool- how small?

Drop-in ESL classes

but not on Burnham site

small swimming pool- how small?

A very expensive investment upkeep monitoring, maintenance, electricity, water/sewer, upgrades, painting,wear and tear of an older building. Too costly! sell it! Not needed with the school facilities, we are not in need of a small community recreation center.

Shade/ Shelter if areas are exposed to rain/ sunshine

A community center that can be rented out for family events & generate rental income for GCSD

Appendix D. 2019 GCSD Parks and Recreation Community Interest Survey

1) In which neighborhood do you live?

( ) Princeton

( ) Miramar

( ) El Granada

( ) Clipper Ridge (Princeton-by-the-Sea)

2) How many years have you lived in this neighborhood?

( ) Less than 1 year

( ) 1-5

( ) 6-10

( ) 11-15

( ) 16-25

( ) 26 years or more

3) How important is a community park along the Burnham Strip to you and your family?

( ) Very important

( ) Important

( ) Not important

( ) Not at all important

4) Indicate your household's level of interest in including each of the following trail options:

	Very Interested	**Interested**	**Not Interested**	**Not At All Interested**
Internal Park Trails - Paved	( )	( )	( )	( )
Internal Park Trails – Unpaved	( )	( )	( )	( )

Perimeter Trail - Paved	( )	( )	( )	( )
Perimeter Trail - Unpaved	( )	( )	( )	( )

5) Indicate your household's level of interest in including each of the following <u>parking lot</u> options.

	Very Interested	**Interested**	**Not Interested**	**Not At All Interested**
Same size parking area as current dirt lot	( )	( )	( )	( )
Smaller size parking area than current dirt lot	( )	( )	( )	( )
Larger size parking area than current dirt lot	( )	( )	( )	( )
No parking lot – street parking only	( )	( )	( )	( )
Time limit for parking	( )	( )	( )	( )
Gravel parking lot	( )	( )	( )	( )
Paved parking lot	( )	( )	( )	( )
Leave it as is (unimproved dirt lot)	( )	( )	( )	( )

6) Indicate your household's level of interest in including each of the following elements/features in the Burnham Park.

	Very Interested	**Interested**	**Not Interested**	**Not At All Interested**
Art, such as sculpture or sundial	( )	( )	( )	( )
Barbecues	( )	( )	( )	( )
Benches	( )	( )	( )	( )
Bicycle pump track	( )	( )	( )	( )
Bocce court	( )	( )	( )	( )
Children's playground (requires low fence)	( )	( )	( )	( )
Climbing boulders	( )	( )	( )	( )
Dog park (low fence off-leash area)	( )	( )	( )	( )
Fitness and running circuit (Parkours)	( )	( )	( )	( )
Half-court basketball (may require partial fence)	( )	( )	( )	( )
Horseshoes area	( )	( )	( )	( )
Interpretive signs, such as about nature, history	( )	( )	( )	( )
Lawn area (irrigated/planted/mowed grass)	( )	( )	( )	( )
Multi-use court (basketball, pickle ball, tennis, volleyball, etc.- requires high fence)	( )	( )	( )	( )

Native vegetation area	( )	( )	( )	( )
Ocean views	( )	( )	( )	( )
Outdoor showers	( )	( )	( )	( )
Picnic area- family	( )	( )	( )	( )
Picnic area - group	( )	( )	( )	( )
Plaza	( )	( )	( )	( )
Quiet area	( )	( )	( )	( )
Restrooms	( )	( )	( )	( )
Small amphitheater/stage	( )	( )	( )	( )
Skate park (small, below ground level)	( )	( )	( )	( )
Skate ramp (half pipe)	( )	( )	( )	( )

7) Would any above ground improvements in a Burnham Park impact your view of the ocean from your home?

( ) Yes

( ) No

8) Additional ideas and comments about Burnham Park

_____

_____

9) GCSD provides summer recreation activities in the district. Have you ever seen information or heard about the summer recreation programs offered by the GCSD?

( ) Yes (Continue)

( ) No (Go to Q11)

10) How did you learn about the GCSD summer programs?

_____

11) Indicate your household's level of interest in participating in the following possible recreation activities, if GCSD offered them locally.

	Very Interested	**Interested**	**Not Interested**	**Not At All Interested**
Art Classes	( )	( )	( )	( )
Ballroom Dancing	( )	( )	( )	( )
Bridge Club	( )	( )	( )	( )
CPR, AED and/or First Aid Class	( )	( )	( )	( )
Coastal Clean-Ups	( )	( )	( )	( )
Concert (non-amplified)	( )	( )	( )	( )
Dog Training Classes	( )	( )	( )	( )
Guided Nature Walk/Hike	( )	( )	( )	( )
Guided Family Nature Walk In Spanish	( )	( )	( )	( )
Interpretive History Walks About Local Area	( )	( )	( )	( )
Learning Sport Fishing or Crabbing	( )	( )	( )	( )
Mah-Jong Club	( )	( )	( )	( )

Mountain Biking	( )	( )	( )	( )
Rosen Movement Class (increases flexibility and energy)	( )	( )	( )	( )
Sailing Camp for Youth	( )	( )	( )	( )
Skateboarding Camp	( )	( )	( )	( )
Surfing Lessons	( )	( )	( )	( )
Swimming	( )	( )	( )	( )
Tot Lot Jumpers (inflatable bounce houses for young kids)	( )	( )	( )	( )
Zumba Gold	( )	( )	( )	( )
Yoga	( )	( )	( )	( )

12) Additional ideas and comments about summer recreation

_____

_____

_____

_____

13) GCSD is interested in having a small local Community Recreation Center. How important to you and your family is a small Community Recreation Center near central El Granada?

( ) Very Important

( ) Important

( ) Not Important

( ) Not At All Important

14) How important would each of the following elements / features be for a small Community Recreation Center in El Granada?

	Very Important	**Important**	**Not Important**	**Not At All Important**
Basketball court	( )	( )	( )	( )
Childcare room	( )	( )	( )	( )
Crafts room (such as pottery, painting)	( )	( )	( )	( )
Event space	( )	( )	( )	( )
Fitness room	( )	( )	( )	( )
Large multi-purpose room	( )	( )	( )	( )
Multi-sport court (basketball, volleyball, tennis, pickle ball)	( )	( )	( )	( )
Small meeting room	( )	( )	( )	( )
Small swimming pool	( )	( )	( )	( )

15) Additional ideas and comments on a small community recreation center

_____

_____

16) How often do you and members of your household travel to parks outside of the local area for recreational facilities or activities not provided locally?

( ) Frequently

( ) Often

( ) Occasionally

( ) Seldom

( ) Never

17) Do you feel there are sufficient public park and playground areas within our community?

( ) Yes

( ) No

18) If only ONE park and recreation project could be accomplished by the District in the next five (5) years, which of the following projects should be undertaken? (Check only one)

( ) Burnham park in El Granada

( ) Small community recreation center

19) Including yourself, list the number of persons in your household by age group. Do <u>not</u> write your age in years.

	0-1 years	2-5	6-11	12-14	15-18	19-24	25-39	40-55	56-65	66-74	75 or more
Number of persons											

20) As a token of our appreciation for completing the survey, would you like to be entered into a drawing for one of four $25 gift cards to Spangler's Market in El Granada for completing this survey? Only one person per household may enter.

( ) Yes (Continue)

( ) No (Go to Thank You)

21) What is your name?

_____

22) What is your email address?

_____

Thank you for taking our survey. Your response is very important to us.

Comment #45

El Granada

Amelia Fuertes Rodriguez <meliuli@gmail.com>

Mon 6/10/2024 7:01 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi! Without going in detail about the park plan itself, it seems that the parking for all the people who may visit has been neglected.

Where will all the park-goers and beach-goers park their vehicles?

That seems the biggest concern that has been totally dismissed.

A.

Comment #46

Do not evict Picasso!!!

Bethany Berkowitz <bethanyjoyberkowitz@gmail.com>

Fri 6/14/2024 5:30 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Dear GCSD,

I am a concerned community member of the coastside. I recently learned about GCSD's plan to evict Picasso Preschool to build a community center. Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso to be included in the community center. Our children need your support.

Sincerely,

Bethany Berkowitz
She/Her/Hers

Comment #47

Robert R. Rathborne

P O BOX 1

HALF MOON BAY, CA 94019

June 15, 2024

Hope Atmore

Granada Community Service District

I am writing these comments after reading the NOTICE OF AVABILITY /NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION for the GRANADA COMMUNITY PARK AND RECREACTION CENTER PROHJECT. I am an El Granada resident living at 163 Balboa, El Granada,. I have resided here for more than 50 years.

On the face of it, this proposed improvement appears to be for th general public as well as El Granada residents. If this is the case and the project is adopted, El Granada residents will be paying construction and operating costs that benefits a larger, non contributing , community. This is a primary concern of many El Granada residents.

As I understand the proposal it includes a dog park, picnic facility. showers and restrooms, relocated parking area, conversion of the priory school to a wedding venue, etc. Specific concerns are noted below. If the project is constructed is will change the character of El Granada significantly.

- Notification – was there any attempt to notify our residents of this proposal? If no, why not? The proposed project could become a public venue and the traffic is already difficult during peak periods.
- What operating hours are contemplated if the project is built?
- Who will police the project and who will pay for these services?
- Who will maintain this proposed park and what is the proposed budget
- What is the budget of the proposed project?
- Is there a landscape plan for this project and what are the estimated costs?
- Is there any mitigation for the homeless? With restrooms and showers this is a very attractive spot.
- What are the proposed hours for the dog park? We all know that dogs bark, especially around other dogs. Residents live within 300 feet of the proposed park and will be impacted by the barking.
- Since when does a public agency operate a wedding venue, open to the public, and paid for by residents?
- I note your title is Assistant General Manager. How many people work for the Community Services District and what are their jjob ddiscriptions?

I thank you in advance for responding to my comments I sincerely hope that it will not be necessary to seek the requested information under the Public Records Act.

Robert R. Rathborne

163 Balboa, El Granada

Comment #48

feedback on the Granada Community Park and Recreation Center Project

Adam Katcher <adamkatcher@gmail.com>

Sat 6/15/2024 10:59 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello,
I am an El Granada resident and would like to provide feedback on the planned project.

I love the idea of a community space and park. However, I am concerned that parking is not part of the plan. The removal of the surfer's parking lot and elimination of parking along highway 1 would present a major problem. Where will people park?

I moved to El Granada because of Surfer's beach. Going to the beach is my favorite activity. I am concerned that if the park eliminates parking near the beach, my friends will not be able to come and use the beach. I live very close to the beach and am also concerned that if the current parking is eliminated, our residential streets will be overwhelmed with visitors parking their cars.

Surfer's beach is a wonderful natural resource of El Granada, and should be accessible for all to use. Elimination of parking makes the beach much less accessible. Please ensure that the plans for the park do not reduce the current availability of parking.

Thank you,
Adam Katcher

Comment #49

Comments on Park/Community Center IS/MND

Eric Suchomel <eric.suchomel@gmail.com>

Sun 6/16/2024 7:51 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Ms. Atmore

I am writing to provide comments on the Initial Study/Mitigated Negative Declaration (IS/MND) for GCSD's proposed park and community center. As a member of the GCSD Board of Directors from 2018 through 2021, I was opposed to the purchase of the Picasso preschool property and planned closure of the preschool to construct a community center. After review of the IS/MND, it is my opinion that the loss of the preschool was not appropriately evaluated, in addition to other deficiencies.

Specifically, the report fails to address how the proposed community center uses (wedding receptions, exercise space, meeting space) are essential to the economic and social well-being of the people employed within the coastal zone since they are provided by many other facilities along the Coastside from Pacifica to Half Moon Bay. In contrast, closure of the Picasso preschool will result in elimination of the only early childhood education facility in the unincorporated Coastside. This issue should be addressed, and the needs assessment that was promised in 2021 should completed by an appropriate third party. To the extent they have been completed to date, needs assessments have been led by members of the GCSD board, who cannot be considered neutral on this matter.

In addition, the IS/MND does not appropriately consider planned CalTrans work along Highway 1 and the overall impacts of these multiple projects to local parking. This loss of parking would results in significant impacts to the community in terms of visit parking on local roads and to emergency services due to likely increased congestion within town. The IS/MND must be revised to address these significant deficiencies.

Thank you for the opportunity to provide feedback. If you can confirm receipt of this email, it would be appreciated.

Eric Suchomel
423 Francisco Street

Comment #50

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors
representing *Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248 Moss Beach, CA 94038-0248 midcoastcommunitycouncil.org

Gus Mattammal, Chair
Gregg Dieguez, Vice Chair
Scott Bollinger, Treasurer
Ann Rothman, Secretary
Dan Haggerty
Claire Toutant
Kimberly WIlliams

June 12, 2024

To: Hope Atmore, Granada Community Services District, and GCSD Board

cc: Supvr. Ray Mueller, Gina Quiney, Marisol Escalera Durani, Kelly Ma (Caltrans), James Pruett (SMC Harbor), Ann Stillman (SMC DPW), Steve Monowitz (SMC Planning)

RE: Granada Community Park and Recreation Center - Initial Study/Mitigated Negative Declaration

Dear Hope,

The Midcoast Community Council appreciates the opportunity to share feedback on the Granada Community Park and Recreation Center project. As is denoted on our website, the MCC exists *"to seek to preserve the rural small-town character of the area by protecting the existence of agricultural lands, commercial fishing activities and the natural marine environment; supporting the retention of a greenbelt around urban areas of the County of San Mateo; maintaining the coastal protections afforded by the County Local Coastal Plan and Measure A (1986), and seeking to manage growth in a manner which is consistent with the present character of the area."*

Given this mission and our role as the primary conduit for the citizens of the Midcoast to express their support for and concerns about projects in our area, we can say that after careful review of the Initial Study/Mitigated Negative Declaration for the project, we are open to the possibility of supporting some development of the Burnham strip, but we would be reluctant to do so without changes to the current plan. These changes relate to the following issues: concerns related to the project process so far, concerns around the loss of parking for visitors to surfer's beach, concerns related to the design of the park and the types of activities envisioned on the property, concerns related to the expense of managing the project once completed, and concerns related to the noise impact on the homes in the immediate vicinity of the project once the project is completed, given the project's estimated frequency of evening events.

Process

A consistent theme from members of the public was that the communication process used thus far with the project has been inadequate, given the scale of the project's impact on the local

community. For example, multiple people mentioned a disconnect between an explicit commitment to mailing out postcards to all members of the community and an actual effort which only included some subset of homeowners. Others mentioned inadequate notice of meetings where aspects of the project were agendized and discussed. The MCC is not in a position to assess the accuracy of these claims; however, we would like to highlight that the number of such comments is indicative of a strong current of discontent in the community with the communication process used to this point, and we respectfully suggest that the communication process going forward be revisited and bolstered.

What we *can* assess with accuracy is that the MCC itself was given inadequate time to read, digest, and lead a community discussion on the IS/MND, which, as you know, is a 170-page document with 400 pages of appendices and exhibits. The window provided for public comment appears to be about the minimum possible from a statutory perspective; given that the project has been in the planning process for years, and it will have a huge impact on the community, a public comment stage of the process seems like an ill-advised stage to rush through. Consequently, we are requesting, as a gesture of goodwill to both the MCC and the surrounding community, a 30-day extension of the public comment period, so we can solicit more feedback and community participation for the project.

Parking

A consistent source of concern from council members and members of the community who have examined the current plans is the impact of reduced parking capacity on both the immediate residents and on the many visitors to Surfer's Beach. The current plans indicate that the current parking lot by the current skate ramp will disappear completely, while a couple extra spots are added at the existing school, and 10 angled spots are added on Obispo Road. This represents a significant net loss of parking capacity, one that directly impacts everyone who frequents Surfer's beach. As noted on page 133 of the IS/MND, the San Mateo County LCP Policy 2.52(b) states that the project should "develop and implement a traffic impact analysis and mitigation plan (TIMP)" that "shall include" the following:

"(b) Specific provisions to assess, and mitigate for, the project's significant adverse cumulative impacts on public access to, and recreational use of, the beaches of the Midcoast region of San Mateo County. This shall include an assessment of project impacts combined with other projects causing related impacts, including all reasonably foreseeable future projects."

On page 156 of the IS/MND, Table 3.21-2 details a list of "Reasonably Foreseeable Future Projects That May Cumulatively Affect Resources of Concern for the Proposed Project." Included in this table is the Caltrans' State Route 1 Multi-Asset Roadway Rehabilitation Project. This project, it is well-known, currently plans to remove all parking spaces along the east side of Highway 1, which means the cumulative effect of that project and the Granada Community Park project will be to remove virtually all existing parking for visitors to Surfer's beach. This cumulative effect is the type which San Mateo County LCP Policy 2.52(b) seeks to prevent.

One possible strategy to retain the parking while continuing to provide a safe path for cyclists would be to route bike traffic on the east side of Highway 1 onto the future continuation of the parallel trail, thereby preserving the parking on the east side of Highway 1. This will require

partnership with CalTrans to persuade them to adjust their plan, and the MCC stands ready to work with GCSD to achieve this. Persuading CalTrans to revise their plan, and revising the Granada Community Park project to restore the existing parking lot, would satisfy the requirement in LCP Policy 2.52(b).

More broadly, the MCC would like to note that the west side of Highway 1 continues to deteriorate due to climate change and its attendant sea level rise, and one implication of that is that in the medium term significant infrastructure, possibly including the entire roadway itself, will have to be moved inland. Thus, the Granada Community Park, however it ultimately is designed, may well have a much shorter projected lifespan than the current plan seems to imply. This issue should be part of an ongoing dialogue with CalTrans.

Park design and activities

A source of significant distress among members of the Midcoast community is the loss of the Picasso preschool in the current plan. Given that it is the only preschool on the Midcoast, its loss will require everyone who currently uses it to have to drive to Half Moon Bay or to Pacifica, thereby adding to what is already a heavy load of school traffic on Highway 1. A deeper discussion of why a compromise solution that includes some form of childcare service was left out of the current plan would be welcomed.

Another frequently mentioned area of concern was the inclusion of a dog park in the project. Inevitably, a dog park will be highly desirable to some fraction of the community and highly undesirable to another fraction. But what should be uncontroversial is that dog waste has the potential to contaminate groundwater in the area, and so if a dog park is to be included, an updated IS/MND should include a detailed discussion of who exactly will own continuously monitoring the dog park to ensure that no dog waste is allowed to permeate into the ground, and what process(es) they will employ to ensure this.

Relatedly, the IS/MND makes no mention of the wetlands on the north side of the project area; these wetlands were identified in a previous study by the Resource Conservation District, and without a consideration of those wetlands and the impact of the project on them, then the IS/MND is not a full and accurate assessment of the projects impacts and required mitigations.

Another frequently mentioned potential improvement to the current plan is the inclusion of a pickleball court. The closest pickleball court is in Half Moon Bay; there is no court anywhere in the Midcoast. If such a court is added, it should be added closer to Highway 1, so the ambient traffic noise can cover the noise from the pickleball court.

The view corridors of the Burnham strip were mentioned by many community members, and there are a lot of concerns that the current project design will negatively impact them. The project plan needs to be compliant with the San Mateo Local Coastal Program regarding view corridors, and we question whether the consultants who did the study fully and accurately analyzed the project's impact on the existing view corridors when they characterized the project as having less than significant impact on scenic vistas. We encourage the project planners to be more sensitive to the impact of the project on the views of the immediate neighbors of the project area.

Finally, on page 18 of the IS/MND, under the section about lighting, it says:

“No lighting is planned along the pathways or in the active or passive recreation spaces of the park. For safety and security purposes, low-level lighting would be provided in the parking lot of the Community Recreation Center and as required for circulation in and around the adjacent patios and walkways. Lighting would be down-shielded to minimize glare and illumination outside the intended area, and would be operated with occupancy sensors, motion detectors, photosensors, or timers to only function during nighttime hours.”

The MCC continues to be a leader in the drive to expand the range of structures that are Dark Sky International compliant, and we request that the lighting plan for the project utilize best practices in design to ensure that any and all lighting in the project is Dark Sky International compliant.

Operational Expenses

Another area of concern is the additional operating expenses associated with adding the operation of a park of this size to GCSD’s portfolio. We at the MCC and many members of the community would like to see a financial plan that details how GCSD will source the funding necessary to operate such a park. For example, given how much of the land will be landscaped, what will be the cost of landscape maintenance? Weed management? The use of chemicals for weed management has been a persistent source of concern in the El Granada community, so we would like to understand the specific strategies for weed management. Relatedly, if any portion of the park will utilize turf, whether as a cost-saving strategy or for some other reason, that should be detailed as well, because the use of artificial turf has also been a historical point of controversy on the Midcoast. Finally, given the high cost of borrowing in the current environment, the MCC wonders if the scenario of waiting to accumulate sufficient reserves to obviate the need for a construction loan was considered, and if so, why that scenario was rejected.

Post-completion noise

On page 18 of the IS/MND, there are projections for the use of the park and community center in the evening hours (5-11pm Mon-Sat and 5-9pm Sun). These projections include:

2-3x every week Monday through Thursday
3-4x per month on Fridays
3-4x per month Saturdays
2-3x per month on Sundays

For a 28-day month, this projects to late-night noise on 16 out of 28 days at the low end of the estimation, and 23 out of 28 days at the high end. The public deserves to be aware, before deciding whether they wish to support this project, that this means noise and activity after normal business hours somewhere between half the time and almost all the time. This is a major change from what the Burnham strip is today, which is an empty field that generates no

noise at all, beyond the howling of the local coyotes that frequent it.

In conclusion, the MCC hopes to work with GCSD to come to an agreement on a project plan that addresses the issues outlined above. We are happy to assist in that process in any way we can, and we look forward to continued partnership.

Sincerely,

Gus Mattammal, Chair

Appendix: Miscellany

The IS/MND contains a couple strange omissions and multiple grammatical errors. For your convenience, these are outlined below:

1) **Page 33, top couple lines**

   Current: “Additionally, the Project would construct a new 3,000 square foot connected via trellis to the existing structure.”

   Suggested: “Additionally, the Project would construct a new 3,000 square foot structure connected via trellis to the existing structure.”

2) **Page 44, just below middle of page**

   Current: “As shown in Error! Reference source not found., the estimated construction-related emissions…”

   Suggested: “As shown in fix reference, the estimated construction-related emissions…”

3) **Page 70, just above middle of page**

   Current: “Coordination with tribes is described further in Section Error! Reference source not found.,“Error! Reference source not found..””

   Suggested: “Coordination with tribes is described further in Section fix reference”

4) **Page 104, lines 3-4**

   Current: “In addition, an approximately 400,000-gallon passive underground sewer wet weather storage facility retention basin lie beneath a portion of the study area.”

   Suggested: “In addition, an approximately 400,000-gallon passive underground sewer wet weather storage facility retention basin lies beneath a portion of the study area.”

5) **Page 107, first line**

   Current: “As a result, implementation of the park Project result in no changes to drainage that would result in flooding on or off site.”

Suggested: “As a result, implementation of the park Project would result in no changes to drainage that would result in flooding on or off site.”

6) **Page 107, just below the middle of the page**

Current: “During operation, the Project design includes fencing would prevent visitors from accessing the drainage changes.”

Suggested: “During operation, the Project design includes fencing that would prevent visitors from accessing the drainage changes.”

Comment #51

New form submission received: Contact Us

Streamline <noreply@specialdistrict.org>
Sun 6/16/2024 4:29 PM
To:Nora Mayen - GCSD Admin <gcsdadmin@granada.ca.gov>;Hope Atmore <hatmore@granada.ca.gov>

Logo used for headers

Contact Us

Contact Us Form:	
Name:	P. Shue
Email:	phalucka@yahoo.com
Message:	Where is the parking going to be for visitors to the park and the beach? There will not be parking on Hwy. 1 and no parking on the Burnham Strip. What is being considered so that traffic/parking issue does not become a problem for local residents?

Reply / Manage

Powered by Streamline

Comment #52

Burnham strip park

Kerri Kemp Gardner <k2kempgardner@gmail.com>

Sun 6/16/2024 8:37 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Members of the GCSD,

As you know, parking on the Ave Alhambra can be challenging at times. I live a block away at 307 Coronado Street.

Parking in this neighborhood is challenging since we are mostly apartments in this area with limited parking. Most of us have to park one or more cars on the street.

I have lived at this location since 1997. Parking has been an issue here. During Covid, when highway one and the jetty lot were closed was the worst. Visitors parked everywhere in our neighborhood so it was difficult for us to park. Now it looks like that nightmare will be permanent.

I went to many of the planning meetings for this park. Parking was always brought up, but never realistically addressed. Now, with the Caltran plan to eliminate parking on highway one it is unacceptable.

Please consider those of us in the less affluent neighborhoods of El Granada and the many visitors that will come to enjoy this beautiful place. Please DO NOT APPROVE this plan until parking can be REALISTICALLY addressed.

Parking IS GCSD's problem. GCSD is removing too many spots.

Kerri Gardner
307 Coronado Street
El Granada, Ca 94018
650 255 7476

Sent from my iPhone

Comment #53

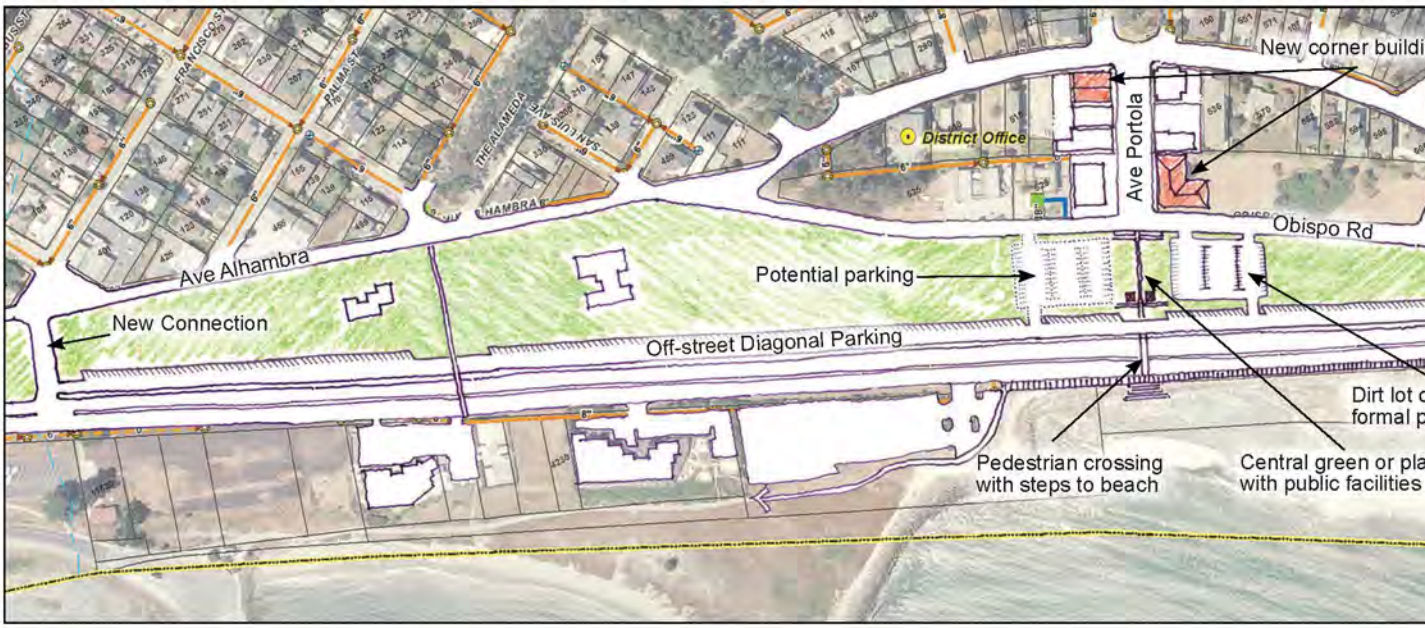
The following are comments, questions, and concerns regarding the **Initial Study/Mitigated Negative Declaration (IS/MND)** for a new park and community center (Project) located in a scenic view corridor (per San Mateo County maps) and zoned El Granada Gateway.

My biggest concern is that most residents did not receive notification of the 30-day public comment period. It appears that posting the NOI at one location on the 7+ acre property and the one-day advertisement in the San Mateo Journal was not sufficient to alert the public of the public review period from **May 16, 2024** to **June 17, 2024**. Instead, they found out by word of mouth. People were also confused on how to find the IS/MND on the website and all of them (including the MCC council members and GCSD board members) did not have enough time to review the over 400 pages of technical writing of the 170-page Initial Study/Mitigated Negative Declaration (IS/MND) and 267-page appendices to provide accurate and complete comments especially those with family commitments and/or are working full-time jobs. Why wasn't the plan presented at the Midcoast Community Council by the consultant who authored the report? The MCC requested this presentation from GCSD multiple times but was turned down!

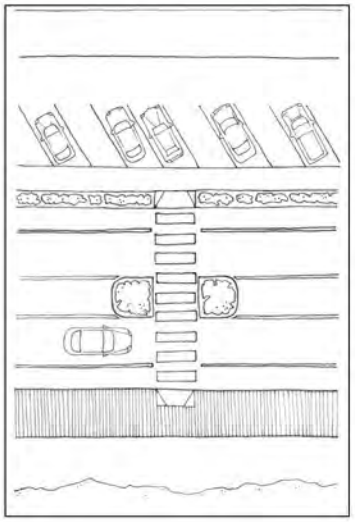
And why did GCSD Board Directors publicly downplay this important public comment period by stating that this park/community center plan has already been approved? The park plan has changed considerably over the past 14 years (see photo below from 2010 Multi-modal trail project plan) and I am not aware of any approval by the public. Who has given this 2024 plan approval thus far? The GCSD General Manager? The GCSD legal counsel? Any current members of the GCSD Board?

The **Project Description for** a new 7.72-acre community park would involve merging a collection of parcels/lots on the Burnham Strip. Why is the Community Center sometimes referred to as the Recreation Center? Is it a community center or a recreation center? Be consistent.

The Project would construct infrastructure - walking paths, fitness stations, park restrooms, outdoor showers, a dog park, small and large group picnic areas, kids' play structures, skate ramp and related skate feature, parking areas, and a renovated and expanded community recreation center. How many square feet and acres of the property will be converted to infrastructure? Why are there so many paved walking trails? Can't we have some dirt trails like those existing on the Strip? Why does everything have to be constructed? These changes to Obispo Road that are proposed including stop signs, crosswalks, signage, flashing lights, should have been included in this IS/MND and discussed. Why didn't those get into the report? The Project includes interpretive, wayfinding, informational, and monument signage. Where would these signs be located and what are the dimensions and colors?



Plan details are labeled above. A plan view is shown on the left of a midblock crosswalk connecting the parking area to the boardwalk with a channelized pedestrian island.



Section C shown on Page 14, minimum six-foot wide sidewalks should be considered for both sides of the highway, the length of this segment, except where it is supplanted by an adjacent 12-foot wide boardwalk connection between Coronado Street and the Surfers Beach parking lot.

Pedestrian Crossings

Two potential new crosswalk locations are identified at Surfer's Beach and Sam's Chowder House with raised median crossing islands. These islands can be designed with vertical elements and high contrast pavement or landscaping to maximize visibility. Treatments

can be used to narrow
encouraging driver al
increasing the willing
pedestrians.

Both proposed locati
for possible installatio
signal. An innovative
in numerous commu
allowed on California
Pedestrian Hybrid Be
HAWK. This signal c
at intersections. It is
pushes the button. It
to the driver, turns to

As a private citizen and resident of El Granada, I find the following significant impacts to **protected coastal resources without appropriate mitigation to reduce these impacts. These are concerns that were not addressed in the IS/MND** (listed below).

1. **Public Access** How will the Park Project mitigate and compensate for the significant impact to the public's right of access to the coast and to a sensitive coastal resource area, the iconic Surfer's Beach. Access to parking for the beach will be severely impacted by replacing the existing Surfer's

Beach Parking Lot, used by visitors to the coast and locals for over 30 years, with lawn. This ~47,000 square foot parking lot is located on the Burnham Strip/GCSD property directly across from Surfer's Beach and accommodates approximately 150 vehicles during warm summer days, holidays, and weekends. Please explain why the projects elimination of the existing GCSD Surfer's Beach Parking Lot does not contribute to a **Cumulative Public Access impact** and discuss this in relation to the upcoming **Hwy 1 Multi-modal Project that will eliminate all parking along highway 1** (both sides) from Wavecrest Avenue, located south of Half Moon Bay, through El Granada and north to Moss Beach for new Caltrans Class 2 bike lanes, **the new 2024 restroom/parking improvements** paid for by the City of HMB at Surfer's Beach which deleted all paid parking except for 8 disabled spots, and the **2024 renewal of the lease of the Harbor District's paved Surfer's Beach Parking Lot** to the past owner of the RV Lot even after this owner refused to comply with mitigation measures to provide a public bathroom, to use vegetation to screen the RV's and infrastructure that would not block the scenic view corridor and to use day-sky approved lighting.

2. **Traffic & Circulation** How will parking of an additional 60 cars parked on the street and the use of 10 slanted parking spaces on Obispo Road impact traffic circulation throughout downtown El Granada? The IS/MND should have included a traffic and circulation study with a comparison of the quantity of the existing parking to future traffic and circulation after the project removes parking - including the current Surfer's Beach Parking Lot (GCSD property) and the current off-road parking along the west side of Obispo Road directly across from CalFire Station #41 as this area is slated for construction of a paved recreational trail through a protected ESHA riparian corridor, within a few feet of a perennial creek (Burnham Creek).

3. **Public Services** How will parking on Obispo Rd, of an additional 60 cars on the street of and the use of 10 slanted parking spaces, impact the emergency response services from CalFire Station #41 located at the corner of Obispo and Coronado Street? The current route of our coast firetrucks while racing to emergencies is to travel north on Obispo Road to bypass the traffic congestion at Hwy 1/Coronado St. light. The firetrucks then turn left on Avenue Alhambra, left at Capistrano, then a quick right onto the highway. Please discuss this significant impact of congestion on Obispo Road and propose mitigation to lessen the impact.

   The community center will evict a $60,000 asset from the GCSD portfolio. How will the GCSD make up this financial loss of public funds? Explain what childcare opportunities will replace the evicted large preschool of 50 children (Picasso Preschool) and how will GCSD mitigate this significant impact of public resources.

4. **Noise Impact:** The use of amplified music during Friday, Saturday, and Sunday nights will be a significant noise impact to those residents on residential streets such as Coronado Street, directly across Avenue Alhambra from the proposed community center. I do not believe this impact can be mitigated but there is a possibility that the public's concerns will be negated, and the wedding receptions will occur. Mitigation should include a profession sound report for approval by the community and GCSD Board of Directors with speakers locations, size, and approximate decibels? Describe how the hours will be enforced at the park and community center? Will security guards be hired full-time, day and night, to patrol? Will large, obnoxious signs be placed along Obispo Road

and in the scenic view corridor? Will additional insurance costs be incurred by GCSD to have these events with alcohol served?

5. **Scenic View Corridor.** Won't this project break up a distinct and valuable natural resource, a scenic view corridor? San Mateo County maps show the Burnham Strip in a scenic view corridor. Wont the project transform the open space view into a city park with paved parking, two fenced dog parks (10,300 sf), two large lawns (12,000 sf each), a paved ½ basketball court, and multiple paved trails. This protected view is currently a grand expanse of open space vegetation (native and non-native) that should be restored to the original coastal terrace prairie and coastal scrub. This view corridor has only a few dirt walking paths, but many waters including a 3,000 square foot wetland, a 2,000 square foot intermittent stream, a 4,000 square foot riparian/intermittent stream, and a 98,000 square foot riparian corridor with a perennial creek. All these natural resources are set against a backdrop of the blue and white waves of the Pacific Ocean at Surfer's Beach. Why doesn't this view corridor receive protection as it is the only one in existence along this stretch of State Hwy 1 coastal route? There is no other comparable view along Highway 1 as one travels from the town of Montara to south of Half Moon Bay. Why not include in the proposed plan protection of views to the ocean and scenic coastal areas? Why not ensure the plans are visually compatible with the character of surrounding areas? Per the SMC LCP, the plan should restore and enhance visual quality, not degrade it. Why can't all infrastructure be kept to the Picasso property and/or the existing GCSD Surfer's Beach Parking Lot to preserve the protected scenic view corridor?

3) **Poor & Biased Planning**: Why didn't the GCSD present the IS/MND to the Midcoast Community Council (MCC) as promised so that the community would have the opportunity to ask questions and be aware of the 30-day legal public comment period? Why didn't the GCSD inform the community of the contents of a 170-page IS/MND and 267-page appendices? How was the MCC notified of the 2024 park/community center plans and public comment period? Describe the outreach used to notify residents the Midcoast of the public comment period. Explain the planning involved and communications with adjacent property owners.

   Did GCSD reach out to Caltrans, County of San Mateo, City of Half Moon Bay, the Harbor District, and CalFire during the planning period for the proposed project or to comment during the 30-day public comment period? What were the results of those communications? The June meeting of the Harbor District included renewal of the Pillar Point RV Park. Did anyone from the GCSD attend this meeting to comment that the lease be denied and the parking lot be returned to the public? If not, why not? Why does GCSD keep saying it is not their problem. Isn't a cumulative public access issue everyone's problem including a public agency who is bound to serve the public?

   Why did GCSD send a few rounds of postcard notifications to ONLY El Granada ratepayers during the planning process but did not provide postcard notifications of the 30-day legal CEQA public comment period as promised to see if the community wanted to have a hybrid model childcare/community center as promised by the GCSD Board? Why do three of the five current GCSD Board Directors keep stating that this park/community center plan has already been approved by the public (Lie) thus downplaying the importance of this 30-day legal comment period to the Initial Study/Mitigated Negative Declaration (IS/MND)? The public should have a right to fully

participate in decisions affecting coastal planning, conservation, and development so why did the GCSD only send park planning notifications ONLY to rate payers/property owners of El Granada negating the large percentage of long-term residents that due to economic conditions cannot afford to own a home on the coast but instead must rent or lease? Isn't this unfair treatment of people of all incomes? Isn't this unfair treatment of a lower economic class which coincidentally are the ones that live the closest to the proposed project location and will experience the negative impacts firsthand?

This Park Project is not carefully planned or consistent with the LCP/California Coastal Commission policies. For example, it does not explain how these developed uses are essential to the economic and social well-being of the people employed within the coastal zone? The proposed project will produce a diminished quality of life resulting from the misuse of coastal resources with a long-term cost as the proposed community center will evict a highly productive, 27+ year childcare facility, Picasso Preschool. Why was the eviction of a public resource (large preschool) not considered a significant impact when this project will evict **the last childcare** facility on the coast (between Pacifica and Half Moon Bay) and is a valuable resource to over 50 families and working parents on the coast? Why wasn't a Needs Assessment and Analysis conducted prior to the development of this IS/MND as promised during a 2022 and 2023 meeting by then President Barbara Dye after the purchase of the 1.7 million dollar Picasso property? This Needs Assessment and Analysis should be included in this IS/MND.

Why did the GCSD use a city park designer (K&K) with no experience in wetland restoration, sea level rise, or coastal erosion and geology?

Why did GCSD employ a new firm (Montrose) to conduct the biological assessment for the IS/MND instead of using the 2018 BioMaAS biological assessment report? Is it because environmental constraints were identified that were not in alignment with the GCSD plan? The Montrose report is much slimmer than the previous 2018 report and has incorrect or missing information. The Montrose Biological Assessment states that the Burnham Strip has few flowers that produce nectar and pollen required by the Western Bumblebee, a special status species, yet the property is currently covered by bird's foot trefoil, a plant know to attract bumblebees, as evidenced by the numerous, yellow-faced bumblebees observed presently on the Strip. The Montrose report says there are no rodent burrows for bumblebee nesting but there are abandoned rodent burrows notably by the concrete manhole covers available. The Montrose report includes 12 upland plant species but only a few wetland species. This is a biased survey as it missed numerous obligate and facultative wetland species found on the property especially in the undisclosed 3,000 square foot wetland. Wetland plants found right now (June 17, 2024) on the Burnham Strip include sedge (*Carex* sp.), slender clubrush (*Isolepis cerua*), toad rush (*Juncus bufonius*), brown headed rush (*Juncus phaeocephalus*), hyssop loosestrife (*Lythrum hyssopifolium*), purple loosestrife (*Lythrium salicaria*), fringed willowherb (*Epilobium cilatum*), hooker's evening primrose (*Oenothera elata ssp. Hookeri*), meadow barley (*Hordeum brachyantherum*), rabbits foot grass (*Polypogon monspeliensis*), water beard grass (*Polypogon viridis*), and silverweed (*Potentilla anserina* ssp. *Pacifi*ca). The Montrose report also did not include a large upland area of California Coastal Commision/San Mateo County Local Coastal Program protected beach strawberry (*Fragaria chiloensis*) between the

two intermittent streams and has no mitigation for the impacts which should minimally include salvage and replanting of these protected plants. The Montrose report also does not mention the thousands of invasive white garden snails (*Theba pisana*) found hanging from the vegetation along the entire northern margin of the property from the Picasso Preschool to the southern intermittent stream/riparian corridor. Thus, the Montrose report has no mitigation proposed to stop the spread of this invasive agricultural pest such as decontamination of equipment and materials used on the Strip and thus construction will spread this invasive species throughout the coast and even to inland areas. The Montrose report has few wildlife sightings and does not include our resident coast garter snakes that forage on the property. In fact, the Montrose report claims no snakes (including the San Francisco garter snake) are expected on the property since cats are using the Strip. That is a false statement. There are two resident coyotes that use the Strip as a wildlife corridor and foraging habitat. Most years, they also have a den of pups on the Strip or adjacent properties. This year they have 3 pups to feed and would efficiently snatch any cat on the Strip for a quick bite as no cat can outsmart a coyote. Just ask the residents that live adjacent the Strip. Many have lost domestic pets to coyote attack at dusk or dawn. This false cat statement used in the Montrose report would not negate the possibility of the California red-legged frog using the drainages or Burnham Creek as the nearest observation of a California red-legged frog occurred on Sonora Avenue in El Granada. This adult frog was found in a neighborhood filled with domestic outdoor cats where one of them brought the frog to the cat owner. The Montrose report does not include many animals using the strip as a wildlife corridor and foraging habitat including the coyote patrolling for rodents, the skunks digging up roots, Swainson's thrush singing in the riparian corridors, great-blue heron hunting rodents in the strip, brewer's blackbirds picking seeds off the tall grasses, tree and barn swallows capturing insects on the wing, the resident pair of red-tailed hawks that use the Strip as a hunting ground to train their young of the year but the Montrose report does incorrectly list acorn woodpecker using this property of which there is no habitat or sightings. This lack of observations and inaccuracies make one question how were the Montrose biological surveys conducted? Did the 3 surveyors transect the entire property spaced 15 feet apart starting in the north and then to the south? How did they possibly conduct surveys on a 7 acre property in one day? Bird surveys should have included a 500 foot offset from the project boundary for nesting raptors. Did the surveyors include this area? The Montrose report is not "using the best available data" and needs to include a map of all areas surveyed and what was found in each area.

4) **Recreation Opportunities.** Won't this lack of parking diminish the wide range of water-oriented recreational activities for low- and moderate-income persons at Surfer's Beach where visitors can be seen fishing, swimming, picnicking, roller skating, bird/whale watching, lift foiling, stand-up-paddle boarding, surfing, building sandcastles, and dog walking? How will the project prevent the closure of the three surf schools that use the informal parking lot daily to stage their beginner and intermediate classes? Three surf schools use this parking lot for access to Surfer's Beach, one of the few coastal beaches with consistent waves and thus the perfect site where many local children (including my own) and our visitors to the coast can receive their first surf lesson. Where will these surf schools park? Will the proposed GCSD parking be open to all? Will they be paid parking spots? What kind of signage (enforcement/hours/etc.) will be in the view corridor? – please specify quantity of signs, size dimensions, and approximate location.

5) **Public Safety.** The loss of the large GCSD Surfer's Beach Parking Lot will push visitor parking into the narrow residential streets of El Granada. Why didn't the IS/MND discuss these public safety issues? Please address the potential for dangerous conditions such as those during the 2020, Shelter-in-Place (SIP) Governor Newson's Executive Order N-33-20, when all beach parking lots were closed by the Sheriff including the GCSD Surfer's Beach parking lot. This caused a rift between visitors to the coast and residents of El Granada due to competition for the limited street parking. Visitors to the coast took up all the parking spots that residents relied upon and even made some new off-road parking spots. The rate of vehicular accidents rose. A hostile climate seeped into this normally welcoming small town with subsequent verbal and sometimes physical altercations on the streets of Obispo, Avenue Alhambra, and especially Portola where the Post Office parking was taken over by visitors to Surfer's Beach impacting the handicapped, elderly, and those residents that live in the steep highlands of unincorporated El Granada because if you could not walk to the EG Post Office, you could no longer obtain your mail simply because there was no place to temporarily park. This was a significant impact on the residents as we have no physical mailboxes and instead receive all mail from a post office box.

6) **Sea Level Rise**. Scientists predict a one foot or more rise in sea level by 2050. How will the infrastructure be protected against sea level rise and flooding? The proposed plan does not take this into account or address the adverse effects of sea level rise. The Burnham Strip is in a flood plain (Geological Report, 2023) and is the last chance for filtration and sediment reduction of the runoff from the majority of El Granada. Will construction require additional costly methods or materials? Based on the Geotechnical report in the IS/MND appendices, please discuss the construction means and methods for the total area of 10,300 square foot for two dog parks, and the two 12,000 square foot lawns for a total area of 24,000 square feet, the basketball ½ court, the bathroom, the skate ramp, and especially the obliteration of a wetland for construction of a detention basin "rain garden".

7) **Local Coastal Program (LCP) and Wetlands.** The proposed Park Project does not adhere to the San Mateo County (SMC) Local Coastal Program as it has failed to protect a wetland on the property identified in two property reports including a 2018 Biological Resources Assessment and a SMC Resource Conservation District (RCD) 2017 Natural Resources Management Plan for Burnham Strip. According to the 2023 Final Rule (33 C.F.R. § 328.3) of the Clean Water Act Regulations Defining "waters of the United States, (c)(1) Wetlands means those areas that are **inundated or saturated by surface or ground water** at a frequency and duration sufficient to support, and that under normal circumstances do **support, a prevalence of vegetation typically adapted for life in saturated soil conditions**." The RCD referred to a potential wetland in their report stating, "*There is a depression in the north-east section of this field which holds standing water during and after significant rain events. Near the lower depression of this section were hydrophytic plant species such as spreading rush (Juncus patens), brownhead rush (Juncus phaeocephalus var. phaeocephalus), and common three-square bulrush (Schoenoplectus pungens var. longispicatus). Hydrophytic plants are plant species that adapt and thrive in a more wetted environment.*" These plants as well as many more wetland plant species were included in the 2018 Biological Assessment but were notably absent in in the 2023 Montrose Biological Assessment provided in the IS/MND. Please justify why this proposed plan does not identify this wetland and instead plans to construct a rain garden in its place. Please

provide mitigation measures to salvage all wetland (Obligate and Facultative wetland) plants to use post-construction. Who will dig up the hundreds of plants? Where will they be stored during construction? Will there be monitoring and maintenance post construction?

Explain why a new wedding reception venue is essential to the economic and social well-being of the people employed within the coastal zone as there are already twelve wedding reception venues within a 2-mile radius of the Burnham Strip. Per the LCP, how are the new community rooms essential to the economic and social well-being of the people employed within the coastal zone when we already have other vacant community rooms ready for use? Who will use these new facilities? What groups have expressed an interest in renting or using for free these new community spaces? Why is a new exercise venue essential to the economic and social well-being of the people employed within the coastal zone as there is already a strip mall of exercise spots such as hot yoga, that are used sparingly and occur within walking distance of the Burnham Strip.

8) **Native Enhancement:** Why wasn't the SMC Resource Conservation District (RCD) 2017 Natural Resources Management Plan for Burnham Strip implemented as described to enhance native wildlife and plant populations and to eradicate invasives for the last seven years? With the exception of bi-annual mowing and a 2018 acacia tree removal in the riparian corridor of the southern intermittent drainage there has been no management activities conducted. Lack of management of this property by the GCSD has resulted in an explosion of the invasive white garden snail and the promotion of weedy plants now outcompeting the beneficial natives. Hydroseeding of native plants after construction of past projects on the strip was never monitored or maintained and now very few of those native plants in the seed mix have survived. It is obvious that the GCSD is not well equipped to manage or monitor restoration attempts so who will GCSD task with the proposed park maintenance and monitoring? What are the methods and costs associated with all the infrastructure, the native plant enhancements, and the invasive species eradication that will occur for this park and community center?

9) **IS/MND did not use the best available technical studies:** Although this Park is in the Coastal Zone and thus will require a Coastal Development Permit, I am concerned that the IS/MND does not disclose all protected resources and is thus not in compliance with the policies of the Local Coastal Program (LCP). For example, the 2021 RCD wetland delineation was not conducted according to the USACE Wetlands Delineation Manual as the surveyor noted, "No shovel" on the data sheets thus removing one of the required tests to determine hydric soils. The surveyor also miscategorized wetland plants as upland plants skewing the results. An independent wetland delineation conducted in 2024, identified obligate and facultative wetland plants dominating the ~3,000 square foot wetland at the northwest corner of the Burnham Strip, adjacent Obispo Road. This wetland and its wetland plants were not included in the IS/MND 2023 Montrose Biological Assessment. Perhaps they did not walk this area? You cannot be sure since the report does not describe the methods used to assess the property or areas not surveyed such as the wetland. **How can you justify filling in an existing wetland obliterating numerous obligate and facultative wetland plants to make a "rain garden"?** This is a waste of resources and extremely costly. Please include this wetland in your project IS/MND and in your subsequent notification to CDFW during permit application. Include minimization measures specifically requiring that: (1) all paths be elevated (catwalks) so as

not to impede the movement of water, (2) all construction takes place during daylight hours, & (3) all projects be reviewed by the State Department of Fish and Game and State Water Quality Board to determine appropriate mitigation measures. If the project destroys the 3,000 square foot wetland, require as a mitigation measure that all native wetland plants be salvaged for use after the construction of the detention basin "rain garden".

10) **Public Health and Safety - Water Quality.** The placement of two dog parks will significantly degrade the sensitive habitat area as they are sited in a flood plain adjacent an intermittent stream that flows into the sea (Pacific Ocean). Why wasn't the impact to human health of the surfers and swimmers at Surfer's Beach discussed? Unless the dog parks implement some sort of giant drip pan underneath the bark medium, the urine and feces will negatively impact an already compromised outflow. A May 2020 Burnham Strip Stormwater Management Opportunities report from the RCD stated, "***Stormwater from the southern ditch, which discharges at the El Granada Outfall (near Surfer's Beach), has been found to be heavily contaminated. This contributes to an ecological and public health issue at Surfer's Beach. First Flush data has shown elevated levels of fecal indicator bacteria, phosphates, copper, and zinc***." Is this the right place to have animal feces/urine deposited? What are the construction materials and maintenance proposed to reduce contaminants from the two dog parks that may outflow to the ocean? And why do we need another area for dogs? There is already an off-leash dog park (Quarry Park) within walking distance that is hardly used. Why can't the tourists continue to run their dogs off leash (due to lack of enforcement) at Surfer's Beach? Why can't residents continue to use the El Granada medians where residents currently run their dogs and has existing poo bag dispensers/garbage cans?

Sincerely,

Jill Grant

128 Coronado Street, El Granada, CA 94018

Comment #54

Proposed park comments

crmickelsen@gmail.com <crmickelsen@gmail.com>

Mon 6/17/2024 10:39 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hope Atmore,

I do have concerns about the proposed park and community center. First and foremost, I am concerned about the intensity of use, ie, the allowance of amplified music until 10 PM. Currently, I can hear amplified music from Princeton proper. This project being a mile closer to my home brings me great concern. Another concern I have is that I see this project as an attractive nuisance. What measures will be taken to keep the coastal caravan of RVs from using this as a new home base? In that vein, who actually will be policing and enforcing the conditions laid out in this Mitigated Negative Capital Declaration? These are but a few of my concerns. Having spoken to neighbors, I believe they have adequately addressed many others.

Thank you for your consideration,

Chris Mickelsen
Lifelong coastal resident (20 years in El Granada)

Sent from my mini keyboard

Comment #55

Burnham Strip Public Comment

Helene Campagnet <helenecampagnet@comcast.net>

Mon 6/17/2024 10:40 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello,
I'd like to register several concerns. These are significant enough to warrant re-examination of the plan.

Wildlife: How will the wildlife that is found on the Strip be accommodated in the current development plan? Coyotes and Great Blue Herons, along with innumerable other species, inhabit this area. How will they be protected? What is the plan to protect these animals, and visitors and their dogs, from contacts with each other?

Water contamination: How will runoff from dog areas containing dog feces and urine be mitigated to avoid beach and ocean contamination?

Lawns: Lawns are notorious water hogs, and generally are not seeded with native species. Why are lawns a part of the plan? What kind of grass will be used? Have options, like native pasture, been considered? How will excessive water use be mitigated?

Any insights you can provide to the above concerns would be appreciated.

I'd like to receive notifications of future meetings and public comment deadlines. Please add me to your contact list.

Thanks,

Helene Campagnet
El Granada

Comment #56

IS/MND Comments

DJ Anderson <dja1386@gmail.com>

Mon 6/17/2024 10:48 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello Hope,

Thank you for taking comments for the IS/MND for the proposed 7.72-acre community park.

I am a 17-year resident of El Granada and have own my home since 2007.

I am deeply opposed to the building of this park. We have Quarry Park that serves our community well. We will remove "The Jetty" which I'm sure you know is the parking area and skateboard ramp that serves our community. This is also a place in which musicians and bands place and it is a gathering place for our teens who are spending time outdoors instead of in front of screens.

We will remove parking for those visiting Surfer's Beach which means that those not able to walk to the beach will inevitably park on the streets and leave their trash, similar to what happened during COVID and on particularity busy days.

I am all for sharing this beautiful, public place with anyone that wants to spend time on the Coastside, but a park in what is now beautiful open space to create a park that is not needed. It will cause congestions and will remove valuable and beautiful open space.

Thank you,

Denise Anderson
880 Francisco Street
El Granada, CA 94018

Comment #57

June 15-24

Burnham park (ing lot)

Why would The GCSD planners move parking and the skateboard camp NORTH From where it is NOW - IT WAS NEVER A problem its in a Central Location for Food Beverages - EG Bev - E.G Hardware Breakwater BBQ post office + more parking for surfers and Beach goers. "If its Not Broken why fix it"...
Then adding a DOG park why? Just more noise to affect residents off the frontage road - is there some sort of noise barrier for all the barking + hours?
Having a commericial venue for parties at Preschool house more noise conjestion and parking issue's with alcohole promotes unruly events - Walking trail are simple and needed for the area adding playgrounds dog parks Bathrooms BBQ's with picnic table is too much for such a small area - in front of residental homes, and hiway one seems like uncontrolled chao's after time like inner city stuff conjestion - Noise - and trash - overnight parking pollution, unruly events that ELgranada's future drifter's R.V.'s and dirty dirt caused by overflow and use of public property for camping Night's will be crime in fested - with left over trash conjestion from hiway 1 parking diverted to residential ELgranada Not a good - plan its Flawed
So residents pay for other's pleasure's - close a school turn off fog horn / can't hear the ocean anymore just trash. traffic, and weekend conjestion more to come

Keep it simple civil and clean -

Burnham Park

Giancarlo Hnatt <giannihnat@comcast.net>
Mon 6/17/2024 11:37 AM

To:Hope Atmore <hatmore@granada.ca.gov>

June 15th, 2024

To GCSD,

Why would the GCSD planners move parking and the skateboard ramp north from where it is now? It was never a problem. It's in a central location for food and beverages - located a block from El Granada Beverages, the El Granada Hardware/Deli, and Breakwater BBQ, next to the post office. And more parking for surfer's and beach goers? If it ain't broke, why fix it!

Why is there a dog park? Just more noise to affect residents off the frontage road. Is there going to be some sort of noise barrier for all the barking at all hours of the day?

Adding basketball hoops would also be a concern. We already have El Granada school there which is great for basketball. Maybe help to direct people there.

Having a commercial venue for parties at the existing preschool will cause more noise, congestions and parking issues. Alcohol promotes unruly vents.

Walking trails are simple and needed for the areas. Adding playgrounds, dog parks, bathrooms, BBQ's with picnic tables is too much for such a small area - in the view of residential homes.

Highway one seems like uncontrolled chaos and this park will bring inner city stuff like congestion - noise and trash - overnight parking - pollution - and unruly events that El Granada's future will bring drifters, RV's and dirty dirt caused by overflow and use of public property for camping. Nights will be crime infested with leftover trash and traffic from Hwy One parking will be diverted to residential El Granada - not a good plan!

This plan is flawed. Resident's will pay for other's pleasures. To close a school is like turning off the foghorn. We can't hear the ocean anymore just trash, traffic and weekend congestion with more to come.

Keep it simple, civil, and clean!

GianCarlo & Sherrie Lynn Hnatt
El Granada residents, 67 years (3rd generation-Coastside)

Comment #58

Robert R. Rathborne

P O BOX 1

HALF MOON BAY, CA 94019

June 15, 2024

Hope Atmore

Granada Community Service District

I am writing these comments after reading the NOTICE OF AVABILITY /NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION for the GRANADA COMMUNITY PARK AND RECREACTION CENTER PROHJECT. I am an El Granada resident living at 163 Balboa, El Granada,. I have resided here for more than 50 years.

On the face of it, this proposed improvement appears to be for th general public as well as El Granada residents. If this is the case and the project is adopted, El Granada residents will be paying construction and operating costs that benefits a larger, non contributing , community. This is a primary concern of many El Granada residents.

As I understand the proposal it includes a dog park, picnic facility. showers and restrooms, relocated parking area, conversion of the priory school to a wedding venue, etc. Specific concerns are noted below. If the project is constructed is will change the character of El Granada significantly.

- Notification – was there any attempt to notify our residents of this proposal? If no, why not? The proposed project could become a public venue and the traffic is already difficult during peak periods.
- What operating hours are contemplated if the project is built?
- Who will police the project and who will pay for these services?
- Who will maintain this proposed park and what is the proposed budget
- What is the budget of the proposed project?
- Is there a landscape plan for this project and what are the estimated costs?
- Is there any mitigation for the homeless? With restrooms and showers this is a very attractive spot.
- What are the proposed hours for the dog park? We all know that dogs bark, especially around other dogs. Residents live within 300 feet of the proposed park and will be impacted by the barking.
- Since when does a public agency operate a wedding venue, open to the public, and paid for by residents?
- I note your title is Assistant General Manager. How many people work for the Community Services District and what are their jjob ddiscriptions?

I thank you in advance for responding to my comments I sincerely hope that it will not be necessary to seek the requested information under the Public Records Act.

Robert R. Rathborne

163 Balboa, El Granada

Resident - Sherrie Hnatt 67 years
139 Coronado St
Giancarlo Hnatt 32 years
139 Coronado ST
- Local 65 years -

Robert R. Rathborne

P O BOX 1

HALF MOON BAY, CA 94019

June 15, 2024

Hope Atmore

Granada Community Service District

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- Since when does a public agency operate a wedding venue, open to the public, and paid for by residents?
- I note your title is Assistant General Manager. How many people work for the Community Services District and what are their jjob ddiscriptions?

I thank you in advance for responding to my comments I sincerely hope that it will not be necessary to seek the requested information under the Public Records Act.

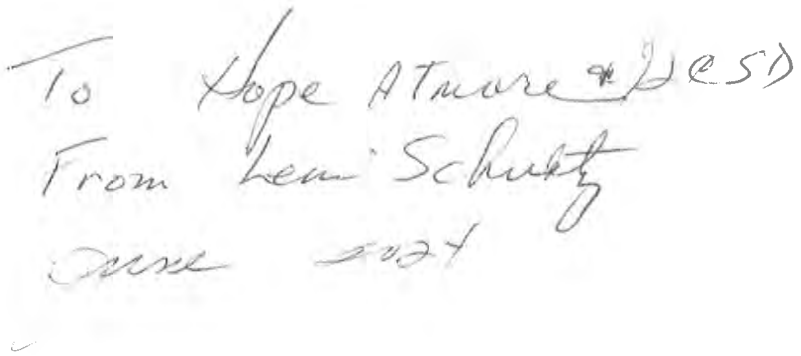
Robert R. Rathborne

163 Balboa, El Granada

Chad Greenwald

143 Ave Balboa. Long time resident.

Comment #59



To: Hope Atmore, Granada Community Services District and GCSD Board.

Dear Hope,

As an El Granada homeowner and one who was actively involved in the preservation of the Burnham strip as well as co-chair of measure "G" for Parks and Rec here I am deeply concerned about the impact that this park as planned will have on this community. I live on the front of Granada directly across from the Burnham strip.

* First I ask that you extend the comment period for 30 days.

Here are some thoughts and comments on the proposed plan.

- overall the park design needs to be scaled back to more of a passive park.
- while I understand the board wished to please everyone, mainly the most vocal - I feel those who wished to preserve a peaceful green space were overrun and outvoted. (The original plan was that of a passive park)
- I have concerns about:

the planning process — Poor — biased

Parking — We are not obligated to provide County Parking.
No Parking along Alhambra + obispo — ↑ Congestion along these narrow front streets
loss of parking along Hwy 1 + surfers beach

Park design + Activities — Dog park issues
accurate assesment of impacts ie traffic congestion
View corridor. LCP compliant?
scenic vistas - preserve

Community center > lighting, Dark sky International compliant
landscaping
blockage of view to Mavericks from AOE Alhambra.

→

cont...

- Operational Expenses —
  this park as designed would be far too expensive !!!

- Post Completion noise
  this project (community center) as a wedding venue would generate possibly loud music etc.

- childcare — Picasso School — preserve/share space

Thank You

Leni Schulte
450 5044547

DCSD —
I ask that you do not rush this and do not hesitate to make changes!

P.S. = Keep present surfers beach parking lot
- wedding reception venue — not appropriate
- conservation — more open space — green-green-green
  no restroom in middle of park !!!
  ↳ this is a hunting ground for countless birds.

Comment #60

Comment for Granada Community Park and Recreation Center Project

Kate Broderick <katefbroderick@gmail.com>

Mon 6/17/2024 11:32 AM

To:Hope Atmore <hatmore@granada.ca.gov>
Cc:MCC <midcoastcommunitycouncil@gmail.com>;smc_supmueller@smcgov.org <smc_supmueller@smcgov.org>

GCSD,

Coastside Families Taking Action ("CFTA") is an organization of over 250 families on the Coastside dedicated to making the San Mateo Coast a welcoming, supportive, active, and empowering place for children and families. We are working for a diverse, progressive, sustainable, and equitable Coastside. We are writing on behalf of many concerned parents, educators, and community members regarding the proposed eviction of Picasso Preschool to make way for a new community center. While we appreciate the initiative to enhance community services, we believe that evicting the preschool is not the best course of action for several important reasons:

1. Early Childhood Education: Picasso has been a cornerstone of early childhood education in our community for over 20 years. It provides an essential service, offering quality education and care to our youngest residents. Disrupting this institution would have a significant negative impact on the children's development and well-being.
2. Community Impact: The preschool is a trusted and valued resource for many families in our area. Evicting it would create a void that would be difficult to fill, especially for working parents who rely on its services. The disruption could lead to a loss of trust in local government decisions.
3. Community Need: When GCSD conducted its community survey to see what the community wished to see included in the planned community center, the majority of respondents wanted early childhood education (because preschool was not an option for the multiple choice selection). The community wants Picasso to stay.
4. Economic Considerations: Many families will choose to leave the area because they cannot find available childcare or choose not to move to the Coastside for the same reason. Having young families brings lots of economic benefits to a community.
5. Alternative Solutions: We urge GCSD to explore alternative locations for the new community center. There may be other sites within our jurisdiction that can accommodate the new facility without displacing the preschool. Like the vacant firehouse up the street or the many vacant office spaces on Ave Alhambra or in the harbor. Or a lease back option, for example, leasing the space to Picasso in the new community center. We believe a thorough review of all available options is essential to make an informed and balanced decision.
6. Community Engagement: The decision-making process for such significant changes should involve extensive community engagement. We request a community needs assessment

performed by an independent third party. Transparency and community involvement are key to ensuring that the final decision serves the best interests of all stakeholders.

7. Equity in Education: Closing Picasso would disproportionately impact families with fewer resources, exacerbating existing inequalities in our community. Access to affordable, high-quality early childhood education is a critical factor in promoting equity and ensuring that all children, regardless of their background, have the opportunity to succeed. Evicting the preschool undermines these efforts and signals a devaluation of early childhood education, which is essential for the long-term prosperity and sustainability of our community.

While we support the development of new community facilities, we strongly oppose the eviction of Picasso. We urge you to consider the long-term impacts on our children, families, and the community as a whole. We believe that with careful planning and community input, a solution can be found that accommodates the needs of all parties. Thank you for your attention to this critical matter. We look forward to your response and to participating in a constructive dialogue to find a mutually beneficial resolution.

Sincerely,

CFTA

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS–10D | OAKLAND, CA 94623-0660
www.dot.ca.gov

June 17, 2024

SCH #: 2024050693
GTS #: 04-SM-2024-00577
GTS ID: 32922
Co/Rt/Pm: SM/1/32.314

Hope Atmore, Assistant General Manager
Granada Community Services District
PO Box 335
El Granada, CA 94018

Re: Granada Community Park and Recreation Center Project – Mitigated Negative Declaration (MND)

Dear Hope Atmore:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Granada Community Park and Recreation Center Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the May 2024 Draft MND.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project will develop a new 7.72-acre park on the site for recreational uses, which would include active and passive recreational zones, walking paths, fitness stations, park restrooms, outdoor showers, a dog park, small and large group picnic areas, kids' play structures, skate ramp and related skate feature, parking areas, and a renovated and expanded community recreation center. The proposed walking trails will direct pedestrians to the existing crosswalk at the intersection of Coronado Street and State Route (SR)-1, providing access to San Mateo County's Midcoast Multi-Modal Trail, parallel to SR-1 to the south, and to Surfer's Beach and the California Coastal Trail to the west. The project will also install wayfinding signage and renovate and enhance two existing onsite drainage channels and expand and improve onsite vegetation. The project site is located directly adjacent to SR-1.

Travel Demand Analysis
With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Vehicle Miles Traveled (VMT) analysis for land use projects, please review Caltrans' Transportation Impact Study Guide (*link*).

The project VMT analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR) Technical Advisory. Per the IS/MND, this project is found to have a less than significant VMT impact, therefore working towards meeting the State's VMT reduction goals.

Pedestrian and Bicycle
This project may affect pedestrian and bicycle transportation along SR-1 as the project site is immediately adjacent to the northbound side of SR-1. Proposed walking trails will direct pedestrians to the existing crosswalk at the intersection of Coronado Street and SR-1.

Given the likelihood of pedestrians crossing Obispo Rd and Alhambra Rd to access the park, please consider adding additional signs, markings, and other enhancements to increase motorist yield rates for pedestrians. Regarding the design of the provided Park Plan in Appendix A, please consider widening and paving the road shoulders on Obispo Rd and restriping to create additional dedicated space for pedestrians and cyclists. Please also consider whether additional bike parking is appropriate.

Hydrology
With the increase of impervious areas, please demonstrate that there will not be any increase in ditch velocities for both ditches and/or flow that enters the State Right of Way (ROW). Please specify how the onsite widened ditches will conform to existing State ditches and verify that there will not be an increase in velocity that may cause erosion when possibly conforming a larger ditch into a smaller existing ditch.

For future design phase review, the submittal should include watershed maps for existing and proposed conditions as well as plans, details, and calculations to show that the proposed widened ditches will not adversely impact the integrity of existing ditches.

Construction-Related Impacts
Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits (*link*).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Lead Agency
As the Lead Agency, the Granada Community Services District is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Equitable Access
If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit
Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The checklist TR-0416 (*link*) is used to determine the appropriate Caltrans review process for encroachment projects. The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits (*link*). Your application package may be emailed to D4Permits@dot.ca.gov.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Luana Chen, Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please contact LDR-D4@dot.ca.gov.

Sincerely,

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse

Comment #62

Add Pickleball Court

Tom Mattusch <BwanaTom@outlook.com>

Mon 6/17/2024 1:21 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Please consider adding a Pickleball Court or two.

Regards,

Tom Mattusch
650.619.0459

Comment #63

Granada Community Park comments

Alissa Teige <alissa.teige@gmail.com>

Mon 6/17/2024 4:29 PM

To:Hope Atmore <hatmore@granada.ca.gov>

To: Hope Atmore, Assistant General Manager
Please accept the following comments

As an El Granada resident, who walks through the area that will be altered by the park, and who drives to nearby businesses/services and uses Obispo as a local route when traffic(as it often is) is congested on the highway, I do have some questions and concerns. I grew up here and have more recently returned to the area... I am rather familiar with it.

My first concern is with the vague description of what will become of parking ultimately, and during the building process. I'm not sure if there is a lack of communication about the plan, in writing or in the visuals, or lack of a plan. It is unclear.

When I look at this image, all I can think is… where are the cars? We can't just pretend they don't exist.

On busy days, there are many cars in the dirt lot… which could hold around 50+ cars if they are parked thoughtfully. The parking lot right by the beach is now gone. It is suggested that parking along the road will be reduced. This means beachgoers will be hunting for parking, slowing HWY 1. That will still be a problem. Now, will slowed traffic be an issue on Obisbo as well? Will beachgoers be hunting for parking or stopping traffic to pull into or out of spots? If so, everyone I spoke to agrees they are really going to resent the park.

I am not satisfied by any answer that suggests that other projects are the issue. This one will be the problem in our eyes if we watch a large parking lot eliminated, a park created that is meant to bring more people to the area, all without ample parking solutions that do not add confusion or congestion. If neither the dirt lot is available nor new parking is created for a long span of time, this will also be a huge issue. If there is already a plan that speaks to all I have mentioned… which I assure you is of utmost importance to residents, it should be made clear.

If the plan is "good luck," and beachgoers will be pushed to park in the neighborhood, as they were when lots were closed during the pandemic, it is a choice to condemn us to hassle and trash, spread into the community. That will be rough branding for the park, if the intention is for us to feel positive feelings about its development. But perhaps the aim is not to actually serve the community but to make the community look a certain way, in passing, to visitors. Looking raw and rural, unique and beautiful is not it, perhaps. I think we need some reassurance, here.

My second concern is with the “passive grass.”
The green color is very strange and jarring in the environment… especially with so much of it. Why are we doing this? We have a lovely beach to sit on, to play on. I can only wonder what the upkeep will be like… how much water to keep grass that green? Anything that isn’t golf course level grass doesn’t seem to make it… but then why have it? Is this truly a drought conscious choice? We can't forget we are in California.

On the other end, I do hope all of the drainage has truly been carefully planned. I do see a lot of mention of it in the report, and hope that it works out. I love walking on the trail through the strip, to go see the ocean, & watching the heron hunt, feeling like I'm in nature. I will miss that—I also hope the bits about retaining a natural look or feel of the area are genuine.

Best of luck,
Alissa Teige

Comment #64

Comment for Granada Community Park and Recreation Center Project

Dan Haggerty <midcoastdan@gmail.com>

Mon 6/17/2024 4:57 PM

To:Hope Atmore <hatmore@granada.ca.gov>
Cc:Dan E3M Haggerty <midcoastdan@gmail.com>

GCSD,

Below are my personal comments on the Park and Recreation Center Project.

Parking

As GCSD already knows there has always been a great need for Beach Parking for Visitors and Locals. Keep the existing informal Parking Lot as it provides the maximum amount of parking possible and has excellent
access from Obispo Rd. I do not agree that the current plan does not significantly impact existing needed beach parking.

Natural Feel to the Area

Although the plan generally does look nice, I question if it is the correct design for this area. The feel I get from looking at the plans are that it is over developed and does not blend or connect with the oceanside feel. I think that there will be an ongoing fight to pull weeds and will not look like it does in the renderings. Please scale back to a simpler plan that would eventually connect better with the ocean attraction. This is a wildlife corridor and foraging habitat. I do not agree that the current plan does not significantly impact the natural feel to the area.

Trail on Obispo Rd.

Building the trail on Obispo Rd. vs. the Highway side will encroach on the Riparian area and require significant engineering and expenses. This plan will also reduce needed parking on Obispo Rd. I do not agree that the current plan does not significantly impact Obispo Rd. parking and the Riparian element.

Dog Park

I don't believe a Dog Park is needed. There are many other places to take dogs.

Wetlands on the north side of park

Please acknowledge the wetlands on the north side.

Picasso Preschool

I believe there should be a way to have a hybrid type of situation that would allow for Picasso Preschool to continue to exist in the building.

Thank You,

Dan Haggerty
El Granada

Comment #65

Comments regarding proposed GCSD park and community center

Stephen Pohlmeyer <smp8181@yahoo.com>

Mon 6/17/2024 4:58 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Dear Hope,

My wife and I are eight-year residents of El Granada with three young children and are writing to express our concerns regarding the current development plans for Burnham Strip and Picasso Preschool.

Overall, we believe the Board needs to pause and re-evaluate the scope and priorities of this project. The community has significant, valid concerns regarding negative impacts to traffic, parking, pollution (noise, light and otherwise), the environment and the availability of early childhood education. These concerns need to be considered, addressed and incorporated into a revised plan going forward.

Of primary concern is the potential loss of Picasso Preschool – slated for eviction in 2025. The public was never polled on this specifically, meaning that any prior support for a community center did not contemplate a "zero sum game" involving the loss of this essential community resource. As you know, there is already a severe structural deficit in preschool availability on the Coast, with waiting lists at every program creating uncertainty and impossible choices for working parents. In that context it is beyond irresponsible for GCSD to evict the Midcoast's largest preschool operator from the only location available to house them. Because it is uniquely difficult to get anything built on the Coastside, we are not confident that the current Picasso offering can or will be replicated elsewhere, and certainly not in a timely, economically viable and self-sufficient manner.

We have heard some on the Board say that Picasso Preschool was not viable, that it was going to close without GCSD intervention, etc. The community should know that those statements are and were factually inaccurate. Not only is Picasso Preschool a viable business that absent GCSD intervention would have remained a preschool indefinitely, it is an essential public resource. The school is self-sufficient, provides good, local jobs, pays taxes and saves working families countless hours of unnecessary driving time, therefore reducing traffic and improving the environment.

Regarding parks and recreation and the district's proposed community center – this is a completely discretionary "nice to have" that our community does not need (certainly as compared to its last preschool of size). El Granada is already surrounded by thousands of acres of parks, plus the beach, coastal trail, harbor and ocean.

Lastly, regarding GCSD's budget, and this point is critical: the funding for GCSD's parks and community center will come from a local property tax rebate (for lack of a better word). However, there is a risk that a higher governmental power could conceivably pull this funding from GCSD at a later date, leaving us with no resources to fund or maintain the park or center in the future. Local bond issuances have been mentioned as a potential funding source – we should not count on them! We simply should not put ourselves at the mercy of higher government powers who run chronic budget deficits. We should not be in such a rush to close Picasso Preschool, a valuable revenue source for the district and cultural asset for the community.

In summary, we believe the preschool can and should remain in its current location. The park and community center should be re-evaluated, postponed and significantly narrowed in scope.

Sincerely,

Stephen Pohlmeyer

El Granada

Comment #66

El Granada Beach Park Concerns

Lucas Flosi <lucasflosi@gmail.com>

Mon 6/17/2024 5:00 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi Hope,

I am writing today to express some concern over the new park. I grew up in the community and recently purchased a home very near the site so I would particularly feel the impact. My primary concerns are as follows:

1) This project does nothing to address the parking issue and will likely exacerbate the problem and create a major safety hazard. Looking at the existing dirt parking lot now, it is easily able to fit 50+ cars. It is only reasonable to assume that with the introduction of new amenities in the form of a park (i.e. picnic tables) we can reasonably expect that more people will want to visit and ultimately spend longer in the area.

As I am sure you already know, parking is already a massive problem with people parking on the side of the highway 1, on Obispo Road across from the fire station, and even in the local neighborhoods. The current situation is already untenable - it creates major congestion on the highway, poses a safety hazard as people jaywalk across the roads, makes it difficult for local residents to park on the street near their home, and will increase the likelihood of criminals breaking into vehicles in residential areas (I saw a vehicle that was broken into in broad daylight just recently near the El Granada Post Office).

This proposal for the park actually will make the problem worse rather than addressing it. It actively ***reduces*** the amount of parking in a high traffic and desirable area. I would recommend we do studies on similar recreational areas (harbor + beach + trails + activity areas) to benchmark sizing and at a minimum ensure we are significantly increasing parking rather than reducing it. We also should do studies to understand how this will affect congestion on this street and ultimately impact the fire department and response time.

2) This project over indexes on providing hiking and walking trails and introduces no new amenity to our community. We currently have 2 multiple mile long paved coastal trails, multiple large parks, and hundreds of open space trails within our community. We also have dozens of beaches, bluffs, and highly accessible and walkable areas with picnic areas and benches.

What we do ***not*** have is a public basketball, sand or grass volleyball, pickleball court, tennis courts, or multi-use field not associated with a school. And in El Granada specifically we only have basketball courts at the Elementary school and those rims are set at heights suitable for young children and highly limited by school usage for 3/4 of the year. Adding a half basketball court as per the design is a wholly inadequate solution that fails to even remotely address the lack of facilities we have for residents and children in this community. Prioritizing redundant picnic and walking space over facilities that encourage physical health and activity, can be used by children and children's groups for camps and programs, and could even generate revenue is short sighted.

3) This project evicts a pre-school in exchange for an ambiguously labeled community center without an obvious purpose or set of programming. With child care being such a challenge and as our community grows this will only become worse. How is it responsible to even consider doing this? Nevermind the breach in fiduciary responsibility by evicting a paying tenant for a cost center that is ripe for underutilization and abuse.

Instead we should be building a separate community center and leaving the preschool as is on the condition that we can clearly define a set of programming that is both desired by the community and is not an extreme cost center.

I have many other smaller concerns (how are we thinking about reducing trash/waste being left on our beaches? how are we going to pay for maintaining these structures? what will happen with noise ordinances?) and would love to get involved to make sure that we are using the best resources for our community. When and how is the best way to show my strong opposition to this current plan and get involved in building a better one?

Thanks,

Lucas

Comment #67

June 17, 2024

Hope Atmore, Assistant General Manager
Granada Community Services District
PO Box 335
El Granada, CA 94018
Email: hatmore@granada.ca.gov
650-726-7093

RE: Comments in Draft IS/MND
Granada Community Park and Recreation Center Project

Dear Ms. Atmore:

Thank you for the opportunity to comment on the Draft initial Study/Mitigated Negative Declaration (Draft ISMND) for the Granada Community Park and Recreation Center Project proposed by Granada Community Services District. I am commenting as a member of the community and as a professional biologist with an intimate familiarity with the Burnham Strip. I have 35 years of experience as an environmental professional focused on California Environmental Quality Act (CEQA), Clean Water Act, Endangered Species Act, Porter-Cologne Water Quality Control Act, California Fish and Game Code, California Coastal Act and Local Coastal Programs, and local planning policies and guidelines.

My comments are focused on biological resource issues. I provide evidence of the presence of potentially jurisdictional wetlands within the project footprint that are not disclosed in the Draft IS/MND and the Biological Resource Report in Appendix C, but that have been acknowledged previously by GCSD in documents made available by GCSD. I have observed and documented conditions in the wetland as a professional biologist with academic and technical training in assessing jurisdictional wetlands. Therefore, this letter provides substantial evidence as defined in the CEQA ("Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts"[1]) regarding the presence of the wetland, the failure of the MND and its supporting technical reports to acknowledge it, and the consequent need for qualified people to perform a more thorough analysis and present it to the public in a recirculated Draft IS/MND.

General Comments on the Draft IS/MND

Considerable effort to portray the site as diminished in habitat value to ease the approval of the project. In fact, the strip is a vital and productive landscape with abundant natural resource values that are evident to neighbors and visitors who spend more than a day evaluating the site for CEQA purposes.

As an example, in 2020, GCSD contracted the biological consulting firm BioMaAs to prepare a biological resources assessment of the Burnham Strip[2]. The report provides a thorough evaluation of existing

[1] CEQA, Public Resource Code (Public Resources Code §§ 21000–21189); the definition of and reliance on substantial evidence is cited in many sections of CEQA.

[2] BioMaAs. 2020. Biological Resources Assessment for the Burnham Strip. Report prepared for Granada Community Service District.

biological resources, including wetlands and potential ESHA subject to the California Coastal Act, and provided the GCSD with valuable information to inform project planning, much of which was ignored.

Then in 2023, apparently on the merits of a single internal memo from Joe Issell of the RCD to select GCSD board members, the BioMaAs report was deemed irrelevant and is not referenced in the Draft IS/MND. Instead, the Draft IS/MND relies on a Biological Report prepared by the EIR consultant Montrose[3], which provides substantially less information, fails to document a seasonal wetland, and underrepresents the flora and fauna present. This has the appearance of "cherry-picking" technical information to suit the project planner's desires to advance a project plan unencumbered by inconvenient details. CEQA requires use of the best available scientific information in the preparation of environmental review documents. Please provide an explanation of why the BioMaAs report was not included as part of the biological resource analysis.

Project Purpose and Need
Demand for parks? See Recreation 3.16.3 (p. 3-109) "…would help satisfy the local demand for additional public park amenities to serve the local community." GCSD has established that the proposed park plan is the result of public outreach that gathered wishes from the local community. Often this was in the form of a questionnaire that listed potential park amenities and asked community members which ones they preferred. However, this does not constitute a "demand" for the park. Instead, the planning approach resulted in a wish list only of built features (*i.e.*, pavement, 10-foot wide surfaced trails, bathrooms, fencing, basketball, dog parks, *etc*.), but placed no value on the opinion that aesthetic and open space values would be best served by leaving the site as is, or by limiting built features. Please clarify whether demand was determined, either qualitatively or quantitatively, through a proper survey.

2.1 Overview

p. 2-1 Uses should include stormwater management, since a "rain garden" is a feature that appears on the plan (also see comment below on how the rain garden would be an improper conversion of a jurisdictional wetland).

p. 2-1 "Improve and enhance two existing drainages"

p. 2-1 Please clarify what is meant by "improve onsite vegetation"?

p. 2-4 Project site characteristics

p. 2-4 The Draft IS/MND fails to disclose the seasonal wetland located near the intersection of Obispo and Avenue Alhambra among the "other hydrological features". In 2023 and 2024, the wetland had surface water connection southwest toward Highway 1, then southeast parallel to Highway 1 where it connects to the unnamed drainage that discharges to the ocean.

p. 2-4 The Draft IS/MND refers to unnamed drainages as ephemeral, a hydrological term that means they flow briefly in response to rain events. In fact, the two unnamed drainages are intermittent, which means they have flowing water during certain times of the year, when groundwater

[3] Montrose Environmental. 2024. Final Biological Resources Report, Proposed Granada community Park and Recreation Center Project. Prepared for GCSD.

provides water for stream flow (in this case, groundwater is discharging from higher in the watershed). In 2024, these drainages were still flowing in May.

p. 2-4 The list of habitats fails to mention the seasonal wetland located near the intersection of Obispo and Avenue Alhambra. This is a serious oversight, since the wetland potentially jurisdictional under the federal Clean Water Act and State Water Quality Control Board regulations, a sensitive natural community protected by the California Department of Fish and Wildlife, and an Environmentally Sensitive Habitat Area (ESHA) subject to the California Coastal Act and Local Coastal Plan.

2.3 Project Components

p. 2-5 Burnham Creek riparian zone – no work proposed within riparian vegetation. But the trail proposed along Obispo Road (opposite the fire station) would be immediately adjacent to the willow riparian vegetation, and in part would partly be located beneath overhanging riparian canopy. The Draft IS/MND should more accurately disclose and characterize the amount of encroachment within the riparian buffers as outlined in the Local Coastal Program.

p. 2-6 In the description of the Active Zone, what is meant by a "robust and dynamic" vegetation zone? There is no information in the Biological Resources Report that evaluates the robustness or dynamism of the vegetation in before-project vs. after-project condition. What are the specific ecological deficiencies that need to be improved?

p. 2-6 What is meant by the term "passive grassland"? It appears to refer to the area that is supposed to be restored with native perennial grassland and forbs. If so I recommend labeling and describing it using standard terminology, such as "native grassland" or "coastal terrace prairie".

p. 2-6 Passive Recreation Zone – what does this term mean in the context of this plan? Does it simply mean that nothing will be constructed there, in contrast to the rest of the park?

p. 2-6 Although not stated in the Draft IS/MND, it was mentioned in public meetings that the "passive grassland" area could occasionally be used for overflow parking during large events at the proposed Community Center. How does that use reconcile with stated goals "restore native perennial grasses and forbs" to this same area?

p. 2-6 Does GCSD have a clear idea of the costs associated with attempting to "restore native perennial grasses and forbs", including weed eradication, site preparation, plant and seed procurement, planting site preparation, cultivation, weeding, maintenance, replacement of failed plantings, site protection, and adaptive management. These are especially relevant since it will border the Caltrans right of way that provide a persistent source of weed seeds blowing into the "passive grassland".

p. 2-6 What is the basis for assuming that the "passive grassland" will have improved wildlife habitat, forage, etc. compared to the grassland in its current state.

p. 2-6 What is the design basis for the mounded landforms? How do they fit with the concept of restoring a coastal terrace prairie, which is flat? It appears to be either a landscape architecture conceit,

or a way to lose the excess soil that will be generated during over-excavation of the foundations for all trails and parking lots in the park. If the goal is truly to restore a native coastal terrace prairie, then mounded topography is inconsistent with the natural condition of this vegetation type, and the interpretive value of the restoration effort will be lost.

p. 2-7 Access and Parking. The proposed project displaces existing parking and forces visitors to park in the adjacent neighborhood. The effects of displacing the parking in combination with proposed Caltrans elimination of parling on Highway 1 would be a significant cumulative impact, and an impact to the quality of life of people who live adjacent to the proposed park.

p. 2-9 Green infrastructure. The conversion of the existing wetland to a stormwater treatment facility (i.e., "rain garden") is not an allowable use under federal and state regulations. Stormwater runoff from Obispo Avenue will contain sediment and pollutants which will be and impact to the existing wetland, not an enhancement as the Draft IS/MND proposes. Such discharges are regulated by the Regional Water Quality Control Board and the U.S. Army Corp of Engineers as "fill". For the proposed use to be allowed, stormwater entering the wetland would have to be treated first.

This proposed use also points out the inconsistency in the park plan and the Draft IS/MND, which on the one hand fails to acknowledge there is a wetland at all, but on the other hand proposes to enhance it with stormwater. The "rain garden" feature should be eliminated from the park plan of the park plan and replaced with an appropriate buffer around the wetland consistent with the local Coastal Program. The plan needs to be informed by a qualified assessment of the existing wetland and disclosed to the public in a recirculated Draft IS/MND.

2.4 Permits and Approvals

p. 2-11 The first sentence of this section ("The District began community outreach in 2018 and the District Board approved the Park Plan in April 2023") has nothing to do with permits and approvals. That is simply a vote that the GCSD took.

The Draft IS/MND lists a Section 401 Permit among those issued by the U.S. Army Corps of Engineers. Although Section 401 is part of the Federal Clean Water Act, the State Water Resources Control Board and Regional Water Quality Control Boards have regulatory under Section 401.

The proposed project is within the San Francisco Bay Regional Water Quality Control Board (Region 2) area of authority, not the Central Coast (Region 3). See https://www.waterboards.ca.gov/waterboards_map.html

The Regional Water Quality Control Board also is responsible for administering the Porter-Cologne Water Quality Control Act, as described on page 3-30 of the Draft IS/MND. This is potentially important, since if the seasonal wetland is not determined to be federally jurisdictional, then the proposed impacts to it would still be regulated under Porter-Cologne.

Section 2.4 of the Draft IS/MND would be improved by providing a short explanation of the purview of the various permits and approvals required. For example, listing "Section 401 Permit" does not help the public understand what the purpose of the permit is, and how it relates to the activities proposed in the park plan. A better explanation would also reveal inconsistencies within

the park plan disclosing the by regulatory implications of proposing features such as the "rain garden" where a protected wetland currently exists.

3.4 Biological Resources

p. 3-33 The listing of San Mateo County General Plan policies is confusing. The title of each policy runs into the text describing the policy (*i.e*, "1.21 Importance of Sensitive Habitats Consider areas designated as sensitive habitats as a priority resource requiring protection.")

p. 3-37 Environmental Setting. The Watershed and Hydrology section fails to acknowledge the seasonal wetland and its surface water connection to the northern unnamed drainage, which is a significant hydrologic feature on the landscape. This section also refers to Burnham Creek as intermittent, which needs to be substantiated by observations beyond the single day of field work by Montrose. Burnham Creek is arguably perennial. This section also refers to the northern unnamed drainage as ephemeral, which implies that it only flows briefly following rain events. Since it was still flowing in May 2024, it is undoubtedly intermittent, likely fed by groundwater discharge in the neighborhood to the north.

p. 3-37 The description of the climate is inaccurate. Average rainfall in the project area is closer to 29 inches, not 19 inches. I recommend this section be updated and provide references. Of greater concern is that this section was not prepared by a qualified hydrologist, but was cut and pasted from another document and not checked by a senior reviewer who would know that 19 inches of precipitation in coastal San Mateo County was incorrect.

p. 3-40 The Draft IS/MND provides a poor analysis of the potential occurrence of California red-legged frog, including habitat fragmentation and isolation from urban development, SR-1, high pedestrian usage, feral cat presence, and limited suitable habitat. In fact, the riparian habitat associated with Burnham Creek provides two acres of potentially suitable habitat (*i.e.*, fairly large as CRLF habitats in urbanized areas go), including persistent pools along a channel in dense willows that extends southeast of the main channel toward Coronado Street. Because of its dense vegetation and difficult access, I suspect the reconnaissance-level biological survey by Montrose did not investigate this area, and would therefore not be subject to "high pedestrian usage" that is common in parts of the Strip currently used by the public. However, the more thorough Biological Resources Assessment prepared by BioMaAs did accurately characterize the potential habitat present: "Adult CRLF appear to prefer dense, shrubby or emergent riparian vegetation closely associated with deep (>2.3 feet), still, or slow-moving water (Hayes and Jennings 1988)." Appropriately, BioMaAs concluded "High winter flows likely preclude breeding attempts in much of Burnham Creek by this species, however, CRLF may more commonly use Burnham Creek as non-breeding aquatic habitat, and the Study Area as potential upland habitat and dispersal habitat." A proposed trail segment along Obispo Avenue would be constructed immediately adjacent to Burnham Creek and riparian habitat. This proposed project feature should be more carefully analyzed with respect to potential impacts to CRLF.

Feral cats are not present in the Burnham Strip. Coyotes are active in the area, are frequently seen moving across the Strip and hunting there. There has been an active burrow in the vicinity of Burnham Creek for at least two seasons. Many neighbors of the Strip have lost pet cats to coyotes. This appears to be another example of copying from a list of potential reasons for not expecting

CRLF in the project area as opposed to providing a more reasoned analysis based on a more thorough knowledge of the biological resources of the site.

State Route 1 does represent a reason for lower expectations of CRLF on the Strip. Perhaps the analyst is suggesting that if they are present (although they have concluded they are not), then the highway would present a barrier to their movement, or a population sink where frogs could be killed. The beach across the highway presents no incentive for frogs to move in that direction.

p. 3-41 The nesting bird mitigation measure MM Bio-3 is inconsistent with the number and timing of surveys typically required by California Department of Fish and Wildlife, which is one survey not more than 14 days before construction, and a repeat survey not more than 48 hours before construction. Also, because construction would occur within the riparian buffer, the mitigation measure should say so, and full-time biological monitoring should be required within buffers.

p. 3-42 Subsection "b. Substantial adverse effect on any riparian habitat or sensitive natural community" should provide an estimate of the type and area of temporary and permanent impacts and the type and area compensatory mitigation. Although it is understood that for the purposes of CEQA exact values are not required as they will be for the regulatory permitting phase, it is important to disclose to the public the nature of what will be lost and gained. The Draft IS/MND provides only broad statements about habitat improvement and enhancement of the stream corridors, but little descriptive detail beyond the landscape architect's conceptual plan. There is no map or tabular accounting the impacts.

The Draft IS/MND fails to mention the existing seasonal wetland located near Obispo and Alhambra Roads, and how its conversion to a stormwater treatment facility would have a substantial adverse effect on a sensitive natural community. Mitigation Measure BIO-4 is therefore wholly inadequate with respect to the impact to the seasonal wetland. The proposed project *will* result in adverse impact to up to a 3,000 square feet of seasonal wetland was overlooked by Montrose but accurately documented by BioMaAs. The wetland is not described in the Draft IS/MND, and therefore no impacts or mitigation measures were identified. The proposed uses of this wetland (conversion to a stormwater treatment facility) is inconsistent with the Local Coastal Program policies for sensitive habitats.

Note also that the standard post-construction mitigation monitoring requirement of the Regional Water Quality Control Board is five years, and often as long as ten years.

p. 3-42 The Draft IS/MND states that "revegetation would account for approximately 45% of riparian vegetation species that are listed in the LCP". This appears to be in reference to the "Definition of Wetland" (section 7.14) of the Local Coastal Program, which says "In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat." It is important to know that his list is not comprehensive and is not relied on by any regulatory agency (U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Wildlife, or California Coastal Commission) to define wetlands, and should therefore not be used as a benchmark for successful restoration

or revegetation effort. Instead, the Draft IS/MND should provide a preliminary plant palette and a better description of the habitat that the plan proposes to create.

p. 3-43 In subsection "c. Substantial adverse effects on state or federally protected wetlands". The Draft IS/MND erroneously states that "no potential wetlands were identified during the site survey for the Biological Resources Report", and erroneously concludes that "... as no wetlands are present within the proposed Project work area, no impacts to wetlands would occur."

These statements and conclusions are false, and this portion of the Draft IS/MND technically flawed. GCSD has been in possession for at least seven years of documentation of the existence of the seasonal wetland located near the intersection of Obispo Road and Avenue Alhambra.

- The 2017 Natural Resources Management Plan for the Burnham Strip[4] shows the wetland and its surface water drainage toward the northern unnamed drainage. Figure 2 is from the plan, which also has a plant list with several of the wetland indicator species still present.

Figure 2: Map illustration of vegetation communities identified on the Burnham Strip property.

- The Biological Resources Assessment (BioMaAs, 2020) also documented a seasonal wetland in this same location, and described it thoroughly as one of the vegetation types in the Burnham Strip. A portion of the map from that report is below. The BioMaAs report also accurately described the wetland, among other features, as Environmentally Sensitive Habitat Areas (ESHA) as defined and protected by the Coastal Act.

[4] San Mateo County Resource Conservation District (RCD). 2017. Natural Resources Management Plan, Granada Community Services District, Burnham Strip Property. Prepared for GCSD. April 18.

For reasons not made clear despite inquiries to both GCSD and BioMaAs, this report was not completed beyond the draft form, even though it is the most thorough documentation of biological resources on the site. In May, 2023, the RCD provide GCSD with a letter[5] that dismissed the BioMaAs report as not representative of the context of the site and its apparently diminished biological resource values. The letter also fails to acknowledge the existence of the wetland while claiming to have "significant familiarity with the biotic and abiotic natural resources of the Burnham Strip…". It is worth noting that the letter was written *after* GCSD had contracted Montrose to prepare its biological report that was used to prepare the Draft IS/MND. This has the appearance of GCSD deciding that a report documenting the actual biological resource values of the site were an impediment to the park plan which was also effectively complete, and so needed to obtain a more favorable characterization of the site that would interfere with the plan.

The Montrose report includes a photo (below, with added highlight) that shows the wetland, so it is difficult to imagine that they did not walk by it and see it. Since their site visit occurred in March, it should have been easy to observe ponding, saturated soil and wetland indicator plants covering a no-insignificant area of about 3,000 square feet.

[5] Issel, Joe. 2023. RCD Comments on BioMaS November 2020 Biological Resources Assessment of Burnham Strip. Letter to Chuck Duffy, GCSD. May 22.

Photo No. 7	**Feature:**
Aspect (facing): Southeast	Open field

Looking southeast across the study area and grassland open space (March 2023)

Actual conditions in the seasonal wetland contradict the Montrose and RCD representation of the site. The wetland is dominated by plant species with Obligate, Facultative Wetland and facultative indicator status, including *Schoenoplectus pungens* var. *longispicatus* (OBL), *Potentilla anserina* ssp. *pacifica* (OBL) and *Juncus phaeocephalus* var. *phaeocephalus* (FACW). It also exhibits surface water ponding for a significant portion of the growing season (into May of 2024, for example) and saturated soils. The photograph below shows the wetland area in May of 2024, with vegetation distinct from the surrounding ruderal grassland. I can supply GCSD with many photographs of this site and of the plant species located there.

Seasonal wetland on Burnham Strip.

3.10 Hydrology

3.10.1 Regulatory Setting. The regulatory setting section describes the State's Porter-Cologne Waer Quality Control Act, which state "The Porter-Cologne Act established regulatory authority over waters of the state, which are defined as "any surface water or groundwater, including saline waters, within the boundaries of the State." The Draft IS/MND fails to document the extent of wetlands that are under the regulatory purview of Porter-Cologne, as administered by the San Francisco Bay Regional Water Quality Control Board. All projects that have a federal component and may affect water quality in the state (including projects that require federal agency approval, such as issuance of a CWA Section 404 permit) also must comply with CWA Section 401.

3.10.2 Environmental Setting. The primary hydrological feature is identified as Burnham Creek. Elsewhere in the (Montrose) it is referred to as the Santa Maria ____. The setting section fails to identify the seasonal wetland located near Obispo Avenue. This hydrological feature ponds surface water for months during non-drought years (e.g., into May 2024), with surface water connectivity across the Burnham Strip to a swale that parallels SR-1 and discharges into the westernmost unnamed drainage ditch that also crosses Burnham Strip, and ultimately to the Pacific Ocean. By ignoring the wetland feature, the Draft IS/MND fails to analyze the impact of converting it to a "rain garden", a conversion of use that would not be allowed without regulatory approval. Discussion of the impact of conversion of use from a natural wetland feature to a stormwater facility, is absent from the Draft IS/MND.

3.10.3 The Draft IS/MND states that "…the proposed Project would be required to comply with all applicable federal, state, and local permits, such as the CWA Section 404 Individual Permit (issued by USACE), CWA Section 401 Water Quality Certification (issued by the San Francisco Bay RWQCB)…".

However, there is no discussion about what how those permits may result approval, denial, redesign or other means of eliminating or reducing impacts to regulated waters of the U.S. or of the State, or how the project anticipates to impacts would be mitigated. The public is provided no information to understand or comment on how the regulatory process may affect the outcome of the project, other than that permits would be obtained and adherence to these future and undisclosed permit requirements, with mitigation that is not identified, would protect water quality standards and comply with water discharge requirements. This is deferral of mitigation to some future regulatory action that prevents part of the project from being fully understood or evaluated.

3.10.3 ii. Surface water runoff and iii. Stormwater drainage (3-85 – 3-86). The presentation of surface water runoff and stormwater management fails to mention or evaluate the "rain garden", its role in meeting stormwater management objectives, or the impact of converting a natural wetland feature to a stormwater facility.

3.21 Mandatory Findings of Significance

Pallid bat is identified as *Aquila chrysaetos*, the scientific name for golden eagle. Pallid bat is *Antrozous pallidus*.

Sincerely,

Chris Rogers
sweepthebeach@gmail.com
415-254-4835

July 19, 2024
Hope Atmore, Assistant General Manager
Granada Community Services District
PO Box 335
El Granada, CA 94018
Email: hatmore@granada.ca.gov
650-726-7093

RE: Comments on Draft IS/MND
Granada Community Park and Recreation Center Project
Wetlands and Biological Resources

Dear Ms. Atmore:

Thank you for the opportunity to comment on the Draft initial Study/Mitigated Negative Declaration (Draft ISMND) for the Granada Community Park and Recreation Center Project proposed by Granada Community Services District. I am commenting as a member of the community and as a professional biologist with an intimate familiarity with the Burnham Strip. I have 35 years of experience as an environmental professional focused on California Environmental Quality Act (CEQA), Clean Water Act, Endangered Species Act, Porter-Cologne Water Quality Control Act, California Fish and Game Code, California Coastal Act and Local Coastal Programs, and local planning policies and guidelines.

I have conduction jurisdictional delineations of wetlands and other waters of the U.S. and of the state since 1987, the same year that the U.S. Army Corps of Engineers published the first Wetland Delineation Manual that has is the basis of all jurisdictional wetland field studies since. I have performed field work, prepared technical reports, and reviewed and edited at least one hundred wetland delineation reports, and trained people how to competently do this work. Therefore, I am a subject matter expert in this field.

My comments here are focused on the failure of the Draft IS/MND to recognize and document wetlands in the Burnham Park project area. I will show through documents supplied by GCSD, that the wetland feature has been, in turn, acknowledged and then disavowed by GCSD and its consultants. I will also show that the documentation relied on by GCSD and cited in the IS/MND to support its conclusion that "... as no wetlands are present within the proposed Project work area, no impacts to wetlands would occur." (Draft IS/MND, page 3-43). Asa subject matter expert, my observations and comments constitute a disagreement among experts, and show that the finding in the IS/MND is flawed, and that a significant impact to wetlands would if the park plan is implemented as presented.

This letter also rebuts statements regarding the timeline and implications of wetlands evaluations that were made by Mr. Tom Conroy, the GCSD's landscape architect, during a presentation of the park plan to the Midcoast Community Council on July 10, 2024. Mr. Conroy misrepresents facts and leaves out certain important details. I recognize that Mr. Conroy is an expert in his particular field of landscape architecture and design, but I disagree with his statements that are squarely within my field of expertise.

My comments also are meant to help GCSD prevent delays and avoid unnecessary expenditure of public funds as it moves through the planning process and eventually seeks regulatory permits needed for the park as it is currently planned. The IS/MND is the local lead agency's work product that documents the potential impacts and mitigations required to reduce those impacts to a level less than significant. But the

IS/MND also is relied upon by Responsible and Trustee Agencies, including San Francisco Bay Regional Water Quality Control Board and California Department of Fish and Wildlife, to complete their reviews of the project and its potential impacts on wetlands and waters under their regulatory purview. Because it will likely be finalized and certified by the time these agencies receive permit applications and begin reviewing the project, the IS/MND must be complete and sufficiently detailed in its disclosure of impacts to wetlands. Because the Draft IS/MND does not recognize the existence of the wetlands, and therefore provides inadequate evaluation of those resources or mitigation of impacts to them, then the Responsible and Trustee Agencies may compel GCSD to amend the MND, or to prepare a revised MND and to recirculate it for public comment.

Timeline of Wetland Evaluation

- 2007-2008 SAM biological report identified no potential wetlands. This is true, but irrelevant since the report is now 16 years old. SAM should not be relying on a document of this age for its upcoming projects, particularly since other more recent reports identify wetlands are present. Also notable is that SAM protected a portion of the wetland during the most recent round of construction of storage basins at my urging and with input from its own compliance consultant. This avoided destruction of the wetland during construction, and also implies acknowledgement by SAM that a resource worth protection exists based on the availability of more current and qualified information.

- 2017 Resource Conservation District (RCD) identified potential wetlands along northwest and northeast corners. This was not a formal wetland delineation. But it bears acknowledging that the RCD has exhibited shifting opinions about whether a wetland is or isn't present, apparently depending on the expediency of GCSD and its park planning objectives.

- 2020 BioMaAs prepared a "comprehensive biological resources assessment to help guide the design of the park" (Conroy to MCC, July 10, 2024). Conroy claims that BioMaAs "did not find any commonality with RCD's report." In fact, the commonality of these two schematic representations (see figures below) of seasonal wetlands is a compelling argument that potential wetlands are present in the northwest corner of the Strip, and not in a "completely different location" according to Conroy. Neither map is based on formal wetland delineation using the federal methodology which is meant to resolve the location and extent of any potential wetlands. The BioMaAs report also accurately described the wetland, among other features, as Environmentally Sensitive Habitat Areas (ESHA) as defined and protected by the Coastal Act.

  The BioMaAs report provides a thorough evaluation of existing biological resources, including wetlands and potential ESHA subject to the California Coastal Act, and provided the GCSD with valuable information to inform project planning, much of which was ignored. In May 2023, an internal memo from Joe Issell of the RCD to GCSD (Issel, Joe. 2023. *RCD Comments on BioMaS November 2020 Biological Resources Assessment of Burnham Strip*. Letter to Chuck Duffy, GCSD. May 22.) asserted the BioMaAs report overstated biological resource values and dismissed it as not being what was needed to support the park plan. It is worth noting that the RCD letter was written *after* GCSD had already contracted Montrose to prepare another biological report that was used to prepare the Draft IS/MND. This has the appearance of using a favorble opinion the

RCD to provide cover for deciding to ignore the BioMaAs report *after* the decision was already made to replace BioMaAs.

Instead, the Draft IS/MND relies on a Biological Report prepared by the EIR consultant Montrose, which provides substantially less information, fails to document the wetland, and underrepresents the flora and fauna present. This has the appearance of "cherry-picking" technical information to suit the project planner's desires to advance a project plan unencumbered by inconvenient details. CEQA requires use of the best available scientific information in the preparation of environmental review documents. Please provide an explanation of why the BioMaAs report was not included as part of the biological resource analysis.

2017 RCD map; potential wetlands in blue.

2020 BioMaAs map; wetlands in light green.

- 2021 RCD made "multiple site visits to perform a wetland delineation, concluding that there is limited to no evidence of a wetland in the area" (Conroy to MCC, July 10, 2024). In fact, the RCD staff visited the site twice, and on the first visit, wrote "need a shovel" on a data sheet included in her report. This is clear evidence that this RCD staff person was ill-equipped with the basic and essential tools to complete a formal wetland delineation, and possibly poorly trained as well. A shovel is required to dig sample pits to observe soil and hydrology characteristics of a potential wetland and a contrasting non-wetland location. Upon returning to the site, the RCD staff completed a wetland delineation report that presents a combination of incomplete and erroneous documentation and contradictory conclusions. During my several decades of conducting wetland delineation, preparing reports, and meeting with staff from the U.S. Army Corps of Engineers and other agencies to review the results, I can confidently say that this is one of the poorest examples of a wetland delineation report that I have ever seen; no work product of this low quality would have ever been allowed by me or companies I worked for to be presented to a client, a lead agency, a regulatory agency, a third-party reviewer, or the public as the basis for any planning or permitting decision. My point-by-point review of the RCD report is below.

- 2023 Horizon (now Montrose) biologist surveyed the Strip "to develop a complete biological resources evaluation for inclusion in the project's Initial Study. No observations were made that any areas … should be investigated any further for wetland potential." (Conroy to MCC, July 10, 2024). I concur with this statement; Horizon/Montrose failed to make many observations during their single site visit on March 16, 2023, including of seasonal wetlands that appear in site

photos from their report (see below; from Montrose Environmental. 2024. Final Biological Resources Report, Proposed Granada Community Park and Recreation Center Project. Prepared for GCSD). The three biologists only managed to observe three of the wetland indicator species in the seasonal wetland, and all three are weedy species that are well distributed elsewhere on the Strip. This strongly suggests they did not look closely at the wetland even though it was in plain view and captured by their camera.

Photo No. 7	**Feature:**
Aspect (facing): Southeast	Open field

Looking southeast across the study area and grassland open space (March 2023)

Site photo from 2024 Montrose biological resources report.

The decision by the design team to "preserve and enhance" the area identified by BioMaAs is first disingenuous (does the wetland exist or not?), and not permissible under federal and state regulations. The state clarifies this in Resolution 94-102, Policy on the Use of Constructed Wetlands for Urban Runoff Pollution Control (attached) and regulatory authority over pollutant discharge under the State's Porter Cologne Water Quality Control Act. Stormwater runoff from Obispo Avenue will contain sediment and pollutants which will be and impact to the existing wetland, not an enhancement as the Draft IS/MND proposes. Such discharges are regulated by the Regional Water Quality Control Board and the U.S. Army Corps of Engineers as "fill". For the proposed use to be allowed, stormwater entering the wetland would have to be treated first. The "rain garden" feature should be eliminated from the park plan of the park plan and replaced with an appropriate buffer around the wetland consistent with the local Coastal Program. The Hydrology / Water Quality section of the Draft IS/MND does not identify a compelling need to provide stormwater treatment at this location. Instead, the rain-garden looks like "green-washing" for the

appearance of a low-impact development. The plan needs to be informed by a qualified assessment of the existing wetland and the regulatory implications of an unnecessary design element should be disclosed to the public and to the relevant regulatory agencies in a revised and recirculated Draft IS/MND.

Review of RCD Wetland Delineation

The following is my qualified review as a subject matter expert of the "Wetland Determination and Initial Delineation" by RCD employee Cleopatra Tuday (dated June 4, 2021; attached). The substantial evidence presented below constitutes a disagreement among experts and a fair argument that the Draft IS/MND, in its reliance on the RCD wetland delineation, is flawed and overlooks potentially significant impacts, and should be revised and recirculated. Photos of wetland conditions are attached.

1. Title of report – based on the methods, the memorandum is correctly an "initial delineation" (or as identified in the first paragraph, it is a "wetland assessment", but it is not a "wetland determination". Only the U.S. Army Corps of Engineers (USACE) may make a "jurisdictional determination" based on a wetland delineation report submitted to it. Wetland delineation practitioners do not make determinations, they supply evidence and supporting information for the USACE to make its determination. There is no indication that this report was submitted to the USACE for a determination.

2. Delineation Method (p1, ¶3) – the report evaluates "wetland potential" using the *U.S. Army Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Corps 2010), but does not actually follow the method prescribed in the manual. Details on inconsistencies are described in detail below.

3. Study Area (p.1, ¶1) – the study area is limited to what appears to be a randomly circled area, the study area fails to place the area in context with the larger Burnham strip, and does not show how topography and surface water drainage in 2022 -2024 connects to the unnamed intermittent (*not* ephemeral) drainage to the south and from there to the ocean. Continuity of surface waters is essential for regulatory agencies to make their determination of jurisdictional status of a wetland.

4. Site Conditions (p.1,¶4) – the site is dismissively described as "highly degraded", presumably meaning weedy. This is true, mainly due to GCSD's ill-advised mowing practices that encourage and spread invasive non-native plants through use of unwashed equipment, destroy wetland plants, and compact saturated soils with deep tire ruts. However, it is still a highly productive site that provides foraging, cover, nesting and burrowing, water, and movement habitat values for songbirds, raptors (great horned owl, red-tailed hawk, American kestrel), great blue heron (it is a regular hunting ground), fossorial rodents, coast garter snake, coyote, etc. Describing it simply as "degraded" overlooks the strip's persistent values and demonstrates unfamiliarity with the site based only on cursory site visits.

5. Vegetation (p1-2, ¶4) – vegetation within the study area and within the study area is described as dominated by two non-native grasses, Italian (or perennial) rye grass (*Festuca perennis*) and

wild oat (*Avena barbata*). Whether or not this is accurate, it incorrectly asserts that this indicates a lack of wetland vegetation. Since Italian ryegrass is a facultative wetland indicator (FAC) and is the most abundant plant species present (according to the data sheets in the RCD report), the evidence instead confirms that wetland vegetation *is* present. Currently, other wetland indicator plants cited in the report are present with sufficient percent cover to meet the wetland vegetation criterion. The wetland is dominated by plant species with Obligate, Facultative Wetland and facultative indicator status, including common three-square (*Schoenoplectus pungens* var*. longispicatus* [OBL]), silverweed (*Potentilla anserina* ssp*. pacifica* [OBL]) and brown-headed rush (*Juncus phaeocephalus* var*. phaeocephalus* [FACW]). It also exhibits surface water ponding for a significant portion of the growing season (into May of 2024, for example) and saturated soils.

6. Evidence of Ponding (p.2, ¶1) – The report concludes there is no evidence of ponding but concedes that topography and aerial photographs suggest saturated soils may persist in winter and spring, which represents a significant part of the growing season. In 2022-2024, this area ponded for several months continuously (December through April), easily meeting the hydrology criterion. The hydrology criterion for federal jurisdictional wetlands is for ponding or saturation within 12 inches of the soil surface for a significant portion of the growing season. Although a second site visit in April 2021 confirmed that the soil was no longer saturated (at least to the sampled depth of 10 inches; more on that later)), the report makes little effort to determine or estimate how long saturation did persist that year, or to what extent the extreme drought conditions influenced the memorandum's conclusions. The data sheets acknowledge the drought year. First-hand observations of long-duration ponding and saturation in the wetland contradict the conclusions.

7. Conclusions (p.2, ¶2) – the National Wetlands Inventory consists of notoriously coarse-grained mapping that would not be expected to register a feature of the size of the seasonal wetlands on the Burnham strip. The absence of "registered wetlands" (unclear what this term refers to) in the NWI is irrelevant.

8. Conclusions (p.2, ¶3) – the evidence presented in the memorandum is not based on proper implementation of the accepted methodology and should be considered inadequate to reach its conclusion that wetlands did not meet the three-parameter definition. In its current condition (dominated by perennial and annual wetland indicator species), the seasonal wetland easily meets at least one parameter consistent with an Environmentally Sensitive Habitat Area (ESHA) under the Local Coastal Program.

9. Conclusions (p.2, ¶4) – the memorandum concludes that the wetland is dominated by annual non-native grasses and therefore provides low quality habitat for "potential" wetland species. Actual wetland species present observed within the seasonal wetland, and other plant species documented in the Burnham strip are listed in the attached plant list. There is a substantial number of wetland indicator plant species in the seasonal wetland, as well as in the drainage features to the south.

10. Soils (p.3, ¶1) – Soils were sampled once at a depth of 6 inches (notes on the data sheet say "need a shovel", suggesting that the delineator did not have this basic tool for conducting a routine wetland delineation), and once at a depth of 10 inches. Both depths are shallower than the 20-inch depth that the wetland delineation methodology prescribes. There is no indication that a restrictive soil horizon was encountered that would have prevented digging to a depth of 20 inches in this sandy loam soil.

    The soil description says there were no indicators of hydric soils, but the data sheets record what is presumed to be gleyed soil matrix colors of N2 and N3, but then conclude that a gleyed matrix is not present. Although N2 does not exist in the standard reference for interpreting soil colors (Munsell Soil Color Charts), gleyed soils, as the soil description accurately reports, are a positive indicator of hydric soils. However, gleyed soils are unusual in California generally, and especially in well-drained loams in coastal terraces. Gleyed soil in Burnham Strip would have been a remarkable find. This suggests that the soil color was inaccurately interpreted in the field. If gleyed soil was encountered at a depth of six or ten inches below the surface, the experienced investigator would have either (a) presented evidence that it did not meet the Sandy Gleyed Matrix (S4) hydric soil indicator, or (b) dug below a depth of 12 inches to determine if the Loamy Gley Matrix (F2) indicator was met. In either case, the presence of gleyed soils in this location would be a strong positive indicator of hydric soils and should have been reported as such on the data sheets.

11. Vegetation (p.4, ¶2) – The vegetation composition currently differs from the description in the memorandum. Wetland indicator species, including brown-headed rush (*Juncus phaeocephalus* var. *phaeocephalus*; OBL); common rush (*Juncus patens*; FACW) and silverweed (*Potentilla anserina*; OBL) are dominant in the wetland feature. Several additional wetland indicator species are present, and non-indicator grasses are in the minority; see Table 1 below. Sixteen out of twenty-two species (72%) are wetland indicators with status of OBL, FACW or FAC (highlighted in Table 1, below). These plant species observations are documented in iNaturalist (www.inaturalist.org).

12. Hydrology (p.4, ¶5) – see #6 above. The site should be re-evaluated in a non-drought year. Also, the March 2021 site visit took place during excavation and construction of the wet-weather vaults immediately next to the wetland, which could have temporarily lowered the groundwater locally.

Table 1. Plants observed in Seasonal Wetland, Burnham Strip, 2024

Species	Common Name	Native/Exotic	Wetland Indicator Status[a]
Cortaderia selloana	jubata grass	X	FACU
Euphorbia peplus	petty spurge	X	NL
Festuca perennis	Italian rye grass	X	FAC
Fumaria capreolata	white ramping fumitory	X	NL
Geranium dissectum	wild geranium	X	NL
Helminthotheca echioides	prickly ox-tongue	X	FAC
Holcus lanatus	velvet grass (Yorkshire fog)	X	FAC
Hordeum brachyantherum	meadow barley	N	FACW
Hordeum marinum ssp. *gussoneanum*	Mediterranean barley	X	FACW
Isolepis cerua	slender clubrush	N	OBL
Juncus bufonius	toad rush	N	FACW
Juncus patens	spreading rush	N	FACW
Juncus phaeocephalus var. *phaeocephalus* *	brown-headed rush	N	FACW
Lythrum hyssopifolium	hyssop loosestrife	X	OBL
Medicago polymorpha	bur clover	X	FACU
Polypogon monspeliensis	rabbits foot grass	X	FACW
Polypogon viridis	water beard grass	X	FACW
Potentilla anserina ssp. *pacifica* *	silverweed	N	OBL
Rumex crispus	curly dock	X	FAC
Schoenoplectus pungens var. *longispicatus* *	common three-square	N	OBL
Sisyrinchium bellum	blue-eyed grass	N	FACW
Sonchus asper	spiny-leaf sow thistle	X	FACU

[a] Wetland Indicator Status:
Obligate (OBL): almost always occurs in wetlands
Facultative Wet (FACW): usually occurs in wetlands, but may also occur in non-wetlands
Facultative (FAC): occurs in both wetlands and non-wetlands
Facultative Upland (FACU): usually occurs in non-wetlands, but may also occur in wetlands
Upland (UPL): almost always occurs in non-wetlands
Not Listed (NL): wetland indicator not evaluated; usually considered as UPL unless compelling evidence otherwise.

* Dominant species

13. Data Sheets (attachments) – Generally illegible handwriting from scanning, plus mud stains, make it difficult to read and interpret. Overall, the data sheet entries provide scant and insufficient information in the notes section to support conclusions. And in fact, perhaps Ms. Tuday recognized that fact because there are no conclusions in the Summary of Findings section regarding Hydrophytic Vegetation, Hydric Soils, or Wetland Hydrology, or whether the sample site is located in a wetland. This is an important part of the documentation.

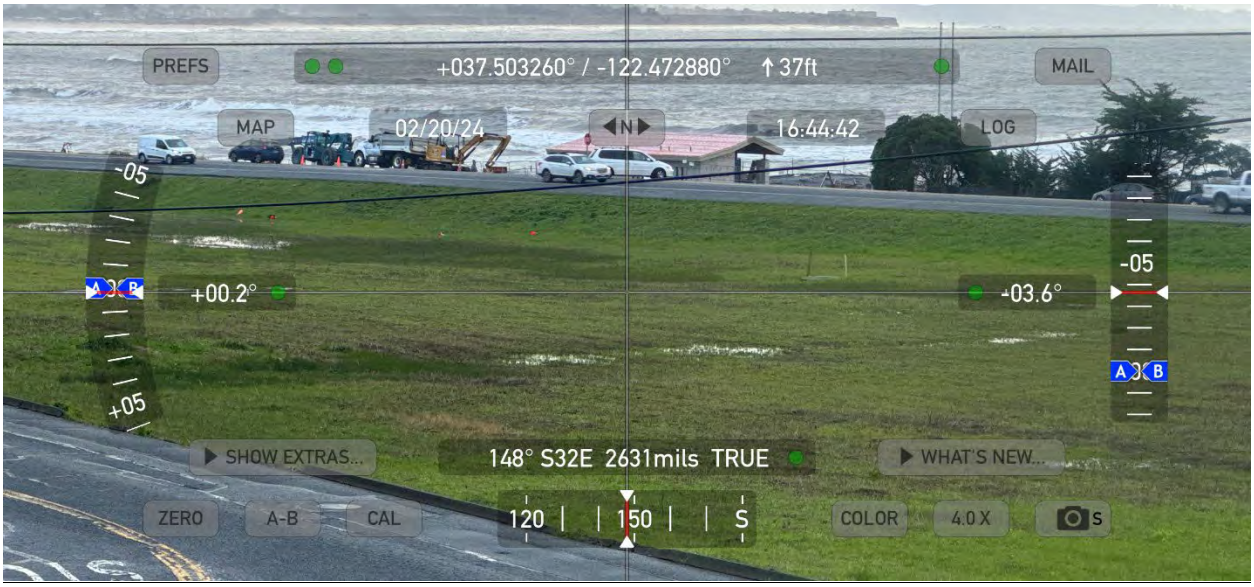
    The Soil section lists gleyed soil matrix (N2 and N3), but does not evaluate whether gleyed matrix indicators of hydric soil are actually present, nor does it provide any interpretation of this significant observation if it were to be true. It also admits that no shovel was used for one sample location, and only reached a depth of 6-10 inches.

    For hydrology, a re-evaluation would show the presence of the following primary indicators present during a significant portion of the growing season: Surface Water (A1), Saturation (A3), Algal Mats (B4); and the following secondary indicators: Drainage Patterns (B10), Saturation Visible on Aerial Imagery (C9). These indicate that wetland hydrology is present in non-drought years.

14. References – For a delineation conducted in 2021, the 2020 wetland indicator plant list should be used file:///C:/Users/Chris/Downloads/RCD%202021-GCSD%20Wetland%20Assessment.pdf

    The 1993 Jepson Manual (Hickman, *et al*) is out of date. Best to use the continuously updated Jepson eFlora https://ucjeps.berkeley.edu/eflora/.

Site Photos from Spring 2024



Wetland with ponding near Obispo Road (in foreground), and similar wetland with ponding parallel to Route 1 (connects to unnamed intermittent drainage). February 20, 2024.

Wetland dominated by common three-square (OBL) and brown-headed rush (FACW) before second mowing. Looking north toward Obispo Road. June 1, 2024.

Wetland adjacent to Obispo Road after first mowing, still with ponding and saturated soil, but with severe tire rut damage. April 7, 2024.

Wetland in middle of Burnham Strip one month after mowing, with ponding. May 5, 2024.

Brown-headed rush (*Juncus phaeocephalus* var. *p.*, FACW)

Slender clubrush (*Isolepis cernua*, OBL)

Silverweed (*Potentilla anserina,* OBL)

Common three-square (*Schoenoplectus pungens* var. *longispicatus*, OBL)

San Mateo Resource Conservation District

MEMORANDUM

Date: June 4, 2021

To: Granada Community Services District

From: Cleopatra Tuday, Biologist

Re: Wetland Determination and Initial Delineation

The San Mateo Resource Conservation District (RCD) performed a wetland assessment within the northeast section of the 6-acre Burnham Strip in El Granada, CA (study area; Figure 1). The assessment was completed in preparation for proposed park development. The study area encompasses a 3,087 square feet (0.07 acres) section of the strip that is dominated by non-native grassland.

Wetlands are under the jurisdiction of three separate authorities. Both the Army Corps of Engineers (USACE) and San Francisco Bay Regional Water Quality Control Board (RWQCB), who regulate "waters of the U.S." and "waters of the State" respectively, operate under a three-parameter definition for a wetland. These parameters examine hydrology, hydric soils, and hydrophytic vegetation. The California Coastal Commission (CCC) operates under a one parameter definition for wetlands within the Coastal Zone regulated the San Mateo County Local Coastal Plan.

The study area was evaluated for wetland potential using the *U.S. Army Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Corps 2010). RCD Biologist, Cleopatra Tuday, visited the site twice, once on March 12, 2021 and again on April 16, 2021.

In general, the site is highly degraded. From historical documentation, the strip has experienced disturbance since the early 1900's, from row crop farming to highway development (Figure 2). Over the last few decades, the site has been allowed to re-vegetate naturally, with common ruderal species populating the strip. Vegetation within the study area is dominated by Italian rye grass (*Festuca perennis*) and wild oat (*Avena barbata*), indicating a lack of wetland vegetation. There is a low percentage of

silverweed cinquefoil (*Potentilla anserina*), common rush (*Juncus patens*), both associated with the presence of wetlands, within the area. However, the overall percent cover of these two species is not enough to meet wetland criteria.

The study area sits at the toe of the slope below Obsipo Road where the slope of the strip meets the road. This topography creates a very slight depression within the study area. There is no evidence of ponding, but the study area does exhibit an extended growing season discernible from satellite imagery (Figure 3). This suggests the potential for saturated soils in winter into early spring. Substrate consists of disturbed sandy clay loam that likely collects water from direct precipitation and runoff from the surrounding urban area. These soils show no sign of hydric conditions.

Conclusions

The vegetative, soil, and hydrological makeup of the site presented limited evidence of hydric conditions. Soils did not have any evidence of hydric conditions such as depleted soils, redox reactions, sulfate reduction, or organic matter accumulation. Vegetation was dominated by facultative and upland species. Hydrological conditions within the study area suggest some hydric activity, but not enough to meet wetland hydrology conditions. In all, there is limited to no evidence of wetland conditions. Additionally, there are no registered wetlands within the 6-acre project area by the USFWS National Wetland Inventory.

From the presented evidence, the study area did not meet the three-parameter requirement to meet USACE or RWQCB definitions of a wetland. While there is minimal evidence of wetland hydrology, it is unlikely to be a wetland (Environmentally Sensitive Habitat Area) under the San Mateo County Local Coastal Plan.

Additionally, the condition and function of the study area as a potential wetland is highly degraded. Dominated by annual non-native grass species, the study area provides low quality habitat for potential wetland species. The hydrology of the area is extremely altered, draining from urban surface run-off into the greater Burnham Strip and into two straight drainages. There are many opportunities to enhance wetland or potential wetland habitat conditions on Burnham Strip. Any potential wetland impacts can be mitigated from on-site improvements resulting in no net loss or net gain of wetlands. Improvements to wetland and waters can be incorporated into the objectives of the park development project.

For any further comments or questions, please email cleopatra@sanmateorcd.org.

Conditions

Soils

Positive indicators of hydric soils include gleyed matrix (soils with low chroma), sulfur content, high organic accumulation, or contain redoximorphic features such as oxidized root channels. The study area consists of Denison clay loam, with texture consisting of sandy clay loam. USDA lists these soils as moderately well-draining soils with a restrictive layer at more than 80 inches. Soil samples were taken in two locations (Figure 1) and at a 10-inch depth. These samples uniformly consisted of soil substrate not associated with wetland soils based on matrix color from the Munsell color chart. There were no indicators of hydric soils within 0 to 10 inches of the soil such as gleyed matrix, redox concentrations, redox depletions, or high organics (muck and hydrogen sulfide).

Vegetation

The study area is dominated by Italian rye (*Festuca perennis*) and wild oat (*Avena barbata*). These dominant species are indicative of upland habitat. Potential wetland indicators include silverweed cinquefoil (*Potentilla anserina*), common rush (*Juncus patens*), and willow herb (*Epilobium cilliatum*), making up 15 to 18% of vegetative cover. The dominance of upland and facultatively neutral species suggests the area does not contain sufficient hydrology to support wetland species indicative of a potential wetland.

Hydrology

Indicators of hydric conditions include direct evidence such as saturation and inundation or indirect evidence such as saturation visible from satellite imagery and drainage patterns. Hydrology indicators within the study area included saturated soils at 6-inches[1] in March but which later dried by the April site visit. From satellite imagery, the study area is visibly greener than surrounding vegetation during the dry season, which could indicate seasonal saturation. Surface water, a high-water table, and any other secondary or primary indicators were not present during either site visit. The extended growing season suggests that there is some hydrologic activity within the study area, but it may not be enough to indicate hydric conditions.

[1] Note, saturated soils could be due to recent rains in March previous to survey.

Figure 1. Study area and sample locations.

Figure 2. Historical land use of Burnham Strip as row crop agriculture. 1928. The orange arrow marks the location of the study area. (credit: From the University of Santa Barbara Aerial Photography Geospatial Collection. "California_Coastline_Flight_6-ElGranada-Miramar." https://mil.library.ucsb.edu/ap_indexes/FrameFinder/)


October 2017
June 2018
2006
June 2016

Figure 3. Aerial photographs of project area over multiple seasons and years. Note extended growth season in area of interest (red arrow).

Representative Photographs of the Study Area

Photograph 1. Center of study area dominated by Italian rye and wild oat, but also containing common rush. Photograph taken March 12, 2021.

Photograph 2. Overview of study area and surrounding vegetation. Dominated by non-native annual grasses. Photograph taken February 02, 2019.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Burnham Strip City/County: El Granada Sampling Date: 2021/03/
Applicant/Owner: Granada Community Services District State: CA Sampling Point: BS001
Investigator(s): Cleopatra Tuday Section, Township, Range:
Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): Slope (%): 1%
Subregion (LRR): Lat: 37°30'08" N Long: 122°28'70" W Datum:
Soil Map Unit Name: DmbC on 657 NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____ No ____	**Is the Sampled Area within a Wetland?** Yes ____ No ____
Hydric Soil Present?	Yes ____ No ____	
Wetland Hydrology Present?	Yes ____ No ____	

Remarks:
Drought year.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 50 ft²)			
1. Potentilla anserina	3%		OBL
2. Juncus patens	15		FACW
3. Avena barbata	30	X	UPL
4. Geranium dissectum	3		
5. Helminthotheca echioides	5		FAC
6. Cortaderia [illegible]	10		FACU
7. Epilobium ciliatum	<1		FACW
8. Fumaria cavcealata	<1		
9. Festuca perennis	40	X	FAC
10. Bromus diandrus	2		
11.			
	108 = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.	—		
2.	—		
	— = Total Cover		

% Bare Ground in Herb Stratum 54%

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 3	x 1 = 3
FACW species 15	x 2 = 30
FAC species 45	x 3 = 135
FACU species 10	x 4 = 40
UPL species 30	x 5 = 150
Column Totals: 103 (A)	358 (B)

Prevalence Index = B/A = 3.5

Hydrophytic Vegetation Indicators:
__ 1 - Rapid Test for Hydrophytic Vegetation
__ 2 - Dominance Test is >50%
__ 3 - Prevalence Index is ≤3.0[1]
__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
__ 5 - Wetland Non-Vascular Plants[1]
__ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

SOIL

Sampling Point: BS001

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-6	N3	100		—			Clayloam, Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___________

Depth (inches): ___________

Hydric Soil Present? Yes ______ No X

Remarks:
need shovel to get to [illegible] soil depths.
Denison loam, gently sloping 85% Den[illegible], 5% Fara[illegible], [illegible] Hiraman, 5% Alk[illegible]

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3) ?
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ______ No ? Depth (inches): ___________

Water Table Present? Yes ______ No ______ Depth (inches): ___________

Saturation Present? (includes capillary fringe) Yes ? No ? Depth (inches): ___________

Wetland Hydrology Present? Yes ______ No ______

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Aerial Imagery shows area is more green than surrounding veg - Could indicate saturated soils.

Remarks:
soil is moist from recent rains.
saturation @ 6in.
04/16/2021 - no longer sat. soils. Sampled @ 10 in.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Burnham Strip City/County: El Granada Sampling Date: 4/16/2021
Applicant/Owner: Granada Community Services District State: CA Sampling Point: BS002
Investigator(s): Cleopatra Tudor Section, Township, Range:
Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): ~1%
Subregion (LRR): Lat: 37°30'09"N Long: 122°28'20"W Datum: Google Earth
Soil Map Unit Name: Denison clay loam, nearly level (DcA) NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____ No ____	**Is the Sampled Area within a Wetland?** Yes ____ No ____
Hydric Soil Present?	Yes ____ No ____	
Wetland Hydrology Present?	Yes ____ No ____	

Remarks:
Low precipitation over the winter

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ____)			
1. Lepidium latifolium	1		FACU
2. Raphanus sativus	<1		
3. Potentilla anserina	10-15		OBL
4. Fumaria capreolata	<1		
5. Avena barbata	25	X	UPL
6. Festuca perennis	50	X	FAC
7. cut leaf geranium	5		
8. Cotula coronopifolia	1		FACU
9. Helminthotheca echioides	3		FAC
10. Sonchus oleraceus	<1		FAC
11.			
	90 = Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	90 = Total Cover		

% Bare Ground in Herb Stratum 10

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 15	x 1 = 15
FACW species ____	x 2 = ____
FAC species 53	x 3 = 159
FACU species 2	x 4 = 8
UPL species 25	x 5 = 125
Column Totals: 95 (A)	307 (B)

Prevalence Index = B/A = 3.2

Hydrophytic Vegetation Indicators:
__ 1 - Rapid Test for Hydrophytic Vegetation
__ 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0[1]
__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
__ 5 - Wetland Non-Vascular Plants[1]
__ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

SOIL

Sampling Point: BS002

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 2/1	100					Clay loam, Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____

Water Table Present? Yes _____ No _____ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No _____ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Aerial imagery shows area is more green than surrounding vegetation - could indicate saturated soils.

Remarks:

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Hickman, James C., and Willis Linn Jepson. 1993. The Jepson manual: higher plants of California. Berkeley: University of California Press.

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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

RESOLUTION NO. 94-102

POLICY ON THE USE OF CONSTRUCTED WETLANDS
FOR URBAN RUNOFF POLLUTION CONTROL

I. WHEREAS, urban runoff contributes a significant amount of pollutants to the San Francisco Bay and its tributaries; and

II. WHEREAS, the San Francisco Bay Regional Water Quality Control Board regulates urban runoff through NPDES permits and urban runoff management programs under the 1987 Clean Water Act and the Porter-Cologne Water Quality Control Act; and

III. WHEREAS, the 1990 Coastal Zone Act Reauthorization Amendments require states to implement nonpoint source management measures to protect and restore wetlands, and promote the use of vegetated treatment systems such as constructed wetlands; and

IV. WHEREAS, the state-wide nonpoint source management plan is currently under revision and this revision, in part, is intended to address measures required by the 1990 Coastal Zone Act Reauthorization Amendments; and

V. WHEREAS, proposals have been made, and demonstration projects established, to develop constructed wetland systems in order to store and treat urban runoff in the San Francisco Bay Area; and

VI. WHEREAS, the Regional Board prepared an initial study and environmental checklist evaluating significant environmental impacts in compliance with Division 13 of the Public Resource Code - California Environmental Quality Act (CEQA) - and found that no significant adverse environmental impacts would result from implementation of the policy, and subsequently prepared a negative declaration; and

VII. WHEREAS, the Regional Board concludes that this policy involves "no potential for adverse effect, either individually or cumulatively on wildlife", and is therefore exempt from Department of Fish and Game CEQA filing fees; and

VIII. WHEREAS, on August 17, 1994 this Board held a public hearing and heard and considered all comments pertaining to this matter; and

IX. WHEREAS, upon consideration of the initial study, environmental checklist and comments received, the Regional Board finds that there is no substantial evidence that the project will have a significant effect on the environment.

X. THEREFORE, BE IT RESOLVED that:

1. This Regional Board approves the CEQA negative declaration.

2. This Regional Board adopts the policy set forth in the attached document entitled "Policy on the Use of Constructed Wetlands for Urban Runoff Pollution Control."

XI. BE IT FURTHER RESOLVED that the Regional Board directs the Executive Officer to continue to work with the appropriate federal and state agencies regarding the use and maintenance of constructed wetland systems for urban runoff pollution control.

XII. BE IT EVEN FURTHER RESOLVED that:

1. The State Water Resources Control Board (State Board) is requested to approve the policy in accordance with Section 13245.5 of the California Water Code.

2. Upon approval, the State Board is requested to transmit the policy to the Office of Administrative Law for approval.

3. The Regional Board directs the Executive Officer to sign and file a Certificate of Fee Exemption with the Department of Fish and Game for this policy.

I, Steven R. Ritchie, Executive Officer, do hereby certify the foregoing is a full, true, and correct copy of a Resolution adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on August 17, 1994.

Steven R. Ritchie
Executive Officer

POLICY ON THE USE OF CONSTRUCTED WETLANDS FOR URBAN RUNOFF POLLUTION CONTROL

Background

Urban runoff consists of storm water and other discharges from urban sources, and is a significant contributor of pollutants to the San Francisco Bay and its tributaries. The 1987 amendments to the Clean Water Act created a regulatory framework for storm water discharges in Section 402(p) under the National Pollutant Discharge Elimination System (NPDES). NPDES permits are required for storm water discharges from municipalities with populations over 100,000, designated industrial activities, construction activities that disturb greater than five acres of land, and storm water discharges that contribute to a violation of water quality standards or are significant contributors of pollutants to receiving waters.

State urban runoff pollution control measures include NPDES permits for storm water discharges from municipalities and storm water discharges associated with industrial or construction activities. The urban runoff pollution control strategy of the Regional Water Quality Control Board is contained in the Urban Runoff Management section of the Water Quality Control Plan for the San Francisco Bay Basin (September, 1992), hereafter called the Basin Plan. This strategy addresses control of pollution in urban runoff from municipalities, highways, industrial operations, and construction activities through issuance of NPDES permits, surveillance, and oversight of local agency urban runoff pollution control programs.

One potential alternative for the management of urban runoff is the constructed wetland treatment system. Wetlands generally occupy low-lying areas and, due to geographic location, receive surface runoff from adjacent lands. Studies have shown that wetlands have water quality treatment properties including pollutant removal through purification and filtering. Constructed wetland treatment systems may be feasible to control urban runoff pollution in cases of new construction and development, and retrofits of old structural controls. Constructed wetland treatment systems may also be added to existing flood control systems for purposes of water quality benefits as well as flood control enhancement.

The 1990 Coastal Zone Act Reauthorization Amendments (CZARA) require implementation of management measures to protect coastal zones from nonpoint source pollution from various sources, including urban runoff. These management measures apply to urban runoff discharges not regulated by NPDES permits, and require states to protect or restore wetlands and to promote the use of vegetated treatment systems. Vegetated treatment systems include vegetated filter strips and constructed wetlands.

Under section 6217(g) of CZARA, states are required to develop programs that ensure implementation of the management measures. Current revision of the state-wide nonpoint source management plan is intended to address CZARA requirements. This Resolution, in part, is intended to foster the use of constructed wetland systems as vegetated treatment

systems in the San Francisco Bay Area for the control of urban runoff discharges covered under CZARA.

Existing wetlands which are waters of the United States, as defined in 40 CFR Part 122.2, or waters of the state, as defined in the Water Code Section 13050 (e), are not covered under this policy. Existing wetlands of the San Francisco Bay are valuable resources that have been seriously depleted in the past. Although existing wetlands receive and likely treat urban runoff, intentional routing of untreated runoff to these wetlands may have negative impacts on wetland habitat value and water quality, and is not legally permissible unless all applicable water quality objectives for such wetlands are met. Damage to existing wetlands would constitute a net loss to the Bay system and a violation of the Clean Water Act and the Porter-Cologne Water Quality Control Act. For these reasons only the use of constructed wetlands, rather than existing or natural wetlands, will be considered under this policy for the treatment of urban runoff.

The Regional Board recognizes that in some cases it may be appropriate to route untreated urban runoff to natural or existing wetlands provided that applicable water quality objectives are met. Existing wetlands, however, are typically waters of the United States, and as such do not fall under the terms of this policy. Future regional wetlands planning efforts may establish policy or procedures regarding urban runoff and existing wetlands. For the interim, projects initiated outside the realm of this Regional Board policy will be considered on a case-by-case basis.

Preamble

The provisions which follow are intended to provide Regional Board policy on the establishment of constructed wetlands to control urban runoff pollution. Inherent in this policy is the recognition that the majority of research to date concerning wetland treatment systems pertains to treatment of wastewater. There is limited evidence on the effects, both short-term and long-term, of using wetlands for urban runoff pollution control. For this reason, a conservative approach regarding these treatment systems is warranted. Under no circumstances should wetlands constructed for purposes of urban runoff treatment preclude upstream pollution prevention measures. In the future, this policy may be modified to be consistent with ongoing regional wetlands planning efforts or revised to incorporate new evidence on the effects of using constructed wetlands for urban runoff pollution control.

For the purposes of this policy, urban runoff treatment is defined as:

> control of urban runoff pollution through the physical, chemical, or biological removal of pollutants in order to meet the requirements of the Clean Water Act imposed by NPDES permits, urban runoff management programs, or other regional or local jurisdictions.

Wetlands are defined in 40 CFR Part 122.2 as:

> *those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.* Wetlands include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and riparian areas.

Constructed wetlands are defined according to CZARA guidelines as:

> *engineered systems designed to simulate natural wetlands to exploit the water purification functional value for human use and benefits. Constructed wetlands consist of former upland environments that have been modified to create poorly drained soils and wetlands flora and fauna for the primary purpose of contaminant or pollutant removal from wastewaters or runoff. Constructed wetlands are essentially wastewater treatment systems and are designed and operated as such though many systems do support other functional values.*[1]

POLICY

The following provisions will be followed by the Regional Board in determining whether or not to approve projects involving the use of constructed wetlands to treat urban runoff. Pursuant to 40 CFR Part 122.2, wetlands constructed and operated under this policy are waste treatment systems and, as such, are not waters of the United States.

1. The Regional Board will consider the use of wetlands for urban runoff treatment in cases where the wetlands are constructed or "artificial" systems. The use or modification of existing wetlands for urban runoff pollution control is beyond the scope of this policy. Constructed wetland systems which subsequently are connected with - or discharge to - existing wetlands may be considered provided that 1) the discharge does not violate water quality objectives, and 2) the beneficial uses of the existing wetlands are maintained or enhanced.

   Rationale: Existing wetlands are waters of the United States and are afforded protection from degradation by nonpoint source pollutants under the Clean Water Act. Direct discharges of untreated urban runoff to existing wetlands may disrupt the habitat of valuable or rare or endangered species, or may adversely alter the distribution of vegetation. Damage to existing wetlands would constitute a net loss of

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[1]D.A. Hammer, Designing Constructed Wetlands Systems to Treat Agricultural Nonpoint Source Pollution, *Ecological Engineering*, 1(1992): 49-82.

wetlands in the Bay system and a violation of the Clean Water Act, the Porter-Cologne Water Quality Control Act, and the no net loss policy. As a result, use of existing wetlands for urban runoff pollution control is beyond the scope of this policy.

The Regional Board will consider the connection of constructed wetlands to existing wetlands so long as the constructed wetlands are maintained and operated to avoid discharges of pollutants to the existing wetlands that would otherwise negatively impact or degrade the existing wetlands. In these cases, the constructed wetlands may serve as buffers and/or water sources for the existing wetlands.

2. Wetlands constructed under this policy will function as urban runoff treatment systems in order to satisfy storm water and nonpoint source discharge requirements of the Clean Water Act and the Basin Plan. Wetland systems constructed to treat urban runoff are intended, in part, to meet the Clean Water Act requirement to reduce pollutants in urban runoff discharges to the maximum extent practicable. In addition, these treatment systems are intended, in part, to prevent or eliminate violations of applicable water quality objectives, or negative impacts to beneficial uses, of receiving waters.

Rationale: The primary goal of the construction of these wetland systems is urban runoff treatment. Any other functions and values created during construction or thereafter are ancillary to the constructed wetland's purpose. As treatment systems, constructed wetlands operated and maintained according to this policy will not be waters of the United States. Constructed wetlands that are not operated and maintained according to terms of this policy and the approved management plan (required by Provision 7) may forfeit the designation of "treatment system."

Urban runoff treatment systems are intended to remove pollutants and should not contribute to or intensify water quality problems in receiving waters, including groundwater. This would *contradict* the purpose of the constructed wetland treatment system. In such cases, the treatment wetland could be subject to clean-up or discharge requirements.

3. Wetlands constructed for urban runoff treatment under this policy shall be constructed separate from the receiving water. Instream systems are constructed within waters of the United States, subject to Clean Water Act Section 401 and 404 requirements, and do not fall under the terms of this policy. Any wetland system constructed instream will be a water of the United States and subject to all applicable Clean Water Act and Basin Plan regulatory and water quality requirements.

Rationale: Instream systems are constructed within existing waters of the United States (e.g., wetlands, streams and creeks). As a result, any wetland constructed in a water of the United States would be a water of the United States by default, regardless of treatment functions. Therefore, instream systems do not fall under the terms of this policy and will require satisfaction of all applicable regulatory requirements, including Clean Water Act Section 404 permits and Section 401 water quality certification.

4. The Regional Board will require the proponent to demonstrate (1) a commitment of an adequate amount of land to maintain urban runoff treatment functions in the constructed wetland; and (2) a commitment to manage the constructed wetland to maintain urban runoff treatment functions.

Rationale: The intent of this provision is to assure that adequate land and management resources are available for as long as the constructed wetland is intended for urban runoff treatment. The commitment to provide the land and management resources may come from a person or persons other than the proponent, such as local agencies. However, the commitment must be such that the land or management resources cannot be withdrawn without Regional Board notification. In addition, there must be sufficient advance notice to provide for acceptable alternative disposal or reclamation facilities for the runoff - or explanation of the reason the constructed wetland is no longer necessary.

5. Prior to authorizing the construction of a urban runoff treatment wetland, the Regional Board will require demonstration that the wetland will be managed so as not to create vector problems and nuisance, and so as to minimize the occurrence of avian botulism and other infectious diseases. The Regional Board will also require reasonable monitoring to demonstrate that, consistent with a treatment system, pollutants and other substances transferred to the constructed wetland do not harm wildlife due to direct toxicity or bioaccumulation in the food chain.

Rationale: Control of vectors and other nuisance factors is essential in all cases and critical near urban areas. Wetlands remove nutrients, toxics, and metals (e.g., mercury and selenium) which potentially accumulate and/or biomagnify in sediments and biotic tissues. Currently, there is a general lack of knowledge on how these substances and their accumulation affect wetlands and resident wildlife. In light of this information gap, a conservative approach should be used in evaluating the potential for adverse impacts to wildlife, particularly for substances that biomagnify. Monitoring and contingency plans will be necessary to avoid the creation of hazards. If it is determined that the runoff is

harmful to wildlife, measures must be developed to eliminate the hazard, or discourage wildlife use of the constructed wetland.

6. Constructed wetlands used for urban runoff treatment may not be used to satisfy mitigation requirements for wetlands loss pursuant to any program within the purview of the Regional Board including, but not limited to, Sections 401 and 404 of the Clean Water Act, or any other regional or local jurisdiction.

Rationale: Wetlands constructed to control urban runoff pollution have the primary purpose of water treatment and, as such, are not waters of the United States. Mitigatory wetlands, however, are created solely for purposes of preserving habitat and wildlife values and receive the same protection under the Clean Water Act as natural or restored wetlands. Under the Clean Water Act, discharges which would lead to the degradation of protected wetlands are prohibited. Therefore, there can be no substitution of wetlands constructed for water treatment for wetlands required as Section 404 mitigation.

In addition, there is limited evidence on the effects of using constructed wetlands for urban runoff pollution control and whether such wetlands provide suitable habitat value. In the future, significant new monitoring data may warrant reconsideration of mitigation restrictions.

7. Prior to approving a constructed wetland for urban runoff treatment, the Regional Board will require the proponent to provide a management plan acceptable to the Executive Officer which provides detailed information on how compliance with Provisions 1 through 6 is to be achieved, and which designates the party responsible for maintenance and operation of the wetland once construction has been completed. The management plan should contain at least the following information:

A. A project plan, including a description of: the site; the physical facilities to be provided in the constructed wetland area; the physical layout of the constructed wetland including all points of discharge to and from the wetland; adjacent waters; applicable pretreatment and source control measures; and how the land is to be committed to this use for the project lifetime. The project plan should also include an explanation of the project purpose and objectives, a description of pre-construction site selection and sampling, and a description of planning and design elements including wetland design criteria.

B. An operations and maintenance plan, including contingency plans and a vector control program.

C. As part of the operations and maintenance plan, a reasonable monitoring plan

including monitoring for vector control, water quality investigations, and any necessary habitat and wildlife evaluations.

D. A complete description of pilot work or other data on which the proposal is based. This description should include determinations of the optimum land area and management techniques needed. The description should also include the anticipated quality of the runoff discharged to the constructed wetland and the anticipated quality of the discharge from the constructed wetland, including its impact on receiving waters.

Rationale: A management plan, in addition to providing the necessary information to the Regional Board, should act as an operations manual for managing and monitoring the constructed wetland. Project goals specified in the management plan will later serve as indicators of the success of the project. This management plan may be part of an existing plan such as a Storm Water Pollution Prevention Plan.

Management plans should be prepared in consultation with the staff of the Regional Board, the State Department of Fish and Game, the State Department of Health, local vector control agencies, the U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, the U.S. Soil Conservation Service, the U.S. Fish and Wildlife Service and local storm water management programs. Regional Board staff will provide the proponent with management plan recommendations.

Comment #68

Granada community park and rec center

Meredith Schreiber <schreiber.meredith@gmail.com>

Mon 6/17/2024 5:05 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi there,

I am a new resident of El Granada and am writing to share feedback on the El Granada community park and rec center plan. While I generally support the desire to beautify this space and provide more community resources, I believe the plan is shortsighted and is not addressing actual needs of the community.

First, I am concerned about parking. I live just a few blocks from this space and see that the parking lot will only accommodate 25 spaces. Surely when this fills up people will be parking throughout the surrounding neighborhood, making it hard for the actual residents to use the street parking spaces right outside their house. What is the plan to minimize street parking in the residential neighborhood? Why is it that the parking lot in this plan is so small?

I am also disappointed to see that the park optimizes for a walking trail (something the area has plenty of already on both sides of the highway), yet it doesn't include any full basketball court, volleyball courts, pickleball or tennis courts, things that Half Moon Bay does not currently have a lot of. Why are none of these other activity options not included? Is there a plan to include these in a future park somewhere in the community?

I am happy to further explain my reasons for my dissatisfaction with the current plan, and I would like to participate in future conversations or planning sessions when available.

Best,

Meredith Schreiber

Comment #69

June 17, 2024

Granada Community Services District
PO Box 335
El Granada, CA 94018
Attn.: Hope Atmore, Assist General Manager, hatmore@granada.ca.gov

Subject: Granada Community Park and Recreation Center Project IS/MND, El Granada, California

We have reviewed the Initial Study/Mitigation Negative Declaration (IS/MND) for the Granada Community Services District's (District) Granada Community Park and Recreation Center Project (Project). The Project's purpose is to create a new 7.72-acre community park on a collection of parcels known collectively as the Burnham Strip. The Project includes site development for recreational uses, including active and passive recreational zones, walking paths, fitness stations, park restrooms, outdoor showers, a dog park, small and large group picnic areas, kids' play structures, skate ramp and related skate feature, parking areas, and a renovated expanded community recreation center. The Project would also enhance two existing onsite drainage channels and expand and improve onsite vegetation.

We appreciate the Project's overall benefit to the community through the array of diverse recreation opportunities. The Project appears to have potential impacts to waters of the State, and the biological assessment provided in the IS/MND does not sufficiently evaluate all potential waters of the State at the Project site, including potential impacts to seasonal wetlands. We encourage the District to coordinate with the appropriate regulatory agencies to both determine whether all potentially jurisdictional waters of the State and/or U.S. have been identified and that the proposed impacts are consistent with those agencies' permit requirements.

Comment 1: Impacts to Aquatic Resources

The IS/MND indicates that the Project would result in impacts to aquatic resources including streams or tributaries, or other waters of the State. Both a Clean Water Act (CWA) Section 401 water quality certification and/pr a CWA Section 404 Permit from the U.S. Army Corps of Engineers may be necessary for projects involving impacts to waters of the U.S. Additionally, the project proponent may need to file a Report of Waste Discharge if the project may result in a discharge of pollutants to waters of the State. Work involving stream channels may also require a Stream Bed Alteration Agreement from the California Department of Fish and Wildlife. Lastly, there could be wetlands, seasonal or perennial, that are waters of the State but not waters of the United States, and the Biological Assessment provided in the IS/MND does not sufficiently evaluate whether such

features have been identified or could be present at the Project site. For this reason, a wetland and waters delineation should be conducted to fully identify all jurisdictional features at the Project site. Once all jurisdictional features have been identified, then the Project must comply with the applicable 401 Certification and/or Waste Discharge Requirements (WDRs) requirements.

Projects with potential fill-related impacts to State waters, such as the Project, must first demonstrate their design avoids and minimizes adverse impacts to the extent practicable. As part of the 401 Certification and/or WDRs permitting process, we will require a thorough analysis of the proposed Project and its alternatives. The State Water Board (State Water Board) adopted the *Procedures for Discharges of Dredged of Fill Material to Waters of the State* (Dredge and Fill Procedures) for determining the circumstance under which filling of waters of the State may be permitted. Similar to the U.S. Environmental Protection Agency's Section 404(b)(1), "Guidelines for Specification of Disposal Sites for Dredge or Fill Material" (Guidelines), the Dredge and Fill Procedures prohibit discharges of fill material into waters of the State, unless a discharge, as proposed, constitutes the least environmentally damaging practicable alternative that will achieve the overall project purpose. To accomplish this, the Procedures sequence the order in which proposals must be approached: 1) Avoid - avoid impacts to waters; 2) Minimize – once impacts have been avoided to the maximum extent practicable, modify the project to minimize impacts to waters; and 3) Compensate – once impacts have been fully minimized, compensate for unavoidable impacts to waters of the State.

Summary

We are supportive of the Project's overall intent and are providing these comments to ensure the District seeks the appropriate permits from the regulatory agencies and the Project is consistent with 401 Certification and/or WDRs requirements at both an early design stage and at the permitting stage. We look forward to working with the District on this Project as it moves forward and offering our input along the way.

Sincerely,

Tahsa Sturgis

Tahsa Sturgis
Water Resource Control Engineer
Watershed Management Division

Cc: CDFW, Wesley Stokes, wesley.stokes@wildlife.ca.gov
Corps, SF Regulatory Branch, cespn-rg-info@usace.army.mil

Comment #70

Pre-school

MA <oceanify@protonmail.com>

Mon 6/17/2024 10:07 PM

To:Hope Atmore <hatmore@granada.ca.gov>
Cc:smc_supmueller@smcgov.org <smc_supmueller@smcgov.org>

Dear GCSD,

I am a concerned community member of the coastside. I recently learned about GCSD's plan to evict Picasso Preschool to build a community center. Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso OR ANOTHER FULL TIME PRESCHOOL to be included in the community center. Our children need your support.

Sincerely,

Michal Abaonza

CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
WEB: WWW.COASTAL.CA.GOV

June 21, 2024

Grenada Community Services District
Attn: Hope Atmore, Assistant General Manager
P.O. Box 335
El Granada, CA 94018

Subject: ***Draft Initial Study/Mitigated Negative Declaration for the proposed Granada Community Park and Recreation Center Project***

Dear Ms. Atmore:

Thank you for sending the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Granada Community Park and Recreation Center Project. The proposed project would develop a collection of parcels for recreational uses including active and passive recreational zones, walking paths, fitness stations, restrooms, outdoor showers, a dog park, picnic areas, play structures, skate features, parking areas, and an expanded community center. The proposed project would also improve and enhance two onsite drainage channels to create natural area and expand and improve onsite vegetation. Staff requests that the following be addressed in the IS/MND for the project, as discussed below.

Access and Parking
Please address the following:

1. The project would add a paved and painted 25-space permeable parking lot and would provide an additional ten angled permeable street parking stalls north of the proposed “Village Green.” In addition, twenty new permeable parking stalls would be installed in front of the renovated Community Recreation Center, and approximately fifty-seven street parking spaces would remain along Obispo Road adjacent to the project site. However, the proposed project would also remove an existing dirt lot which has been unofficially used as a parking lot in the central portion of the project area. Please provide an estimate of the amount of parking currently provided by the existing dirt lot, and please clarify the anticipated net change in public parking opportunities as a result of the proposed project. Please demonstrate that equivalent public parking will remain after the project and if the project will reduce parking, please provide a justification for our analysis of those impacts, including if the project will support any other forms of transportation (transit, micro-mobility, etc.) to replace vehicular parking.
2. Please describe any temporary impacts to parking and coastal access during construction.
3. Please clarify whether parking provided would require a fee.

Aesthetic Resources
Please address the following:

1. Please ensure that the project is consistent with LCP policies 8.6, 8.9, 8.15, 8.17, 8.23.

Biological Resources
Please address the following:

1. Please confirm the applicable LCP-required buffer zones for both drainage features (ditch 1 and ditch 2), and include an exhibit which clearly delineates the riparian areas and applicable buffer zones. The BRA identified Burnham Creek and the unnamed drainage (ditch 2) near Ave Portola as intermittent channels during most water years and the western-most unnamed drainage (ditch 1) as an ephemeral channel. As such, LCP Policy 7.11 requires "on both sides of the corridors, from the limit of riparian vegetation, extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams. Where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water line for perennial streams and 30 feet from the midpoint of intermittent streams."
2. While the IS/MND states that the proposed project would not modify riparian habitat within Burnham Creek, please describe any work proposed within the required riparian buffer zones as defined by LCP Policy 7.11.
3. The proposed project involved regrading and revegetating both existing unnamed drainages. Please clarify the type and extent of work proposed within riparian corridors, and within LCP-required riparian buffer areas.
4. Please clarify the statement "Revegetation would account for approximately 45% of riparian vegetation species that are listed in the LCP" (Page 3-43).
5. The IS/MND found that no potential wetlands were identified during the site survey completed for the BRA. Please clarify or confirm that the presence of wetlands was evaluated against the LCP wetland definition in LCP Policy 7.14: "*Define wetland as an area there the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and made-made impoundments. Wetlands do not include areas which in normal rainfall years are permanently submerged (streams, lakes, ponds and impoundments), nor marine or estuarine areas below extreme low water of spring tides nor vernally wet areas where the soils are not hydric. In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, Frankenia, marsh mint, tule, bullrush, narrow-*

leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat."

Sea Level Rise/Hazards

The IS/MND does not appear to discuss sea level rise (SLR) issues. Although the IS/MND describes the project site as being either 15 feet or 20 feet above mean sea levels and is therefore likely safe from flooding projections, the site location is in a very constrained location, close to the shoreline, and in an area subject to high erosion. The site is protected by Highway 1 and the Caltrans right-of-way. However, Highway 1 here is very vulnerable to erosion and SLR. As required by a CDP condition, Caltrans is undertaking SLR analysis and adaptation planning for the highway. In particular, those adaptation solutions will include options that can remove the shoreline armoring adjacent to Surfer's Beach. Likely alternatives include elevated causeway structures, major and minor relocation scenarios, nature-based solutions, or protect in place. Any future CDP application here will need to describe the SLR risks to the project (if any) but also discuss how the project may constrain or be compatible with various adaptation solutions for the highway.

Thank you again for the opportunity to comment on this Draft IS/MND, and we look forward to continued coordination on this project. If you have any questions regarding these comments, please contact me via email at isobel.cooper@coastal.ca.gov.

Sincerely,

Isobel Cooper

Isobel Cooper
Coastal Planner
North Central Coast District Office
California Coastal Commission

Comment #72

New form submission received: Contact Us

Streamline <noreply@specialdistrict.org>
Fri 6/21/2024 7:56 PM

To:Nora Mayen - GCSD Admin <gcsdadmin@granada.ca.gov>;Hope Atmore <hatmore@granada.ca.gov>

Contact Us

Contact Us Form:	
Name:	Jocelyn
Email:	Jocewin96@gmail.com
Message:	Stop ruining our community we dont want to have the skate ramp or the dirt parking lot removed please stop!!

Reply / Manage

Powered by Streamline.

Comment #73

I like to visit the beach here, it is awesome and it is important that people can park the same way that we have been, for free. There are about 40 cars here this morning, people enjoying the beach.

So I'm concerned that if we put up a gate, that people can change the rules and basically close this place.

Dan Code
415-996-4277

Comment #74

Opposition to parking lot development

Nicole Burleson <burleson455@gmail.com>

Sat 7/6/2024 10:50 AM

To:Hope Atmore <hatmore@granada.ca.gov>

To Whom this Concerns:
I hope this message finds you well. I am writing to express my strong opposition to the proposed development of the parking lot in El Granada at Surfers's Beach due to the current inadequacies in our roadway and infrastructure systems. The existing roadways are already struggling to accommodate the current traffic levels, and adding a new tourist facility will only exacerbate this problem. The increased traffic will likely lead to congestion, delays, and a higher risk of accidents, all of which are significant concerns for our community. Additionally, the current infrastructure is not equipped to handle the influx of people that the new park is expected to attract. Without proper planning and upgrades, we risk overburdening our utilities and services, which could result in disruptions and diminished quality of life for residents and visitors alike. For these reasons, I urge you to reconsider the development of the parking lot until comprehensive improvements are made to our roadways and infrastructure. It is crucial that we prioritize the safety and well-being of our community and ensure that any new developments are sustainable and beneficial in the long term. Thank you for your attention to this matter.
Sincerely,
Nicole Burleson
851 Loma Vista St, Moss Beach, CA 94038

Nicole Burleson 650-218-1082 please forgive all mistakes, sent from iPhone

Comment #75

El Granada project

Thad Baker <thadwbaker@gmail.com>

Sat 7/6/2024 11:05 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello, I recently learned of the project to remove parking at surfers beach. Presumably also the skate ramp and also parking spots along Highway one near Surfers Beach. As a resident of el Granada with three kids who frequent the beach I would be significantly impacted by any change to this area. We moved here because of surfers Beach and easy access from the neighborhood. Please let me know if any public meetings or discussions about this project.
Thank you,
Thad Baker
650-501-7127

Comment #76

El Granada Community Park and Rec Center

Justine Cable <justinelouise.cable@gmail.com>

Sat 7/6/2024 12:06 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi Hope,

As a resident of Montara since 2019, I would like to express support for removing all “parking” along Highway 1, pertaining to this project.

It’s Saturday, July 6th and has taken almost 45 minutes currently to navigate the traffic on highway 1 south from Montara to Half Moon Bay today just to get my child to a swim lesson because of the problematic parking issues on Highway 1 in El Granada. If this was a situation where emergency vehicles needed to bypass or if an evacuation needed to happen, I am at a loss of how it would be managed with this kind of clogging.

For those concerned with the loss of parking, or more understandably it flowing back up into their neighborhood, the best solutions to supplement this welcome change of removing problematic parking on highway 1 should be:

- Permit parking in the neighborhoods for valid residents
- Metered parking in public areas and possibly a reservation system like Muir Woods.

Additionally, I can’t stress enough the need for removing the stop light at Coronado Ave and Highway 1 and replacing it with a roundabout. It is a huge impediment to traffic flow. With all of the initiatives to add affordable housing and climate change increasing our visitor traffic, we need to future-proof our traffic flow solutions. Replacing stoplights with roundabouts will be the solution to this.

I appreciate the work invested in this project and look forward to seeing ground break.

Thank you for your time in reading my email.

Justine Cable
(650) 766-3548

Comment #77

Public Comment Re: Surfers Beach

Evelyn Moseley France <evelynnmoseley@gmail.com>

Sat 7/6/2024 9:06 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello,

I am en El Granada local and I am a business owner on Ave Alhambra.

The loss of parking would be a hugely negative impact on businesses and residents in El Granada. The traffic is already a challenge as patients of mine sometimes have to hesitate to make appointments in order to try to avoid traffic, and often have difficulty parking in the area.

Whatever plans are coming for the strip area, a large beach parking lot should be part of the plans and would not be difficult to incorporate.

Thank you,

Dr. Evelyn Moseley France

Comment #78

Please stop

Jocelyn Sevilla <jocesevi@gmail.com>

Thu 7/11/2024 9:31 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Please dont ruin the half pipe and our parking area the people of el granada dont want that!!!

Comment #79

Public Comment for Granada Community Park

Jennifer Collins <collinscity@gmail.com>

Tue 7/9/2024 1:22 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello,
My name is Jennifer Collins and I support the Granada Community Park and Rec Project! I live on the corner of Alhambra and Balboa in El Granada, so I am very close to the project. My family is very excited for all of the amenities it will bring to town! We have seen the Midcoast Council put up fliers all over town saying that this project will create parking problems. This is problematic to me. These negative tactics will keep our town from having something really special and nice for families. It is infuriating to me that people will curb all growth (and something nice!) to keep something the same because they do not want their life to have any change.

Please build this for our future families and children.

Thank you,
Jennifer Collins

Comment #80

New form submission received: Contact Us

Streamline <noreply@specialdistrict.org>

Fri 7/12/2024 3:54 PM

To:Nora Mayen - GCSD Admin <gcsdadmin@granada.ca.gov>;Hope Atmore <hatmore@granada.ca.gov>

Logo used for headers

Contact Us

Contact Us Form:	
Name:	Patrick Tierney
Email:	Adrift650@comcast.net
Message:	I am very supportive of the progress toward building a new community center at the proposed location. I believe the negative declaration is appropriate given the use of a site with an existing structure. The location is optimal with it being located next to the community park. It will serve all the community and fills a strong need, as expressed in community surveys and in public meetings. The proposed layout of rooms and activity spaces is excellent and makes the most use of the limited building footprint. A long term solution needs to be found for child care on the Coastside and this building is not a viable choice. I appreciate your continuing efforts to get the community center built.

Reply / Manage

Powered by Streamline

Comment #81

Surfer's Beach

Richard Klein <richk@richk.com>

Sat 7/13/2024 6:16 AM

To:Hope Atmore <hatmore@granada.ca.gov>

The centerpiece of El Granada recreation is Surfer's Beach. Between Caltrans and GCSD, it is imperative that this tremendous and highly-utilized resource remain accessible. I know re-planning is costly, but somehow we have to keep the beach accessible. A pretty park with community center bought at the cost of beach access (and the preschool?) would be a net loss to the community, not a gain.

Rich Klein, 771 San Carlos Ave. El Granada

Comment #82

Goodbye Surfer's Beach Parking

Anita Marlin <anitamarlin@gmail.com>

Sat 7/13/2024 4:46 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Dear Hatmore,

I saw the sign and am very disappointed to learn that the surfer's beach parking will be removed. The city is catering to one group and one group only -- the bike lobby. What about the surfers? What about the residents? This plan is very bad and will create havoc for the people who live here.

Where is the compromise?

Why not keep the parking lot and build a catwalk to the west side of Highway 1?

Time and again we see city counsel making poor decisions that are not well thought out. It's all about politics and virtue signaling. More power to the greenies and the bike lobby, down with the tax paying residents.

Sadly,

Anita Marlin
Miramar resident since 2015

Comment #83

Surfer's beach park plan in El Granada

Josh Simpson <josh@jrsimpson.com>

Sun 7/14/2024 8:35 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hi there - I live on Del Monte Road in El Granada, and I walk to Surfer's Beach several times a week. I'm hugely concerned about the plans to dramatically scale back the parking there. In the flat gravel area near the skate ramp I typically see 40-70 cars on busy days, not to mention additional cars parked on the side of Highway 1. The dramatic reduction in available parking that is being proposed actively works against the general public's interest in providing safe access to the beach. It will also mean that people will take up all the available parking in front of the post office, which will harm locals' ability to get their mail. It certainly won't do the hardware store and the restaurant any favors either, because their customer parking will be used all day by beach goers rather than customers. The final insult to community will be that all of these readily foreseeable harms will cost significant taxpayer funds. So we, as taxpayers, will be paying our government to erode our quality of life here on the Coastside. Surely this doesn't appear in anyone's mission statement, but it is a very real description of the real world effects this project will have, if it is not re-designed to include dramatically more parking spaces.

Regards,

Josh Simpson
P.O. Box 40
El Granada, CA 94018
831-334-3513

Sent from my iPad

Comment #84

GCSD park project

harriet segelcke <dr_segelcke@yahoo.com>

Fri 7/12/2024 6:20 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello
So I'm emailing to give info about what must be done to save our town from this massive tourist plan that does nothing to benefit the people who live in and enjoy this town.
This comment period even with massive response will fall on deaf ears and here is what I know.
The county only responds to law suits. If it denies this project it will be sued by the developers so it has to say yes.
But it can stand behind a community law suit
And do the communities bidding.
Also the wedding venue proposed will diminish all in earshot if the DJ music. There are rules but zero ZERO enforcement. So doesn't matter that it may be printed that no music can leave the building nor that the guests can't hoot and Hollar party style across the street/ within earshot of residences. There is no enforcement.
Only a law suit. Please take this seriously.
Regards the parking again the community needs to sue. Enough is enough. Remember there is a lot of opposition to the trailer park that is currently going in by the harbor. Lots of public comment etc.
that's not the way to keep our town ours.
I wonder if there is anyone who knows how the builders that made Daly City chock a block were kept out of el Granada . I was told it was a few mothers who stopped them somehow with community support. That was in the 50s I think.
But today.... A law suit. Is the only way.
Sent from my iPhone

Granada project

harriet segelcke <dr_segelcke@yahoo.com>

Sat 7/20/2024 6:56 AM

To:Hope Atmore <hatmore@granada.ca.gov>

I oppose a plan for this space that includes a community center open to parties with weddings or any parties not from within the community. DJ music strictly prohibited as well live bands.
The parking limitations proposed will push parking into the neighborhoods as well diminish the current parking available for community enjoyment of the beach as it stands. the parking plan I oppose.
Harriet Segelcke

Sent from my iPhone

Comment #85

Picasso preschool

ejdurham1746@gmail.com <ejdurham1746@gmail.com>

Tue 6/11/2024 6:26 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello,
I'm reaching out to share my concerns over the planned demolition of Picasso preschool. As a community member and parent of Picasso children I'm concerned about the lack of preschools on the coast.
Picasso has been a wonderful educational start for our children and many who have come before us.
Please consider keeping the preschool.
Thank you,
Elizabeth Durham

Sent from my iPhone

Comment #86

New form submission received: Contact Us

Streamline <noreply@specialdistrict.org>
Fri 6/21/2024 8:09 PM
To:Nora Mayen - GCSD Admin <gcsdadmin@granada.ca.gov>;Hope Atmore <hatmore@granada.ca.gov>

Contact Us

Contact Us Form:	
Name:	Owen
Email:	Owenpark87@yahoo.com
Message:	Hello i noticed you guys are trying to change up the community leaving us surfers without a spot to park the community never agreed to this!!

Reply / Manage

Powered by Streamline

Comment #87

Feedback

Wanda Bowles <wandab@gmail.com>

Wed 7/17/2024 12:06 PM

To:Hope Atmore <hatmore@granada.ca.gov>

I have lived in El Granada for 25 years. Having a park where the preschool is would be a great idea. The coastal trail in front of the jetty is crumbling away so the parking that is planned to disappear will most likely be the new road.
W. Bowles
510 Sonora Ave
EG

Get Outlook for iOS

Comment #88

Support for Granada Community Park

Michael Trudgeon <michael.trudgeon@gmail.com>

Wed 7/17/2024 6:51 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello!

We wanted to write a message of support for the future Granada Community Park. My wife and I can't be more excited to have some open space that will serve as an anchor for the EG community. Everything about it seems fantastic: open space and picnic areas, dog park, and formal parking areas.

While we have only lived here for a few years (first as renters, then homeowners), we have fallen in love with the town and its friendly residents. We've been eagerly anticipating its arrival ever since we heard about the plans.

We've been surprised to see signs plastered around the neighborhood suggesting that the park will have numerous negative impacts. These signs appear to misrepresent what I've read from the plans, encouraging people to oppose the park.

We're eagerly awaiting any news about the park and hope to see the hard work and vision of the GCD become reality. Thank you for advocating for this community space!

Sincerely,
Michael & Amanda
607 Ferdinand

Comment #89

GCSD Park Project

Mike Cochran <mbc339@gmail.com>

Thu 7/18/2024 11:54 AM

To:Hope Atmore <hatmore@granada.ca.gov>

I would like to go on record as being solidly against going forward with the park and community center project as currently planned. I am an El Granada resident and my sense is that the last thing the people of this community want is more people coming over the hill to converge on our already limited space. Traffic is difficult enough as it is but this park would make getting out of El Granada and onto Highway 1 near impossible. Go back to the drawing board and design a plan that actually helps the community rather than destroying it. Please.

Wedding Receptions? Really, is that what the people are clamoring for?

COUNTY OF SAN MATEO
PLANNING AND BUILDING

Comment #90

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

July 31, 2024

Hope Atmore, Assistant General Manager
Granada Community Services District
PO Box 335
El Granada, CA 94018
Email: hatmore@granada.ca.gov

SUBJECT: San Mateo County Planning and Building Comments on the Draft Initial Study/Mitigated Negative Declaration for the proposed Granada Community Park and Recreation Center Project

Dear Assistant General Manager Atmore:

Thank you for the opportunity to review and provide comments on the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Granada Community Park and Recreation Center Project (Project). The Project will develop a collection of parcels in El Granada north of the intersection of Highway 1 and Coronado St., into a 7.72-acre site with recreational uses, including active and passive spaces, walking paths, restrooms, community recreation center, dog park, picnic area, play structures, and others. The Project would enhance two onsite drainage channels and expand and improve onsite vegetation. The Project would connect park users to an existing signalized intersection and marked crosswalk across Coronado Street to the Midcoast Multimodal Parallel Trail. Regularly scheduled and/or special events with amplified sound would be held year-round at the park and community recreation center.

As defined in California Environmental Quality Act (CEQA) Guidelines Section 15381, the County of San Mateo is a Responsible Agency for purposes of CEQA as the Project will require the issuance of discretionary permits, including but not limited to a Coastal Development Permit (appealable to the California Coastal Commission), Use Permit, Design Review, and Grading Permit. In addition, County staff anticipates the Project would require a General Plan Conformity Determination and Major Development Pre-Application Workshop.

The San Mateo County Planning and Building Department (Department) offers the following comments based on staff's review of the Project's IS/MND, County's Certified Local Coastal

Program and implementing plans, proposals in other County accepted/adopted plans, and County processes to inform future permits that would be processed by the Department. Staff has prepared a comment matrix (attached) and summarized key comments below.

Project Components
It is understood there are several locations within the project area that would support occasional special events and/or private and public group gatherings – the paved plaza next to the Village Green lawn area, the Village Green lawn area, and the community recreation center buildings. Please clarify the estimated frequency and potential maximum capacities that could be expected in each of the areas from anticipated events or group gatherings.

Aesthetics
Please include any available elevations, renderings, and/or viewshed illustrations of the proposed buildings and structures to support the evaluation of potential Aesthetic impacts caused by the project on the surrounding area.

Biological Resources
It is unclear whether the Project's uses and activities comply or conflict with San Mateo County Local Coastal Program (LCP) Policies 7.9 (Permitted Uses in Riparian Corridors), Policy 7.11 (Establishment of Buffer Zones), and Policy 7.12 (Permitted Uses in Buffer Zones) as the IS/MND does not provide context for existing, impacted, and new riparian and wetland areas. It is the County's position that the proposed project must demonstrate compliance and minimize impacts pursuant to the LCP's Sensitive Habitat Component, including relative to newly established sensitive habitats and/or riparian corridors that are created by the project. The IS/MND should include figure(s) and additional narrative that clarifies the locations and extents of the:

- existing riparian area and wetlands as defined by San Mateo County Local Coastal Program (LCP) Policies 7.7 and 7.14,
- buffer zones as defined in LCP Policy 7.11 and 7.18,
- existing riparian area impacted by the Project,
- new riparian area established by the Project,
- buffer zones for the new riparian area established by the Project, and
- uses and activities expected in new riparian areas and buffer zones.

Hydrology and Water Quality
The IS/MND should clarify whether its use of the word "riparian" is consistent with LCP Policy 7.7 and what design measures the Project will employ to prevent human disturbance and pollution to riparian areas, drainage channels, and creeks.

Noise
The Project's parcels are within the San Mateo County General Plan Noise Impact Area, per General Plan Policy 16.9; the IS/MND should evaluate consistency with relevant policies per Chapter 16 of the General Plan.

Transportation
Walking and Bicycling

Department staff appreciates continued coordination with Granada Community Services District leadership regarding bicycle and pedestrian connections to and through the proposed Project site, and whether the proposed Project's trails could support multimodal transportation and serve as a portion of the alignment of the Multimodal Parallel Trail. While we believe the Project includes trail components that could lead to furthering this objective, we are wary of the non-trail Project encroachments onto the Obispo Road public right-of-way that could hinder the County's future planning for the Multimodal Parallel Trail, and, therefore request that the District avoid or minimize such encroachments to the degree possible (e.g., landscaping, entry plaza, biotreatment facilities and/or other non-trail improvements). Additionally, at present, the Project proposes a portion of path in County rights-of-way along Obispo Road, adjacent to Burnham Creek. The IS/MND should add a more detailed exhibit clarifying the County right-of-way, existing edge of pavement, location of creek and trail alignment.

Parking
The existing site contains an unpaved lot which is used by the public for parking to access the Surfer's Beach area. The Project proposes to remove this unpaved parking area to add recreational uses and proposes to add additional parking on site and within the County right-of-way on Obispo Road. The IS/MND should clarify:

- assumptions that formed the basis of the proposed number of parking spaces provided by the Project for the proposed uses,
- an estimate of the number of parking spots in the unpaved parking area,
- an estimate of the number of parking spots (if any) on Highway 1 that are assumed to serve the project,
- an exhibit that shows the street parking cited by the project on Obispo Road, and
- an exhibit that shows what parking is assumed to be in the County right-of-way.

Vehicle Miles Traveled Analysis
The IS/MND uses visitor data to Quarry Park to estimate the number of vehicle trips generated by the Project; however, the Project includes uses that are not provided at Quarry Park and could change the number and distance of potential trips to the site. The IS/MND should include further justification for the trip calculation to assert the Project is locally-serving and meets the County's small project screening criteria and/or complete a VMT analysis.

Emergency Response
Opposite the Project site on Obispo Road is the Coastside Fire Protection District (CFPD) Station 41. The Project includes proposed changes to Obispo Road and will have increased use along Obispo Road and Avenue Alhambra which provide access to the site. The IS/MND should clarify whether CFPD has reviewed the Project and if the Project would affect CFPD operations.

The County appreciates the opportunity to comment on the Draft Initial Study/Mitigated Negative Declaration for the proposed Granada Community Park and Recreation Center Project. Please feel free to contact Summer Burlison at (650) 363-1815 or sburlison@smcgov.org, or me at (650) 363-1861 or smonowitz@smcgov.org to discuss any

of these comments further.

Sincerely,

Steve Monowitz
Planning and Building Director

Attachment: County of San Mateo Planning and Building Department - Comment Matrix

cc: Isobel Cooper, Coastal Planner, California Coastal Commission
Ann Stillman, Director, Department of Public Works
Nicholas Calderon, Director, Parks Department
Sophie Mintier, Assistant Director, Planning and Building Department
Bharat Singh, Planning Services Manager, Planning and Building Department
Summer Burlison, Senior Planner, Planning and Building Department
Chanda Singh, Senior Transportation Planner, Planning and Building Department
Gus Mattammal, Chair, Midcoast Community Council
Gina Quiney, Chief of Staff, Board of Supervisors District 3

Section / Page Number	Chapter / Table / Figure Reference (if applicable)	Staff Comment
PROJECT DESCRIPTION		
2-3	Figure 2-2: Site Location and Vicinity Map	Provide a legend that identifies what the darker shaded areas are and include additional street names for context.
2-4	Surrounding Land Uses	Provide a figure with legend and directional arrow
2-4		Should technically list LCP Land Use Designation, which is "Open Space". "Open Space with Park Overlay" is the General Plan land use designation, but County would technically default to the LCP land use designation in the coastal zone. Or could include both "General Plan Land Use Designation/Local Coastal Program Designation: Open Space with Park Overlay/Open Space".
2-5		"Ten new permeable parking spaces would be located along Obispo Road immediately to the north of the Village Green. Further to the northwest, the project includes a 25-space parking lot with permeable parking stalls. Another ±60 informal street parking stalls are available along Obispo Road." Please clarify in exhibit existing and proposed parking locations, and specifically the 60 street parking stalls referenced.
2-6	Community Recreation Center and Passive Recreation Zone	"All proposed pathways are ADA-accessible. Occasional interpretive signs would be incorporated along both primary and secondary pathways." Project should consider ADA accessibility of signage.
2-7	Access and Parking	Project should clarify which spaces are on project site vs. right-of-way. Clarify how parking spaces on Obispo were determined and what areas.
2-8	Lighting and Security	Clarify if downshielded lighting along pathways will be provided to connect to parking lot at the secondary parking lot (not Community Rec Center); appropriate safety/security measures should be put in to connect both parking lots as usage is likely to be needed for events described.
2-8	Park and Community Recreation Center Operations	Clarify staffing and security during operations.
2-8	Park and Community Recreation Center Operations	Clarify estimated potential maximum capacity/attendance for special events, public and/or private gatherings for the Community Recreation Center and Village Green area. Page 2-5 (Active Recreation Zone) also mentions the paved plaza next to the Village Green lawn area would serve as "central gathering area, providing opportunities for small groups to meet, community events to be held...". Clarify estimated potential maximum capacity for gatherings/events at this plaza area.
2-11	Permits and Approval	As discussed previously, project will require merger of parcels prior to permitting. Please add.
ENVIRONMENTAL CHECKLIST		
3-2	Surrounding Land Uses and Setting	Correct directional references to read "northwest" - not "west"
AESTHETICS		
3-6		Add elevations, renderings, and/or viewshed illustrations of the proposed buildings and structures to support evaluation of potential Aesthetic impacts that from the project to the surrounding area.

3-10	LCP Policies	Policy 8.22 and Policy 8.31 are not applicable - project is not in "State" scenic corridor and not in "Rural Area", respectively.
3-11	LCP Policies	Policies 8.6, 8.9, 8.15, 8.17 should be analyzed for consistency. Additional exhibits and/or plan sheets showing proposed project would support analysis.
3-12		Add word "building": "Additionally, the Project would construct a new 3,000 square foot "building" connected via trellis to the existing structure." Also, as side note, if the trellis is a freestanding structure it may visually connect the two buildings but it does not physically connect the two buildings for purposes of (exemption from) LCP Policy 8.5.
3-12	Subsection "c"	3rd sentence above Table 3.1-1. "and would complement the existing park overlay zoning". Change "zoning" to "land use designation".
3-12	LCP Policy Consistency Table - 8.5	The 150% enlargement exemption under this policy wouldn't apply if the trellis between the new building and existing building is freestanding (i.e., not physically attached to the two buildings.
3-13	LCP Policy Consistency Table - 8.22	Not applicable.
3-14	LCP Policy Consistency Table - 8.31	Not applicable.
3-14	d. New Sources of substantial light or glare	How is substantial glare and light defined? Clarify metrics for assertion and discuss applicability.
3-14	d. New Sources of substantial light or glare	Revisit statement that "The new structure proposed as part of the community center would include windows that would be similar to the windows included in the existing structure onsite." The new building appears to include quite a bit more window area than the existing building.
AGRICULTURE AND FORESTRY RESOURCES		
3-16	Subsection "b-c"	Paragraph 2 - add "is": "The project site "is" within an existing urban area,…"
AIR QUALITY		
3-21	Local Laws, Regulations, and Policies	Remove reference to "rural" single-family residences and recreational areas.
3-22	Environmental setting	The County does not consider this area rural. Not clear why rural continues to be referenced.
3-22	Environmental setting	Figure 2-2 is not helpful illustration for showing "single-family residences and commercial land uses" relative to the project site. Consider adding another figure of an aerial view to illustrate this.
3-22	Environmental setting	"Land to the west is mainly undeveloped with the exception of a single residence." The orientations and descriptions in this section are confusing, as many reference oceanside as "westside" which includes RV park and other uses.
3-22	a. Conflict with or obstruct implementation of applicable air quality plan	Include references to SMC policies and the Climate Element. There currently is no "discussion" in Appendix B.

3-23	b. Cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area	Correct reference error.
BIOLOGICAL RESOURCES		
3-33	Local Laws, Regulations, and Policies	Add period or dash after titles of General Plan policies. Example: "1.21 Importance of Sensitive Habitats"." Consider areas…"
3-34	Sensitive Habitats Component	Correct Policy 7.1 wording, "on" to "of", move "sensitive" - "Policy 7.1 Definition "of" Sensitive Habitats. Define "sensitive" habitats as any area in which plant or animal life or their habitats are either rare or especially valuable…"
3-34	Sensitive Habitats Component	Correct Policy 7.3 wording, (a) "and" to "any" - "Prohibit "any" land use…", (b) eliminate "be" - "impacts that could "be" significantly degrade"
3-35		Add LCP Policy 7.7 Definition of Riparian Corridors.
3-36	Policy 7.11 & 7.12	Correct LCP Policy Titles to LCP Policy descriptions. The cited description for Policy 7.11 "Establishment of Buffer Zones" is actually the LCP description for Policy 7.12. The cited description for Policy 7.12 "Permitted Uses in Buffer Zones" is the LCP description for Policy 7.13 "Performance Standards in Buffer Zones". LCP Policies cited in document here should be 7.11, 7.12, 7.13.
3-38	Special Status Species - Plants	Would be helpful to add an "Appendix C" page insert to the Appendix document.
3-38		The Biological Resources section relies upon a biological reconnaissance survey conducted March 16, 2023 by Montrose Environmental and a previous biological site assessment conducted by San Mateo Resource Conservation District (2017). Please provide a copy of the 2017 San Mateo Resource Conservation District assessment so its relevance as it relates to this project can be evaluated.
3-40		Last paragraph "While the project would not be modifying riparian habitat within Burnham Creek, proposed work involves regrading and revegetating both existing unnamed drainages…". Page 3-41 continues "Burnham Creek and the associated riparian habitat…" It is unclear if the "riparian habitat" along Burhnam Creek consitutes riparian corridor as defined by LCP Policy 7.7, and if the proposed trail along Obispo Road and Burnham Creek would require removal or encroachment into the riparian corridor. See next comments regarding delineation of riparian corridors and buffer zones.
3-42	b. Substantial adverse effect on any riparian habitat or other sensitive natural community	Describe identified locations and extents of riparian corridors as defined by LCP Policy 7.7. Discuss potential impacts and proposed mitigation measures. This section, and Appendix C (Biological Resources Report), do not adequately address and/or map/illustrate potential impacts to (existing or proposed) riparian corridors and wetlands as defined by LCP Policies 7.7 and 7.14.

3-42	b. Substantial adverse effect on any riparian habitat or other sensitive natural community	According to last paragraph on p. 3-40, the project involves regrading and revegetating both existing unnamed drainages. In this section (p. 3-42), it's stated "The impact to this sensitive natural community is expected to be minor and temporary during construction". Clarify how much existing riparian area is being damaged/removed/impacted by the project; illustrative exhibits delineating existing and proposed qualifying riparian corridors, buffer zones, and proposed project elements are needed to properly evaluate project impacts on biological resources.
3-42	b. Substantial adverse effect on any riparian habitat or other sensitive natural community	To support assertion that the project will adhere to these Sensitive Habitat Policies of the LCP, provide mapping of existing waterways (i.e., Burnham Creek, Drainage 1 and Drainage 2), delineate locations and extents of riparian corridors encumbering the project parcels and their applicable buffer zones pursuant to LCP Policy 7.11 (Establishment of Buffer Zones). Also, add an exhibit delineating limits of new riparian corridors and buffer zones relative to proposed project components. It is the County's position that the proposed project must demonstrate compliance and minimize impacts pursuant to the LCP's Sensitive Habitat Component, including relative to newly established sensitive habitats and/or riparian corridors created by the project.
3-42	b. Substantial adverse effect on any riparian habitat or other sensitive natural community	Clarify the extent of impacts and what the recommending mitigation measure is. Is the extent of riparian coverage being increased, decreased, or will be the same between pre- versus post-project conditions?
3-42	b. Substantial adverse effect on any riparian habitat or other sensitive natural community	Clarify if various references to vegetation are referring to riparian vegetation (as defined by LCP Policy 7.7 or other standard) or non-riparian vegetation. Examples: 1st sentence - "vegetation zone", 3rd sentence "sensitive natural community", Mitigation Measure BIO-4 heading "…Riparian Habitat and Sensitive Natural Communities...", Bio-4 mitigation measure "native vegetation", sentence "During construction, the vegetated area would be improved and expanded." Clarify where these vegetative communities are located and their extents (e.g., riparian habitats, other sensitive natural communities, "vegetated area" to be "improved and expanded" - is this referring to riparian areas?)
3-42/3-43	b. Substantial adverse effect on any riparian habitat or other sensitive natural community	"Revegetation would account for approximately 45% of riparan vegetation species that are listed in the LCP." Clarify if the riparian habitats referred throughout this section meet LCP definition of riparian corridor (LCP Policy 7.7), and if so, revegetation and expanded riparian vegetation areas shall consist of a mix of vegetation species that constitute riparian corridor (per LCP definition).
3-42	Mitigation Measure Bio -4	Given the comments above, it is unclear whether the proposed project, along with Mitigation Measure BIO-4 adequately reduce project impacts to riparian habitats to a less than significant level.
3-43	c. Substantial adverse effects on state or federally protected wetlands	Last sentence of 2nd paragraph "During operation, the Project would be required to comply with the 35-foot setback from the midline of both ditch 1 and ditch 2, as outlined by the LCP." Please identify which LCP policy this is referring to.

3-44	e. Conflict with local policies or ordinances protecting biological resources	LCP Policies 7.9 (Permitted Uses in Riparian Corridors), Policy 7.11 (Establishment of Buffer Zones), and Policy 7.12 (Permitted Uses in Buffer Zones) limits the permittable uses within riparian corridor areas and their buffer zones for the purpose of protecting sensitive biological habitat areas. Given the comments provided above/through this chapter, it is unclear whether the project's uses and activities comply or conflict with these LCP policies established to protect biological resources.
Appendix C	Final Biological Resources Report, May 2024	Section 3.1.1 (Literature Review) refers to 2 primary documents used to support the May 2024 assessment, a 2017 Burnham Strip Natural Resources Management Plan by San Mateo RCD and a 2021 GCSD Wetland Assessment by RCD. Please provide copies of these reports to supplement and/or evaluate their relevance to the subject project proposal.
CULTURAL RESOURCES		
3-49	Native American Outreach	Correct reference error.
HAZARDS AND HAZARDOUS MATERIALS		
3-73	San Mateo County Local Coastal Program	Add bullet to Policy 9.10.
HYDROLOGY AND WATER QUALITY		
3-81	Policy 15.11	Add semicolon ":" after heading: "Policy 15.11 Designation of Flooding Hazard Areas":" Designate as Flooding Hazard Areas:"
3-82	Local Laws, Regulations, and Policies (for Hydrology and Water Quality)	Project will need to meet County drainage requirements and likely C3 MRP requirements for permanent stormwater treatment. Staff anticipates future need to complete C3/C6 checklist. Consider including a preliminary stormwater management plan into appendix A for how stormwater treatment and discharge would be accommodated to minimize water quality impacts to the creek, drainage channels and ultimately the Pacific ocean.
3-83	3.10.2 Environmental Setting	States "Burnham Creek and the unnamed drainage near Ave Portola maintain intermittent flow regimes and support dense vegetation, including riparian areas." Please clarify how riparian is defined (meeting definition under Local Coastal Program, or other).
3-83	a. Violate any water quality standards, waste discharge requirements or otherwise substantially degrade water quality	Based on the project description, is human disturbance to water features expected, and if so, clarify what design measures will be included to prevent impacts from people to riparian, drainage, and creeks that feed into the ocean.
LAND USE AND PLANNING		

3-90	b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect	Same comment as on Page 3-44.e. (above)
NOISE		
3-98	Local Laws, Regulations, and Policies (for Noise)	See Chapter 16 of General Plan (Noise Policies). The project parcels are within the General Plan Noise Impact Area (Policy 16.9)
3-100	a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Project construction timeline (Summer 2025 to Summer 2028) and location overlaps with several pipeline projects (Caltrans SR 1 Multiasset Project, Caltrans Middle Mile Broadband, Harbor District Surfer's Beach Pilot Restoration Project). ISMND should discuss cumulative noise impacts and add to Table 3.21-2 (p.3-135)
PUBLIC SERVICES		
3-108	a. Result in adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physically altered governmental facilities	Project should coordinate with Coastside Fire Protection District to address emergency response, given Project location along a potential CFPD route (Obispo), and potential additional demand due to increased usage.
TRANSPORTATION		
3-110	Policy 12.21 Local Circulation Policies	Add ":" after policy heading. "12.21 Local Circulation Policies":" In unincorporated communities…"
3-111	Bullet c.	Remove General Plan page number "12.4P"
3-111	San Mateo County Local Coastal Program	Section should analyze consistency with additional LCP policy 11.17

3-113	3.17.2 Environmental Setting	Correct typo, "The project site is "accessed" via Avenue Alhambra…"
3-113	3.17.3 Traffic and Transportation Terminology	Separate definitions for freeway versus highway; freeway is a divided arterial with full control of access. SR 1 in this area is a highway (more relevant definition).
3-113	3.17.3 Traffic and Transportation Terminology	Separate Freeway/highway definition from Arterial Streets definition.
3-113	3.17.3 Traffic and Transportation Terminology	Suggest adding definitions regarding vehicle miles traveled.
3-114	a. Conflict with applicable circulation plans, ordinances, or policies and application congestion management programs	Project trips and operational analysis will be required as part of future Transportation Impact Analysis. Policy 2.52 applies and requires preparation of a Transportation Impact and Mitigation Plan (TIMP) for the project, not in regards to construction traffic management plan (separate and also needed). Remove language regarding "TR-1 ensuring compliance with Policy 2.52" and revise to state that the project will prepare a TIMP to meet requirements under Policy 2.52.
3-114	a. Conflict with applicable circulation plans, ordinances, or policies and application congestion management programs	Per Coastal Act and maintaining coastal access, prepare an exhibit that shows existing parking and new/additional parking. Assess impacts related to reduction/impacts between existing coastal access parking and proposed parking plan. Clarify assumptions to calculate parking and which parking is in County right-of-way. Provide basis on assumptions for parking provided for the uses (e.g., ITE Parking Demand or other source). See above related comment on project description (p.2-5).
3-115	b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)	Assertion that project will meet County small project screening criteria and is local-serving should be further substantiated. Project description includes community center with event rentals, and frequent events, which are not currently provided at Quarry Park and have the potential to be associated with a greater number of trips and trip distance than Quarry Park. Project should consider estimating Total Daily VMT using either the C/CAG Travel Demand Model, or by estimating average trip length and multiplying by the total number of daily trips. Data sources for average trip length include the C/CAG Travel Demand Model, California Household Travel Survey, local survey data, and big data sources such as Streetlight Data. Trips could be estimate using ITE Trip Generation Manual or other source that includes equivalent uses.
3-115	c. Increased hazards resulting from geometric design features	Correct first sentence - assuming this is missing the word "driveway"
3-115	c. Increased hazards resulting from geometric design features	Project description includes new path along Obispo Road in the County right-of-way. Please clarify sentence that states "Project does not require...curb and street engineering modifications"

3-115	c. Increased hazards resulting from geometric design features	Project proposes additional diagonal parking on Obispo in County right of way. Site plan shows diagonal "head-in" (vs. back-in) angled parking. Describe coordination with Coastside Fire Protection District regarding use of Obispo/Ave Alhambra for emergency response.
UTILITIES AND SERVICE SYSTEMS		
3-122	Policy 11.4	Add ":" after policy heading.
3-124	a. Require the relocation or construction of new or expanded….	The following remains unclear in initial project scope discussion and in this section: proposed electrical service - document mentions several times that overhead power poles on project side will be removed and power lines will relocate to existing poles on opposite side of Obispo; it should be clarified that this element of the project (assumedly) includes undergrounding of the power lines in Obispo Rd. to serve the project site.
3-125	c. Result in 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 commitment	It would be helpful to have additional quantitative context for GCSD's service capacity and estimated generation of the project, with an affirmative statement from GCSD that it has adequate capacity to serve.

Memorandum

Subject: **Granada Community Park and Recreation Center Project**
Initial Study/Mitigated Negative Declaration (SCH No. 2024050693)
Consideration of Comments Received during the Public Review Period

Date: September 26, 2024

To: Chuck Duffy, Granada Community Services District
Hope Atmore, Granada Community Services District

From: Ken Schwarz, Montrose Environmental
Jessica Gonzales, Montrose Environmental

INTRODUCTION

This memorandum has been prepared to summarize the comments received by the Granada Community Services District (GCSD or District) on the Initial Study/Mitigated Negative Declaration (IS/MND) for the Granada Community Park and Recreation Center (Proposed Project or Project). An IS/MND is an informational document prepared by a Lead Agency, in this case, GCSD, that provides environmental analysis for public review. The IS/MND analyzed the impacts resulting from the Proposed Project and, where applicable, identified mitigation measures to minimize the impacts to less-than-significant levels.

This memorandum first summarizes the public review process undertaken for the IS/MND and identifies the next steps in the California Environmental Quality Act (CEQA) process, and then summarizes the comments received and provides responses to those comments. However, it should be noted that CEQA does not require GCSD to prepare responses to comments on the IS/MND. (Pub. Resources Code §21091(d), (f); 14 Cal. Code Regs. §15074(b).

CEQA PROCESS

In accordance with Section 15073 of the State CEQA Guidelines, GCSD submitted the IS/MND to the State Clearinghouse for a 30-day public review period starting May 15, 2024. In addition, GCSD circulated a Notice of Intent (NOI) to Adopt the IS/MND to interested agencies and individuals and filed the NOI with the San Mateo County Clerk. The public review period ended on June 17, 2024 and was informally extended to July 19, 2024. It should be noted that some public comments were provided after the public comment period ended; however, they were still considered in this memorandum. A list of the comment letters received are included in Table 1.

In accordance with State CEQA Guidelines Section 15074(b), GCSD must consider the IS/MND together with comments received during the public review process prior to adopting the IS/MND. While CEQA does not require the preparation of responses to comments for negative declarations, this

memorandum has been prepared to document that the comments received do not affect the IS/MND's conclusions that the Proposed Project would not have any significant effects on the environment.

Table 1. Comment Letters Received on the IS/MND

Comment Letter	Commenter	Affiliation	Date Sent
1	Kevin Lafontaine	Resident	May 19, 2024
2	Linnea Vilen	Resident	May 19, 2024
3	Lisa Ketcham	Resident	May 20, 2024
4	Denise Anderson	Resident	May 30, 2024
5	Nancy Marsh	Resident	June 5, 2024
6a	Michael McCreary	Resident	June 5, 2024
6b	Michael McCreary	Resident	June 6, 2024
7	Justine Lange	Resident	June 5, 2024
8	Cindy Vargas	Resident	June 6, 2024
10	Deborah Briscoe	Resident	June 6, 2024
11a	Melanie Dobbs	Resident	June 6, 2024
11b	Melanie Dobbs	Resident	June 18, 2024
12a	Cecelia Baloian	Resident	June 9, 2024
12b	Cecelia Baloian	Resident	June 9, 2024
13	Elizabeth Marstall	Resident	June 7, 2024
14	Sandy Kelly	Resident	June 9, 2024
15	Karen Yorke	Resident	June 9, 2024
16	David Moore	Resident	June 9, 2024
17	Sammy Rivers	Resident	June 9, 2024
18	Natalie Mutz	Resident	June 9, 2024
19	Laurel Kupec	Resident	June 10, 2024
20	Meg Henry	Resident	June 10, 2024
21	Michelle Cleave	Resident	June 10, 2024
22	Lisa Longaker	Resident	June 11, 2024
23	Hayley Kupec	Resident	June 10, 2024

Comment Letter	Commenter	Affiliation	Date Sent
24	Ian Stone	Resident	June 11, 2024
25	Catrine Brown	Resident	June 11, 2024
26	Emily Henry	Resident	June 11, 2024
27	Kenji Gjovig	Resident	June 11, 2024
28	Lindsay Willman	Resident	June 11, 2024
29	Krista Enos	Resident	June 11, 2024
30	Danielle Mihalkanin	Resident	June 11, 2024
31	Lisa Longaker	Resident	June 11, 2024
32	Marc Richman	Resident	June 11, 2024
33	Autumn Ross	Resident	June 12, 2024
34	Candice Wecksler	Resident	June 12, 2024
35	Joanna Saxby	Resident	June 13, 2024
36	James Hudon	Resident	June 13, 2024
37	Kristy Yeh	Resident	June 13, 2024
38a	Amanda Bachelor	Resident	June 13, 2024
38b	Amanda Bachelor	Resident	June 15, 2024
39a	Corinna Liebowitz	Resident	June 14, 2024
39b	Corinna Liebowitz	Resident	June 14, 2024
40	Rachel Restani	Resident	June 14, 2024
41	Genevieve Haight	Resident	June 14, 2024
42	Gabriella Orona Bateman	Resident	June 14, 2024
43a	Marc Strohlein	Resident	June 10, 2024
43b	Marc Strohlein	Resident	June 15, 2024
44a	Janet Brayer	Resident	June 10, 2024
44b	Janet Brayer	Resident	June 17, 2024
44c	Janet Brayer	Resident	undated
45	Amelia Fuertes Rodriguez	Resident	June 10, 2024
46	Bethany Berkowitz	Resident	June 14, 2024

Comment Letter	Commenter	Affiliation	Date Sent
47	Robert R. Rathborne	Resident	June 15, 2024
48	Adam Katcher	Resident	June 15, 2024
49	Eric Suchomel	Resident	June 16, 2024
50	Gus Mattammal, Chair	Midcoast Community Council	June 12, 2024
51	P. Shue	Resident	June 16, 2024
52	Kerri Gardner	Resident	June 16, 2024
53	Jill Grant	Resident	Undated
54	Chris Mickelsen	Resident	June 17, 2024
55	Helene Campagnet	Resident	June 17, 2024
56	Denise Anderson	Resident	June 17, 2024
57a	GianCarlo & Sherrie Lynn Hnatt	Resident	June 15, 2024
57b	GianCarlo & Sherrie Lynn Hnatt	Resident	June 17, 2024
58	Robert R. Rathborne	Resident	June 15, 2024
59	Leni Schultz	Resident	Undated
60	Kate Broderick	Coastside Families Taking Action	June 17, 2024
61	Yungsheng Luo	California Department of Transportation (Caltrans)	June 17, 2024
62	Tom Mattusch	Resident	June 17, 2024
63	Alissa Teige	Resident	June 17, 2024
64	Dan Haggerty	Resident	June 17, 2024
65	Stephen Pohlmeyer	Resident	June 17, 2024
66	Lucas Flosi	Resident	June 17, 2024
67a	Chris Rogers	Resident	June 17, 2024
67b	Chris Rogers	Resident	June 19, 2024
68	Meredith Schreiber	Resident	June 17, 2024
69	Tahsa Sturgis	San Francisco Bay Regional Water Quality Control Board	June 17, 2024

Comment Letter	Commenter	Affiliation	Date Sent
70	Michal Abaonza	Resident	June 17, 2024
71	Isobel Cooper	California Coastal Commission	June 21, 2024
72	Jocelyn	Resident	June 21, 2024
73	Dan Code	Resident	Undated
74	Nicole Burleson	Resident	July 6, 2024
75	Thad Baker	Resident	July 6, 2024
76	Justine Cable	Resident	July 6, 2024
77	Evelyn Moseley France	Resident	July 6, 2024
78	Jocelyn Sevilla	Resident	July 11, 2024
79	Jennifer Collins	Resident	July 9, 2024
80	Patrick Tierney	Resident	July 12, 2024
81	Richard Klein	Resident	July 13, 2024
82	Anita Marlin	Resident	July 13, 2024
83	Josh Simpson	Resident	July 14, 2024
84a	Harriet Segelcke	Resident	July 12, 2024
84b	Harriet Segelcke	Resident	July 20, 2024
85	Elizabeth Durham	Resident	June 11, 2024
86	Owen	Resident	July 21, 2024
87	Wanda Bowles	Resident	July 17, 2024
88	Michael Trudgeon	Resident	July 17, 2024
89	Mike Cochran	Resident	July 18, 2024
90	Steve Monowitz	San Mateo County Planning and Building	July 31, 2024

At the time that the IS/MND is considered for approval, GCSD will also consider adopting a Mitigation Monitoring and Reporting Program (MMRP) for the mitigation measures identified in the IS/MND. If GCSD approves the IS/MND, then within five working days following the IS/MND approval, GCSD must file a Notice of Determination (NOD) with the State Clearinghouse and the San Mateo County Clerk's office. A resolution approving the IS/MND and adopting the MMRP would confirm that the GCSD Board of Directors received and reviewed the IS/MND pursuant to the provisions of CEQA and would include the following findings:

1. Prior to taking action on the IS/MND and MMRP for the Proposed Project, GCSD read and considered the IS/MND, public comments, and the responses to comments included in this memorandum.
2. The IS/MND and MMRP are based on independent judgment exercised by GCSD.
3. The IS/MND and MMRP were prepared and considered in accordance with the requirements of CEQA.
4. Considering the record as whole, and with incorporation of the mitigation measures, there is no substantial evidence that the Proposed Project will have a significant effect on the environment.
5. GCSD's General Manager is the custodian of the records of the proceedings on which this decision is based. Records are located at the GCSD offices located at 504 Ave Alhambra 3rd Floor, El Granada, CA 94018.

The resolution would identify that based on the above findings, the Board would approve the IS/MND, adopt the MMRP, and direct staff to file the NOD.

COMMENTS RECEIVED ON THE IS/MND

GCSD received 90 comment letters on the IS/MND (Table 1). These letters are included with this memorandum as Attachment A.

Comment Letter 1 –

Comment 1-1: The comment expresses a desire to maintain the skateboard ramp onsite.

Response to Comment 1-1: The existing skateboard ramp would be relocated but would remain on site.

Comment Letter 2 –

Comment 2-1: The comment expresses opposition to the Proposed Project.

Response to Comment 2-1: Comment noted.

Comment Letter 3 –

Comment 3-1: The comment states that the Proposed Project is not subject to LCP policy 8.31 because it is within the Midcoast urban/rural boundary but is subject to LCP policy 8.32 Regulation of Scenic Corridors in Urban Areas.

Response to Comment 3-1: Only inconsistencies with applicable plans is required to be analyzed. No analysis is required if the project is consistent with relevant plans. (*Stop Syar Expansion v. County of Napa* (2021) 63 Cal.App.5th 444, 460; *The Highway 68 Coalition v. County of Monterey* (2017) 14 Cal.App.5th 883, 894.). Nevertheless, the Proposed Project is located within the Urban Rural Boundary of the Midcoast Land Use Plan, which is a line that separates urban areas and rural service centers from rural areas in the Coastal Zone. Because the Project site is located within this boundary, LCP policy 8.31, Regulation of Scenic Corridors in Rural Areas is not applicable to the Proposed Project. LCP policy 8.32, Regulation of Scenic Corridors in Urban Areas is applicable and

the Proposed Project is consistent with this policy. Edits to the IS/MND are presented in the Errata to the IS/MND section at the end of this memorandum.

Comment 3-2: The comment states that there is no mention of the future Midcoast Multi-Modal (Parallel) Trail segment between Coronado Street and Capistrano Road along the Burnham Strip. The comment notes that GCSD and San Mateo County should collaborate on the future alignment of this segment, where a shared multi-modal trail could provide connection from Obispo Road to the outer edge of the Caltrans right-of-way (ROW) to continue northward to Capistrano Road

Response to Comment 1-3: The Project site is not proposed to serve as an official continuation of the future Midcoast Multi-Modal (Parallel) Trail but the exclusion of referencing this potential future trail in Project Description does not preclude the potential development of this trail at the Project site in the future if such a project was proposed.

Comment Letter 4–

Comment 4-1: This comment requests a link to comment on the development of the Burnham Strip.

Response to Comment 4-1: This comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 5–

Comment 5-1: This comment provides typographical and grammatical errors within the IS/MND for GCSD's consideration.

Response to Comment 5-1: Edits to the IS/MND are presented in the Errata to the IS/MND section at the conclusion of this memorandum.

Comment Letter 6–

Comment 6-1: This comment describes the commenters use of the onsite unofficial parking lot and skate ramp and expresses concerns over the removal of the dirt parking lot.

Response to Comment 6-1: The informal dirt lot on the Project site is not an official lot. However, the Proposed Project would provide official parking onsite and along Obispo Road. Although the skate ramp would be relocated, it would be maintained onsite.

Comment Letter 7–

Comment 7-1: This comment asks if the number of cars parked along the highway, the skate ramp, dirt parking lot and along Obispo Road were counted and states that the restriction of the use of the site for unofficial parking would result in people parking in residential areas.

Response to Comment 7-1: Refer to Response to Comment 71-1. The informal dirt lot on the Project site is not an official lot. However, the Proposed Project would provide official parking onsite and along Obispo Road.

Comment Letter 8–

Comment 8-1: This comment expresses a desire to retain the unofficial parking lot.

Response to Comment 8-1: The informal dirt lot on the Project site is not an official lot. However, the Proposed Project would provide official parking onsite and along Obispo Road.

Comment Letter 9–

Comment 9-1: This comment states that removal of the parking lot will require beachgoers park in residential areas.

Response to Comment 9-1: The informal dirt lot on the Project site is not an official lot. However, the Proposed Project would provide official parking onsite and along Obispo Road.

Comment Letter 10–

Comment 10-1: This comment requests that the Proposed Project provide the same amount of parking and states that beachgoers will park in residential areas.

Response to Comment 10-1: Refer to Response to Comment 71-1. The Proposed Project site does not currently provide sanctioned or official parking.

Comment Letter 11a–

Comment 11a-1: This comment requests information regarding parking at the Jetty.

Response to Comment 11a-1: This comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 11b–

Comment 11b-1: This comment responds to a clarifying statement regarding two separate projects and expresses concern regarding parking in the residential area.

Response to Comment 11b-1: Refer to Response to Comment 71-1. The Proposed Project site does not currently provide sanctioned or official parking.

Comment Letter 12a–

Comment 12a-1: This comment states that the Project will result in increased traffic in the neighborhood and expresses disapproval of the Proposed Project.

Response to Comment 12a-1: As described in Section 3.17, *Transportation* of the IS/MND, traffic is anticipated to increase during construction activities; however, this increase would be temporary and would be minimized through the implementation of a Construction Traffic Management Plan as described in Mitigation Measures TR-1, which would limit conflicts between construction traffic and local traffic, implement signage for alternative routes, provide flaggers or temporary traffic control to minimize disruptions, and document and repair any damage to roads by construction equipment. In the long-term, the park would serve the local residents and community of El Granada and would not create a substantial number of new trips from new, regional recreational users. Based on visitor counts from the nearby Quarry Park, it is assumed that the Proposed Project would generate a similar number of trips per day (approximately 90 trips) which would be below the Office of Planning and Research (OPR) threshold of 110 trips per day and compliant with SB 743, CEQA

Guidelines Section 15064.3 which establishes vehicle miles traveled (VMT) as the appropriate measure of transportation impacts.

Comment Letter 12b–

Comment 12b-1: This comment states that there have not been public meetings on the Project and questions the funding source.

Response to Comment 12b-1: GCSD has conducted public outreach for the Project. Funding is not a CEQA issue and is therefore not discussed in the IS/MND.

Comment Letter 13–

Comment 13-1: This comment states that the Project will negatively impact available parking.

Response to Comment 13-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 14–

Comment 14-1: This comment states that the Project will negatively impact available parking for the beach.

Response to Comment 14-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 15–

Comment 15-1: This comment states that the Project will negatively impact available parking for the beach.

Response to Comment 15-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 16–

Comment 16-1: This comment states that parking along Highway 1 is dangerous and states that a parking lot can be built on the east side of Highway 1.

Response to Comment 16-1: The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 17–

Comment 17-1: This comment requests to see parking plans for Surfer's beach and expresses the importance of beach access parking.

Response to Comment 17-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 18–

Comment 18-1: This comment expresses concerns regarding the potential parking in residential areas and the effect on local businesses.

Response to Comment 18-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot. The potential economic effect on local business is not a CEQA issue.

Comment Letter 19–

Comment 19-1: This comment expresses a desire to keep the preschool open.

Response to Comment 19-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 20–

Comment 20-1: This comment expresses a desire to keep the preschool open.

Response to Comment 20-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 21–

Comment 21-1: This comment expresses a desire to keep the preschool open.

Response to Comment 21-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 22–

Comment 22-1: This comment expresses a concern regarding the lack of parking for beach access and suggests that the Project include parking.

Response to Comment 22-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 23–

Comment 23-1: This comment expresses a desire to keep the preschool open.

Response to Comment 23-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the proposed project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 24–

Comment 24-1: This comment expresses a desire to keep the preschool open.

Response to Comment 24-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 25–

Comment 25-1: This comment expresses a desire to keep the preschool open.

Response to Comment 25-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 25–

Comment 25-1: This comment expresses a desire to keep the preschool open.

Response to Comment 25-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 26–

Comment 26-1: This comment expresses a desire to keep the preschool open.

Response to Comment 26-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 27–

Comment 27-1: No comment included.

Response to Comment 27-1: The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 28–

Comment 28-1: This comment expresses a desire to keep the preschool open.

Response to Comment 28-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 29–

Comment 29-1: This comment expresses a desire to keep the preschool open.

Response to Comment 29-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 30–

Comment 30-1: This comment expresses a desire to keep the preschool open.

Response to Comment 30-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 31–

Comment 31-1: This comment expresses a concern regarding the lack of parking for beach access and suggests that the project include parking.

Response to Comment 31-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 32–

Comment 32-1: This comment expresses a desire to keep the preschool open.

Response to Comment 32-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 33–

Comment 33-1: This comment expresses a desire to keep the preschool open.

Response to Comment 33-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 34–

Comment 34-1: This comment expresses a desire to keep the preschool open.

Response to Comment 34-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 35–

Comment 35-1: This comment expresses a desire to keep the preschool open.

Response to Comment 35-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 36–

Comment 36-1: This comment expresses a desire to keep the preschool open.

Response to Comment 36-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 37–

Comment 37-1: This comment expresses a desire to keep the preschool open.

Response to Comment 37-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 38a–

Comment 38a -1: This comment expresses a desire to keep the preschool open.

Response to Comment 38a -1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 38b–

Comment 38b -1: This comment stated that the cost of the preschool property was too much for the preschool to purchase.

Response to Comment 38b -1: The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 39–

Comment 39-1: This comment expresses a desire to keep the preschool open.

Response to Comment 39-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 40–

Comment 40-1: This comment expresses a desire to keep the preschool open.

Response to Comment 40-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 41–

Comment 41-1: This comment expresses a desire to keep the preschool open.

Response to Comment 41-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 42–

Comment 42-1: This comment expresses a desire to keep the preschool open.

Response to Comment 42-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 43a–

Comment 43a-1: This comment states that this project will negatively impact available parking for the beach.

Response to Comment 43a-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 43b–

Comment 43b-1: This comment questions if the Project would improve Obispo Road.

Response to Comment 43b-1: The Proposed Project would provide angled parking along Obispo Road. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 44a–

Comment 44a-1: The comment expresses opposition to the closing of the Picasso Preschool.

Response to Comment 44a-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 44a-2: The comment states that the posting of two notices on the project site and one posting in the newspaper was insufficient.

Response to Comment 44a-2: Noticing for the comment period was completed in compliance with the CEQA guidelines. Notices identifying the 30-day comment period were posted onsite, in the newspaper and on the District's website, and the County of San Mateo County Clerk. In addition, the IS/MND and associated notices were uploaded to the Office of Planning and Research State Clearinghouse's CEQAnet, which serves as the public access portal for all CEQA documents completed throughout the state of California.

Comment Letter 44b–

Comment 44b-1: The comment letter provides a timeline regarding the purchase of the Picasso Preschool and various meetings and decisions made regarding the use of the site and survey of the public regarding the purchase and planned uses for the building.

> **Response to Comment 44b-1:** The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 44c–

Comment 44c-1: The comment expresses opposition to the Community Center.

> **Response to Comment 44c-1:** The comment addresses components of the Proposed Project but does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 44c-2: The comment states that preferences regarding parking were ignored.

> **Response to Comment 44c-2:** The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment 44c-3: The comment states that there is public concern regarding traffic and congestion and that a traffic mitigation report was not prepared and is required. The comment also states that a vehicle miles estimate is also required by CEQA and that CEQA does not allow a new use to assume that it would involve all previous travel trips without any extra vehicle miles traveled (VMT)s.

> **Response to Comment 44c-3:** As described in Section 3.17, *Transportation* of the IS/MND, a Construction Traffic Management Plan, as required by Mitigation Measure TR-1, would be prepared and implemented to minimize potential traffic-related impacts during construction activities.
>
> Additionally, the analysis included in the IS/MND is consistent with Office of Planning and Research (OPR) guidelines regarding vehicle miles traveled (VMT) per Senate Bill 743 (Vehicles Miles Traveled Policy). Creating a community park and recreation center would serve the local underserved community and would not result in a VMT-producing land use. Based on visitor counts from the nearby Quarry Park, it is assumed that the Proposed Project would generate a similar number of trips per day (approximately 90 trips) which would be below the Office of Planning and Research (OPR) threshold of 110 trips per day. Additionally, the Proposed Project would add a previously non-existent amenity to the El Granada Community, which would reduce the miles traveled by residents that would previously need to travel to adjacent communities to access similar recreational resources, thereby reducing overall regional VMT. Furthermore, the Proposed Project's approach to analyzing VMT related impacts was confirmed to be consistent with the OPR Technical Advisory by Caltrans per Comment Letter 61. Caltrans stated that "Per the IS/MND, this project is found to have a less than significant VMT impact, therefore working towards meeting the State's VMT reduction goals."

Comment 44c-4: The comment expresses concern regarding the cost of the Proposed Project, the purchase and removal of the Picasso Preschool, and the need for adequate parking.

Response to Comment 44c-4: Funding is not required to be considered in a CEQA document. The purchase of the property and the expiration of the current preschool lease are not included as part of this Proposed Project and are therefore not considered. As discussed in Response to Comment 44c-2 above, the parking proposed as part of the Project is sufficient to satisfy the requirements of the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 45–

Comment 45-1: This comment states that the Project will negatively impact available parking for the beach.

Response to Comment 45-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 46–

Comment 46-1: This comment expresses a desire to keep the preschool open.

Response to Comment 46-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 47–

Comment 47-1: The comment states that the Proposed Project will significantly change the character of El Granada and will benefit a larger non-contributing community. The comment lists concerns and questions regarding Project notification, operating hours, police services, maintenance, overall cost, landscaping, homelessness, public uses, and GCSD staff.

Response to Comment 47-1: The comment provides a general assertation regarding a change in community character but does not identify an inaccuracy or inadequacy in the IS/MND. As described in Section 3.1, *Aesthetics*, the creation of a park and associated amenities would be visually consistent with the surrounding area and would upgrade an existing dirt lot and grasslands with a community park. The answers to the commenter's questions are provided in bullet form, below.

- The public received notice of the Proposed Project in May 2024 per CEQA guidelines. Notices identifying the 30-day comment period were posted on-site, in the newspaper, on the GCSD's website, and with the County of San Mateo County Clerk. In addition, the IS/MND and associated notices were uploaded to the OPR State Clearinghouse's CEQAnet, which serves as the public access portal for all CEQA documents completed throughout the state of California.
- As described in Section2, *Project Description*, the park would be open daily from dawn to dusk. The hours of operation for the dog park would be the same are the hours of operation of the park.
- The San Mateo County sheriff provides police services to the local area.

- The GCSD would be responsible for maintenance and landscaping of the park facilities.

Comment Letter 48–

Comment 48-1: This comment states that the Project will negatively impact available parking for the beach.

Response to Comment 48-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 49–

Comment 49-1: The comment states that the IS/MND does not evaluate the economic and social wellbeing of the community with the closure of the Picasso preschool.

Response to Comment 49-1: Analysis of social and economic considerations are not a requirement under CEQA. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 49-2: The comment states that the IS/MND does not consider the Caltrans project along Highway 1 and the impact of several projects that would result in the removal of parking.

Response to Comment 49-2: The Proposed Project would not result in the removal of legal parking and thus would not contribute to an overall cumulative reduction in legal parking in the community of El Granada. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 50–

Comment 50-1: The comment states that there was inadequate time for the MCC and the public to review and comment on the IS/MND and its appendices.

Response to Comment 50-1: Noticing for the comment period was completed in compliance with the CEQA guidelines. Notices identifying the 30-day comment period were posted onsite, in the newspaper, on the District's website, and with the County of San Mateo County Clerk. In addition, the IS/MND and associated notices were uploaded to the Office of Planning and Research State Clearinghouse's CEQAnet, which serves as the public access portal for all CEQA documents completed throughout the state of California. Additionally, the comment period was informally extended by 30 days and closed on July 19, 2024.

Comment 50-2: The comment states that development of the site would reduce available parking for Surfer's Beach and that there would be a cumulative impact with the inclusion of the Caltrans bike path project on Highway 1. The comment also notes that Highway 1 may need to be moved inland in the future due to sea level rise.

Response to Comment 50-2: The Proposed Project would not result in the removal of legal parking and thus would not contribute to an overall cumulative reduction in legal parking in the community of El Granada. Should Highway 1 need to be moved inland and impact the Proposed Project, environmental analysis would need to be conducted at that time to evaluate the loss of the Project

and the associated recreational amenities. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 50-3: The comment states that there is concern in the community regarding the loss of Picasso Preschool.

Response to Comment 50-3: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 50-4: The comment states that there is community concern regarding the potential for dog waste to impact groundwater.

Response to Comment 50-4: Project operation would include routine facility maintenance, including the dog park, to keep the park clean for visitors by closing the park intermittently for regularly scheduled and/or special maintenance activities, as necessary. Pet waste bag dispensers and signage would be available to park visitors and at the dog park itself to properly collect and dispose of pet waste. These steps would ensure that the Project would not significantly increase unattended pet waste at the site and would reduce the potential for pet waste to effect groundwater supplies.

In addition, LCP policy 7.11 requires the establishment of buffer zones within riparian corridors, with 50 feet outward for perennial streams and 30 feet outward for intermittent streams. The implementation of this buffer zone policy would prevent potential pet waste from entering surface waters. The dog park would not be in the vicinity of riparian buffer areas allowing waste to potentially permeate into the ground.

Comment 50-5: The comment states that the IS/MND does not include a discussion regarding the wetlands on the north side of the site, as identified by a previous San Mateo Resource Conservation District (RCD) document.

Response to Comment 50-5: Horizon (Montrose) biologists, including a USACE-certified wetland delineator, conducted a site visit on March 16, 2023 to characterize biological resources at the Project site. The findings from that visit were mostly consistent with the Biological Resources Assessment (BRA) from BioMaAS in 2020. The site supported non-native annual grassland/ruderal habitat. Irisleaf rush (*juncus xiphodes*) was observed growing in several areas as a characteristic species at the site. Sample pits were dug at these locations to examine soils to see if hydric conditions (e.g., depleted soils, redox reactions, sulfate reduction, or organic matter accumulation) were present. No hydric soils were observed. Thus, these areas did not meet the USACE three-parameters definition (i.e., hydrophytic vegetation, wetland hydrology, and hydric soils) to be classified as a wetland.

A wetland assessment conducted by the RCD (2021) evaluated potential wetlands in the Project area. The assessment observed hydrophytic plants, such as silverweed cinquefoil (*Potentilla anserina*) and common rush (*Juncus patens*), but at a percent cover that was lower in meeting the necessary criteria for wetland vegetation. The San Mateo County LCP's definition of a wetland follows the USACE three-parameter wetland definition and further state that in San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh

mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat. Additionally, the assessment determined soils lacked evidence of hydric conditions and indicators of wetland hydrology were indeterminate. The wetland assessment did not find wetlands on site and concluded that wetter areas within the open field areas as unlikely to be meet the definition of a wetland.

Previous and current anthropomorphic activities have generally reduced the habitat quality at the Project site resulting in non-native annual grassland/ruderal vegetation as the dominant habitat. Factors include pressures from the highly urbanized environment surrounding the site, row crop farming in the 1990's, significant earthmoving during the construction of Highway 1, and the construction of an underground sewer wet weather storage facility retention basin.

The Proposed Project would improve and enhance two existing onsite drainage channels to create a natural area and expand and improve onsite vegetation. Including a rain garden within the Project's Green infrastructure would promote on-site infiltration and improve water quality pursuant to the Municipal Regional Stormwater NPDES Permit for Phase I municipalities and agencies in the San Francisco Bay Area (Order R2-2022-0018) (MRP). Additionally, the Proposed Project would include vegetation management and invasive species eradication to restore native perennial grasses and forbs, enhancing habitat and foraging for native wildlife within proposed park. Proposed work within the limits of existing riparian vegetation would be avoided with the exception of installing a new free span pedestrian bridge over the unnamed drainage channel. The Proposed Project would result in increased habitat quality and function compared to the existing conditions of Burnham Strip. In addition, GCSD would install a permeable trail extending from the Coronado Street crosswalk to Obispo Road, and along the Obispo Road shoulder to the central portion of the site. This trail is along the roadway edge and is mostly in disturbed and/or ruderal areas and would not directly impact Burnham Creek.

Comment 50-6: The comment states that if a pickleball court is included, it should be included closer to Highway 1.

Response to Comment 50-6: Comment noted. The comment makes a comment on the potential components of the park but does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 50-7: The comment states that the Proposed Project would need to comply with the San Mateo Local Coastal Program regarding view corridors and states that the project's impact on the existing view corridors needs to be fully and accurately analyzed.

Response to Comment 50-7: Analysis of the project's compliance on Local Coastal Program regarding impacts to view corridors was included in the IS/MND. The comment does not identify how the analysis was deficient and thus does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 50-8: The comment states that the MCC desires to expand the range of structures that are Dark Sky compliant.

Response to Comment 50-8: The lighting considered for the project would be required security lighting that is down-shielded to minimize glare and illumination outside the intended area, and

would be operated with occupancy sensors, motion detectors, photosensors, or timers to only function during nighttime hours. This lighting is required onsite and would be overall consistent with the goals of Dark Sky compliance.

Comment 50-9: This comment raises several concerns regarding operational expenses.

Response to Comment 50-9: Operational expense is not a consideration under CEQA. This comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 50-10: This comment highlights the potential frequency of special events at the park/community center and states that the public should be aware of this frequency and its potential noise.

Response to Comment 50-10: The comment includes text from the Project Description that was included as Chapter 2 of the IS/MND. The noise analysis completed for the Project included consideration and analysis of the potential frequency of these activities. This comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 50-11: This comment identifies six typographical or grammatical errors in the document.

Response to Comment 50-11: Corrections to the errors described in the comment are addressed in the Errata section of this memorandum below.

Comment Letter 51–

Comment 51-1: This comment states that this project will negatively impact available parking for the beach.

Response to Comment 51-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 52–

Comment 52-1: This comment states that the Proposed Project will negatively impact available parking for the beach.

Response to Comment 52-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 53–

Comment 53-1: The comment expresses concern over public access to the coast with removal of the informal dirt lot with implementation of the Proposed Project. The comment requests clarification on how removal of this parking lot would not contribute to a cumulative public access impact and also mentions other local projects that have resulted in the removal of parking in the local area.

Response to Comment 53-1: The informal dirt lot on the Project site is not an official lot. Thus, the Proposed Project site does not currently provide official parking and implementation of the Proposed Project would not contribute to an overall cumulative reduction in legal parking in the

community of El Granada or a cumulative public access impact. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 53-2: The comment expresses concern over traffic with the removal of the Surfer's beach parking lot from implementation of the Proposed Project.

Response to Comment 53-2: The informal dirt lot on the Project site is not an official lot and does not currently provide official parking in the local area. Traffic and circulation impacts associated with implementation of the Proposed Project are described in Section 3.17, *Transportation* of the IS/MND.

Comment 53-3: The comment expresses concern over the loss of parking from Surfer's beach parking lot and its impact to emergency response services from CalFire Station 41. The comment also expresses concern over the potential loss of public funds and the closure of the Picasso Preschool.

Response to Comment 53-3: The informal dirt lot on the Project site is not an official lot. As described in Section 3.17, *Transportation* of the IS/MND, a Construction Traffic Management Plan will be prepared and implemented, as described in Mitigation Measures TR-1, which would limit conflicts between construction traffic, local traffic, and local emergency responders and ensure that emergency access is provided throughout construction. Implementation of the Proposed Project would not result in long-term effects to emergency service providers.

The source of funding is not a CEQA issue so is therefore not discussed in the IS/MND. The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project.

Comment 53-4: The comment expresses concern over noise from the community center events that may occur after implementation of the Proposed Project.

Response to Comment 53-4: All special events held at the Community Recreation Center would require permits with GCSD approval. Additionally, the use of amplified sound systems is required to stop by 10 p.m. Monday through Saturday and by 9 p.m. on Sundays; the use of amplified sound systems during more sensitive hours when people sleep (nighttime between 10:00 pm to 7:00 am) would not occur. To further reduce noise impacts associated with amplified sound during special events, GCSD will require additional permitting for the use of amplified sound systems and limit sound to be at or below 105 dBA at 5 feet from the boundary of the special event area, as described in Mitigation Measure NOI-1. GCSD will enforce the noise restrictions during these events.

Comment 53-5: The comment expresses concern over impacts to the scenic coastal view corridor resulting from implementation of the Proposed Project.

Response to Comment 53-5: Implementation of the Proposed Project would convert the informal dirt lot, skate ramp, and existing single-story structure to a community park that would include walking paths, fitness stations, restrooms and showers, a dog park, small and group picnic areas, kids' play structures, skate ramp, parking areas, and an expanded community recreation center. The Project site is surrounded by urban development; thus, the Project components would be visually consistent with the surrounding area and although would involve the construction of an additional

one-story structure, views of the coast would not be substantially blocked or degraded. The Proposed Project would be subject to the policies included in the Local Coastal Program (LCP) and as described in Table 3.1-1, the Proposed Project was determined to be consistent, including policies related to the regulation of scenic corridors.

Comment 53-6: The comment seeks clarification on the IS/MND noticing and public outreach and states that the public was not given adequate notice or opportunities to provide feedback.

Response to Comment 53-6: Noticing for the comment period was completed in compliance with the CEQA guidelines. Notices identifying the 30-day comment period were posted onsite, in the newspaper, on GCSD's website, and with the County of San Mateo County Clerk. In addition, the IS/MND and associated notices were uploaded to the OPR State Clearinghouse's CEQAnet, which serves as the public access portal for all CEQA documents completed throughout the state of California. Applicable local, regional, and state agencies were notified of the 30-day public comment period for the Proposed Project. Additionally, the public comment period was informally extended an additional 30 days and closed on July 19, 2024. Attendance at other community meetings is not a CEQA issue.

Comment 53-7: The comment states that the Proposed Project is not consistent with the LCP policies and states that a Needs Assessment Analysis should have been prepared at part of the IS/MND.

Response to Comment 53-7: As described throughout the IS/MND, the IS/MND is consistent with the LCP policies (refer to Section 3.11, *Land Use and Planning*). The Proposed Project would create a community park that would provide recreational opportunities to the public. Additionally, the preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. Further, a Needs Assessment and Analysis is not part of the CEQA process and was not prepared as part of the Proposed Project.

Comment 53-8: The comment expresses concern over the IS/MND and the adequacy of the information included in the Biological Resources Report.

Response to Comment 53-8: The Biological Resources Report (Montrose 2023) provided the necessary data and information to adequately address potential Project impacts specifically related to the biological resources section of the IS/MND. Wildlife observed during the 2023 survey was noted in the report. The report characterized biological conditions as a basis for CEQA resource evaluations and was not intended to be a comprehensive all-inclusive biological evaluation.

The Biological Resources Report cites all special status species observations within the 9 quad search radius. Potential for special-status species to occur in the Project area and the potential for the Project to impact those species was thoroughly assessed. For example, the likelihood of San Francisco garter snake (*Thamnophis sirtalis tetrataenia*: SFGS) to occur in the Project area is not expected as potentially suitable aquatic habitat for this species would be confined to the Burnham Creek riparian corridor (which is outside the Project area), there is no continuous connectivity between aquatic and upland habitat or dense emergent vegetation in aquatic areas, suitable aquatic habitat is absent from the Project area, and there is a lack of abundant prey base including primarily California red-legged frog *(Rana draytonii;* CRLF), small fish and tertiary prey sources such as newts

within the Proposed Project area. Per the U.S. Fish and Wildlife Service (USFWS) Recovery Plan (1985) and the Species Status Assessment (USFWS 2020) for SFGS, individuals need permanent freshwater habitat with dense aquatic vegetation and adjacent upland habitat with rodent burrows for estivation, movement corridors within aquatic and upland habitat, and amphibian prey to support their caloric needs throughput their life stages (i.e., adults, juveniles, and neonates). SFGS primarily feed on CRLF and treefrogs, and SFGS densities have been found to be loosely correlated with CRLF frog densities: sites with high frog densities will often have higher snake densities, and the caveat that some sites may have frogs present but not snakes (Barry 1996; USFWS 2020). While CRLF have potential to occur in riparian habitats within the vicinity of Project area (Burnham Creek; outside of Project area), the riparian areas associated with the hydrological features (unnamed drainage 1 and unnamed drainage 2) in the Project area are isolated as these drainages lack emergent vegetation (escape cover), have been disconnected from the upper catchment areas, and are culverted under El Granada. The Project site is surrounded by urban development, Highway 1, and other anthropomorphic disturbances (site routinely mowed in ruderal grassland area) and land use surround the riparian areas thereby preventing overland travel of CRLF to the Project area. The Project site does not contain suitable habitats components for CRLF, thus limiting it as a suitable prey base for SFGS.

The associated and suitable aquatic habitat for SFGS consists of emergent vegetation (cattails; *Typha spp*., bulrushes; *Sripus spp*., and spike rushes; *Juncos spp*.) along the borders of marshes, ponds or lakes and aquatic sites (i.e., stream of pond) and grasslands or bank sides that are used for basking, with nearby dense vegetation or open water to provide escape cover. Suitable habitat components needed for SFGS requires upland sites (i.e., grassy hillsides) near drainages or ponds for escape cover and for basking, rodent burrows that are away from aquatic sites that provide hibernation sites and escape cover, and low-lying marsh areas for feeding and reproduction (USFWS 1985). The adjacent upland habitat for SFGS would consist of a mixture of grassland and shrub species that include coyote brush (*Bacccharis pilularis*), wild oat, wildbarely (*Hordeum spp*.), and brome species (*Bromus spp.*) (Larsen 1994).

The Biological Resources Report (2023) listed plants that were observed at the time of the survey and stated that the aquatic and upland habitats within the Project area are isolated with no continuous nor semi-continuous connection to known locations or suitable habitat areas for this species. The graveled parking lot within the Burnham Strip disconnects potential suitable aquatic habitat of Burnham Creek from any adjacent upland habitat, along with limited prey base of CRLF is limited within the Project site.

Implementation of the Proposed Project would maintain and/or enhance ecological conditions and there would be no significant impacts to biological resources within the Project area. Additionally, the IS/MND assesses the environmental impacts of the Proposed Project that are based on the environmental checklist provided in Appendix G of the CEQA Guidelines. Section 3.4, *Biological Resources* of the IS/MND includes an adequate discussion of the rationale used to determine the significance level of the Proposed Project's environmental impact for each checklist question. Implementation of Best Management Practices (BMPs) during construction would minimize the potential for runoff, sediment, or hazardous materials to enter special-status habitat, and Mitigation Measures BIO-1, BIO-2, and BIO-3 would prevent potential impacts to special-status species and

wildlife and their habitats during the Project. In addition, the IS/MND is in conformance with the applicable existing laws and standards established by federal, state, and local regulations.

Wetlands are addressed in Response to Comment 50-5.

Comment 53-9: The comment expresses concern over the loss of parking and the associated effects to water-related recreational opportunities (e.g., surfing) in the local area. The comment also requests clarification on the type of signage that will be in the view corridor.

Response to Comment 53-7: The informal dirt lot on the Project site is not an official lot. However, the Proposed Project would provide official parking onsite and along Obispo Road. Refer to Section 3.16, *Recreation* for a discussion of recreational-related impacts. The unofficial use of the dirt lot by surf schools is not a CEQA issue. As described in Section 2, *Project Description*, occasional interpretative signage would be incorporated into the design of the trail and along the pathways. Additionally, signs identifying operating hours of the park would be posted at the site. All signage would be in compliance with local regulations.

Comment 53-10: The comment expresses concern over public safety related to the loss of parking at the informal dirt lot.

Response to Comment 53-10: The informal dirt lot on the Project site is not an official lot. However, the Proposed Project would provide official parking onsite and along Obispo Road.

Comment 53-11: The comment expresses concern over sea level rise and effects to the Project site.

Response to Comment 53-11: The elevation of Highway 1 adjacent to the Proposed Project area is approximately 30 feet above mean high sea level (MHSL) and approximately 7 feet higher in elevation than the Proposed Project area. Thus, sea level rise is not anticipated to overtop the highway at this location and the highway would thus act as a barrier to sea level intrusion at the Project site.

Comment 53-12: The comment states that the Proposed Project is inconsistent with the LCP due to the impacts to a wetland on site.

Response to Comment 53-12: The comment of LCP and wetlands is addressed in Response to Comment 50-5 and Response to Comment 53-8.

Comment 53-13: This comment expresses concerns regarding the need and use for the new community recreation center and facilities.

Response to Comment 53-13: The Proposed Project proposes to construct a new community recreation center that would provide the public with recreational facilities and opportunities (e.g., fitness classes, workshops, event space, etc.). The interest in use of the facility is not a CEQA issue.

Comment 53-14: The comment expresses concern over invasive species and who will be responsible for proposed park maintenance and monitoring. The comment also specifically expresses concerns regarding the methods and costs associated with the infrastructure, the native plant enhancements, and the invasive species eradication that will occur for the Proposed Project.

Response to Comment 53-14: The referenced 2017 Natural Resources Management Plan for Burnham Strip and activities conducted under that plan are not part of the Proposed Project. The Proposed Project would include vegetation management and invasive species eradication in areas that would remain ungraded. GCSD will be responsible for park operations and maintenance of the Proposed Project. Funding of the Proposed Project is not a CEQA issue and is therefore not discussed in the IS/MND.

Comment 53-15: The comment expresses concerns that the IS/MND did not disclose all protected resources and is not in compliance with the LCP.

Response to Comment 53-15: This comment is addressed in Response to Comment 53-8, and Response to Comment 50-5.

Comment 53-16: The comment expresses concern over the dog park under the Proposed Project and the effects to water quality.

Response to Comment 53-16: This comment is addressed in Response to Comment 50-4.

Comment Letter 54–

Comment 54-1: The comment expresses concern regarding the noise associated with operation of the Proposed Project, increased recreational vehicle users at the site, and who will be responsible for enforcing the mitigation measures included in the IS/MND.

Response to Comment 54-1: To address concerns related to amplified noise, please refer to Response to Comment 53-4. The operating hours for the park and its facilities will be from dawn until dusk. GCSD will be responsible for enforcing the hours and for implementing the mitigation measures identified in the IS/MND.

Comment Letter 55–

Comment 55-1: The comment expresses concern regarding wildlife, water quality, and lawns from implementation of the Proposed Project.

Response to Comment 55-1: This comment is addressed in Response to Comment 50-4, 50-5, and 53-8. The lawn that would be installed as part of the Proposed Project would require irrigation. As described in Section 3.19, *Utilities and Service Systems*, the Proposed Project would be serviced by the Coastside County Water District which has sufficient capacity to meet the water needs associated with the Proposed Project. The type of grass installed for the lawn would be determined by GCSD; however, it would be consistent the local regulations.

Comment Letter 56–

Comment 56-1: This comment states that the Proposed Project will negatively impact available parking for the beach.

Response to Comment 56-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 57–

Comment 57-1: The comment expresses concern with removal of the informal dirt lot, skateboard ramp, noise associated with the addition of the dog park and other facilities, Project design, public safety risks, and increased out of town traffic resulting in trash and congestion.

Response to Comment 57-1: The informal dirt lot on the Project site is not an official lot. The operating hours of the dog park will be from dawn until dusk; noise generated from barking dogs is not considered a significant noise impact under CEQA. Refer to Response to Comment 53-4 for a discussion of potential noise effects from amplified sound associated with the new Community Recreation Center. Walking trails are proposed as part of the Proposed Project. Operating hours of the park are from dawn until dusk; overnight camping will not be permitted on site. Trash receptables will be provided on site. The Proposed Project will provide a neighborhood park to the local community and would not generate a substantial number of new regional vehicle trips (refer to Response to Comment 44c-3 for a further discussion).

Comment Letter 57b—

Comment 57b-1: This comment is a resubmittal of Comment Letter 57. No additional comments were included.

Response 57b-1: Refer to Response to Comment 57-1.

Comment Letter 58–

Comment 58-1: This comment letter is a resubmittal of Comment Letter 47. No additional comments were included.

Response to Comment 58-1: Refer to Response to Comment 47-1.

Comment Letter 59–

Comment 59-1: The comment requests that the public comment period be extended and expresses concerns about the design of the park, the planning process, loss of parking and increased traffic congestion, view impacts, lighting, operational expenses, increased noise due to the community center, impacts to the Picasso school, and open space.

Response to Comment 59-1: Responses to the comments in 59-1 are provided below:

- CEQA mandates that the public comment period for IS/MNDs be a minimum of 20 days; the public comment period was 30 days in compliance with CEQA requirements and was informally extended an additional 30 days.
- The Proposed Project design incorporated input from the public. Project components include a creek riparian zone, lawn, restrooms, parking, skate ramp, picnic area, playgrounds, half-court basketball court, bocce court, play lawn, dog park, community recreation center, multi-modal trails, and a library kiosk. Refer to Response to Comment 50-4 for a discussion of the dog park.

- **The informal dirt lot on the Project site is not an official lot.** Additionally, the Proposed Project would provide official parking on-site. Refer to Response to Comment 12a-1 for a discussion of traffic.
- The Proposed Project would be subject to the policies included in the LCP and as described in Table 3.1-1, the Proposed Project was determined to be consistent with the LCP, including policies related to the regulation of scenic corridors and scenic vistas. The Proposed Project does not include lighting that would impede nighttime views; although security lighting would be provided it would be low-level and down-shielded and be consistent with lighting in the surrounding area. Refer to Response to Comment 53-5 for further discussion of potential impacts to coastal views.
- Funding is not a CEQA topic and is therefore not discussed in this IS/MND.
- Refer to Response to Comment 53-4 regarding noise generated by the new community recreation center.
- The Picasso School currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project.
- Comment noted regarding the inclusion of more open green space. Refer to Section 3.4, *Biological Resources* of the IS/MND for a discussion on birds and biological resources.

Comment Letter 60–

Comment 60-1: This comment contains a discussion of the value of early childhood care and expresses a desire to keep the preschool open.

Response to Comment 60-1: The preschool facility currently operates on an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 61–

Comment 61-1: The comment summarizes the Project and states that the VMT analysis was completed in accordance with OPR's guidance.

Response to Comment 61-1: Comment noted.

Comment 61-2: The comment states that the Project should consider adding additional signs, markings, and other enhancements to increase motorist yield rates for pedestrians, widening and paving the road shoulders on Obispo Road, and restriping to create additional dedicated space for pedestrians and cyclists and consider whether additional bike parking is appropriate.

Response to Comment 61-2: Due to the constraints of the Proposed Project site, many of these suggestions are not feasible. Street signage is under the purview of the County and County Public Works.

Comment 61-3: The comment requests demonstration that there will not be an increase in ditch velocities for both ditches and/or flow that enters the State Right of Way (ROW) and that the onsite

widened ditches will conform to existing State ditches. Additionally, the comment states that future submittals should include watershed maps for existing and proposed conditions as well as plans, details, and calculations to show that the proposed widened ditches will not adversely impact the integrity of existing ditches.

Response to Comment 61-3: Comment noted. As described in Section 3.10, *Hydrology and Water Quality*, the existing Project site is compacted consisting partly of a dirt lot and the slight increase in impervious surface area resulting from implementation of the Proposed Project would not result in a significant increase in runoff. Additionally, the Project site involves a limited catchment area. Therefore, because the overall area and volume of runoff would be small, no erosive flows would occur. Additionally, the installation of green infrastructure onsite would further reduce stormwater flows and potential erosion.

Comment 61-3: The comment states that Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit issued by Caltrans. The comment also notes that a Transportation Management Plan (TMP) may also be required to reduce construction traffic impacts to the State highway. Additionally, the comment notes that as the lead agency, GCSD is responsible for mitigation. The comment also notes that the Proposed Project must maintain bicycle and pedestrian access during construction, Caltrans affected facilities must meet American Disabilities Act (ADA) Standards, and any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans- encroachment permit.

Response to Comment 61-3: Comment noted. This comment includes general language that advises GCSD on its legal and permit responsibilities. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 62–

Comment 62-1: The comment expresses a desire for a pickleball court.

Response to Comment 62-1: The comment is regarding the Project components and does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 63–

Comment 63-1: This comment states that the Proposed Project will negatively impact available parking in the area.

Response to Comment 63-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment 63-2: The comment expresses concern regarding the aesthetics of passive grass and its required water use.

Response to Comment 63-2: The comment expresses a viewpoint regarding the aesthetics of passive grassland but does not identify an inadequacy or inaccuracy in the analysis completed for the Proposed Project or identify a policy with which the Project would be in conflict. Refer to

Response to Comment 55-1 and Section 3.19, *Utilities and Service Systems* for a discussion of water use.

Comment Letter 64–

Comment 64-1: The comment expresses a desire to keep the informal dirt parking lot.

Response to Comment 64-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment 64-2: The comment disagrees with the design of the Proposed Project.

Response to Comment 64-2: Comment noted. The design of the Proposed Project considered input from the public and would be considered consistent with the surrounding area. Refer to Section 3.1, *Aesthetics* for more information. Additionally, the comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 64-3: The comment states that the proposed trail on Obispo Road would impact the riparian area and reduce parking.

Response to Comment 64-3: As part of the Proposed Project, a permeable trail would be installed extending from the Coronado Street crosswalk to Obispo Road, and along the Obispo Road shoulder to the central portion of the site. This trail is along the roadway edge and is mostly in disturbed and/or ruderal areas and would not directly impact the riparian area of Burnham Creek. Official parking will be provided on-site and along Obispo Road under the Proposed Project.

Comment 64-4. The comment disagrees with the inclusion of the dog park.

Response to Comment 64-1: The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 64-5: The comment desires acknowledgement of the wetlands.

Response to Comment 64-5: This comment is addressed in Response to Comment 53-8 and Response to Comment 50-5.

Comment 64-6: The comment expresses a desire for the continuation of the preschool.

Response to Comment 64-6: The preschool facility is currently operating with an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 65–

Comment 65-1: This comment contains a discussion of the value of early childhood care and expresses a desire to keep the preschool open. Additionally, the comment discusses the need for a park and potential funding sources.

Response to Comment 65-1: The preschool facility is currently operating with an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed

Project. The need for a park and potential funding sources are not considered under CEQA. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 66–

Comment 66-1: The comment expresses a concern regarding the reduction in available parking to access the beach areas and the hazards created by people jaywalking across Highway 1.

Response to Comment 66-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment 66-2: The comment states that the area has sufficient trail facilities but no other public sporting facilities such as a basketball court, sand or grass volleyball court, pickleball court, tennis courts, or multi-use field and the inclusion of a half-court basketball court is not sufficient.

Response to Comment 66-2: Comment noted. The comment expresses a desire in a change in Project components and does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 66-3: The comment expresses a desire to maintain Picasso Preschool, build a second building for the Community Center, and questions the funding sources. The comment also would like to ensure that trash is picked up and that the noise ordinance would be maintained.

Response to Comment 66-3: The preschool facility is currently operating with an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. Funding is not a CEQA issue and a response to, or consideration of, this issue is not required. The Project includes trash receptacles onsite, and the noise ordinance would be enforced by GCSD. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 67a–

Comment 67a-1: The comment expresses concern over the IS/MND regarding the 2023 Biological Resources Report and the potential presence of wetlands on site.

Response to Comment 67a-1: Refer to Response to Comment 50-5 for a discussion on wetlands and Response to Comment 53-8 for a discussion on the 2023 Biological Resources Report.

Comment 67a-2: The comment expresses concern regarding the need and demand of the Proposed Project.

Response to Comment 67a-2: GCSD under guidance of the Board determined that there is a need for the Park facilities and services. The Project would provide a neighborhood park in a community that currently does not have a park and thus, would result in a community enhancement. CEQA does not require a justification for the need of the project to be included in the analysis since the need was previously determined by the Board and GCSD.

Comment 67a-3: The comment states that Project should include stormwater management.

Response to Comment 67a-3: The Proposed Project includes stormwater management, more specifically a rain garden is included within the Project's green infrastructure to promote on-site infiltration and improve water quality pursuant to the MRP.

Comment 67a-4: The comment states "improve and enhance two existing drainages."

Response to Comment 67a-4: The site would improve and enhance the two existing unnamed drainages. However, this comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 67a-5: The comment states to clarify what is meant by "improve onsite vegetation."

Response to Comment 67a-5: The current vegetation on site is a mix of ruderal/non-native grassland, riparian, and developed land that is routinely mowed. The Proposed Project would remove non-native species and landscape the park with native and climate-appropriate trees, shrubs, grasses, and groundcovers resulting in an improvement to the vegetation onsite.

Comment 67a-6: The comment states "Project site characteristics".

Response to Comment 67a-6 This comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 67a-7: The comment expresses concern over the IS/MND regarding the presence of wetlands on site.

Response to Comment 67a-7: Refer to Response to Comment 50-5.

Comment 67a-8: The comment states that the IS/MND incorrectly labels the unnamed drainages as ephemeral.

Response to Comment 67a-8: The unnamed drainages convey stormwater runoff from the El Granada stormwater system across the Project site under Highway 1 to the Pacific Ocean. One of the drainages, Unnamed drainage #1 is ephemeral and stops flowing during the dry season. The other drainage near Ave Portola (unnamed drainage #2), is intermittent. This was correctly classified and described in the IS/MND.

Comment 67a-9: The comment expresses concern over the potential presence of wetlands on the Project site and the IS/MND's lack of including a description of this habitat.

Response to Comment 67a-9: Refer to Response to Comment 50-5. The Project IS/MND is in conformance with the applicable existing laws and standards established by federal, state, and local regulations.

Comment 67a-10: The comment states that the trail on Obispo Road would impact the Burnham Creek riparian area.

Response to Comment 67a-10: Refer to Response to Comment 64-3.

Comment 67a-11: The comment states that the Biological Resources Report does not include an analysis of the vegetation before the project vs. after project completion.

Response to Comment 67a-11: The Biological Resources Report evaluates the existing biological conditions on site. Refer to Section 3.4, *Biological Resources* of this IS/MND for a discussion of potential impacts to biological resources associated with the Proposed Project.

Comment 67a-12: The comment requires clarification on the term "passive grassland" and that it should be changed to "native grassland" or "coastal terrace prairie" in the IS/MND.

Response to Comment 67a-12: Comment noted. Passive grassland refers to areas that would be restored with native perennial grasses and forbs. The term is consistent with the site plan included in Appendix A of the IS/MND. To maintain consistency between the IS/MND and site plans, no changes were made to the IS/MND.

Comment 67a-13: The comment requests clarification on the term "Passive Recreation Zone."

Response to Comment 67a-13: The passive recreation zone refers to the portion of the Project site that would include improvements to the existing ruderal grassland near the community recreation center and multi-modal trail.

Comment 67a-14: The comment expresses concern over the use of the passive grassland area for overflow parking during large events that was mentioned at the previous public meetings.

Response to Comment 67a-14: Comment noted. Overflow parking would not be provided on the passive grassland area. The passive grassland area would be restored with native perennial grasses and forbs and encircled by mounded landforms (refer to Appendix A, Site Plan).

Comment 67a-15: The comment asks about the costs of the proposed restoration and planting activities.

Response to Comment 67a-15: Comment noted. Cost is not a CEQA issue and is therefore not discussed in the IS/MND.

Comment 67a-16: The comment asks about the basis for assuming the passive grassland will improve wildlife habitat in comparison to the existing condition.

Response to Comment 67a-16: Refer to Response to Comment 67a-5 and Section 3.4, *Biological Resources* of the IS/MND.

Comment 67a-17: The comment asks what the basis of design is for the mounded landforms and if the mounded landforms serve a restoration purpose.

Response to Comment 67a-17: The mounded landforms encircling the passive grassland areas would provide wind and aesthetic screening, visual interest, and would help define the upper and lower bowls of the site; the mounded landforms would not affect the restoration of the native grassland area.

Comment 67a-18: The comment expresses concern over the removal of parking.

Response to Comment 67a-18: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

The purpose of the Proposed Project is to provide a needed neighborhood park in the community of El Granada. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment 67a-19: The comment expresses concern regarding stormwater runoff and the conversion of the wetland to a rain garden.

Response to Comment 67a-19: Refer to Response to Comment 50-5. No wetlands meeting the three-parameter USACE definition of a wetland or the LCP's definition of a wetland were determined to be present on site; thus, the Proposed Project would not result in the conversion of a wetland to a non-wetland use. Consistency with the LCP is described in Response to Comment 53-8. The installation of the rain garden would promote on-site infiltration and improve water quality.

Comment 67a-20: The comment states that more language is needed regarding the purview of the permits and approvals that are required, and this text should be added to the Permits and Approvals section of the IS/MND.

Response to Comment 67a-20: Comment noted. Refer to Response to Comment 50-5 for a discussion on wetlands. The permitting process would be conducted with the applicable federal, state, and local agencies and is a separate process from CEQA. Portions of the drainages on site that meet criteria as jurisdictional aquatic resources will be subject to state agency regulation. Refer to Response to Comment 69-1.

Comment 67a-21 The comment states that the listing of the San Mateo County General Plan policies is confusing.

Response to Comment 67a-21: The policies of the San Mateo General plan provide important and relevant regulatory setting information for the Proposed Project.

Comment 67a-22: The comment states that the Watershed and Hydrology section fails to acknowledge significant hydrologic features of the site including the seasonal wetland and the unnamed drainage. The comment also states that flow within Burnham Creek and the unnamed drainages were incorrectly classified.

Response to Comment 67a-22: The comment regarding the presence of wetlands is addressed in Response to Comment 50-5. Because the area did not meet the definition of a wetland, it was not considered an important hydrologic feature of the site. Burnham Creek and the unnamed drainage #2 are both intermittent. Unnamed drainage #1 is ephemeral. Refer to Section 3.10, *Hydrology and Water Quality* for a discussion on water quality and flow patterns.

Comment 67a-23: The comment states that the description of the climate is inaccurate in the IS/MND and expresses concerns that the section was not prepared by a qualified hydrologist.

Response to Comment 67a-23: According to the Bay Area Air Quality Management District (BAAQMD), San Mateo County receives an annual rainfall average of approximately 20 to 25 inches per year; however, the upper elevations may receive closer to 36 inches per year. Rainfall may vary within the County depending on the elevation. Edits to the IS/MND are presented in the Errata section at the conclusion of this memorandum.

Comment 67a-24: The comment states that IS/MND provides a poor analysis and potential of CRLF on the Project site.

Response to Comment 67a-24: The Biological Resources Report cites all special status species observations within the 9 quad search radius. Potential for special-status species to occur in the Project area and the potential for the Project to impact those species was thoroughly assessed. The likelihood California red-legged frog *(Rana draytonii;* CRLF) to occur in the Project area is not expected as potentially suitable aquatic habitat for this species would be confined to the Burnham Creek riparian corridor (which is outside the Project area), there is no continuous connectivity between aquatic and upland habitat or dense emergent vegetation in aquatic areas, and suitable breeding aquatic habitat with large ponds or pools with dense emergent vegetation (cattails and bushes) for concealment and attachment of eggs is absent from the Project area.

While CRLF have the potential to occur in riparian habitats within the vicinity of Project area (Burnham Creek; outside of Project area), the riparian areas associated with the hydrological features (unnamed drainage 1 and unnamed drainage 2) in the Project area are isolated as these drainages lack emergent vegetation (escape cover) and have been disconnected from the upper catchment areas and are culverted under El Granada. The Project site is surrounded by urban development, Highway 1, and other anthropomorphic disturbances (site routinely mowed in ruderal grassland area) and anthropomorphic disturbances and land use surrounding the Project area restricts and prevents species dispersal of CRLF to other aquatic and upland areas. The Project site does not support suitable key habitats components to support this species. Thus, limiting the potential for CRLF to occur within the Project area.

As stated in the Biological Resources Report (2023), the aquatic and upland habitats within the Project area are isolated with no continuous nor semi-continuous connection to known locations or suitable habitat areas for this species. The graveled parking lot within the Burnham Strip disconnects potential suitable aquatic habitat of Burnham Creek from any adjacent upland habitat.

The Project will maintain and/or enhance ecological conditions and there would be no significant impacts to biological resources within the Project area. Additionally, the IS/MND assesses the environmental impacts of the Proposed Project that are based on the environmental checklist provided in Appendix G of the CEQA Guidelines. Section 3.4, *Biological Resources* of the IS/MND includes an adequate discussion of the rationale used to determine the significance level of the Proposed Project's environmental impact for each checklist question. Implementation of BMPs during construction would minimize the potential for runoff, sediment, or hazardous materials to enter special-status habitat, and Mitigation Measures BIO-1, BIO-2, and BIO-3 would prevent potential impacts to special-status species and wildlife and their habitats during the Project. In addition, the IS/MND is in conformance with the applicable existing laws and standards established by federal, state, and local laws and ordinances.

Response to Comment 67a-25: The comment states that Mitigation Measures BIO-03 is inconsistent with the required nesting bird surveys by CDFW and full-time biological monitoring should be present for work within the riparian buffer areas.

Response to Comment 67a-25: Refer to the State Laws, Regulations, and Policies subsection with 3.4, *Biological Resources* for a description of the California Fish and Game Code. Mitigation Measure BIO-3 requires pre-construction nesting bird surveys prior to the initiation of Project activities in conformance with CDFW requirements. Implementation of Mitigation Measure BIO-4 would reduce potential impacts to the riparian area associated with construction; full-time biological monitoring was determined not be required.

Comment 67a-26: The comment states that the IS/MND does not adequately address the adverse effects to riparian habitats or sensitive natural communities, including the unnamed drainages, Burnham Creek, and wetlands on the Project site.

Response to Comment 67a-26:

Temporary and permanent impacts associated with the Proposed Project will be provided to the regulatory agencies during the permitting process. Any necessary mitigation requirements will be discussed with the regulatory agencies and included as permit conditions.

Refer to Response to Comment 50-5 for a discussion of wetlands. According to the San Mateo County LCP policy 7.14, a definition of a wetland follows the USACE three-parameter wetland definition and states that in San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat. The site assessment determined that the soils lacked evidence of hydric conditions and indicators of wetland hydrology were indeterminate. The wetland assessment did not find wetlands on site and concluded that wetter areas within the open field areas as unlikely to meet the definition of a wetland.

Below is a summary of the definition of sensitive habitats and riparian corridors according to the LCP.

- LCP policy 7.1 defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or sensitive especially valuable and any area which meets one of the following criteria: (1) habitats containing or supporting “rare and endangered” species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes. Sensitive habitat areas include, but are not limited to, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species.
- Sensitive habitats maps for the Coastal Zone designated under LCP policy 7.2 are shown on https://www.smcgov.org/media/76831/download?inline=
- LCP policy 7.7 defines riparian corridors by the “limit of riparian vegetation” (i.e., a line determined by the association of plant and animal species normally found near streams,

lakes, and other bodies of freshwater, including red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder). Such a corridor must contain at least a 50% cover of some combination of the plants listed.

Unnamed drainage #1 is ephemeral and does not support riparian vegetation cover greater than 50% and would not be considered a sensitive habitat per LCP policy 7.1 or a riparian corridor per LCP 7.7. Additionally, per LCP policy 7.2, unnamed drainage #1 is not designated as a Sensitive Habitat.

Unnamed drainage #2 is intermittent and includes a portion of willows that would be considered a riparian corridor per LCP policy 7.7 and a sensitive habitat per LCP policy 7.1; however, the remainder of the drainage channel is lacking riparian vegetation. Per LCP policy 7.2, unnamed drainage #2 is not designated as a Sensitive Habitat.

Burnham Creek is riparian corridor per LCP policy 7.7 and would be considered a sensitive habitat per LCP policy 7.1. Per LCP policy 7.2, Burnham Creek is within the vicinity of the area shown to be a riparian habitat that is identified as "Damaged."

For the reasons included above, the Proposed Project would not result in impacts to any wetlands on site. Impacts to sensitive habitats/riparian areas would occur along the unnamed drainage channel #2; however, impacts would be temporary, and implementation of Mitigation Measure BIO-4 would require replacement of native vegetation removed during construction. Additionally, the vegetated riparian area would be improved after Project completion. Additionally, direct impacts to the riparian area along Burnham Creek would be avoided.

Comment 67a-27: The comment states that the LCP's definition of a wetland should not be relied upon and that the IS/MND should provide a preliminary plant palette and description of the habitat that will be created with implementation of the Proposed Project.

Response to Comment 67a-27: Refer to Response to Comment 50-5 and Response to Comment 67a-26. Revegetation activities would involve the use of native plants determined to be appropriate for the coastal zone of San Mateo County.

Comment 67a-28: The comment states that the IS/MND does not provide adequate information regarding the presence of wetlands on site.

Response to Comment 67a-28: Refer to Response to Comment 50-5.

Comment 67a-29: The comment states that the IS/MND fails to document the extent of wetlands that are under the regulatory purview of Porter-Cologne, as administered by the San Francisco Bay Regional Water Quality Control Board in Section 3.10, *Hydrology and Water Quality* of the IS/MND.

Response to Comment 67a-29: Refer to Response to Comment 50-5. Burnham Creek and the two unnamed drainages are subject to the Regional Water Quality Control Board (RWQCB) jurisdiction as waters of the state. Refer to Section 3.4, *Biological Resources* of the IS/MND.

Comment 67a-30: The comment states that the IS/MND does not mention the wetlands located on the Project site.

Response to Comment 67a-30: Refer to Response to Comment 50-5 and Response to Comment 67a-19. No wetlands were identified on site; thus, installation of the rain garden would not convert a wetland feature to a stormwater facility. The rain garden would promote on-site infiltration and improve water quality pursuant to the MRP.

Comment 67a-31: The comment states that the IS/MND does not include any information regarding the regulatory process that may affect the outcome of the Project.

Response to Comment 67a-31: The Proposed Project would be required to comply with all applicable federal, state, and local permits. Mitigation requirements for impacts to jurisdictional waters and habitats will be determined during the regulatory process and included as permit conditions. Regulatory permits are a necessary component for projects occurring in jurisdictional areas. Although linked, the regulatory process is a separate process from CEQA.

Comment 67a-32: The comment expresses concerns that the rain garden is not evaluated regarding surface water runoff and stormwater management.

Response to Comment 67a-32: Refer to Response to Comment 50-5 and Response to Comment 67a-19. No wetlands were identified on site; thus, installation of the rain garden would not convert a wetland feature to a stormwater facility. The rain garden would promote on-site infiltration and improve water quality pursuant to the MRP.

Comment 67a-33: The comment states that the incorrect scientific name is listed for pallid bat in Section 3.21, *Mandatory Findings of Significance*.

Response to Comment 67a-33: The error of mislabeling the scientific name of Pallid bat in Section 3.21, *Mandatory Findings of Significance* was corrected. Edits to the IS/MND are presented in the Errata to the IS/MND section at the conclusion of this memorandum.

Comment Letter 67b–

Comment 67b-1: This comment lists a timeline of wetland evaluations conducted for the Burnham Strip and expresses concerns regarding the presence of wetlands and the inclusion of a rain garden.

Response to Comment 67b-1: Refer to Response to Comment 50-5 and Response to Comment 67a-19.

Comment 67b-2: This comment reviews the Wetland Delineation prepared by the RCD in 2021.

Response to Comment 67b-2: The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 68–

Comment 68-1: This comment expresses concerns regarding parking. Additionally, the comment expresses a desire for additional park components instead of the proposed walking trails.

Response to Comment 68-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided on-site and along Obispo Road. GCSD under guidance from the Board determined that

there is a need for the Park facilities and services proposed under the Proposed Project. Public input on the Project components was received during the public outreach process.

Comment Letter 69–

Comment 69-1: The Regional Water Quality Control Board (RWQCB) provides general information about the various regulations and permits that may be required and states that a jurisdictional delineation should be conducted to fully identify all jurisdictional features at the Project site.

Response to Comment 69-1: GCSD appreciates the RWQCB's support for the Project and future input to avoid and reduce impacts waters of the state though the 401 Certification and Waste Discharge Requirements process. GCSD acknowledges a 401 Certification will be required for impacts to Burnham Creek, the unnamed intermittent drainage, and the unnamed ephemeral drainage, which are also subject to U.S. Army Corps of Engineers (USACE) jurisdiction under CWA Section 404. As part of the Section 404 permitting process, GCSD would prepare and submit an aquatic resources [wetland] delineation as part of the permit application submittal. This wetland delineation would include and map all potential jurisdictional waters and wetlands within the Project area.

GCSD would like to note that existing surface water features (i.e., Burnham Creek, the unnamed intermittent drainage, and the unnamed ephemeral drainage) were considered during the Project design process. The Project avoids the existing densely vegetated riparian area around the Burnham Creek riparian zone. The existing intermittent and ephemeral drainage channels were incorporated into Project designs and would be widened and realigned to increase sinuosity, allowing for more water percolation and filtration, and planted with native riparian species to create a robust and dynamic vegetation zone. This zone would be fenced off to prevent parks visitors from accessing the drainage channels. Overall, the Project would increase the ecological value and natural processes of the existing waters of the state.

Comment Letter 70–

Comment 70-1: This comment expresses a desire to keep the preschool open.

Response to Comment 70-1: The preschool facility is currently operating with an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project. The comment does not identify an inadequacy or inaccuracy in the IS/MND.

Comment Letter 71–

Comment 71-1: The comment states that the Project would remove an existing dirt lot that is unofficially used as a parking lot and requests an estimation for the number of existing parking spaces and the anticipated net change in public parking opportunities. The comment also requests that any temporary impacts to parking and coastal access are described and if parking would require a fee.

Response to Comment 71-1: As described in the comment, the Proposed Project would provide over 110 parking spaces on the Project site and along Obispo Road, which would be compliant with regulations to support the proposed park and community recreation center. The informal dirt lot on the Project site is not an official lot and therefore estimating the number of unofficial spots is

difficult given that parking is haphazard and inconsistent on the unofficial lot. Although the Proposed Project would remove unofficial parking within the area, it would replace that parking with official and legal public parking, more than what is currently possible. The Project would not contribute to an overall cumulative reduction in legal parking in the community of El Granada.

Construction activities would temporarily impact available parking in the area; however, these impacts would be short-term and would cease once construction is completed. Parking along Highway 1 and portions of Obispo Road will still be available during this time to coastal visitors. Coastal access would not be impacted during construction.

Parking onsite is not proposed to require a fee.

Comment 71-2: The comment requests that the Project is consistent with LCP policies 8.6, 8.9, 8.15, 8.17, and 8.23.

Response to Comment 71-2: Only inconsistencies with applicable plans is required to be analyzed. No analysis is required if the project is consistent with relevant plans. (*Stop Syar Expansion v. County of Napa* (2021) 63 Cal.App.5th 444, 460; *The Highway 68 Coalition v. County of Monterey* (2017) 14 Cal.App.5th 883, 894.). However, consistency with the LCP policies is summarized below.

- LCP policy 8.6 requires setbacks from streams and other natural waterways, prohibits development that would adversely affect the visual quality of streams and riparian habitat, ensures that open natural views of estuaries and beaches are retained, and intact wetlands are retained. This policy was added to Section 3.4, *Biological Resources* of the IS/MND. Edits to the IS/MND are presented in the Errata to the IS/MND section at the end of this memorandum.
- LCP policy 8.9 governs trees and tree removal, which are not included as part of the Proposed Project and thus is not applicable to the Project and was not included in the IS/MND.
- LCP policy 8.15 prevents development from substantially blocking views along the shoreline. This policy was added to Section 3.1, *Aesthetics.* Edits to the IS/MND are presented in the Errata to the IS/MND section at the end of this memorandum.
- LCP policy 8.17 requires regulations regarding altering landforms due to grading and new roads. The Project includes minimal grading; however, it does not include the creation of new roads. This policy was added to Section 3.1, *Aesthetics.* Edits to the IS/MND are presented in the Errata to the IS/MND section at the end of this memorandum.
- LCP policy 8.23 requires that new utilities lines are installed underground in County scenic corridors. All new utilities onsite would be undergrounded. This policy was added to Section 3.1, *Aesthetics.* Edits to the IS/MND are presented in the Errata to the IS/MND section at the end of this memorandum.

Comment 71-3: The comment states to confirm the applicable LCP-required buffer zones for both drainage features and include an exhibit which clearly delineates the riparian areas and applicable buffer zones.

Response to Comment 71-3: LCP policy 7.7 defines riparian corridors by the "limit of riparian vegetation" (i.e., a line determined by the association of plant and animal species normally found near streams, lakes and other bodies of freshwater including red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder). Such a corridor must contain at least a 50% cover of some combination of the plants listed.

LCP policy 7.11 requires "on both sides of the corridors, from the limit of riparian vegetation, extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams. Where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high-water line for perennial streams and 30 feet from the midpoint of intermittent streams."

Unnamed drainage #1 is ephemeral and does not support riparian vegetation cover greater than 50% and would not be considered a sensitive habitat per LCP policy 7.1 or a riparian corridor per LCP policy 7.7. Per LCP policy 7.2, unnamed drainage #1 is not designated as a sensitive habitat. Per LCP policy 7.11, an establishment of a buffer zone would not be applicable as unnamed drainage #1 is ephemeral and would not qualify as riparian corridor.

Unnamed drainage #2 is intermittent with a portion containing willows that would be considered riparian corridor per LCP policy 7.7 and sensitive habitat per LCP policy 7.1. However, the remainder of the unnamed drainage channel #2 is lacking riparian vegetation that would be considered a riparian corridor under LCP policy 7.7 or a sensitive habitat per LCP policy 7.2. Per LCP policy 7.11, unnamed drainage #2 would extend a buffer zone of 30 feet outward from predictable high-water line for intermittent streams within the willow area of the unnamed drainage area.

Comment 71-4: The comment requests information on the work proposed within the riparian buffer zone as defined by LCP policy 7.11 for Burnham Creek.

Response to Comment 71-4: Burnham Creek is a riparian corridor per LCP policy 7.7 and would be considered a sensitive habitat per LCP policy 7.1. Per LCP policy 7.2, Burnham Creek is within the vicinity of the area shown to be a riparian habitat that is identified as "Damaged" and not "Primary" as shown in the LCP Midcoast Sensitive Habitats Map:

https://www.smcgov.org/media/76831/download?inline=

LCP policy 7.9 states that permitted uses in riparian corridors include trails and scenic overlooks on public land.

Per LCP policy 7.11, buffer zones extend 30 feet outward from the predictable high-water line for intermittent streams or from the limit of riparian vegetation. LCP policy 7.12 states that permitted uses in buffer zones may include uses permitted in riparian corridors or parcels designated on the LCP Land Use Plan Map as agriculture, open space, or timber production, residential structures, or impervious surfaces if no feasible alternative exists. According to the LCP Map 1.4- Midcoast Land Use Plan, the Project area is designated as "Open Space with Park Overly" and Burnham Creek is designated as "Open Space."

Within the riparian corridor and riparian buffer zone of Burnham Creek, the Proposed Project would install a permeable trail along the roadway edge. Trails are a permitted use in both the riparian corridor and buffer zone as defined by the LCP.

Comment 71-5: The comment states to clarify the type and extent of work proposed within riparian corridors, and within LCP-required riparian buffer areas.

Response to Comment 71-5: Refer to Response to Comment 71-4.

Comment 71-6: The comments states to clarify the statement "Revegetation would account for approximately 45% of riparian vegetation species that are listed in the LCP" (Page 3-43).

Response to Comment 71-6: This sentence was revised to provide more clarity. Edits to the IS/MND are presented in the Errata to the IS/MND section at the end of this memorandum.

Comment 71-7: The comment requests confirmation that the presence of wetlands was evaluated against the LCP wetland definition in LCP Policy 7.14.

Response to Comment 71-7: Horizon (Montrose) biologists, including a USACE-certified wetland delineator, conducted a site visit on March 16, 2023 to characterize biological resources at the Project site. The findings from that visit were mostly consistent with the Biological Resources Assessment (BRA) from BioMaAS in 2020. The site supported non-native annual grassland/ruderal habitat. Irisleaf rush (*juncus xiphodes*) was observed growing in several areas as a characteristic species at the site. Sample pits were dug at these locations to examine soils to see if hydric conditions (e.g., depleted soils, redox reactions, sulfate reduction, or organic matter accumulation) were present. No hydric soils were observed. Thus, these areas did not meet the USACE three-parameters definition (i.e., hydrophytic vegetation, wetland hydrology, and hydric soils) to be classified as a wetland.

A wetland assessment conducted by the RCD (2021) evaluated potential wetlands in the Project area. The assessment observed hydrophytic plants, such as silverweed cinquefoil (*Potentilla anserina*) and common rush (*Juncus patens*), but at a percent cover that was lower in meeting the necessary criteria for wetland vegetation. The San Mateo County LCP's definition of a wetland follows the USACE three-parameter wetland definition and further state that in San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat. Additionally, the assessment determined soils lacked evidence of hydric conditions and indicators of wetland hydrology were indeterminate. The wetland assessment did not find wetlands on site and concluded that wetter areas within the open field areas as unlikely to be meet the definition of a wetland.

Previous and current anthropomorphic activities have generally reduced the habitat quality at the Project site resulting in non-native annual grassland/ruderal vegetation as the dominant habitat. Factors include pressures from the highly urbanized environment surrounding the site, row crop farming in the 1990's, significant earthmoving during the construction of Highway 1, and the construction of an underground sewer wet weather storage facility retention basin.

The Proposed Project would improve and enhance two existing onsite drainage channels to create a natural area and expand and improve onsite vegetation. Including a rain garden within the Project's Green infrastructure would promote on-site infiltration and improve water quality pursuant to the Municipal Regional Stormwater NPDES Permit for Phase I municipalities and agencies in the San Francisco Bay Area (Order R2-2022-0018) (MRP). Additionally, the Proposed Project would include vegetation management and invasive species eradication to restore native perennial grasses and forbs, enhancing habitat and foraging for native wildlife within proposed park. Proposed work within the limits of existing riparian vegetation would be avoided with the exception of installing a new free span pedestrian bridge over the unnamed drainage channel. The Proposed Project would result in increased habitat quality and function compared to the existing conditions of Burnham Strip. In addition, GCSD would install a permeable trail extending from the Coronado Street crosswalk to Obispo Road, and along the Obispo Road shoulder to the central portion of the site. This trail is along the roadway edge and is mostly in disturbed and/or ruderal areas and would not directly impact Burnham Creek.

Temporary and permanent impacts associated with the Proposed Project will be provided to the regulatory agencies during the permitting process. Any necessary mitigation requirements will be discussed with the regulatory agencies and included as permit conditions.

According to the San Mateo County LCP policy 7.14, a definition of a wetland follows the USACE three-parameter wetland definition and states that in San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat. The site assessment determined that the soils lacked evidence of hydric conditions and indicators of wetland hydrology were indeterminate. The wetland assessment did not find wetlands on site and concluded that wetter areas within the open field areas as unlikely to meet the definition of a wetland.

Below is a summary of the definition of sensitive habitats and riparian corridors according to the LCP.

- LCP policy 7.1 defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or sensitive especially valuable and any area which meets one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes. Sensitive habitat areas include, but are not limited to, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species.
- Sensitive habitats maps for the Coastal Zone designated under LCP policy 7.2 are shown on https://www.smcgov.org/media/76831/download?inline=

- LCP policy 7.7 defines riparian corridors by the "limit of riparian vegetation" (i.e., a line determined by the association of plant and animal species normally found near streams, lakes, and other bodies of freshwater, including red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder). Such a corridor must contain at least a 50% cover of some combination of the plants listed.

Unnamed drainage #1 is ephemeral and does not support riparian vegetation cover greater than 50% and would not be considered a sensitive habitat per LCP policy 7.1 or a riparian corridor per LCP 7.7. Additionally, per LCP policy 7.2, unnamed drainage #1 is not designated as a Sensitive Habitat.

Unnamed drainage #2 is intermittent and includes a portion of willows that would be considered a riparian corridor per LCP policy 7.7 and a sensitive habitat per LCP policy 7.1; however, the remainder of the drainage channel is lacking riparian vegetation. Per LCP policy 7.2, unnamed drainage #2 is not designated as a Sensitive Habitat.

Burnham Creek is riparian corridor per LCP policy 7.7 and would be considered a sensitive habitat per LCP policy 7.1. Per LCP policy 7.2, Burnham Creek is within the vicinity of the area shown to be a riparian habitat that is identified as "Damaged.".

For the reasons included above, the Proposed Project would not result in impacts to any wetlands on site. Impacts to sensitive habitats/riparian areas would occur along the unnamed drainage channel #2; however, impacts would be temporary and implementation of Mitigation Measure BIO-4 would require replacement of native vegetation removed during construction. Additionally, the vegetated riparian area would be improved after Project completion. Additionally, direct impacts to the riparian area along Burnham Creek would be avoided.

Comment 71-8: The comment The comment expresses concern over sea level rise and potential impacts to the Project site.

Response to Comment 71-8: Refer to Response to Comment 53-11. GCSD acknowledges that the coastal development permit (CDP) application will need to describe any sea level risks to the Project and the Project's compatibility or incompatibility with the adaptation planning for Highway 1.

Comment Letter 72 –

Comment 72-1: The comment expresses a desire to maintain the unofficial parking and skateboard ramp onsite.

Response to Comment 72-1: The Proposed Project would provide official parking on site and along Obispo Road. The informal dirt lot on the Project site is not an official lot. The existing skateboard ramp would be relocated but would remain on site.

Comment Letter 73 –

Comment 73-1: The comment expresses a desire to maintain the free, unofficial parking onsite.

Response to Comment 73-1: The Proposed Project would provide official parking onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot. No fee is proposed to be required for parking.

Comment Letter 74–

Comment 74-1: The comment expresses opposition to the Project due to an increase in traffic and potential utility and services disruptions associated with implementation of the Proposed Project.

Response to Comment 74-1: Refer to Response to Comment 44c-3 for a discussion of potential traffic related impacts. The Proposed Project would provide a needed neighborhood park to the local community of El Granada. The IS/MND determined that the existing utilities and service systems would adequately serve the demand of the Proposed Project. Thus, implementation of the Proposed Project would not result in a significant impact to existing utilities and service systems (refer to Section 3.19, *Utilities and Service Systems* of the IS/MND).

Comment Letter 75–

Comment 75-1: The comment expresses a desire to maintain the unofficial parking and skateboard ramp onsite.

Response to Comment 75-1: Refer to Response to Comment 72-1.

Comment Letter 76–

Comment 76-1: The comment expresses support for removing all parking along Highway 1 and also recommends replacing the stop light at Coronado Avenue and Highway 1 with a roundabout.

Response to Comment 76-1: Comment noted.

Comment Letter 77–

Comment 77-1: This comment expresses concerns over the loss of parking and that the Proposed Project should incorporate a large beach parking lot.

Response to Comment 77-1: Comment noted. The Proposed Project would provide official parking onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 78–

Comment 78-1: The comment expresses a desire to maintain the unofficial parking and skateboard ramp onsite.

Response to Comment 78-1: Refer to Response to Comment 72-1.

Comment Letter 79–

Comment 79-1: The comment expresses support for the Proposed Project.

Response to Comment 79-1: Comment noted.

Comment Letter 80–

Comment 80-1: The comment expresses support for the Proposed Project.

Response to Comment 80-1: Comment noted.

Comment Letter 81–

Comment 81-1: This comment states that the Proposed Project will negatively impact available parking and access to the beach and the preschool.

Response to Comment 81-1: The Proposed Project would provide official parking onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot. The purpose of the Proposed Project is to provide a needed neighborhood park in the community of El Granada. The preschool facility is currently operating with an expiring lease agreement and would no longer be operating at the site regardless of the approval of the proposed project.

Comment Letter 82–

Comment 82-1: This comment expresses concerns over the removal of the Surfer's beach parking lot.

Response to Comment 82-1: The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. The informal dirt lot on the Project site is not an official lot.

Comment Letter 83–

Comment 83-1: This comment expresses concerns regarding the reduction in available parking and the high cost of the Proposed Project.

Response to Comment 83-1: The informal dirt lot on the Project site is not an official lot. The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center. Official parking will be provided onsite and along Obispo Road. Additionally, Project cost is not a CEQA issue and is therefore not discussed in the IS/MND.

Comment Letter 84a–

Comment 84a-1: The comment letter mentions the need for a lawsuit and expresses concerns over noise from the events, lack of enforcement, and parking.

Response to Comment 84a-1: Comment noted. Refer to Response to Comment 53-4 for a discussion of noise. GCSD will be responsible for enforcing noise regulations. The informal dirt lot on the Project site is not an official lot. Official parking will be provided onsite and along Obispo Road.

Comment Letter 84b–

Comment 84b-1: The comment states opposition to the community center and events and the reduction in available parking.

Response to Comment 84b-1: Comment noted. Refer to Response to Comment 84a-1.

Comment Letter 85–

Comment 85-1: This comment expresses a desire to keep the preschool open and is concerned with the lack of preschools along the coast.

Response to Comment 85-1: The preschool facility is currently operating with an expiring lease agreement and would no longer be operating at the site regardless of the approval of the Proposed Project.

Comment Letter 86–

Comment 86-1: This comment expresses concern over the loss of parking for surfers.

Response to Comment 86-1: The informal dirt lot on the Project site is not an official lot. The Proposed Project includes parking that is compliant with regulations to support the proposed park and community recreation center.

Comment Letter 87–

Comment 87-1: The comment expresses support for the Proposed Project.

Response to Comment 87-1: Comment noted.

Comment Letter 88–

Comment 88-1: The comment expresses support for the Proposed Project.

Response to Comment 88-1: Comment noted.

Comment Letter 89–

Comment 89-1: The comment expresses opposition to the Proposed Project as it would draw more visitors to the area and increase traffic.

Response to Comment 89-1: Refer to Response to Comment 44c-3. The goal of the Proposed Project is to provide a needed neighborhood park to the local community of El Granada.

Comment Letter 90–

Comment 90-1: The comment requests GCSD to provide the frequency and capacity estimations for the potential proposed events at the plaza, Village Green lawn area, and community recreation center.

Response to Comment 90-1: It is estimated that special events within the plaza and Village Green lawn area would typically occur no more than two times per month, with increased frequency in the summer, up to three or four times per month. The frequency of special events at the community recreation center are estimated to occur three to four times per month on the weekend and two to

three times per week on weekdays The capacity estimates for events are unknown at this time; however, GCSD will work with the County during the permit application process.

Comment 90-2: The comment requests elevations, renderings and/or visual illustrations of the proposed buildings and structures to support the aesthetics impacts.

Response to Comment 90-2: As described in Section 3.1, *Aesthetics* of the IS/MND, all proposed structures would be limited to a single story and would be consistent with the height of the existing structure onsite and with the surrounding area. Appendix A of the IS/MND includes the Proposed Project's design plans. Additional needed plans and renderings will be provided to the County during the permit application process.

Comment 90-3: The comment states that the IS/MND is unclear if it is consistent with LCP policies 7.9, 7.11, and 7.12 and that the Proposed Project must comply with the LCP's Sensitive Habitat Component. The comment also states that the IS/MND should include a figure showing the riparian area and buffer zones.

Response to Comment 90-3: Refer to Response to Comment 67a-26 and Response to Comment 71-4 for a consistency determination on LCP policies 7.9, 7.11, and 7.12. GCSD will work closely with the County during the permit application process to ensure consistency with the LCP.

Comment 90-4: The comment states that the IS/MND should clarify whether the use of the term "riparian" is consistent with LCP policy 7.7 and what design measures the Project will include to prevent human disturbance and pollution to riparian areas, drainage channels, and creeks.

Response to Comment 90-4: The definition of "riparian" that was used in the IS/MND includes vegetation along hydrologic features and thus, is consistent with LCP policy 7.7 which defines riparian corridors as the "limit of riparian vegetation" (i.e., a line determined by the association of plant and animal species normally found near streams, lakes and other bodies of freshwater including red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder). Per LCP policy 7.7, a riparian corridor must contain at least a 50% cover of some combination of the plants listed above. Refer to Response to Comment 67a-26 and Response to Comment 71-3.

To reduce potential impacts to water quality during construction, Mitigation Measures WQ-1, GEO-1, and HAZ-1 would be implemented which require the implementation of a Storm Water Pollution Prevention Plan {SWPPP), and erosion control measures, and would ensure that water quality would not be degraded by materials used during construction.

Implementation of the Proposed Project would widen and realign the existing drainage channels to increase sinuosity, allowing for more water percolation and filtration, and planted with native riparian species to create a robust and dynamic vegetation zone. This zone would be fenced off to prevent parks visitors from accessing the drainage channels and riparian areas. Overall, the Project would increase the ecological value and natural processes of the existing waters and vegetation onsite.

Comment 90-5: The comment states that the IS/MND should evaluate consistency with the relevant noise policies of Chapter 16 of the San Mateo County General Plan.

Response to Comment 90-5: The Proposed Project would comply with the San Mateo County Noise Ordinance and the relevant San Mateo County General Plan noise policies. The relevant noise policies of Chapter 16 of the San Mateo County General Plan were added to Section 3.13, *Noise* of the IS/MND. Edits to the IS/MND are presented in the Errata to the IS/MND section at the end of this memorandum.

Comment 90-6: The comment requests that the Project minimize encroachment into the County's right-of-way (ROW)and states that the IS/MND should include a more detailed description of the encroachment.

Response to Comment 90-6: Encroachment into the County's ROW along Obispo Road was minimized to the extent feasible during Project design and balances the needs of providing public access along the Project site. GCSD will work closely with the County and provide necessary exhibits during the permit application process.

Comment 90-7: The comment states that the Proposed Project would remove public parking and add adding parking within the County ROW. The comment requests clarification on the number of existing and proposed parking spaces.

Response to Comment 90-7: Refer to Response to Comment 71-1. The Project does not rely on parking along Highway 1. GCSD will work closely with the County during the permit application process.

Comment 90-8: The comment expresses concern regarding estimating the vehicle trips for the Proposed Project based on visitor data for Quarry Park.

Response to Comment 90-8: The analysis included in the IS/MND is consistent with OPR guidelines regarding VMT per Senate Bill 743 (Vehicles Miles Traveled Policy). Creating a community park and recreation center would serve the local underserved community and would not result in a VMT-producing land use. Based on visitor counts from the nearby Quarry Park, it is assumed that the Proposed Project would generate a similar number of trips per day (approximately 90 trips) which would be below the Office of Planning and Research (OPR) threshold of 110 trips per day. Additionally, the Proposed Project would add a previously non-existent amenity to the El Granada Community, which would reduce the miles traveled by residents that would previously need to travel to adjacent communities to access similar recreational resources, thereby reducing overall regional VMT. Furthermore, the Proposed Project's approach to analyzing VMT related impacts was confirmed to be consistent with the OPR Technical Advisory by Caltrans per Comment Letter 61. Caltrans stated that "Per the IS/MND, this project is found to have a less than significant VMT impact, therefore working towards meeting the State's VMT reduction goals."

Comment 90-9: The comment requests clarification on whether the Coastside Fire Protection District (CFPD) has reviewed the Project and if the Project would affect CFPD operations.

Response to Comment 90-9: CFPD will provide fire protection services to the Project site. Mitigation Measure TR-1 requires coordination with CFPD during construction to avoid potential affects to CFPD operations. No comment letters from the CFPD were received during the public comment period.

ERRATA

The following revisions are hereby made to the IS/MND at the specified locations in response to comments discussed above. Underlined text is added; ~~strikeout~~ text is deleted.

Chapter 2, *Project Description*

On page 2-6, the following text was updated:

> In the northwestern most section of the proposed park, the District proposes to renovate and expand upon the existing ±3,000 square foot preschool building, located near the intersection of Avenue Alhambra, San Luis Avenue, Coronado Street and Obispo Road, to develop a new Community Recreation Center. The building was acquired by the District in July 2021 and is leased to the preschool until ~~August~~ May 2025.

On page 2-8, the following text was added:

> Park. Hours of operation for the park would be daily from dawn to dusk. The restrooms would be closed each evening by District staff or contracted security and opened each morning, or timed locks would be installed.

On page 2-10, the following text was revised:

> Installation/replacement of fencing along a portion of the western edge of the site and proposed dog park and around the play area for safety.

Chapter 3, *Environmental Checklist*

Section 3.1, *Aesthetics*

On page 3-9, the following LCP policies were added:

- Policy 8.15 Coastal Views. Prevent development (including buildings, structures, fences, unnatural obstructions, signs, and landscaping) from substantially blocking views to or along the shoreline from coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches.
- Policy 8.17 Alteration of Landforms; Roads and Grading.
    a) Require that development be located and designed to conform with, rather than change, landforms. Minimize the alteration of landforms as a consequence of grading, cutting, excavating, filling or other development.
    b) To the degree possible, ensure restoration of pre-existing topographic contours after any alteration by development, except to the extent necessary to comply with the requirements of Policy 8.18.
    c) Control development to avoid the need to construct access roads visible from State and County Scenic Roads. Existing private roads shall be shared wherever possible. New access roads may be permitted only where it is demonstrated that use of existing roads is physically or legally impossible or unsafe. New roads shall be (1) located and designed to minimize visibility from State and County

Scenic Roads and (2) built to fit the natural topography and to minimize alteration of existing landforms and natural characteristics.

This provision does not apply to agricultural development to the extent that application of the provision would impair any agricultural use or operation, or convert agricultural soils. In such cases, build new access roads to minimize alteration of existing landforms and natural characteristics.

On page 3-10, the following LCP policy was added:

- Policy 8.23 Utilities in County Scenic Corridors

    a) Install new distribution lines underground, except as provided in b.

    b) For all development, exceptions may be approved by the Planning Commission when: (1) it is not physically practicable due to topographic features, (2) there are agricultural land use conflicts, or (3) development is for farm-labor housing. In addition, for building permits, exceptions may be approved by the Planning Commission for financial hardships. In each case, however, utilities shall not be substantially visible from any public road or developed public trail.

Because the Project site is located within the Urban Rural Boundary of the Midcoast Land Use Plan, on page 3-10 the following text was deleted to remove reference to Policy 8.31, Regulation of Scenic Corridors in Rural Areas

~~Policy 8.31 Regulation of Scenic Corridors in Rural Areas~~

~~a) Apply the policies of the Scenic Road Element of the County General Plan.~~

~~b) Apply Section 6325.1 (Primary Scenic Resources Areas Criteria) of the Resource Management (RM) Zoning District as specific regulations protecting scenic corridors in the Coastal Zone.~~

~~c) Apply the Rural Design Policies of the LCP.~~

~~d) Apply the Policies for Landforms and Vegetative Forms of the LCP.~~

~~e) Require a minimum setback of 100 feet from the right-of-way line, and greater where possible; however, permit a 50-foot setback when sufficient screening is provided to shield the structure from public view.~~

~~f) Continue applying special regulations for the Skyline Boulevard and Cabrillo Highway State Scenic Corridors.~~

~~g) Enforce specific regulations of the Timber Harvest Ordinance which prohibits the removal of more than 50% of timber volume in scenic corridors.~~

On page 3-12, the following text was revised:

Additionally, the Project would construct a new 3,000 square foot building connected via trellis to the existing structure. The addition of these structures to the viewshed would be visually consistent with other single-story structures in the area.

In Table 3.1-1 on page 3-13, the following LCP policies and consistency determination was added:

Policy 8.15 Coastal Views	The Project would be consistent with this policy as it would involve uses that are consistent with the surrounding area; the park and proposed facilities would not block coastal views.
Policy 8.17 Alteration of Landforms; Roads and Grading	The Project would be consistent with this policy as it would involve minor grading that would not substantially change the existing flat topography of the site. In addition, no new roads would be created.
Policy 8.23 Utilities in County Scenic Corridors	The Project would be consistent with this policy as it would not incorporate new overhead utilities in a County scenic corridor.

In Table 3.1-1 on page 3-14, the following text referencing Policy 8.31 was deleted:

~~Policy 8.31 Regulation of Scenic Corridors in Rural Areas~~	~~The Project would be consistent to these referenced policies and would be subject to County review and approval during permit applications.~~

Section 3.3, *Air Quality*

On page 3-22, the following text was revised:

> The Project site is located in the SFBAAB in San Mateo County along inland creeks that flow into the Pacific Ocean. ~~San Francisco Bay~~.

On page 3,23, the following text was revised:

> As shown in Table 3.3-3 ~~**Error! Reference source not found.**~~, the estimated construction-related emissions associated with the proposed Project would be less than these mass emissions significance thresholds for all pollutants.

Section 3.4, *Biological Resources*

On page 3-34, the following text was revised:

> Policy 7.3 Protection of Sensitive Habitats
>
> a) Prohibit ~~and~~ land use or development which would have significant adverse impact on sensitive habitat areas.

On page 3-37, the following LCP policy was added to the regulatory setting:

- Policy 8.6 Streams, Wetlands, and Estuaries

  a. Set back development from the edge of streams and other natural waterways a sufficient distance to preserve the visual character of the waterway.

  b. Prohibit structural development which will adversely affect the visual quality of perennial streams and associated riparian habitat, except for those permitted by Sensitive Habitats Component Policies.

  c. Retain the open natural visual appearance of estuaries and their surrounding beaches.

  d. Retain wetlands intact except for public accessways designed to respect the visual and ecological fragility of the area and adjacent land, in accordance with the Sensitive Habitats Component policies.

On page 3-37, the following text was revised:

> In addition, an approximately 400,000-gallon passive underground sewer wet weather storage facility retention basin lies beneath a portion of the study area.

On page 3-39, the following text was revised:

> Although suitable roosting habitat may be present in the vicinity of the proposed Project, it would not be directly impacted by proposed Project activities; however, indirect impacts to bat species may occur.

On page 3-41, the following text was revised:

> Implementation of Mitigation Measure BIO-~~2~~ 3 would minimize impacts to nesting birds protected by the MBTA by requiring pre-construction surveys and establishment of non-disturbance buffers around active raptor nests.

On page 3-43, the following text was revised:

> Revegetation around the two ditches will provide ecological function such as habitat substrate and refugia for birds and other wildlife. Revegetation would ~~account for approximately 45% of~~ be conducted with riparian vegetation species that are listed in the LCP.

Section 3.5, *Cultural Resources*

On page 3-49, the following text was revised:

> Letters were sent to each contact on June 21, 2023, to elicit any concerns or information regarding any known tribal cultural resources within the project area. Coordination with

tribes is described further in Section 3.18, Tribal Cultural Resources ~~**Error! Reference source not found.,"Error! Reference source not found.**~~.

On page 3-49, the following text was revised:

Further, the proposed Project actions would not demolish this property and it would be incorporated into the park plans.

Section 3.6, Energy

On page 3-54, Table 3.6-1 was printed twice and the duplicative table was deleted.

Section 3.7, Geology, Soils, and Seismicity

On page 3-62, the following typo was fixed:

In addition, Mitigation Measure GEO-1 would ensure that erosion is minimized through compliance with San Mateo County's "Erosion and Sediment Control Plan Requirements" and in accordance with the erosion control plan, including long-term drainage control, placement of erosion control mats, and seeding following construction~~l~~; this would include limitations and restrictions included in the County's wet season grading moratorium.

Section 3.9, Hazards and Hazardous Materials

On page 3-77, the following significance conclusion was bolded to be consistent with the rest of the document.

It is anticipated that the Project would reduce the potential risk to people and property from wildfire and the Project would have a **less than significant impact** from increased fire hazard.

Section 3.10, Hydrology and Water Quality

On page 3-37, the following text was revised:

Average annual precipitation is approximately ~~19~~ 20-25 inches, with the majority of precipitation occurring from November through April.

On page 3-86, the following text was revised:

As a result, implementation of the park Project would result in no changes to drainage that would result in flooding on or off site.

On page 3-86, the following text was revised:

During operation, the Project design includes fencing that would prevent visitors from accessing the drainage changes.

On page 3-86, the following significance conclusion was bolded to be consistent with the rest of the document.

The Project site is located in Federal Emergency Management Agency Flood Insurance Rate Maps (Nos. 06081C0138F) and is not located within a 100-year or 500-year flood

hazard zone (FEMA, 2024). The Project would have **no impact** on flood flows as the Project is not within a flood zone.

Section 3.13, Noise

On page 3-97, the footnote for Table 3.13-2 was corrected to line up the correct icon for "Clearly unacceptable" with the text.

On page 3-98, the following relevant policy from the San Mateo County General Plan were added:

> Policy 16.12 Regulate Noise Levels. Regulate noise levels emanating from noise generating land uses through measures which establish maximum land use compatibility and nuisance thresholds.

Section 3.17, Transportation

On page 3-114, the following text was revised:

> Construction vehicles entering and ~~existing~~ exiting public roadway can present an impact to the existing congestion management program; implementation of Mitigation Measure TR-1, which would require a Construction Traffic Management Plan, would ensure that the potential for inference would be reduced.

Section 3.20, Wildfire

On page 3-129, the following significance conclusion was bolded to be consistent with the rest of the document.

> Project construction would not generate any substantial impacts on local roads and with implementation of Mitigation Measure TR-1, the Project would not cause substantial delays for emergency vehicles. Therefore, the Project would have a **less than significant impact with mitigation**.

Section 3.20, Wildfire

On page 3-138, the following text was revised:

> There is potential that two special-status bats, pallid bat (~~*Aquila chrysaetos*~~ *Antrozous pallidus*) and Townsend's big-eared bat (*Corynorhinus townsendii*), could roost in trees in the riparian area.

CONCLUSIONS

The comments received do not affect the IS/MND's conclusions that the Proposed Project would not have any significant effects on the environment. With the clarifications and Errata provided above, no additional changes to the IS/MND are necessary, and no recirculation of the IS/MND is required.

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Attachment A

Comments Received on the IS/MND

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GRANADA COMMUNITY PARK AND RECREATION CENTER PROJECT MITIGATION MONITORING AND REPORTING PLAN

The following mitigation monitoring and reporting program (MMRP) summary table includes the mitigation measures identified in the Granada Community Park and Recreation Center Draft Initial Study/ Mitigated Negative Declaration (IS/MND). For each mitigation measure, this table identifies monitoring and reporting actions that shall be carried out, the party responsible for implementing these actions, and the monitoring schedule. This table also includes a column where responsible parties can check off monitoring and reporting actions as they are completed. It is the responsibility of the Contractor to ensure that actions required for all of the mitigation measures listed herein are included in the project plans and specifications. It is the responsibility of Granada Community Services District (GCSD) to review and confirm that all of the mitigation measure actions described herein are in the project plans and specifications.

Aesthetics

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
None required.				

Agriculture and Forestry Resources

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
None required.				

Air Quality

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
AQ-1. Implement Fugitive Dust Mitigation Measures The lead agency and/ or its contractor will ensure implementation of the following measures to control fugitive dust emissions during Project construction. 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas,	1. Comply with all stated fugitive dust measures during construction. 2. Comply with corrective actions for dust, if needed.	1. Ensure the contractor complies with all fugitive dust measures during construction. 2. Respond and take corrective action within 48 hours if a dust complaint is made.	1. During construction. 2. During construction, if needed.	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt trackout onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. 7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.				

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel. 9. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.				

Biological Resources

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
BIO-1. Protection of Roosting Bats	1. N/A 2. N/A 3. Comply with site-specific roosting bat	1. Retain a qualified biologist to conduct a preconstruction survey for roosting bats, to measure specifications. 2. If needed, ensure the biologist conducts an	1. Prior to the start of ground-disturbing activities or tree removals.	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
To minimize impacts on bat maternity colonies during the breeding season (April 15 to August 31) or non-reproductive roosting bats during the non-maternity season (September 1 – April 14), a qualified biologist will conduct a pre-construction survey for roosting bats prior to the onset of ground-disturbing or tree removal activities. If tree removal or project related activities are planned for the fall, the survey should be conducted in September to ensure tree removal or project related activates would have adequate time to occur during seasonal periods of bat activity, as described below. If tree removal or project related activities are planned for the spring, then the survey should be conducted during the earliest possible time in March, to allow for suitable conditions for both the detection of bats and subsequent tree removal or project related activities. Trees containing potential bat roost habitat features should be clearly marked or identified. The biologist will inspect for evidence of bat use within suitable habitat, such as guano, urine staining, or oil staining. If evidence of use is observed, or if high-quality roost sites are present in areas where evidence of bat use might not be detectable (such as a tree cavity), an evening emergence survey and/or a nocturnal acoustic survey may be necessary to determine if a bat	protection plan, if needed. 4. Comply with all biologist recommended measures, if needed.	evening emergence survey and/or nocturnal acoustic survey. 3. Ensure biologist preparation of a site-specific roosting bat protection plan, if needed, and ensure contractor compliance with all measures. 4. If roost site(s) or maternity roost(s) are identified, ensure a biologist completes further acoustic emergence surveys or implements other appropriate methods to further evaluate if the roost is an active maternity roost. Ensure contractor compliance with all necessary relevant measures, if needed.	2. Prior to the start of ground-disturbing activities or tree removals, if needed. 3. Prior to the start of ground-disturbing activities or tree removals, if needed. 4. Prior to the start of ground-disturbing activities or tree removals, if a tree must be removed or trimmed or proposed Project related activity occurs during November – February.	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
colony is present and to identify the specific location of the bat colony. • If no active maternity colony or non-breeding bat roost is located, proposed Project work can continue as planned. • If an active maternity colony or non-breeding roost is located, the biologist should prepare a site-specific roosting bat protection plan to be implemented by the District and/or its contractor. The plan should incorporate the following guidance as appropriate. Removal or modification of trees or structures identified as suitable roosting habitat will be conducted during seasonal periods of bat activity, including the following: o Between September 1 and October 15, or before evening temperatures fall below 45 degrees Fahrenheit and/or more than 0.5-inch of rainfall within 24 hours occurs. o Between March 1 and April 15, or after evening temperatures rise above 45 degrees Fahrenheit				

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
and/or no more than 0.5 inch of rainfall within 24 hours occurs. • If a tree must be removed or trimmed or proposed Project related activity occurs during the November – February and roost site(s) or maternity roost(s) are identified, then a qualified biologist will conduct acoustic emergence surveys or implement other appropriate methods to further evaluate if the roost is an active maternity roost. Under the biologist guidance, the District or its contractor will implement the following measures: o If it is determined that the roost is not an active maternity roost, then the roost may be removed in accordance with the other requirements of this recommendation. o If it is found that an active maternity roost of a roosting species is present, the roost will not be disturbed during the breeding season (April 15 to August 31).				

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
○ Potential hibernation roosts should only be removed during seasonal periods of bat activity, as described above. Potential roosts that cannot be avoided should be removed on warm days in late morning to afternoon when any bats present are likely to be warm and able to fly. Appropriate methods, as described in the site-specific roosting bat protection plan, should be used to minimize the potential harm to bats during tree removal.				
BIO-2. Pre-construction Wildlife Surveys A qualified biologist shall conduct a pre-construction survey for wildlife and special-status species no more than 5 days prior to ground disturbance. Surveys should focus on drainages and riparian habitat associated with Burnham Creek. Should special-status species be identified within the Project area, USFWS or CDFW may need to be consulted prior to ground disturbance, depending on the species observed.	1. N/A	1. Retain a qualified biologist to conduct a pre-construction survey for wildlife and special status species.	1. No more than 5 days prior to the start of ground-disturbing activities.	
BIO-3. Nesting Bird Survey	1. N/A	1. Retain a qualified biologist to conduct a	1. Within 7 days prior to the	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
• A pre-construction nesting bird survey should be conducted by a qualified biologist, within 7 days prior to the initiation of proposed Project related activities. If proposed Project related activity is stopped for more than 14 days during the nesting season, a pre-construction survey should be conducted prior to the re-start of proposed Project activities. • If active nests of birds protected by the MBTA are located, an appropriate avoidance buffer determined by the qualified biologist will be established within which no work activity would be allowed which would impact these nests. The avoidance buffer will be established by the qualified biologist on a case-by-case basis based on the species and site conditions. Larger buffers may be required depending upon the status of the nest and the project related activities occurring in the vicinity of the nest. The buffer area(s) should be closed to all construction personnel and equipment until juveniles have fledged and/or the nest is inactive. A qualified biologist will confirm that breeding/nesting is complete, and the nest is no longer active	2. Comply with biologist evaluations and/or avoidance buffer during construction activities, if needed. 3. Comply with biologist evaluations and/or avoidance buffer during construction activities, if needed. 4. Comply with biologist guidance and only work within buffered area if a biological monitor is present.	pre-construction nesting bird survey. 2. Ensure that the biologist determines and implements an appropriate work avoidance buffer if active nests are found. 3. If buffers are needed, ensure they are used until the biologist confirms that breeding/ nesting is complete. 4. If work needs to occur within a buffered area, ensure a qualified biologist monitors during all project activities within the buffer area.	start of construction activities. 2. During construction, if needed. 3. During construction, if needed. 4. During construction, if needed.	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
prior to removal of the buffer. If work within a buffer area cannot be avoided, then a qualified biologist will be present to monitor all proposed Project activities that occur within the buffer. The biological monitor will evaluate the nesting avian species for signs of disturbance and will have the ability to stop work in the vicinity of the nest.				
BIO-4. Implement Revegetation in Riparian Habitat and Sensitive Natural Communities Disturbed during Construction The District or its contractor(s) shall require that, upon completion of construction, disturbed soils within areas of native vegetation shall be revegetated with site-appropriate native species to limit subsequent encroachment of non-native weeds. Within riparian habitat or sensitive natural communities, any plants of native woody species of 4 inches diameter at breast height dbh or greater that are damaged or removed as a result of construction activity shall be replaced at a 1:1 ratio; this ratio will increase to 3:1 for native trees of 24 inches dbh and greater. Replaced woody plant species shall be maintained and monitored to ensure a minimum of 65 percent survival of woody plantings after 3 years.	1. Comply with revegetation requirements, per measure specifications. 2. Monitor and maintain replaced woody plants for 3 years, per measure specifications.	1. Ensure that contractor revegetates disturbed areas of native vegetation with site-appropriate native species, per measure specifications. 2. Ensure that replaced woody plants are maintained and monitored for 3 years, to measure specifications.	1. Following the completion of construction. 2. Following the completion of construction.	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
HAZ-1. Accidental Spill Prevention See "Hazards and Hazardous Materials" below.				
WQ-1. SWPPP (Storm Water Pollution Prevention Plan) See "Hydrology and Water Quality" below.				

Cultural Resources

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
CR-1. Immediately Halt Construction If Cultural Resources Are Discovered, Evaluate All Identified Cultural Resources for Eligibility for Inclusion in the NRHP/CRHR, and Implement Appropriate Mitigation Measures for Eligible Resources.	1. Stop work within 50 feet immediately if any cultural resources are discovered during project activities and contact the District. 2. Do not resume construction in the vicinity of the finds until clearance is given by the State.	1. Ensure work stops within 50 feet immediately if any cultural resources are discovered during project activities. 2. Ensure that any cultural resources discovered are evaluated for eligibility for inclusion in the NRHP/CRHR, to measure specifications. 3. If resources meet the eligibility criteria for NRHP/CRHR listing,	1. Following any cultural resource discovery. 2. Following any cultural resource discovery. 3. Following any cultural resource discovery. 4. Following any cultural	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
The District will include this measure in construction plans and specifications. If any cultural resources, such as structural features, unusual amounts of bone or shell, flaked or ground stone artifacts, historic-era artifacts, human remains, or architectural remains, are encountered during any project construction activities, work shall be suspended immediately at the location of the find and within a radius of at least 50 feet and the District will be contacted. All cultural resources accidentally uncovered during construction within the Project site and restoration area will be evaluated for eligibility for inclusion in the NRHP/CRHR. Resource evaluations will be conducted by individuals who meet the U.S. Secretary of the Interior's professional standards in archaeology, history, or architectural history, as appropriate. If any of the resources meet the eligibility criteria identified in Pub. Res. Code Section 5024.1 or Pub. Res. Code Section 21083.2(g), mitigation measures will be developed and implemented in accordance with CEQA Guidelines Section 15126.4(b) before construction resumes. For resources eligible for listing in the NRHP/CRHR that would be rendered ineligible by the effects of project construction, additional mitigation measures will be implemented. Mitigation measures for archaeological resources may include (but are not limited to) avoidance;	3. Comply with mitigation measures developed for identified cultural resources, if needed. 4. N/A 5. Resume construction only after the District instructs it is okay to do so.	develop mitigation measures to protect the resource. 4. Consult with responsible agencies and interested tribes for archaeological resource discoveries and ensure that native American consultation is completed if an archaeological site is determined to be a Tribal Cultural Resource. 5. Provide contractor direction and instruction to resume work after mitigation measures are developed and approved.	resource discovery. 5. Following any cultural resource discovery.	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
incorporation of sites within parks, greenspace, or other open space; capping the site; deeding the site into a permanent conservation easement; or data recovery excavation. Mitigation measures for archaeological resources will be developed in consultation with responsible agencies and, as appropriate, interested parties such as Native American tribes. Native American consultation is required if an archaeological site is determined to be a Tribal Cultural Resource. Implementation of the approved mitigation will be required before resuming any construction activities with potential to affect identified eligible resources at the site.				
CR-2. Immediately Halt Construction if Human Remains Are Discovered and Implement Applicable Provisions of the California Health and Safety Code The District will include this measure in construction plans and specifications. If human remains are accidentally discovered during project construction activities, the requirements of California Health and Human Safety Code Section 7050.5 will be followed. Potentially damaging excavation will halt in the vicinity of the remains, with a minimum radius of 100 feet, and the County Coroner will be notified. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a	1. Stop work immediately if human remains are accidentally discovered during project construction activities within a radius of at least 100 feet and contact the District. 2. N/A 3. N/A	1. Ensure work is stopped immediately within a radius of at least 100 feet in if human remains are discovered. 2. Contact the County Coroner within 48 hours of a discovery of human remains. 3. Notify the NAHC within 24 hours if the coroner determines the remains are of Native American descent.	1. Following any human remains discovery. 2. Following any human remains discovery. 3. Following any human remains discovery. 4. Following any human	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
discovery (California Health and Safety Code Section 7050.5[b]). If the Coroner determines that the remains are those of a Native American, they must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (California Health and Safety Code Section 7050[c]). Pursuant to the provisions of Pub. Res. Code Section 5097.98, the NAHC will identify a Most Likely Descendent (MLD). The MLD designated by the NAHC will have at least 48 hours to inspect the site, once access is granted, and propose treatment and disposition of the remains and any associated grave goods. The District will work with the MLD to ensure that the remains are removed to a protected location and treated with dignity and respect.	4. N/A 5. Comply with District direction and stop work until the NAHC, MLD, and District determine it is appropriate to resume.	4. Work with the MLD to ensure the remains are removed and brought to a protected location. 5. Provide guidance to the contractor and notify when it is okay to proceed with work activities.	remains discovery. 5. Following any human remains discovery.	

Energy

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
None required				

Geology, Soils, and Seismicity

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
GEO-1. Erosion Control Measures Erosion control measures shall be implemented in accordance with San Mateo County's "Erosion and Sediment Control Plan Requirements" and in accordance with the erosion control plan. This could include measures for slope stabilization, dust control, and temporary and permanent erosion control devices/BMPs such as straw wattles, track out control devices, silt fencing, sediment traps, tarping of stockpiled soils, revegetation treatments or other measures specified by the erosion and dust control plan or SWPPP or as determined to be necessary by the Project engineer.	1. Comply with all erosion control measures in accordance with San Mateo County's "Erosion and Sediment Control Plan Requirements" and erosion control plan.	1. Ensure erosion control measures are implemented in accordance with San Mateo County's "Erosion and Sediment Control Plan Requirements" and erosion control plan.	1. During construction.	
GEO-2. Accidental Discovery of Paleontological Resources In the event that paleontological resources (e.g., fossils) are exposed during construction activities for the Project, all construction work occurring within 50 feet of the find shall immediately stop until a qualified paleontologist meeting the professional standards of the Society of Vertebrate Paleontology can evaluate the significance of the find and determine whether or not additional study is warranted. If the discovery is clearly not significant, the paleontologist may document the find and allow	1. Stop work immediately within 50 feet is a paleontological discovery is made. 2. Comply with guidance and findings of paleontologist and the District. 3. Follow District guidance and	1. If paleontological resources are exposed during project activities, ensure work stops within 50 feet of the find. 2. Retain a qualified paleontologist in the case a paleontological discovery is made and ensure they evaluate the significance of the find.	1. Following a paleontological discovery. 2. Following a paleontological discovery. 3. Following a paleontological discovery.	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
work to continue. If the discovery proves potentially significant under CEQA, additional work such as preparation of a paleontological treatment plan and monitoring in the area of the find may be warranted.	only resume work in the area when it is okay to do so.	3. If the find is not significant, provide guidance to contractor to resume work. If the discovery is potentially significant, follow guidance of the paleontologist for any necessary measures such as the preparation of a paleontological treatment plan and monitoring.		

Greenhouse Gas Emissions

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
None required				

Hazards and Hazardous Materials

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
HAZ-1. Accidental Spill Prevention The following measures shall be implemented prior to and during construction and shall be incorporated into Project plans and specifications. • All equipment shall be inspected by the contractor for leaks prior to the start of construction and regularly throughout Project construction. Leaks from any equipment shall be contained and the leak remedied before the equipment is again used on the site. • Best management practices for spill prevention shall be incorporated into Project plans and specifications and shall contain measures for secondary containment and safe handling procedures. • A spill kit shall be maintained on site throughout all construction activities and shall contain appropriate items to absorb, contain, neutralize, or remove hazardous materials stored or used in large quantities during construction.	1. Comply with all listed measures pertaining to the prevention of accidental spills.	1. Ensure contractor compliance with listed measures pertaining to the prevention of accidental spills.	1. Prior to the start of construction and during construction.	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
• Project plans and specifications shall identify construction staging areas and designated areas where equipment refueling, lubrication, and maintenance may occur. Areas designated for refueling, lubrication, and maintenance of equipment shall be approved by the County. • In the event of any spill or release of any chemical or wastewater during construction, the contractor shall immediately notify the County. • Hazardous substances shall be handled in accordance with Title 22 of the California Code of Regulations, which prescribes measures to appropriately manage hazardous substances, including requirements for storage, spill prevention and response and reporting procedures.				

Hydrology and Water Quality

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
WQ-1. SWPPP (Storm Water Pollution Prevention Plan) Requires preparation and implementation of a SWPPP in accordance with the Project's Construction General Permit. Consistent with the requirements of the SWRCB's NPDES Construction General Permit, the District or its contractor will submit a notice of intent to the SWRCB's Division of Water Quality, develop a Stormwater Pollution and Prevention Plan (SWPPP), and implement BMPs to prevent discharges of non-point source pollutants (including chemicals, fuels, lubricants) within project channels. The SWPPP will contain guidelines for cleanup and disposal of spilled and leaked materials at the project site. Recommended BMPs that will be included in the SWPPP are listed below; however, the measures may be altered, supplemented, or deleted during the RWQCB's review process. • Contractor's designated field personnel will be appropriately trained in spill prevention, hazardous material control, and cleanup of accidental spills. • Equipment and materials for cleanup of spills will be available on site, and spills	1. Follow all measures included in the SWPPP and all relevant BMPs, as outlined by the District. Help develop the SWPPP, if requested by the District. 2. All contractors/ field staff shall attend a training for spill prevention, hazardous material control, and the cleanup of accidental spills. 3. N/A	1. Ensure a notice of intent is submitted to the SWRCB's Division of Water Quality, a SWPPP is developed, and that the contractor implements all listed BMPs during work activities. 2. As part of the SWPPP requirements, ensure contractor staff are trained in spill prevention, hazardous material control, and the cleanup of accidental spills. 3. Inspect the work site regularly to ensure that spill prevention and response measures are properly followed.	1. Prior to the start of construction and during construction. 2. Prior to the start of construction. 3. During construction.	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
and leaks will be cleaned up immediately and disposed of according to the following guidelines: • For small spills on impervious surfaces, absorbent materials will be used to remove the spill, rather than hosing it down with water. • For small spills on pervious surfaces such as soil, the spill will be excavated and properly disposed of rather than being buried. • Absorbent materials will be collected and disposed of properly and promptly. • Field personnel will ensure that hazardous materials are properly handled and natural resources are protected by all reasonable means. • Spill response kits will be on hand at all times while hazardous materials are in use (e.g., at crew trucks and other logical locations). All field personnel will be advised of these locations. • District staff or subcontractor(s) will routinely inspect the work site to verify				

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
that spill prevention and response measures are properly implemented and maintained.				
GEO-1. Erosion Control Measures See "Geology, Soils, and Seismicity" above.				
HAZ-1. Accidental Spill Prevention See "Hazards and Hazardous Materials" above.				

Land Use and Planning

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
None required				

Mineral Resources

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
None required				

Noise

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
NOI-1. Amplified Sound Systems The District shall require permit applications for the use of amplified sound systems during special events at the Village Green area and Community Recreation Center to include a provision to operate the speaker system at or below 105 dBA at 5 feet from the boundary of the special event area. The permit applications shall also acknowledge that speaker systems will be positioned and angled away from residences to the north of the Village Green area and Community Recreation Center to the extent feasible. Alternatively, the District shall consult a qualified acoustical engineer to prepare a refined acoustical analysis for operation of amplified sound systems that account for the system design (e.g., speaker position and angles) and the presence of barriers (e.g., building walls) based on the final building designs to determine the maximum noise level allowed for operating the speaker system without exceeding San Mateo County's Noise Ordinance standards (Municipal Code Chapter 4.88 Noise Control) at nearby noise-sensitive receptors.	1. N/A 2. N/A	1. Require permit applications for the use of amplified sound systems during special events, to measure specifications or; 2. Consult a qualified acoustical engineer to prepare a acoustical analysis for operation of amplified sound systems based on the final building designs to determine the maximum noise levels allowed without exceeding San Mateo County's Noise Ordinance standards.	1. During Project operations. 2. Prior to Project operations.	

Population and Housing

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
None required				

Public Services

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
None required				

Recreation

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
None required.				

Transportation

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
TR-1. Prepare and Implement a Construction Traffic Management Plan	1. Prepare and implement a construction	1. Ensure the preparation and implementation of a construction traffic	1. Prior to the start of construction	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
The District shall require that the construction contractor(s) prepare and implement a construction traffic management plan to manage traffic flow during construction, reduce potential interference with local emergency response plans, reduce potential traffic safety hazards, and ensure adequate access for emergency responders. The District and/or the construction contractor(s) will ensure that the plan is implemented during construction and coordinate with Coastside Fire District. The plan will include, but not be limited to, the following measures: • Identify construction truck haul routes and timing to limit conflicts between truck and automobile traffic on nearby roads. The identified routes will be designed to minimize impacts on vehicular and pedestrian traffic, circulation, and safety. • Provide signage indicating the alternative access routes. • Coordinate construction activities to ensure that one travel lane remains open at all times, unless flaggers or temporary traffic controls are in place, to provide emergency access.	traffic management plan for use during all Project activities, to measure specifications.	management plan during construction and coordinate with Coastside Fire District.	and during construction.	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
• Evaluate the need to provide flaggers or temporary traffic control to assist trucks in accessing the roadway with minimal disruption of traffic. • Document road pavement conditions before and after Project construction. Make provisions to monitor the condition of roads used for haul routes so that any damage or debris attributable to haul trucks can be identified and corrected. Roads damaged by construction vehicles shall be repaired to their preconstruction condition.				

Tribal Cultural Resources

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
CR-1. Immediately Halt Construction If Cultural Resources Are Discovered, Evaluate All Identified Cultural Resources for Eligibility for Inclusion in the NRHP/CRHR, and Implement Appropriate Mitigation Measures for Eligible Resources. See "Cultural Resources" above.				

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
CR-2. Immediately Halt Construction if Human Remains Are Discovered and Implement Applicable Provisions of the California Health and Safety Code. See "Cultural Resources" above.				

Utilities and Service Systems

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
None required.				

Wildfire

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
WF-1. Accidental Ignition a. All earthmoving and portable equipment with internal combustion engines will be equipped with spark arrestors. b. During the high fire danger period (April 1–December 1), work crews will:	1. Comply with all listed measures to prevent accidental fire ignition activities during construction activities.	1. Ensure contractor compliance with all listed measures to prevent accidental fire ignition during construction activities.	1. During construction.	

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
a. Have appropriate fire suppression equipment available at the work site. b. Keep flammable materials, including flammable vegetation slash, at least 10 feet away from any equipment that could produce a spark, fire, or flame. c. Not use portable tools powered by gasoline-fueled internal combustion engines within 25 feet of any flammable materials unless a round-point shovel or fire extinguisher is within immediate reach of the work crew (no more 25 feet away from the work area)"				

Cumulative Impacts

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
BIO-1, BIO-3 See "Biological Resources" above.				

Mitigation Measures	Contractor Responsibility	District Responsibility	Monitoring Schedule	Completion Date and Initials
CR-1, CR-2 See “Cultural Resources” above.				
HAZ-1 See “Hazards and Hazardous Materials” above.				
WQ-1 See “Hydrology and Water Quality” above.				

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PARK PLAN

GRANADA COMMUNITY PARK & RECREATION CENTER

OBISPO ROAD AT PORTOLA AVENUE, EL GRANADA

Kikuchi + Kankel Design Group
Half Moon Bay & Los Gatos
www.kkdesigngroup.com

APRIL 2024

SCALE: 1/32" = 1'-0"

GRANADA COMMUNITY SERVICES DISTRICT

AGENDA MEMORANDUM

To: Board of Directors

From: Hope Atmore, Assistant General Manager

Subject: Parks and Recreation Activities

Date: October 17, 2024

a) Report on Planned Recreation Program Events:
   - Drawing class has started and will run through the 29th of October.
   - October 12 Events – Recology Recycling Day, Fall Fest with SMC Parks, Movie Night.
   - History Walk coming up on November 3rd.
   - Library sponsored, monthly story time for children and craft time for older adults to start end of 2024 or beginning of 2025.
   - In discussion with local artisan who would like to teach beginning sewing.

b) Update on RVs parked on or near Obispo Road and District Property – Since the last Regular Meeting of the Board of Directors, staff has spoken to Supervisor Mueller as well as Captain Cheechov of the San Mateo County Sheriff's Office. Per the Sheriff's Office, the RVs along NW side of Obispo Road are on GCSD property and as such can be cited for trespassing. Staff has left notice for the RVs and will be assisted by the Sheriff's Office if needed to have the vehicles towed.

October 10, 2024

Memorandum

To: Granada Community Services District

From: John H. Rayner, District Engineer

Subject: Engineer's Report for October 2024

6-Year CIP, Project 3

CIP, Project 3 is the next and final project of the 6-Year CIP approved by the Board in 2019. Because of the combination of recent higher than expected inflation and upcoming SAM expenses for IPS force main replacement, CIP Project 3 has been delayed.

Pillar Point Harbor Sewage Meter

The Harbor District hired an inspector to report on the meter's installation and its high flow readings. We are following up with the firm that conducted the inspection to get more information on their inspection.

We confirmed during a September site visit that the wet well does not have sufficient ventilation to meet the meter's Class 1, Division 2 rating. According to the National Fire Protection Association (NFPA) Code, the wet well is a more restrictive Class 1, Division 1 hazardous area. It appears that to meet the NFPA Code, the meter will either have to be relocated from the wet well to a non-hazardous location, such as shown on the drawing GCSD previously sent to the Harbor District, or the wet well will need to be provided with sufficient ventilation to meet the NFPA Code's requirements for the meter's Class 1, Division 2 rating.

SAM's Meeting with Member Agency Managers & Engineers re SAM's Montara FM

Proposals for Progressive Design Build (PDB) for replacement of SAM's Montara Force Main have been received from the three shortlisted PDR teams. Each team will be interviewed on October 29th and the highest ranked team will then need to be approved by the SAM Board before negotiating a contract. Construction is expected to be completed in the summer of 2026.

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Kennedy Jenks

Memorandum

Granada Community Services District
October 10, 2024

SAM's Draft 5 Year CIP

SAM's draft 5 Year Capital Improvements Plan is scheduled to be on the agenda for discussion at the October 28th SAM Board meeting.

Naples Beach, Phase 2 Easement

About 275' of 8" sewer on this project was constructed on State Parks property without a GCSD easement. Access for construction was authorized by State Parks by a temporary Right of Entry permit, as efforts to secure an easement prior to construction were unsuccessful. Now that the sewer has been constructed, we'll be working again with State Parks staff to secure a permanent GCSD easement for this sewer. We followed up with our State Parks contact in August re the status of the easement but have yet to hear back.

GRANADA COMMUNITY SERVICES DISTRICT

AGENDA MEMORANDUM

To: Board of Directors

From: Hope Atmore, Assistant General Manager

Subject: Sewer Authority Mid-Coastside

Date: October 17, 2024

The Sewer Authority Mid-Coastside (SAM) Board meetings of September 23, 2024 and October 14, 2024, and the SAM Finance Committee Meeting of September 19, 2024, were canceled.

There is no SAM Manager's Report for this agenda packet.

GRANADA COMMUNITY SERVICES DISTRICT

MINUTES
BOARD OF DIRECTORS
REGULAR MEETING AT 7:00 p.m.

September 19, 2024

This meeting was held in person and via Zoom.

CALL REGULAR MEETING TO ORDER.

The regular meeting was called to order at 7:00 p.m.

ROLL CALL

President Nancy Marsh, Director Matthew Clark, Director Barbara Dye, and Director Jen Randle. Director Jill Grant participated remotely via teleconference pursuant to Government Code Section 54953(b).

Staff: General Manager Chuck Duffy and Assistant General Manager Hope Atmore. District Counsel William Parkin participated remotely.

GENERAL PUBLIC PARTICIPATION

None.

REGULAR MEETING AGENDA

1) **Parks and Recreation Activities.**
   a. Report on Granada Community Park and Recreation Center – Ms. Atmore reported to the Board that Montrose Environmental needed additional time to review the IS/MND comments and that staff intends to bring the document to the Board at the October 17, 2024 meeting.
   b. Report on Planned Recreation Program Events – Ms. Atmore updated the Board on the upcoming drawing class, online payment options, and events on October 12, 2024.
   c. Report on RVs, Dumping, and Graffiti – Ms. Atmore reported that recent graffiti had been removed from the skate ramp and that clean-up of dumped items by the ramp and dumped RV waste tanks had taken place. Ms. Atmore stated that numerous agencies are in discussion about longer term solutions for the RV's that are parking in the road right of way. Community member Treana Beatty commented on proposed RV dump stations and encouraged everyone to look for solutions. Director Grant asked for further clarification on the process and timing of the IS/MND. Mr. Duffy stated that the document would be on the October agenda for the board's consideration, and that a representative from Montrose would be present to answer questions. Director Grant asked what powers GCSD

has to remove RVs from GCSD property. Mr. Parkin stated that GCSD does not have policing powers and so the District needs support from the Sheriff's office.

d. Report on GCSD Quarterly Meeting with San Mateo RCD – Ms. Atmore stated that the RCD would be updating the MOU with the District and would specifically be looking into snail abatement on the park site. Director Grant asked if there would be an updated vegetation management plan and Mr. Duffy said that could be part of the updated MOU.

2) **Consideration of Variance for APN 047-056-020, 1070 San Carlos Avenue, 4,696 Sq. Ft. Parcel in a 5,000 Sq. Ft. Zoning District, Owner: Wendy and Adam Jensen** – District Counsel Parkin explained that the ordinance code allows for variances on super substandard lots of less than 4,750 square feet two times a year.

ACTION: Director Clark moved to approve the variance for APN 047-056-020. (Clark/Grant) Approved 5-0.

3) **Consideration of Variance for APN 048-022-370, Magellan Avenue, 8,800 Sq. Ft. Parcel in a 10,000 Sq. Ft. Zoning District, Owner: Taffera Family Trust –** Ms. Atmore explained that the variance application is for a lot in the S-94 zone and that the lot is 8,800 sq. ft., therefore requiring a variance.

ACTION: Director Randle moved to approve the variance for APN 048-022-370. (Randle/Clark). Approved 5-0.

4) **Engineer's Report –** Mr. Duffy stated that staff would be meeting with Kennedy Jenks Engineering and Harbor District staff to review the meter installed at the Harbor District site at Pillar Point.

5) **Report on Sewer Authority Mid-Coastside Meetings** – Director Clark stated that the proposed SAM 5-year CIP report would be on the agenda but that the SAM Board would not be meeting until mid-October. Director Dye reminded the Board that GCSD would provide comments on that document but would not vote on it because it is a SAM document. Director Clark also stated that a new agreement with the union was completed and will be in effect through 2030. Director Clark also stated that the unrepresented employee manual was also approved with slight adjustments. Director Dye stated that the construction of the new SAM Princeton pump station was basically complete and that the fencing blocking a section of the parking area should be removed by the end of September.

CONSENT AGENDA

6) **August 15 Regular Meeting Minutes.**
7) **September 2024 Warrants.**
8) **July 2024 Financial Statements.**

Mr. Duffy highlighted that the Sewer and Parks accounts are now separate on the financial statements and Directors Marsh and Dye both expressed how much they appreciated the new format.

ACTION: Director Randle moved to approve the Consent Agenda. (Randle/Clark). Approved 5-0.

COMMITTEE REPORTS

9) Report on seminars, conferences, or committee meetings.

INFORMATION CALENDAR

10) Attorney's Report. (Parkin)
11) General Manager's Report. (Duffy)
12) Administrative Staff Report. (Atmore)
13) Future Agenda Items.

Director Grant asked if hybrid childcare and police powers could be added to the LAFCo agreement. Mr. Duffy stated that policing was not likely available since the Sheriff already provides the service, and that redundancy in services and ability to pay for the service are two of the main LAFCo concerns, which Mr. Parkin confirmed. Mr. Parkin also stated the Board would need to direct counsel to investigate adding powers should they so desire.

ADJOURN REGULAR MEETING

The meeting was adjourned at 8:02 p.m.

Granada Community Services District
October 2024 Warrants
For the October 17, 2024 Board of Director's Meeting

Date	Num	Name	Memo	Account	Amount
09/19/24	10145	AT&T	Inv dtd 09/05/24	6170 Utilities	26.76
09/19/24	10146	KBA Document Solutions, LLC	Inv dtd 09/05/24	6140 Office Supplies	36.10
09/19/24	10147	Peninsula Municipal Engineering	Inv dtd 09/10/24	5130 Parks & Rec Professional Svcs	570.00
09/19/24	10148	Harris & Associates	FY24-25 Assessment Submittal	6150 Professional Services	3,700.00
10/17/24	10149	Alhambra & Sierra Springs	Invoice dtd 09/26/24	6140 Office Supplies	71.44
10/17/24	10150	Barbara Dye	09/19/24 GCSD	6040 Directors' Compensation	190.00
10/17/24	10151	Beach Break Entertainment	Remaining 50% - Movie Under the Stars at Quarry Park	6310 Park Related Misc Expenses	1,790.00
10/17/24	10152	CliftonLarsonAllen LLP	Accounting Svcs 07/16/24-09/15/24	6152 Accounting	10,439.30
10/17/24	10153	Comcast	10/13/24-11/12/24 Svcs	6170 Utilities	340.19
10/17/24	10154	Dudek	08/24/24-09/27/24 Prof. Svcs	6151 General Manager	6,435.00
10/17/24	10155	El Granada Elem PTO	Silver Tier Sponsorship 2024	6310 Park Related Misc Expenses	300.00
10/17/24	10156	Hue & Cry, Inc	Nov 2024 Pump Stn Alarm		35.59
10/17/24	10157	Jen Randle	09/19/24 GCSD	6040 Directors' Compensation	190.00
10/17/24	10158	Jill Grant	09/19/24 GCSD	6040 Directors' Compensation	190.00
10/17/24	10159	Matthew Clark	09/19/24 GCSD	6040 Directors' Compensation	190.00
10/17/24	10160	Nancy Marsh	09/19/24 GCSD	6040 Directors' Compensation	190.00
10/17/24	10161	Pacifica Community TV	09/19/24 GCSD	6180 Video Taping	400.00
10/17/24	10162	PG&E (Office #4277-7)	9351534277-7	6170 Utilities	55.23
10/17/24	10163	PG&E (Pump Station #5681-6)	8454945681-6	6170 Utilities	431.74
10/17/24	10164	Pitney Bowes	Invoice dtd 08/14/24	6140 Office Supplies	102.76
10/17/24	10165	Rodolfo Romero	Oct Cleaning	6130 Office Maintenance & Repairs	220.00
10/17/24	10166	San Mateo County Harbor District	Office Lease-Nov 2024	6120 Office Lease	5,050.00
10/17/24	10167	SDRMA	SDRMA Medical Benefit Premiums - November 2024	6062 Medical	4,991.78
10/17/24	10168	Sewer Authority Mid-Coastside	Oct 2024 Collections & Asmts	5010 SAM - General	161,758.05
10/17/24	10169	State Compensation Insurance Fund	Policy 9164816 Payroll Report 08/19/23-08/19/24	6080 Insurance	365.11
10/17/24	10170	Streamline	9F9DD19F-0007 Streamline Flex 10/01/24-11/01/24	6190 Computers	350.00
10/17/24	10171	Tri Counties Bank	Sep 2024 Card Charges	6140 Office Supplies	2,042.23
10/17/24	10172	US Bank Equipment Finance	Oct 2024 Svcs	6020 Copier lease	252.28
10/17/24	10173	Wittwer & Parkin	Sep 2024 Svcs Inv 8771 & 8772	6090 Legal Services	3,091.00
				TOTAL	**$ 203,804.56**

Financial Statements

Granada Community Services District
August 2024

PRELIMINARY DRAFT

Table of Contents

PRELIMINARY DRAFT

Financial Statements

Granada Community Services District
Statement of Net Position (Unaudited)
As of August 31, 2024

ASSETS	Aug 2024
Cash & Equivalents	
Petty Cash	$ 226
Tri Counties Bank - Gen Op	76,242
Tri Counties Bank - Deposit	17,344
LAIF	8,748
CalTrust Liquidity Fund #0010	4,281,224
Undeposited Funds	330
Total Cash & Equivalents	**4,384,114**
Accounts Receivable	
Accounts Receivable from Customers	6,007
Other Current Assets	
Interest Receivable	600
Prepaid Expenses	10,077
Total Other Current Assets	**10,677**
Total Current Assets	**4,400,799**
Fixed Assets	
Collections System	12,833,176
Equipment	41,930
Land	2,862,979
Accumulated Depreciation	(8,217,751)
Total Fixed Assets	**7,520,335**
Investments or Other Non-Current Assets	
Investment in SAM	5,036,039
ERAF 5% Retention Receivable	26,516
Total Investments or Other Non-Current Assets	**5,062,555**
Total Non-Current Assets	**12,582,890**
Total Assets	**16,983,689**
Deferred Outflows of Resources	**132,940**

(Continued on next page)

PRELIMINARY DRAFT

Granada Community Services District
Statement of Net Position (Unaudited)
As of August 31, 2024
(Continued)

LIABILITIES	
Accounts Payable	
Accounts Payable	123,594
Other Current Liabilities	
Accrued Vacation	11,301
Deposits Payable	23,055
Due to AD	796
Payroll Liabilities	11,096
Recology-Delinquent Garbage Payable	37,266
Total Other Current Liabilities	**83,515**
Total Current Liabilities	**207,109**
Other Non-Current Liabilities	
Net Pension Liability	204,826
Total Other Non-Current Liabilities	**204,826**
Total Non-Current Liabilities	**204,826**
Total Liabilities	**411,935**
Deferred Inflows of Resources	**11,953**
Net Position	
Net Investment in Capital Assets	7,520,335
Net Position - Unrestricted	9,172,406
Total Net Position	**$ 16,692,741**

PRELIMINARY DRAFT

Granada Community Services District
Statement of Revenues, Expenses, and Changes in Net Position (Unaudited)
For the Two Months Ended August 31, 2024

Revenue	Jul-Aug 2024	Expected to Date	Variance YTD	Budget (full FY)
Operating Revenue				
Sewer Service Charges-SMC	$ -	$ 464,167	$ (464,167)	$ 2,785,000
Connection Fees	9,400	3,133	6,267	18,800
Total Operating Revenue	**9,400**	**467,300**	**(457,900)**	**2,803,800**
Non Operating Revenue				
Interest on Reserves	38,118	30,500	7,618	183,000
Net Incr.(Decr.) FV of Invstmts	(31)	-	(31)	-
SAM Refund from Prior Yr	-	167	(167)	1,000
ERAF Refund	17,888	250,000	(232,112)	500,000
Misc Income	1,950	1,000	950	6,000
Lease Revenue	10,000	10,000	-	60,000
Park Tax Allocation	222	156,667	(156,444)	940,000
AD OH Reimbursement	-	6,000	(6,000)	36,000
Recology Franchise Fee	8,743	7,667	1,076	46,000
Total Non Operating Revenue	**76,890**	**462,000**	**(385,110)**	**1,772,000**
Total Revenue	**86,290**	**929,300**	**(843,010)**	**4,575,800**
Expenses				
Operations				
SAM - General	199,189	200,187	(997)	1,201,119
SAM - Pass Through Costs	40,259	-	40,259	-
SAM - Collections	29,127	29,127	-	174,761
Depreciation Expense	48,049	-	48,049	-
CCTV	-	2,500	(2,500)	15,000
Pet Waste Station	281	-	281	-
RCD - Parks	-	833	(833)	5,000
Half Moon Bay Reimb - Parks	53,110	4,500	48,610	27,000
Parks & Rec Professional Svcs	21,259	-	21,259	-
Total Operations	**391,272**	**237,147**	**154,126**	**1,422,880**
Administration				
Auditing	275	3,000	(2,725)	18,000
Copier lease	505	750	(245)	4,500
Directors' Compensation	2,090	2,500	(410)	15,000
Education & Travel Reimb	2,800	333	2,467	2,000
Employee Compensation	61,437	63,500	(2,063)	381,000
Engineering Services	4,368	5,833	(1,465)	35,000
Insurance	1,363	10,833	(9,471)	65,000
Legal Services	10,647	21,667	(11,020)	130,000
Memberships	-	1,667	(1,667)	10,000
Office Lease	10,100	10,333	(233)	62,000
Office Maintenance & Repairs	567	583	(16)	3,500
Other Property Maint.	2,108	-	2,108	-

(Continued on next page)

PRELIMINARY DRAFT

Granada Community Services District
Statement of Revenues, Expenses, and Changes in Net Position (Unaudited)
For the Two Months Ended August 31, 2024
(Continued)

Administration (Continued)	Jul-Aug 2024	Expected to Date	Variance YTD	Budget (full FY)
Office Supplies	1,153	-	1,153	-
Professional Services	20,773	42,500	(21,727)	255,000
Publications & Notices	1,008	1,500	(492)	9,000
Utilities	2,435	2,667	(232)	16,000
Video Taping	800	833	(33)	5,000
Computers	700	833	(133)	5,000
Miscellaneous	3,268	167	3,101	1,000
Bank Service Charges	63	-	63	-
Park Related Misc Expenses	1,958	2,500	(542)	15,000
Total Administration	**128,417**	**172,000**	**(43,584)**	**1,032,000**
Capital Projects				
Infrastructure Repairs	95,200	95,870	(670)	575,217
6-yr CIP Phase 2	73	-	73	-
6-yr CIP Phase 3	-	10,833	(10,833)	65,000
Mainline System Repairs	-	1,667	(1,667)	10,000
Total Capital Projects	**95,273**	**108,370**	**(13,097)**	**650,217**
Total Expenses	**614,962**	**517,516**	**97,445**	**3,105,097**
Change in Net Position	**$ (528,672)**	**$ 411,784**	**$ (940,456)**	**$ 1,470,703**
Beginning Net Position	**$ 17,221,413**	**$ 17,221,413**		**$ 17,221,413**
Ending Net Position	**$ 16,692,741**	**$ 17,633,197**		**$ 18,692,116**

PRELIMINARY DRAFT

Supplementary Information

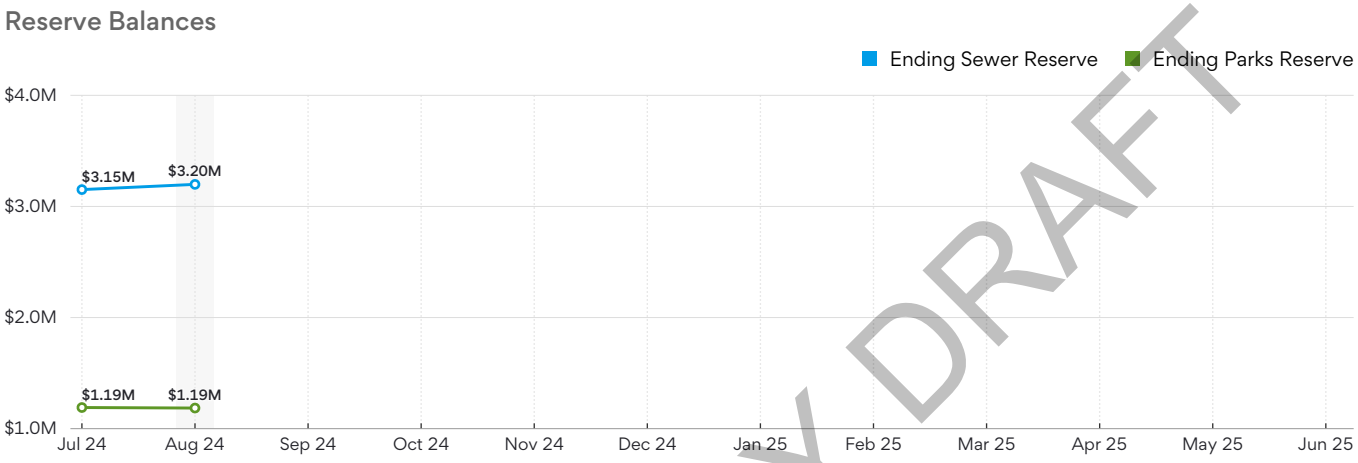
Granada Community Services District
Schedule of Revenues, Expenses, and Changes in Net Position By Budgetary Fund
(Unaudited)
For the Two Months Ended August 31, 2024

	Sewer	Parks & Recreation	Total
Revenue			
Operating Revenue			
Connection Fees	$ 9,400	$ -	$ 9,400
Non Operating Revenue			
Interest on Reserves	27,842	10,276	38,118
Net Incr.(Decr.) FV of Invstmts	(24)	(8)	(31)
ERAF Refund	10,733	7,155	17,888
Misc Income	1,950	-	1,950
Lease Revenue	8,750	1,250	10,000
Park Tax Allocation	-	222	222
Recology Franchise Fee	8,743	-	8,743
Total Non Operating Revenue	**57,994**	**18,896**	**76,890**
Total Revenue	**67,394**	**18,896**	**86,290**
Expenses			
Operations			
SAM - General	199,189	-	199,189
SAM - Pass Through Costs	40,259	-	40,259
SAM - Collections	29,127	-	29,127
Depreciation Expense	47,389	659	48,049
Pet Waste Station	210	70	281
Half Moon Bay Reimb - Parks	-	53,110	53,110
Parks & Rec Professional Svcs	-	21,259	21,259
Total Operations	**316,175**	**75,098**	**391,272**
Administration			
Auditing	206	69	275
Copier lease	378	126	505
Directors' Compensation	1,615	475	2,090
Education & Travel Reimb	2,100	700	2,800
Employee Compensation	46,114	15,323	61,437
Engineering Services	4,368	-	4,368
Insurance	1,022	341	1,363
Legal Services	6,332	4,315	10,647
Office Lease	7,575	2,525	10,100
Office Maintenance & Repairs	425	142	567
Other Property Maint.	958	1,150	2,108
Office Supplies	876	277	1,153
Professional Services	15,580	5,193	20,773
Publications & Notices	1,008	-	1,008
Utilities	2,139	296	2,435
Video Taping	600	200	800
Computers	525	175	700
Miscellaneous	2,454	815	3,268
Bank Service Charges	53	9	63
Park Related Misc Expenses	-	1,958	1,958
Total Administration	**94,327**	**34,089**	**128,417**
Capital Projects			
Infrastructure Repairs	95,200	-	95,200
6-yr CIP Phase 2	73	-	73
Total Capital Projects	**95,273**	**-**	**95,273**
Total Expenses	**505,775**	**109,187**	**614,962**
Change in Net Position	**$ (438,381)**	**$ (90,291)**	**$ (528,672)**

PRELIMINARY DRAFT

Granada Community Services District
Budgetary Reserve Balance Roll-Forward Schedule (Unaudited)
For the Two Months Ended August 31, 2024

The District maintains two budgetary reserves to track cash balances allocable to sewer and parks and recreation operations. These reserve balances represent amounts internally tracked for budget purposes only and do not represent restricted net position. The balance of each budgetary reserve as of period-end are as follows:



Sewer Reserves ($)	2024/2025 (YTD)
Beginning Sewer Reserve	3,273,516
Change in Sewer Reserve	(79,214)
Ending Sewer Reserve	**3,194,302**

Parks & Recreation Reserves ($)	2024/2025 (YTD)
Beginning Parks Reserve	1,206,127
Change in Parks Reserve	(16,315)
Ending Parks Reserve	**1,189,812**

Total Cash Reserves ($)	2024/2025 (YTD)
Ending Reserves	**4,384,114**

PRELIMINARY DRAFT

Administrative Staff Report

Period: September 13, 2024 to October 11, 2024
To: Board of Directors
From: Hope Atmore, Assistant General Manager
Date: October 17, 2024

PUBLIC RECORDS (ACT) REQUESTS – There was one request this period:

Date	Requestor	Documents Requested	Response
10/06/24	J. Brayer	Budgets for the community center acquisition, Burnham Park projects, and memos about GCSD's authority to build the community center.	In progress

APPLICATIONS RECEIVED

There were three applications received this period:

Date	Class	Owner/Agent	APN	Address	Sq. Ft.	Zone
07/19/24	ADU	Pasternak	047-286-010	330 Santa Maria Ave, EG	5,844	R1/S17
08/05/24	VAR	Taffera	048-022-370	0 Magellan Ave, EG	8,800	S94
08/07/24	ADU	Williamson	047-127-470	255 Ave Balboa, EG	3,049	R1/S17
08/27/24	1A	Uccelli	047-122-180	130 Sonora Ave	6,132	R1/S17
09/18/24	ADU	Sullivan	047-132-060	315 San Carlos Ave	5,000	R1/S17
9/30/24	1A	Peng	047-218-280	568 Ferdinand Ave	5,001	R1/S17
10/08/24	VAR	Uccelli	047-122-010	0 Sonora, EG	3,986	R1/S17

Shaded items were previously reported.

PERMITS ISSUED

There were two permits issued this period:

Permit No.	Class	Date	Owner/Agent	APN	Address	Sq. ft.	Zone
3258	ADU	07/08/24	Galvan Trust	047-287-250	448 Ave Cabrillo, EG	5,000	R1/S17
3259	2M	07/16/24	Adasiewicz	047-023-320	362 Harvard Ave, Princeton	3,500	CCR/DR
3260	ADU	07/26/24	Pasternak	047-286-010	330 Santa Maria Ave, EG	5,844	R1/S17
3261	ADU	07/26/24	Dittmer	047-162-550	747 El Granada Blvd, EG	10,518	R1/S17
3262	ADU	08/08/24	O'Driscoll	047-121-050	400 Washington Blvd, HMB	15,000	R1/HMB
3263	1A	09/20/24	Stoloski	048-133-040	2778 Pullman Ave, HMB	18,700	R1/HMB
3264	1A	10/10/24	Uccelli	047-122-180	130 Sonora Ave	6,132	R1/S17

Shaded items were previously reported.

SEWER HOOK-UPS

There were no hook-ups this period.

Permit No.	Class	Date	Owner/Agent	APN	Address	Sq. ft.	Zone
3252	2A	09/05/24	Mayolegz LLC	047-031-440	169 Harvard Ave, Princeton	7,000	W/DR

Shaded items were previously reported.

SPECIAL NOTES:

10/17/24

Granada Community Services District
FUTURE AGENDA ITEMS

#	Agenda Item	By	Est. Date	Notes
1	Update Records Retention Policy	Board	TBD	To occur with code/bylaws
2	Recology Rate Incr. and Prog Update	Board	November	
3	Asset Threshold Review	Staff	November	
4	Variance Procedures	Staff	January	
5	SSC Rate Study Presentation	Staff	TBD	Bartle Wells to present
6				
7				
8				
9				