



# SUMMARY REPORT

*North Crestview Park  
Site Development  
Alternatives*

prepared for  
**City of San Carlos**

March 29, 2017

## **EXECUTIVE SUMMARY**

## **EXISTING CONDITIONS**

## **CONCEPT PLANS**

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- Active Use Concept Plan
- Mixed Use Concept Plan - Alternative 1
- Mixed Use Concept Plan - Alternative 2

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- Passive Use Concept Plan
- Active Use Concept Plan
- Mixed Use Concept Plan - Alternative 1
- Mixed Use Concept Plan - Alternative 2

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- City Council Meeting #1 Minutes
- Community Meeting #2 Summary
- Park and Recreation Commission Meetings Summary
- City Council Meeting #2

# EXECUTIVE SUMMARY

**Project Background:** For many years now the City of San Carlos has made a concerted effort to address deficiencies in the availability of recreation and open space opportunities for its citizens. Sites that currently serve the community are at their carrying capacity and the few remaining undeveloped parcels have constraints that tend to limit their potential. In 2015 the City embarked on a study of four sites referred to as Black Mountain, Vista del Grande, Rollieri and North Crestview. The focus of the study became the Black Mountain, Vista Del Grande and Rollieri properties as, although they did not belong to the City, they appeared to possess the most potential to address the shortage of park space, and purchasing the property would prevent their development and corresponding loss of opportunity to accommodate future park needs. The acquisition of the parcel would only be possible with community consent and so bond Measure V went on the November 3, 2015 ballot. The ballot sought a property tax that would be used to repay the Bond. The ballot measure would have required a 2/3rds majority to pass but was defeated. At this point, attention shifted to the North Crestview site.

**The Site:** The North Crestview site is approximately 3 acres in size and is located at the highest point in San Carlos. It commands sweeping views of San Francisco Bay and the hills beyond as well as views of the coastal range across I-280 and the SFPUC holdings to the west. The site slopes from west to east, with a total of approximately 50 feet of grade change across the site. The site fronts on Crestview Drive and a visitor is presented with a steep slope for the first third of the site that makes up about 30 feet of the overall 50 feet of grade differential. The crest of this slope prevents views to the back of the site from the street. The site is bounded by homes to the north and south and by SFPUC lands to the west. The site was a canine training facility during WWII but has been undeveloped ever since and no traces of the prior uses can be found. The site is covered with native and non-native species and is largely mixed grasslands with some minor stands of pine and oak. The Dusky Footed Wood rat is a known resident (see environmental doc.) and the site is regularly visited by a significant variety of wildlife. The site is also known to possess areas of remnant coastal prairie. The presence of the rats and prairie must be factored into any plans for the development of the site but neither constitutes an unmitigatable condition.

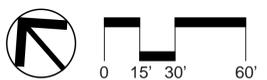
**The Process:** To evaluate the potential of the site to accommodate park use, a number of strategies were employed. These included; site visits, a cursory environmental evaluation (impacts summarized above), a series of meetings with City staff and extensive polling of the community through 2 community meetings, 3 Park and Recreation Commission meetings and 2 City Council meetings. These meetings were held over the span of just over a year, starting in January of 2016 and concluding in February of 2017. During this time a number of alternatives were explored that illustrated a spectrum of uses from highly active (able to accommodate programmed uses) to highly passive (site left largely untouched). The majority opinion expressed throughout the process favored passive uses and ultimately a passive use of the site was approved by Council.

**The Plan:** The passive use concept includes a variety of trails that allow for users of all abilities. A service road that utilizes an abandoned roadbed allows emergency, law enforcement and park maintenance vehicles to surmount the steep front slope. The service road terminates at an overlook that would feature a Service Dog memorial. A separate accessible path of travel to this location would be provided from Crestview Drive. Trails emanate from the memorial location and invite visitors to circulate through the site. Benches are spaced at intervals along the trail to allow for rest and contemplation and a meadow is proposed as a provision of a broad open area where larger groups might congregate for informal play, picnics and other casual uses. Some minor tree plantings are proposed to provide shade. Fences between the park and the adjacent homes will minimize the potential of trespass and help preserve the privacy of the property owners.

# EXISTING CONDITIONS



**Existing Conditions**  
North Crestview Park  
City of San Carlos





1 STREET FRONTAGE



3 VIEW TOWARDS NORTHEAST



2 HOMES TO SOUTH



4 VIEW TOWARDS SOUTHEAST

**Existing Conditions**  
North Crestview Park  
City of San Carlos



5 VEGETATION ALONG SOUTHERN PROPERTY EDGE



8 OAK TREE GROVE FROM ABOVE



6 WESTERN PROPERTY EDGE



9 FOOT PATH FROM STREET



7 NORTHERN PROPERTY EDGE



10 CONCRETE DRAINAGE CHANNEL

**Existing Conditions**  
North Crestview Park  
City of San Carlos

# CONCEPT PLANS

### Preferred Plan

On February 13, 2017 the San Carlos City Council moved to adopt Resolution 2017-013 approving the Master Plan for North Crestview Park with a preference for passive use. The motion passed with a vote of 4-1.



- existing vegetation to remain, typ.
- meadow
- walking path, decomposed granite
- bench, typ.
- property line fence
- overlook service dog memorial
- existing 2' contour, typ.
- service road
- accessible path
- proposed 2' contour, typ.

CRESTVIEW DR

## Passive Use Concept Plan North Crestview Park City of San Carlos



- walking path, decomposed granite
- service dog memorial
- restroom building
- play field, 300' x 150' playable area
- property line fence
- existing 2' contour, typ.
- parking lot, 11 spaces
- proposed 2' contour, typ.
- fence, 4' chain link
- driveway
- accessible path with handrails

CRESTVIEW DR

**Active Use Concept Plan**  
 North Crestview Park  
 City of San Carlos



- existing vegetation to remain, typ.
- walking path, decomposed granite
- property line fence
- multi-use sports court
- exercise equipment, typ.
- playground
- fence, 4' chain link
- restroom building
- turf area
- proposed 2' contour, typ.
- parking lot, 5 spaces
- existing 2' contour, typ.
- service dog memorial
- driveway
- accessible path

**Mixed Use Concept Plan - Alternative 1**  
 North Crestview Park  
 City of San Carlos

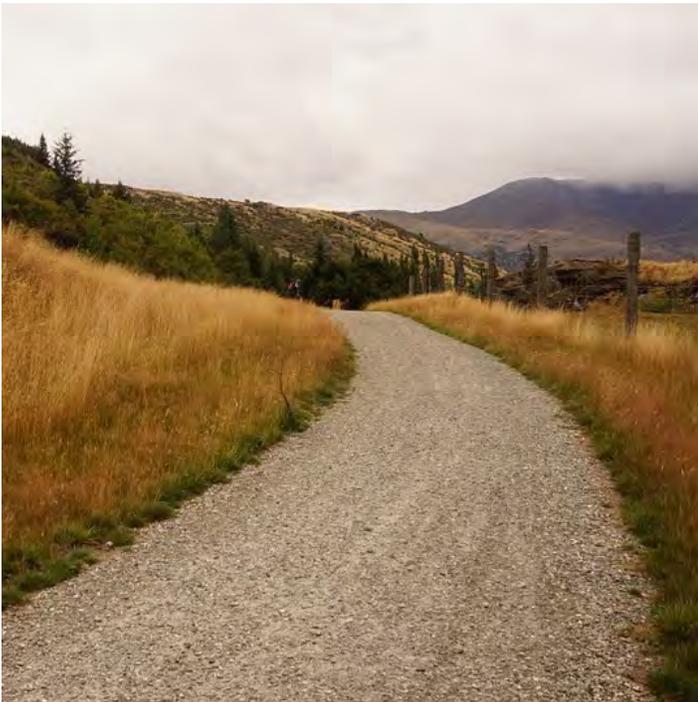


- walking path, decomposed granite
- restroom building
- property line fence
- play field, 150' x 210' playable area
- parking lot, 14 spaces
- fence, 4' chain link
- proposed 2' contour, typ.
- existing 2' contour, typ.
- service dog memorial
- driveway
- accessible path with handrails

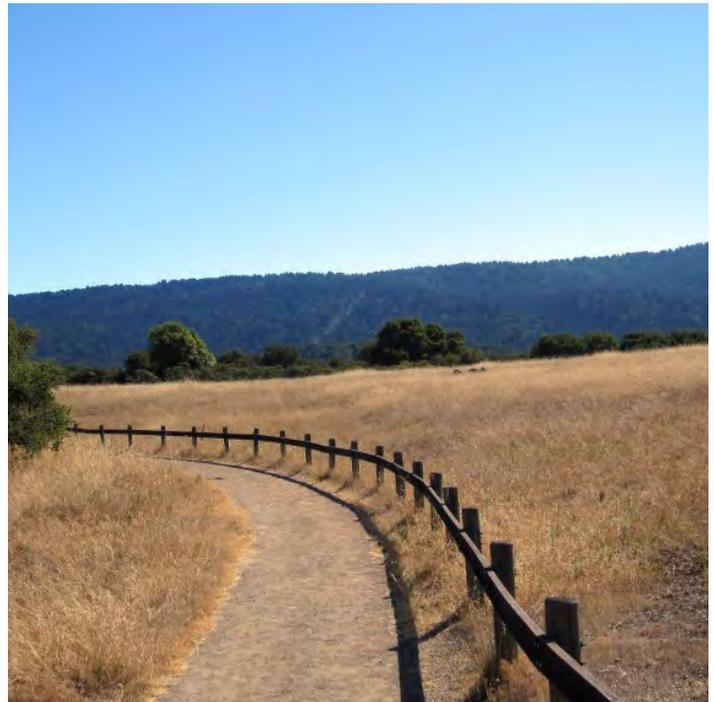
**Mixed Use Concept Plan - Alternative 2**  
 North Crestview Park  
 City of San Carlos

# CHARACTER IMAGES

PASSIVE USE CONCEPT PLAN



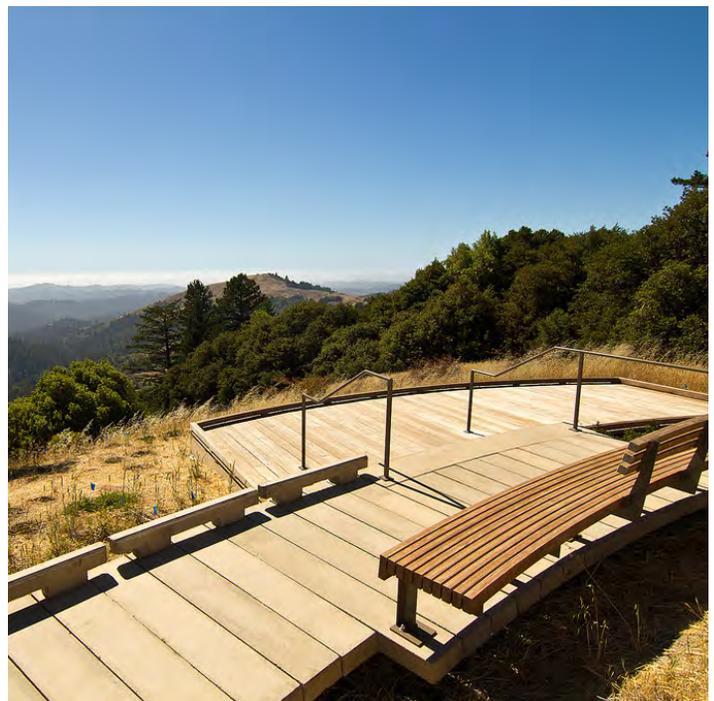
Access Road



Accessible Trail



Walking Path



Overlook

ACTIVE USE CONCEPT PLAN/MIXED USE CONCEPT PLAN - ALTERNATIVE 2



Restroom and Parking



Play Field

MIXED USE CONCEPT PLAN - ALTERNATIVE 1



Playground



Sports Court

# COST ESTIMATES

prepared for the  
City of San Carlos

**Estimate of Probable Construction Costs**  
**North Crestview Park**  
**Passive Use Concept Plan**

prepared on: 11/16/2016  
prepared by: AD  
checked by: NR

| Item #   | Description                                 | Qty    | Unit | Cost        | Item Total  | Subtotal     |
|----------|---|--------|------|-------------|-------------|--------------|
| <b>A</b> | <b>Project Start-up</b>                     |        |      |             |             |              |
| 1.       | Bonding and mobilization                    | Allow  | 10%  | \$27,683.00 | \$27,683.00 |              |
| 2.       | Construction staking                        | Allow  | LS   | \$3,000.00  | \$3,000.00  |              |
| 3.       | Temporary fence                             | 450    | LF   | \$10.00     | \$4,500.00  |              |
| 4.       | Tree protection                             | Allow  | LS   | \$10,000.00 | \$10,000.00 |              |
|          |   |        |      |             |             | \$45,180.00  |
| <b>B</b> | <b>Demolition</b>                           |        |      |             |             |              |
| 1.       | Clear and grub                              | 50,500 | SF   | \$0.30      | \$15,150.00 |              |
| 2.       | Tree removal                                | Allow  | LS   | \$1,000.00  | \$1,000.00  |              |
|          |   |        |      |             |             | \$16,150.00  |
| <b>C</b> | <b>Erosion Control</b>                      |        |      |             |             |              |
| 1.       | Temporary construction entrance             | 1      | EA   | \$2,500.00  | \$2,500.00  |              |
| 2.       | Fiber rolls                                 | Allow  | LS   | \$5,000.00  | \$5,000.00  |              |
| 3.       | Wash down area                              | 1      | EA   | \$1,500.00  | \$1,500.00  |              |
| 4.       | Storm drain inlet protectors                | Allow  | LS   | \$1,500.00  | \$1,500.00  |              |
| 5.       | SWPPP maintenance                           | Allow  | LS   | \$5,000.00  | \$5,000.00  |              |
|          |   |        |      |             |             | \$15,500.00  |
| <b>D</b> | <b>Grading and Drainage</b>                 |        |      |             |             |              |
| 1.       | Rough grading                               | 1,100  | CY   | \$10.00     | \$11,000.00 |              |
| 4.       | Storm drainage system                       | Allow  | LS   | \$10,000.00 | \$10,000.00 |              |
|          |   |        |      |             |             | \$21,000.00  |
| <b>E</b> | <b>Site Construction</b>                    |        |      |             |             |              |
| 1.       | Concrete pavement                           | 2,120  | SF   | \$12.00     | \$25,440.00 |              |
| 2.       | Wood railing (along accessible path)        | 690    | LF   | \$40.00     | \$27,600.00 |              |
| 3.       | Decomposed granite path                     | 9,100  | SF   | \$5.00      | \$45,500.00 |              |
| 4.       | Gravel pavement                             | 3,230  | SF   | \$8.00      | \$25,840.00 |              |
| 5.       | Property line fence                         | 670    | LF   | \$60.00     | \$40,200.00 |              |
|          |   |        |      |             |             | \$164,580.00 |
| <b>F</b> | <b>Site Furnishings</b>                     |        |      |             |             |              |
| 1.       | Bench                                       | 7      | EA   | \$2,000.00  | \$14,000.00 |              |
| 2.       | Trash receptacle                            | 1      | EA   | \$1,500.00  | \$1,500.00  |              |
| 3.       | Dog memorial                                | Allow  | LS   | \$5,000.00  | \$5,000.00  |              |
|          |   |        |      |             |             | \$20,500.00  |
| <b>G</b> | <b>Irrigation</b>                           |        |      |             |             |              |
| 1.       | Landscape irrigation                        | 7,000  | SF   | \$3.00      | \$21,000.00 |              |
|          |   |        |      |             |             | \$21,000.00  |
| <b>H</b> | <b>Landscape Soil Preparation</b>           |        |      |             |             |              |
| 1.       | Landscape soil preparation and fine grading | 7,000  | SF   | \$0.50      | \$3,500.00  |              |
|          |   |        |      |             |             | \$3,500.00   |
| <b>I</b> | <b>Planting</b>                             |        |      |             |             |              |
| 1.       | Hydroseed                                   | 36,000 | SF   | \$0.10      | \$3,600.00  |              |
| 2.       | Tree, 24" box                               | 20     | EA   | \$400.00    | \$8,000.00  |              |
|          |   |        |      |             |             | \$11,600.00  |
| <b>J</b> | <b>Landscape Maintenance</b>                |        |      |             |             |              |
| 1.       | Maintenance period                          | 3      | MO   | \$1,000.00  | \$3,000.00  |              |
|          |   |        |      |             |             | \$3,000.00   |

prepared for the  
**City of San Carlos**

**Estimate of Probable Construction Costs**  
**North Crestview Park**  
**Passive Use Concept Plan**

prepared on: 11/16/2016  
 prepared by: AD  
 checked by: NR

| Item #   | Description  | Qty   | Unit | Cost        | Item Total  | Subtotal            |
|----------|--|-------|------|-------------|-------------|---------------------|
| <b>K</b> | <b>Subtotal</b>  |       |      |             |             | <b>\$322,010.00</b> |
| <b>L</b> | <b>Contingencies</b>   | Allow | 10%  | \$32,201.00 | \$32,201.00 | <b>\$32,200.00</b>  |
| <b>M</b> | <b>Estimate of Construction</b>  |       |      |             |             | <b>\$354,210.00</b> |
|          | <b>Exclusions:</b> 'Soft' costs including permitting, CEQA, site investigations, and design.                                     |       |      |             |             |                     |
|          | <b>Based on drawing entitled "Passive Use Concept Plan" dated 11/16/2016</b>   |       |      |             |             |                     |
|          | The above items, amounts, quantities, and related information are based on Callander Associates' judgment at this level          |       |      |             |             |                     |
|          | of document preparation and is offered only as reference data. Callander Associates has no control over construction quantities, |       |      |             |             |                     |
|          | costs and related factors affecting costs, and advises the client that significant variation may occur between                   |       |      |             |             |                     |
|          | this estimate of probable construction costs and actual construction prices.   |       |      |             |             |                     |

prepared for the  
City of San Carlos

**Estimate of Probable Construction Costs**  
**North Crestview Park**  
**Active Use Concept Plan**

prepared on: 11/16/2016  
prepared by: AD  
checked by: NR

| Item #   | Description                                 | Qty     | Unit | Cost         | Item Total   | Subtotal     |
|----------|---|---------|------|--------------|--------------|--------------|
| <b>A</b> | <b>Project Start-up</b>                     |         |      |              |              |              |
| 1.       | Bonding and mobilization                    | Allow   | 10%  | \$149,105.00 | \$149,105.00 |              |
| 2.       | Construction staking                        | Allow   | LS   | \$5,000.00   | \$5,000.00   |              |
| 3.       | Temporary fence                             | 450     | LF   | \$10.00      | \$4,500.00   |              |
|          |   |         |      |              |              | \$158,610.00 |
| <b>B</b> | <b>Demolition</b>                           |         |      |              |              |              |
| 1.       | Clear and grub                              | 154,900 | SF   | \$0.30       | \$46,470.00  |              |
| 2.       | Tree removal                                | Allow   | LS   | \$10,000.00  | \$10,000.00  |              |
|          |   |         |      |              |              | \$56,470.00  |
| <b>C</b> | <b>Erosion Control</b>                      |         |      |              |              |              |
| 1.       | Temporary construction entrance             | 1       | EA   | \$2,500.00   | \$2,500.00   |              |
| 2.       | Fiber rolls                                 | Allow   | LS   | \$8,000.00   | \$8,000.00   |              |
| 3.       | Wash down area                              | 1       | EA   | \$1,500.00   | \$1,500.00   |              |
| 4.       | Storm drain inlet protectors                | Allow   | LS   | \$5,000.00   | \$5,000.00   |              |
| 5.       | SWPPP maintenance                           | Allow   | LS   | \$8,000.00   | \$8,000.00   |              |
|          |   |         |      |              |              | \$25,000.00  |
| <b>D</b> | <b>Grading and Drainage</b>                 |         |      |              |              |              |
| 1.       | Rough grading                               | 16,000  | CY   | \$10.00      | \$160,000.00 |              |
| 2.       | Soil offhaul                                | 5,000   | TN   | \$15.00      | \$75,000.00  |              |
| 3.       | Field drainage system                       | Allow   | LS   | \$75,000.00  | \$75,000.00  |              |
| 4.       | Storm drainage system                       | Allow   | LS   | \$125,000.00 | \$125,000.00 |              |
|          |   |         |      |              |              | \$435,000.00 |
| <b>E</b> | <b>Utilities</b>                            |         |      |              |              |              |
| 1.       | Potable water                               | Allow   | LS   | \$10,000.00  | \$10,000.00  |              |
| 2.       | Sanitary service                            | Allow   | LS   | \$20,000.00  | \$20,000.00  |              |
| 3.       | Electrical service                          | Allow   | LS   | \$10,000.00  | \$10,000.00  |              |
|          |   |         |      |              |              | \$40,000.00  |
| <b>F</b> | <b>Site Construction</b>                    |         |      |              |              |              |
| 1.       | Asphalt pavement                            | 16,400  | SF   | \$4.00       | \$65,600.00  |              |
| 2.       | Concrete curb and gutter                    | 1,200   | LF   | \$25.00      | \$30,000.00  |              |
| 3.       | Concrete pavement                           | 7,950   | SF   | \$12.00      | \$95,400.00  |              |
| 4.       | Handrail                                    | 990     | LF   | \$80.00      | \$79,200.00  |              |
| 5.       | Parking lot striping                        | Allow   | LS   | \$4,000.00   | \$4,000.00   |              |
| 6.       | Curb ramp                                   | 1       | EA   | \$3,000.00   | \$3,000.00   |              |
| 7.       | Restroom building                           | Allow   | LS   | \$200,000.00 | \$200,000.00 |              |
| 8.       | Decomposed granite path                     | 2,000   | SF   | \$5.00       | \$10,000.00  |              |
| 9.       | Property line fence                         | 670     | LF   | \$60.00      | \$40,200.00  |              |
| 10.      | Play field fence                            | 320     | LF   | \$60.00      | \$19,200.00  |              |
|          |   |         |      |              |              | \$546,600.00 |
| <b>G</b> | <b>Site Furnishings</b>                     |         |      |              |              |              |
| 1.       | Picnic table                                | 3       | EA   | \$2,500.00   | \$7,500.00   |              |
| 2.       | Bench                                       | 2       | EA   | \$2,000.00   | \$4,000.00   |              |
| 3.       | Trash receptacle                            | 3       | EA   | \$1,500.00   | \$4,500.00   |              |
| 4.       | Drinking fountain                           | 1       | EA   | \$5,000.00   | \$5,000.00   |              |
| 5.       | Security lighting                           | Allow   | LS   | \$20,000.00  | \$20,000.00  |              |
| 6.       | Dog memorial                                | Allow   | LS   | \$5,000.00   | \$5,000.00   |              |
|          |   |         |      |              |              | \$46,000.00  |
| <b>H</b> | <b>Irrigation</b>                           |         |      |              |              |              |
| 1.       | Play field irrigation                       | 56,000  | SF   | \$1.50       | \$84,000.00  |              |
| 2.       | Landscape irrigation                        | 10,000  | SF   | \$3.00       | \$30,000.00  |              |
|          |   |         |      |              |              | \$114,000.00 |
| <b>I</b> | <b>Landscape Soil Preparation</b>           |         |      |              |              |              |
| 1.       | Landscape soil preparation and fine grading | 66,000  | SF   | \$0.50       | \$33,000.00  |              |
|          |   |         |      |              |              | \$33,000.00  |

prepared for the  
City of San Carlos

**Estimate of Probable Construction Costs**  
**North Crestview Park**  
**Active Use Concept Plan**

prepared on: 11/16/2016  
prepared by: AD  
checked by: NR

| Item #   | Description                     | Qty    | Unit | Cost         | Item Total   | Subtotal              |
|--|---------------------------------|--------|------|--------------|--------------|-----------------------|
| <b>J</b>   | <b>Planting</b>                 |        |      |              |              |                       |
| 1.   | Turf from sod, play field       | 56,000 | SF   | \$0.60       | \$33,600.00  |                       |
| 2.   | Tree, 24" box                   | 50     | EA   | \$400.00     | \$20,000.00  |                       |
| 3.   | Container plantings             | 5,000  | EA   | \$25.00      | \$125,000.00 |                       |
| 4.   | Hydroseed                       | 73,800 | SF   | \$0.10       | \$7,380.00   |                       |
|  |                                 |        |      |              |              | \$185,980.00          |
| <b>K</b>   | <b>Landscape Maintenance</b>    |        |      |              |              |                       |
| 1.   | Maintenance period              | 3      | MO   | \$3,000.00   | \$9,000.00   |                       |
|  |                                 |        |      |              |              | \$9,000.00            |
| <b>L</b>   | <b>Subtotal</b>                 |        |      |              |              | <b>\$1,649,660.00</b> |
| <b>M</b>   | <b>Contingencies</b>            | Allow  | 10%  | \$164,966.00 | \$164,966.00 | <b>\$164,970.00</b>   |
| <b>N</b>   | <b>Estimate of Construction</b> |        |      |              |              | <b>\$1,814,630.00</b> |
| <b>Exclusions:</b> 'Soft' costs including permitting, CEQA, site investigations, design, and mitigation.                         |                                 |        |      |              |              |                       |
| <b>Based on drawing entitled "Active Use Concept Plan" dated 11/16/2016</b>  |                                 |        |      |              |              |                       |
| The above items, amounts, quantities, and related information are based on Callander Associates' judgment at this level          |                                 |        |      |              |              |                       |
| of document preparation and is offered only as reference data. Callander Associates has no control over construction quantities, |                                 |        |      |              |              |                       |
| costs and related factors affecting costs, and advises the client that significant variation may occur between                   |                                 |        |      |              |              |                       |
| this estimate of probable construction costs and actual construction prices.   |                                 |        |      |              |              |                       |

prepared for the  
City of San Carlos

**Estimate of Probable Construction Costs**  
**North Crestview Park**  
**Mixed Use Concept Plan #1**

prepared on: 11/16/2016  
prepared by: BC  
checked by: NR

| Item #   | Description                                 | Qty     | Unit | Cost         | Item Total   | Subtotal     |
|----------|---|---------|------|--------------|--------------|--------------|
| <b>A</b> | <b>Project Start-up</b>                     |         |      |              |              |              |
| 1.       | Bonding and mobilization                    | Allow   | 10%  | \$125,602.00 | \$125,602.00 |              |
| 2.       | Construction staking                        | Allow   | LS   | \$5,000.00   | \$5,000.00   |              |
| 3.       | Temporary fence                             | 450     | LF   | \$10.00      | \$4,500.00   |              |
|          |   |         |      |              |              | \$135,100.00 |
| <b>B</b> | <b>Demolition</b>                           |         |      |              |              |              |
| 1.       | Clear and grub                              | 142,500 | SF   | \$0.30       | \$42,750.00  |              |
| 2.       | Tree removal                                | Allow   | LS   | \$10,000.00  | \$10,000.00  |              |
|          |   |         |      |              |              | \$52,750.00  |
| <b>C</b> | <b>Erosion Control</b>                      |         |      |              |              |              |
| 1.       | Temporary construction entrance             | 1       | EA   | \$2,500.00   | \$2,500.00   |              |
| 2.       | Fiber rolls                                 | Allow   | LS   | \$8,000.00   | \$8,000.00   |              |
| 3.       | Wash down area                              | 1       | EA   | \$1,500.00   | \$1,500.00   |              |
| 4.       | Storm drain inlet protectors                | Allow   | LS   | \$5,000.00   | \$5,000.00   |              |
| 5.       | SWPPP maintenance                           | Allow   | LS   | \$8,000.00   | \$8,000.00   |              |
|          |   |         |      |              |              | \$25,000.00  |
| <b>D</b> | <b>Grading and Drainage</b>                 |         |      |              |              |              |
| 1.       | Rough grading                               | 10,000  | CY   | \$10.00      | \$100,000.00 |              |
| 2.       | Soil offhaul                                | 5,000   | TN   | \$15.00      | \$75,000.00  |              |
| 3.       | Storm drainage system                       | Allow   | LS   | \$100,000.00 | \$100,000.00 |              |
|          |   |         |      |              |              | \$275,000.00 |
| <b>E</b> | <b>Utilities</b>                            |         |      |              |              |              |
| 1.       | Potable water                               | Allow   | LS   | \$10,000.00  | \$10,000.00  |              |
| 2.       | Sanitary service                            | Allow   | LS   | \$20,000.00  | \$20,000.00  |              |
| 3.       | Electrical service                          | Allow   | LS   | \$10,000.00  | \$10,000.00  |              |
|          |   |         |      |              |              | \$40,000.00  |
| <b>F</b> | <b>Site Construction</b>                    |         |      |              |              |              |
| 1.       | Asphalt pavement                            | 15,230  | SF   | \$4.00       | \$60,920.00  |              |
| 2.       | Sport court pavement                        | 9,900   | SF   | \$4.00       | \$39,600.00  |              |
| 3.       | Concrete curb and gutter                    | 1,040   | LF   | \$25.00      | \$26,000.00  |              |
| 4.       | Concrete pavement                           | 11,750  | SF   | \$12.00      | \$141,000.00 |              |
| 5.       | Parking lot striping                        | Allow   | LS   | \$4,000.00   | \$4,000.00   |              |
| 6.       | Curb ramp                                   | 1       | EA   | \$3,000.00   | \$3,000.00   |              |
| 7.       | Restroom building                           | Allow   | LS   | \$200,000.00 | \$200,000.00 |              |
| 8.       | Decomposed granite path                     | 3,400   | SF   | \$5.00       | \$17,000.00  |              |
| 9.       | Sport court striping                        | Allow   | LS   | \$5,000.00   | \$5,000.00   |              |
| 10.      | Play surfacing                              | 1,740   | SF   | \$8.00       | \$8.00       |              |
| 11.      | Property line fence                         | 670     | LF   | \$60.00      | \$40,200.00  |              |
| 12.      | Sport court fence                           | 150     | LF   | \$60.00      | \$9,000.00   |              |
|          |   |         |      |              |              | \$545,730.00 |
| <b>G</b> | <b>Site Furnishings</b>                     |         |      |              |              |              |
| 1.       | Picnic table                                | 5       | EA   | \$2,500.00   | \$12,500.00  |              |
| 2.       | Bench                                       | 8       | EA   | \$2,000.00   | \$16,000.00  |              |
| 3.       | Trash receptacle                            | 3       | EA   | \$1,500.00   | \$4,500.00   |              |
| 4.       | Drinking fountain                           | 1       | EA   | \$5,000.00   | \$5,000.00   |              |
| 5.       | Fitness equipment                           | Allow   | LS   | \$10,000.00  | \$10,000.00  |              |
| 6.       | Basketball standard                         | 2       | EA   | \$3,500.00   | \$7,000.00   |              |
| 7.       | Dog memorial                                | Allow   | LS   | \$5,000.00   | \$5,000.00   |              |
| 8.       | Play equipment                              | Allow   | LS   | \$50,000.00  | \$50,000.00  |              |
| 9.       | Security lighting                           | Allow   | LS   | \$20,000.00  | \$20,000.00  |              |
|          |   |         |      |              |              | \$130,000.00 |
| <b>H</b> | <b>Irrigation</b>                           |         |      |              |              |              |
| 1.       | Landscape irrigation                        | 8,000   | SF   | \$3.00       | \$24,000.00  |              |
|          |   |         |      |              |              | \$24,000.00  |
| <b>I</b> | <b>Landscape Soil Preparation</b>           |         |      |              |              |              |
| 1.       | Landscape soil preparation and fine grading | 8,000   | SF   | \$0.50       | \$4,000.00   |              |
|          |   |         |      |              |              | \$4,000.00   |

prepared for the  
City of San Carlos

**Estimate of Probable Construction Costs**  
**North Crestview Park**  
**Mixed Use Concept Plan #1**

prepared on: 11/16/2016  
prepared by: BC  
checked by: NR

| Item #   | Description                     | Qty    | Unit | Cost         | Item Total   | Subtotal              |
|--|---------------------------------|--------|------|--------------|--------------|-----------------------|
| <b>J</b>   | <b>Planting</b>                 |        |      |              |              |                       |
| 1.   | Turf from sod                   | 6,570  | SF   | \$0.60       | \$3,942.00   |                       |
| 2.   | Tree, 24" box                   | 30     | EA   | \$400.00     | \$12,000.00  |                       |
| 3.   | Container plantings             | 5,000  | EA   | \$25.00      | \$125,000.00 |                       |
| 4.   | Hydroseed                       | 96,000 | SF   | \$0.10       | \$9,600.00   |                       |
|  |                                 |        |      |              |              | \$150,540.00          |
| <b>K</b>   | <b>Landscape Maintenance</b>    |        |      |              |              |                       |
| 1.   | Maintenance period              | 3      | MO   | \$3,000.00   | \$9,000.00   |                       |
|  |                                 |        |      |              |              | \$9,000.00            |
| <b>L</b>   | <b>Subtotal</b>                 |        |      |              |              | <b>\$1,391,120.00</b> |
| <b>M</b>   | <b>Contingencies</b>            | Allow  | 10%  | \$139,112.00 | \$139,112.00 | <b>\$139,110.00</b>   |
| <b>N</b>   | <b>Estimate of Construction</b> |        |      |              |              | <b>\$1,530,230.00</b> |
| <b>Exclusions:</b> 'Soft' costs including permitting, CEQA, site investigations, and design.                                     |                                 |        |      |              |              |                       |
| <b>Based on drawing entitled "Mixed Use Concept Plan-Alternative 1" dated 11/16/2016</b>   |                                 |        |      |              |              |                       |
| The above items, amounts, quantities, and related information are based on Callander Associates' judgment at this level          |                                 |        |      |              |              |                       |
| of document preparation and is offered only as reference data. Callander Associates has no control over construction quantities, |                                 |        |      |              |              |                       |
| costs and related factors affecting costs, and advises the client that significant variation may occur between                   |                                 |        |      |              |              |                       |
| this estimate of probable construction costs and actual construction prices.   |                                 |        |      |              |              |                       |

prepared for the  
City of San Carlos

**Estimate of Probable Construction Costs**  
**North Crestview Park**  
**Mixed Use Concept Plan #2**

prepared on: 11/16/2016  
prepared by: BC  
checked by: NR

| Item #   | Description                                 | Qty     | Unit | Cost         | Item Total   | Subtotal     |
|----------|---|---------|------|--------------|--------------|--------------|
| <b>A</b> | <b>Project Start-up</b>                     |         |      |              |              |              |
| 1.       | Bonding and mobilization                    | Allow   | 10%  | \$132,800.00 | \$132,800.00 |              |
| 2.       | Construction staking                        | Allow   | LS   | \$5,000.00   | \$5,000.00   |              |
| 3.       | Temporary fence                             | 450     | LF   | \$10.00      | \$4,500.00   |              |
|          |   |         |      |              |              | \$142,300.00 |
| <b>B</b> | <b>Demolition</b>                           |         |      |              |              |              |
| 1.       | Clear and grub                              | 142,500 | SF   | \$0.30       | \$42,750.00  |              |
| 2.       | Tree removal                                | Allow   | LS   | \$10,000.00  | \$10,000.00  |              |
|          |   |         |      |              |              | \$52,750.00  |
| <b>C</b> | <b>Erosion Control</b>                      |         |      |              |              |              |
| 1.       | Temporary construction entrance             | 1       | EA   | \$2,500.00   | \$2,500.00   |              |
| 2.       | Fiber rolls                                 | Allow   | LS   | \$8,000.00   | \$8,000.00   |              |
| 3.       | Wash down area                              | 1       | EA   | \$1,500.00   | \$1,500.00   |              |
| 4.       | Storm drain inlet protectors                | Allow   | LS   | \$5,000.00   | \$5,000.00   |              |
| 5.       | SWPPP maintenance                           | Allow   | LS   | \$8,000.00   | \$8,000.00   |              |
|          |   |         |      |              |              | \$25,000.00  |
| <b>D</b> | <b>Grading and Drainage</b>                 |         |      |              |              |              |
| 1.       | Rough grading                               | 10,000  | CY   | \$10.00      | \$100,000.00 |              |
| 2.       | Soil offhaul                                | 5,000   | TN   | \$15.00      | \$75,000.00  |              |
| 3.       | Storm drainage system                       | Allow   | LS   | \$100,000.00 | \$100,000.00 |              |
| 4.       | Field drainage system                       | Allow   | LS   | \$50,000.00  | \$50,000.00  |              |
|          |   |         |      |              |              | \$325,000.00 |
| <b>E</b> | <b>Utilities</b>                            |         |      |              |              |              |
| 1.       | Potable water                               | Allow   | LS   | \$10,000.00  | \$10,000.00  |              |
| 2.       | Sanitary service                            | Allow   | LS   | \$20,000.00  | \$20,000.00  |              |
| 3.       | Electrical service                          | Allow   | LS   | \$10,000.00  | \$10,000.00  |              |
|          |   |         |      |              |              | \$40,000.00  |
| <b>F</b> | <b>Site Construction</b>                    |         |      |              |              |              |
| 1.       | Asphalt pavement                            | 16,500  | SF   | \$4.00       | \$66,000.00  |              |
| 2.       | Handrail                                    | 900     | LF   | \$80.00      | \$72,000.00  |              |
| 3.       | Concrete curb and gutter                    | 750     | LF   | \$25.00      | \$18,750.00  |              |
| 4.       | Concrete pavement                           | 8,000   | SF   | \$12.00      | \$96,000.00  |              |
| 5.       | Parking lot striping                        | Allow   | LS   | \$4,000.00   | \$4,000.00   |              |
| 6.       | Curb ramp                                   | 1       | EA   | \$3,000.00   | \$3,000.00   |              |
| 7.       | Restroom building                           | Allow   | LS   | \$200,000.00 | \$200,000.00 |              |
| 8.       | Decomposed granite path                     | 4,500   | SF   | \$5.00       | \$22,500.00  |              |
| 9.       | Property line fence                         | 670     | LF   | \$60.00      | \$40,200.00  |              |
| 10.      | Play field fence                            | 250     | LF   | \$60.00      | \$15,000.00  |              |
|          |   |         |      |              |              | \$537,450.00 |
| <b>G</b> | <b>Site Furnishings</b>                     |         |      |              |              |              |
| 1.       | Picnic table                                | 5       | EA   | \$2,500.00   | \$12,500.00  |              |
| 2.       | Bench                                       | 8       | EA   | \$2,000.00   | \$16,000.00  |              |
| 3.       | Trash receptacle                            | 3       | EA   | \$1,500.00   | \$4,500.00   |              |
| 4.       | Drinking fountain                           | 1       | EA   | \$5,000.00   | \$5,000.00   |              |
| 5.       | Dog memorial                                | Allow   | LS   | \$5,000.00   | \$5,000.00   |              |
| 6.       | Security lighting                           | Allow   | LS   | \$20,000.00  | \$20,000.00  |              |
|          |   |         |      |              |              | \$63,000.00  |
| <b>H</b> | <b>Irrigation</b>                           |         |      |              |              |              |
| 1.       | Landscape irrigation                        | 10,000  | SF   | \$3.00       | \$30,000.00  |              |
| 2.       | Play field irrigation                       | 38,000  | SF   | \$1.50       | \$57,000.00  |              |
|          |   |         |      |              |              | \$87,000.00  |
| <b>I</b> | <b>Landscape Soil Preparation</b>           |         |      |              |              |              |
| 1.       | Landscape soil preparation and fine grading | 48,000  | SF   | \$0.50       | \$24,000.00  |              |
|          |   |         |      |              |              | \$24,000.00  |

prepared for the  
City of San Carlos

**Estimate of Probable Construction Costs**  
**North Crestview Park**  
**Mixed Use Concept Plan #2**

prepared on: 11/16/2016  
prepared by: BC  
checked by: NR

| Item #   | Description                     | Qty    | Unit | Cost         | Item Total   | Subtotal              |
|--|---------------------------------|--------|------|--------------|--------------|-----------------------|
| <b>J</b>   | <b>Planting</b>                 |        |      |              |              |                       |
| 1.   | Turf from sod, play field       | 38,000 | SF   | \$0.60       | \$22,800.00  |                       |
| 2.   | Tree, 24" box                   | 30     | EA   | \$400.00     | \$12,000.00  |                       |
| 3.   | Container plantings             | 5,000  | EA   | \$25.00      | \$125,000.00 |                       |
| 4.   | Hydroseed                       | 50,000 | SF   | \$0.10       | \$5,000.00   |                       |
|  |                                 |        |      |              |              | \$164,800.00          |
| <b>K</b>   | <b>Landscape Maintenance</b>    |        |      |              |              |                       |
| 1.   | Maintenance period              | 3      | MO   | \$3,000.00   | \$9,000.00   |                       |
|  |                                 |        |      |              |              | \$9,000.00            |
| <b>L</b>   | <b>Subtotal</b>                 |        |      |              |              | <b>\$1,470,300.00</b> |
| <b>M</b>   | <b>Contingencies</b>            | Allow  | 10%  | \$147,030.00 | \$147,030.00 | <b>\$147,030.00</b>   |
| <b>N</b>   | <b>Estimate of Construction</b> |        |      |              |              | <b>\$1,617,330.00</b> |
| <b>Exclusions:</b> 'Soft' costs including permitting, CEQA, site investigations, and design.                                     |                                 |        |      |              |              |                       |
| <b>Based on drawing entitled "Mixed Use Concept Plan - Alternative 2" dated 11/16/2016</b>                                       |                                 |        |      |              |              |                       |
| The above items, amounts, quantities, and related information are based on Callander Associates' judgment at this level          |                                 |        |      |              |              |                       |
| of document preparation and is offered only as reference data. Callander Associates has no control over construction quantities, |                                 |        |      |              |              |                       |
| costs and related factors affecting costs, and advises the client that significant variation may occur between                   |                                 |        |      |              |              |                       |
| this estimate of probable construction costs and actual construction prices.   |                                 |        |      |              |              |                       |

# ENVIRONMENTAL CONSIDERATIONS

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## CHAPTER I INTRODUCTION AND PROJECT DESCRIPTION

### INTRODUCTION

This Preliminary Environmental Review has been prepared to evaluate the feasibility of recreational uses on the North Crestview Park, located in San Carlos, California. This document uses the Initial Study (IS) checklist following with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 *et. seq.*, and the State CEQA Guidelines, California Code of Regulations (CCR) Section 15000 *et. seq.* Limited reconnaissance-level site visits were conducted for this analysis and previously prepared reports and mapped data were reviewed and used wherever available.

The Initial Study checklist is typically used to determine if a proposed project may have a significant effect on the environment [CEQA Guidelines Section 15063 (a)]; however, in this case, the checklist is being used as an informational planning tool to assist Callander Associates and the City of San Carlos in development of the feasibility study.

The lead agency is the public agency with primary approval authority over the proposed project. The lead agency for the project is the City of San Carlos.

### PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this document is as an informational planning tool to assist in development of the recreational use feasibility study. Recommendations have been identified if additional study is needed to ascertain environmental constraints. In most instances, CEQA-level mitigation measures are not provided due to the conceptual nature of the feasibility study. This document is organized as follows:

#### **Chapter I - Introduction and Project Description**

This chapter includes the objectives, location, description, and implementation of the project.

#### **Chapter II - Environmental Checklist**

This chapter includes a description of the setting and a discussion of the environmental issues (Aesthetics, Agriculture and Forestry, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Services Systems).

For each of these issues, the potential environmental issues from possible recreational uses on the properties are identified. Recommendations are provided, where appropriate, to where additional study may be needed or actions taken to reduce the potential impacts to a less-than-significant level, based on possible uses envisioned during preparation of the feasibility study.

### **References**

This section includes the references and sources used in the preparation of this preliminary environmental review.

### **PROJECT BACKGROUND**

The City of San Carlos is currently exploring recreational uses for a City-owned park. The North Crestview Park property is located at 400 Crestview Drive and encompasses approximately four acres. The property is located in a residentially-developed area on a ridge just east of State Highway 280. Single-family residences occur north and south of the property. The Peninsula Watershed owned by the San Francisco Public Utilities Commission (SFPUC) lies west of and adjacent to the Pulgas Ridge Sphere of Influence. A 19,000-acre Scenic Easement and a 4,000-acre Scenic and Recreation Easement overlay the Peninsula Watershed. A portion of these lands are located immediately west of North Crestview Park.

The North Crestview Park is identified as an Existing City Park in the City's General Plan (Figure 7-1. Parks, Open Space Sites and Vacant Land) (San Carlos 2030 General Plan, adopted 2009). The park parcel is currently undeveloped and supports informal trails that are accessed from Crestview Drive. These trails are currently used by nearby residents. The parcel is located across the street from another City-owned park – Vista Park. Vista Park connects to a larger city-owned open space that encompasses a portion of Pulgas Creek and nearby hillsides.

### **PROJECT DESCRIPTION**

1. **Project Title:** North Crestview Park Feasibility Study
2. **Lead Agency Name and Address:**  
City of San Carlos  
600 Elm Street  
San Carlos, CA 94070
3. **Contact Person and Phone Number:**
4. **Project Location:** 400 Crestview Drive, San Carlos
5. **Project Sponsor's Name and Address:**  
City of San Carlos  
600 Elm Street  
San Carlos, CA 94070
6. **General Plan Designation:** Park
7. **Zoning:** Park
8. **Description of Project:**

The feasibility study for this property consists of development of conceptual plans for practical options for park usage that can be used by the City. The study will determine which portions of the site could be used for other future recreation uses and provide examples of what kind of recreational uses would be possible.

The following is a partial list of possible recreational uses that are being evaluated in the feasibility study:

- Hiking and walking trails
- Small multi-use play field/unstructured play field
- Picnic area
- Open meadow
- Memorial overlook
- Seating areas/vista points

**9. Surrounding Land Uses and Setting:**

The project site is located within the City of San Carlos, approximately ¼ mile east of State Highway 280 (to the west). The eastern edge of the property abuts North Crestview Drive, an arterial street that traverses the ridge line in a predominantly north-south direction. The western edge of the property abuts lands owned by the SFPUC. Properties to the north and south are single-family residences. The property is in close proximity to Vista Park, which is located immediately across Crestview Drive. Vista Park connects to a larger city-owned open space that encompasses a portion of Pulgas Creek and nearby hillsides.

- 10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)** The property does not support any drainage swales or creeks. A Stormwater Pollution Prevention Plan (SWPP) may be required (Regional Water Quality Control Board) if construction activities exceed one acre.

**Environmental Factors Potentially Affected:**

The environmental factors checked below would be potentially affected one or more activities being considered in the feasibility study, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture & Forestry Resources         | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Cultural Resources            | <input checked="" type="checkbox"/> Geology, Soils & Seismicity        |
| <input type="checkbox"/> Greenhouse Gas Emissions            | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology & Water Quality          |
| <input type="checkbox"/> Land Use & Land Use Planning        | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population & Housing                | <input checked="" type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Transportation & Traffic | <input type="checkbox"/> Utilities & Service Systems              | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

NORTH CRESTVIEW PARK FEASIBILITY STUDY - PRELIMINARY ENVIRONMENTAL REVIEW  
CITY OF SAN CARLOS

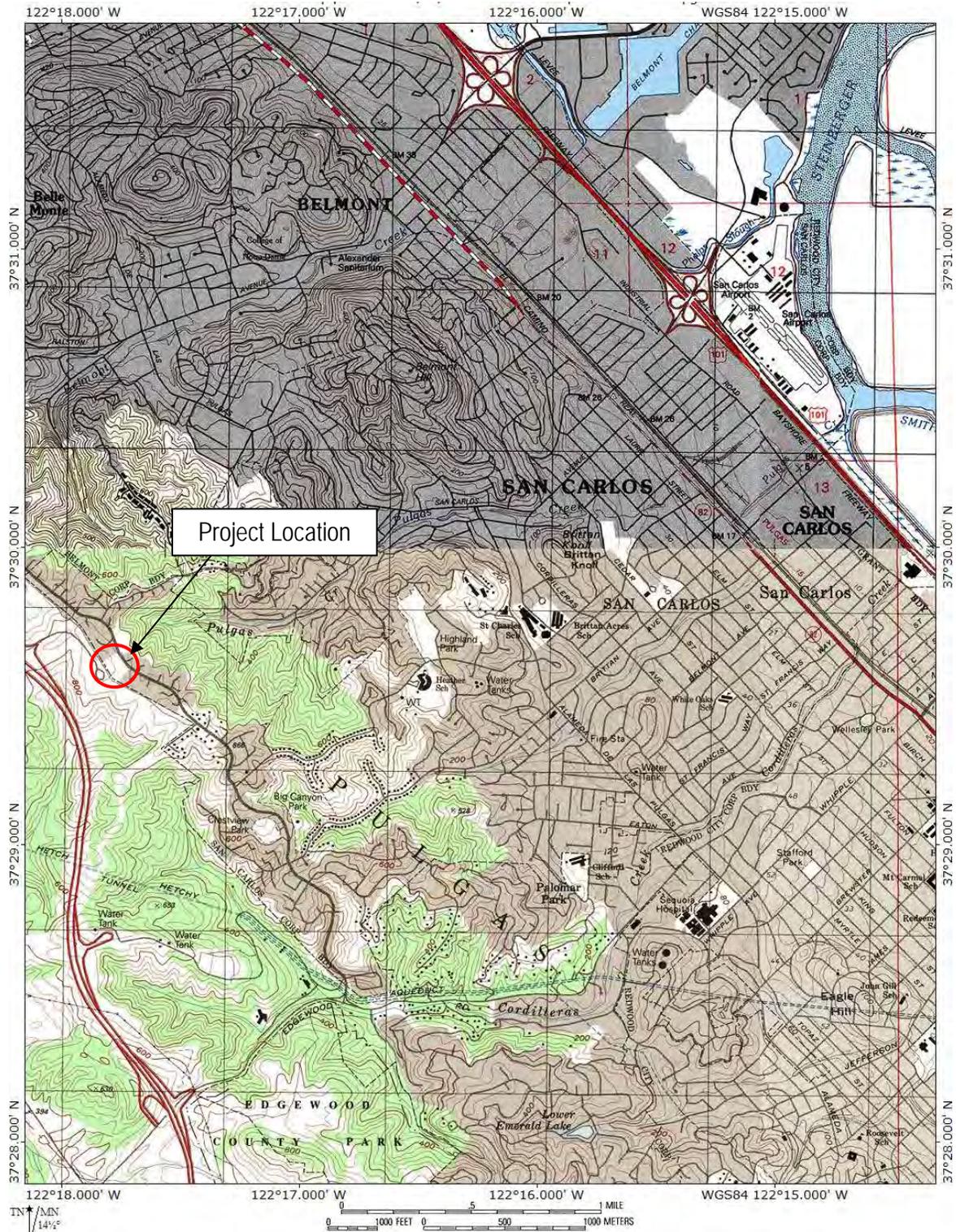


Figure 1. Regional Location Map  
(Source: USGS, Woodside Quadrangle)



Figure 2. Project Location Map



Figure 4 – SITE PHOTOS



Figure 4. View of eastern portion of North Crestview Park, showing grassland and scrub; view northwestward from Crestview Drive. (Source: Google Earth)

## CHAPTER II ENVIRONMENTAL CHECKLIST

### I. AESTHETICS

|  | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact             |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| AESTHETICS. Would the project:   |                                      |  |                                     |                          |
| a) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

#### Discussion

- a) The project site provides scenic vistas to the east and west. The sites vegetation (coyote brush scrub and grassland are visible from the surrounding residential areas and from one public street (Crestview Drive). Development of trails, meadows, seating, and a playfield would not have an adverse effect on a scenic vista to or from the site. If hillside vegetation is removed to accommodate vehicular access to the ridge portion of the property the scenic character of the parcel would change; however, this would not have a substantial adverse effect on a scenic vista to or from the site. The City’s Climate Action Plan (CAP) includes some measures that could beautify the city, such as supporting community tree planting programs, waste reduction, and encouraging native and drought-tolerant landscaping. Such measures, if implemented on the project site, would not substantially adversely affect the visual character or quality of the site or affect scenic resources to or from the site.

Crestview Drive is located along the eastern boundary of the property. This arterial street is a City-designated scenic road. Crestview Drive extends along the major ridge in the western portion of San Carlos. The route extends from the Belmont city limit southerly to connect with Edgewood Road at the lower elevations near the headwaters of Cordilleras Creek. The route offers views of the San Francisco Bay and the San Francisco Watershed lands. In the City’s General Plan, scenic corridors are defined as the visual land area outside the road right-of-way and generally described as the “view from the road.” It is within this area that development standards are applied to retain and enhance scenic qualities and restrict unsightly use. The scenic quality along this road could be impaired if recreation uses are

constructed in the viewshed. The property also overlooks State Highway 280, a State Scenic Highway.

**Recommendation AES-1.** Activities proposed within the view shed of Crestview Drive and State Highway 280 will need to be designed in a manner that does not degrade the scenic value of these two roadway corridors. If built features are proposed within the view shed the features will need to be screened with vegetation or, if vegetative screening is not feasible, the built features re-located to other areas of the property.

- b) The visual character of the site and surrounding would not be significantly affected by park uses.
- c) Presently there is no lighting on the project site, and no new lighting is proposed therefore the project will not result in substantial light or glare which would adversely affect day or nighttime views.

## II. AGRICULTURE AND FORESTRY RESOURCES

|  | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact                        |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| <p>AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p> |                                      |  |                                    |                                     |
| 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 a non-agricultural use?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| 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))?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

### Discussion

- a) The project site and adjacent areas are not currently used for agriculture and are not identified as prime farmland, unique farmland or farmland of state importance. The project would not convert the land from farmland to a non-agricultural use.
- b) The project site is located on land with park zoning. The project would not conflict with existing zoning or a Williamson Act contract.

- c) The project site is located on land within a single family residential zoning district. The project would not conflict with existing zoning or rezoning of forest land or timberland.
- d) The proposed recreational uses will not result in the loss of forest land or conversion of forest land to a non-forest use.
- e) The project will not result in other changes that could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

### III. AIR QUALITY

|   | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact             |
|---|--------------------------------------|--|-------------------------------------|--------------------------|
| <p>AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>   |                                      |  |                                     |                          |
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

#### Discussion

The project area is situated within the boundaries of the City of San Carlos, which is located within the western portion of the San Francisco Bay Area Air Basin. This Basin is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD) at the regional level, the California Air Resources Board (CARB) at the State level, and the United States Environmental Protection Agency (EPA) Region IX at the federal level. The BAAQMD is responsible for air monitoring, permitting, enforcement, and long range-air quality within this Basin. EPA is responsible for establishing federal standards and emission limits for sources of air pollutant. CARB is responsible for coordinating the State and federal air pollution programs within California.

CARB has established State ambient air quality standards for criteria pollutants, including ozone, carbon monoxide (CO), nitrogen dioxide, sulfur dioxide, suspended particulate matter (PM<sub>10</sub>), particulate matter –fine (PM<sub>2.5</sub>), sulfites, lead, hydrogen sulfide, vinyl chloride, and visibility reducing particulates. California standards for ozone, carbon monoxide, sulfur dioxide (1-hour and 24-hour), nitrogen dioxide, suspended particulate matter - PM10, 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 then some measurements may be excluded, such as activities that would occur less than once per year on the average. Federal standards have also been established for these criteria pollutants. The San Francisco

Bay Area annually exceeds the National Ambient Air quality standards for O<sub>3</sub> and PM<sub>2.5</sub>, and also exceeds the California Ambient Air Quality Standard for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>.

The BAAQMD adopted the Bay Area 2010 Clean Air Plan to provide a control strategy to reduce ozone, particulate matter (PM), air toxics, and greenhouse gases in a single, integrated plan. The plan also establishes emission control measures. The Bay Area has a large population, industries, and a large complex of mobile air pollution sources, which results in high air pollution potential. The BAAQMD monitors air pollutant levels continuously throughout the nine-county Bay Area Air Basin. The nearest air monitoring station to San Carlos is located in Redwood City at 897 Barren Avenue. Air quality conditions measured at Redwood City are likely similar to those in San Carlos given the close proximity and similar land uses.

- a) As noted above, the Bay Area 2010 Clean Air plan is the air quality plan that applies to the project site. The primary source of ozone is internal combustion engines and power plants. Therefore, the proposed project would contribute to regional ozone emissions in the form of emissions from construction vehicles and emissions from motor vehicles driven to and from the project site by park users. The number of vehicular trips expected to and from the project site is not known at this time. The project would contribute to particulate matter emissions through construction vehicle emissions and disturbance of soil within the project site during the construction period. Construction activities within the project site may include grading and earthmoving, the revegetation of disturbed areas, and the laying of new asphalt for parking lots. These activities would incrementally increase ozone and particulate matter emissions during the construction period; the length of the construction period is not known at this time. In addition, the area of ground disturbance is not known at this time; however, according to the BAAQMD, temporary, construction period air quality impacts are considered less than significant if standard BAAQMD particulate control measures are implemented.

Implementation of the following recommendations, which includes the required BAAQMD control measures, would reduce the project's construction period air quality impacts to a less than significant level.

**Recommendation AIR-1:** The City should implement the following measures at the project site during the construction and pre-construction phases of the project:

- 1) Water all active construction sites at least twice daily.
- 2) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- 3) Apply water three times daily or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
- 4) Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.
- 5) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- 6) Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously disturbed areas inactive for ten days or more).
- 7) Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.)
- 8) Limit traffic speeds on unpaved roads to 15 miles per hour.

- 9) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
  - 10) Replant vegetation in disturbed areas as quickly as possible.
  - 11) Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 miles per hour.
  - 12) Minimize idling time (to 5 minutes or less).
  - 13) Maintain properly-tuned equipment.
- b) According to BAAQMD, temporary, construction period air quality impacts (for all pollutants) are considered less-than-significant if standard BAAQMD particulate matter control measures are implemented, as outlined under **Recommendation AIR-1**.
- c) The San Francisco Bay Air Basin is considered a nonattainment area for particulate matter and for one-hour ozone levels. Construction activities associated with the proposed project would result in a short-term release of particulate matter into the atmosphere, and could contribute to existing future particulate matter violations. However, according to BAAQMD, temporary, construction period air quality impacts (for all pollutants) are considered less-than-significant if standard BAAQMD particulate matter control measures are implemented, as outlined under **Recommendation AIR-1**. It is not known at this time the potential increase in motor vehicle trips from increased use of the property; however, they are expected to be minimal relative to air quality standards and impacts to air quality would be less-than-significant. It is expected that an increase in vehicular trips associated with recreational activities would not result in any criteria air pollutant emissions at a level that would violate any air quality standard or contribute substantially to any air quality violations.
- d) Under CEQA, residences, schools, daycare centers, and health care facilities, such as hospitals, or retirement and nursing homes, are considered sensitive receptors. Sensitive receptors located in the vicinity of the project site include residential uses to the north, south, east and west and two elementary schools. Brittan Acres Elementary School and St. Charles Elementary School are both located approximately ¼-mile east of the project site. Residents and other sensitive receptors in the vicinity of the project site may be temporarily exposed to diesel engine exhaust during the construction period due to the operation of construction equipment. Although specific recreational facilities have yet to be identified for the project site, it is anticipated that improvements will require the use of several construction vehicles, including heavy equipment, such as a bobcat, backhoe-loader, concrete mixer, asphalt truck, and dump truck, and possibly utility trucks, that would be located within the project site at any given time (some or all of which would be active). Construction period diesel emissions would be released in close proximity to residences during the construction period Diesel-specific mitigation is not required due to the short duration of construction in specific locations within the project site. The concentration of diesel emissions on the site and the duration of exposure to these emissions and potential adverse health effects on sensitive receptors near the project site are considered less than significant.
- e) Development of recreational facilities is not a land use typically associated with objectionable odors. Equipment used for construction activities may emit objectionable odors associated with diesel fuel. The construction activities requiring diesel fueled equipment would be short-term. The project would not result in an impact to a substantial number of people. Implementation of the proposed project would not result in the removal or disturbance of

large quantities of saturated or hydric soils with high proportions of organic matter that would cause objectionable odors when the soil dries. Other components of the proposed project, including the installation of landscaping and signage, would not create objectionable odors.

#### IV. BIOLOGICAL RESOURCES

|  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| BIOLOGICAL RESOURCES. 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 California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

#### Discussion

The project area encompasses approximately four acres. The vegetation on the project area is dominated by coyote brush scrub and grassland. There are no ephemeral drainage swales or springs on the property. No riparian vegetation was observed. The majority of the property supports soil mapped as Fagan loam, 15-50% slopes (133); the western edge of the property is mapped as Urban Land- Orthents, cut and fill (113) (San Mateo County, Eastern Part, and San Francisco County, California (CA689), Web Soil Survey, USDA/NRCS).

A preliminary assessment of the biotic resources of the project area was conducted in April 2015 and April 2016. The focus of the field assessment was to identify existing conditions and sensitive biotic resources that may be affected by possible park and community use development activities. The distribution of vegetation types is depicted on Figure 3.

**Grassland.** Grassland occurs on the property. In most areas the grassland is dominated by annual, non-native species, such as wild oat (*Avena spp.*) and ripgut brome (*Bromus diandrus*); however, there are several stands of purple needlegrass (*Stipa pulchra*) and California oatgrass (*Danthonia californica*), two native perennial bunch grasses. The bunch grasses grow in open areas on the slope and along the northern portion of the ridge. Other plant species observed in the grassland include birds-foot trefoil (*Lotus corniculatus*), filaree (*Erodium botrys*), sun cups (*Taraxia ovata*), cat’s ear (*Hypochaeris radicata*), English plantain (*Plantago lanceolata*), lupine (*Lupinus sp.*), and Italian ryegrass (*Lolium perenne*). Additional spring plant species are also expected during the growing season. Invasive, non-native plant species were observed in scattered occurrences within the grassland, most notably French broom, fennel (*Foeniculum vulgare*), and Italian thistle (*Carduus sp.*).

**Coyote Brush Scrub and Trees Groves.** The property supports patches of scrub and tree groves. The scrub is dominated by coyote brush (*Baccharis pilularis*), intermixed with French broom (*Genista monspessulanus*), poison oak (*Toxicodendron diversilobum*) and fennel. A pine (*Pinus sp.*) grows near the ridge line and small coast live oaks (*Quercus agrifolia*) grow along the northern and southern property lines.

**Table 1. List of Special Status Plant Species Evaluated for Occurrence within the North Crestview Park, City of San Carlos, April 2016**

| Species   | Status  | Habitat   | Known Occurrence on Site/Vicinity<br>Potential Habitat within Project Area?   |
|---|---|---|---|
| Fountain Thistle<br>( <i>Cirsium fontinale var. fontinale</i> )     | CNPS: List 1B.1<br>State: E<br>Federal: E       | Serpentine grassland with moist conditions (seep) | Not observed on site yet known from Edgewood Park.<br>Low potential on site due of lack of serpentine seep habitat.                       |
| San Mateo Woolly Sunflower<br>( <i>Eriophyllum latilobum</i> )      | CNPS: List 1B.1<br>State: E<br>Federal: E       | Woodland and roadcuts, both on and off serpentine | Not observed on site yet known from Crystal Springs Road.<br>Low potential on site due of lack of suitable habitat.                       |
| Congdon’s tarplant<br>( <i>Centromadia parryi ssp. congdonii</i> )  | CNPS: List 1B.1<br>State: None<br>Federal: None | Alkali grasslands                                 | Not observed on site yet historically known from Menlo Park.<br>Low potential on site due of lack of alkali habitat.                      |
| Crystal Springs Lessingia<br>( <i>Lessingia arachnoidea</i> )       | CNPS: List 1B<br>State: None<br>Federal: S of C | Serpentine coastal scrub and grassland            | Not observed on site yet known from Pulgas Ridge area.<br>Low potential on site due to lack of serpentine habitat.                        |
| White-rayed Pentachaeta<br>( <i>Pentachaeta bellidiflora</i> )      | CNPS: List 1B.2<br>State: E<br>Federal: E       | Rocky slopes in serpentine grassland              | Not observed on site yet known from the Edgewood Park area.<br>Low potential on site due to lack of serpentine habitat.                   |
| Caper-fruited tropidocarpum<br>( <i>Tropidocarpum capparideum</i> ) | CNPS: List 1B.1<br>State: None<br>Federal: None | Alkaline hills                                    | Not observed on site yet known from Stanford Hills (herbarium record).<br>Low potential on site due of lack of suitable alkaline habitat. |
| San Francisco champion  | CNPS: List 1B.2                                 | Serpentine  | Not observed on site yet known from the   |

**Table 1. List of Special Status Plant Species Evaluated for Occurrence within the North Crestview Park, City of San Carlos, April 2016**

| Species  | Status  | Habitat   | Known Occurrence on Site/Vicinity<br>Potential Habitat within Project Area?   |
|--|---|---|---|
| <i>(Silene verecunda ssp. verecunda)</i>                                   | State: None<br>Federal: None                    | woodland and grassland                          | Edgewood Park area.<br>Low potential on site due to lack of serpentine habitat.   |
| San Mateo thornmint<br><i>(Acanthomintha duttonii)</i>                     | CNPS: List 1B.1<br>State: E<br>Federal: E       | Serpentine grasslands (moist areas)             | Not observed on site yet known from the Edgewood Park area.<br>Low potential on site due to lack of serpentine habitat.   |
| Marin western flax<br><i>(Hesperolinum congestum)</i>                      | CNPS: List 1B.1<br>State: T<br>Federal: T       | Serpentine grasslands, open areas, chaparral    | Not observed on site yet known from the Edgewood Park area, Woodside Glen and NE of Canada College.<br>Low potential on site due to lack of serpentine habitat.             |
| San Francisco spineflower<br><i>(Chorizanthe cuspidate var. cuspidate)</i> | CNPS: List 1B.2<br>State: None<br>Federal: None | Coastal bluffs and coastal terrace prairie      | Not observed on site; herbarium collection near junction of Hwy 280 and 92.<br>Low potential on site due of lack of suitable sandy microhabitat.                            |
| Western leatherwood<br><i>(Dirca occidentalis)</i>                         | CNPS: List 1B.2<br>State: None<br>Federal: None | Upland forest, chaparral and riparian woodlands | Not observed on site yet known from Edgewood Park.<br>Low potential on site due of lack of suitable chaparral and woodland microhabitat.                                    |
| Franciscan onion<br><i>(Allium peninsulare var. franciscanum)</i>          | CNPS: List 1B.2<br>State: None<br>Federal: None | Woodland, grassland on serpentine               | Not observed on site yet known from the Jasper Ridge, Stanford area and Crystal Springs area (1903 collections)<br>Low potential on site due to lack of serpentine habitat. |
| Hillsborough chocolate lily<br><i>(Fritillaria biflora var. ineziana)</i>  | CNPS: List 1B.1<br>State: None<br>Federal: None | Woodland, grassland on serpentine               | Not observed on site yet known from the Hillsborough and Buri Buri Ridge area.<br>Low potential on site due to lack of serpentine habitat.                                  |
| Fragrant Fritillary<br><i>(Fritillaria liliacea)</i>                       | CNPS: List 1B.2<br>State: None<br>Federal: None | Serpentine chaparral, scrub and grassland       | Not observed on site yet known from the Farm Hill Road near Eden Bower Lane and Edgewood Park area.<br>Low potential on site due to lack of serpentine habitat.             |
| Arcuate bush-mallow<br><i>(Malacothamnus arcuatus)</i>                     | CNPS: List 1B.2<br>State: None<br>Federal: None | Chaparral                                       | Jasper Ridge, Arastradero Preserve, Los Trancos Creek<br>No suitable habitat; not observed  |

**CNPS Status:**

**List 1B:** These plants (predominately endemic) are rare through their range and are currently vulnerable or have a high potential for vulnerability due to limited or threatened habitat, few individuals per population, or a limited number of populations. List 1B plants meet the definitions of Section 1901, Chapter 10 of the CDFG Code.

**Federal and State Status:**

**T:** Designated as a threatened species by the federal government or the California Fish and Game Commission

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E: Designated as an endangered species by the federal government or the California Fish and Game Commission

**Table 2. Special Status Wildlife Species and Their Predicted Occurrence Within the North Crestview Park, City of San Carlos, April 2016.**

| SPECIES   | STATUS <sup>1</sup> | HABITAT  | POTENTIAL OCCURRENCE ON SITE   |
|---|---------------------|--|--|
| <b>Invertebrates</b>  |                     |  |  |
| Bay checkerspot butterfly<br><i>Euphydryas editha bayensis</i>          | FE                  | Grasslands with larval host plant<br><i>Plantago erecta</i> , in native<br>grasslands on serpentine soils                                      | None, no suitable habitat on site.   |
| <b>Fish</b>   |                     |  |  |
| Steelhead, Central CA Coast DPS<br><i>Oncorhynchus mykiss</i>           | FT                  | Perennial creeks and rivers with<br>gravels for spawning   | None, no suitable habitat on site.   |
| <b>Amphibians</b>   |                     |  |  |
| California tiger salamander<br><i>Ambystoma californiense</i>           | FT, ST              | Ponds, vernal pools for breeding,<br>grasslands with burrows for upland<br>habitat   | None, no suitable habitat on site.   |
| California red-legged frog<br><i>Rana aurora draytonii</i>              | FT, CSC             | Riparian, marshes, estuaries and<br>ponds with still water at least<br>into June.  | None, no suitable aquatic habitat on<br>site. Closest known occurrence is<br>approx.1 mile west, on west side of<br>Hwy 280. |
| <b>Reptiles</b>   |                     |  |  |
| Western pond turtle<br><i>Actinemys marmorata</i>                       | CSC                 | Creeks and ponds with water of<br>sufficient depth for escape cover,<br>and structure for basking;<br>grasslands or bare areas for<br>nesting. | None, no suitable habitat on site.<br>Closest known occurrences are at<br>Crystal Springs Reservoir.                         |
| San Francisco garter snake<br><i>Thamnophis sirtalis tetrataenia</i>    | FE, SE              | Creeks and ponds with adjacent<br>open grasslands for upland refugia   | None, no suitable habitat on site.   |
| <b>Birds</b>  |                     |  |  |
| Saltmarsh common yellowthroat<br><i>Geothlypis trichas sinuosa</i>      | CSC                 | Nests in dense vegetation at<br>water's edge of ponds, estuaries,<br>creeks  | None, no suitable habitat on site.   |
| <b>Mammals</b>  |                     |  |  |
| Pallid bat<br><i>Antrozous pallidus</i>                                 | CSC                 | Roosts in caves, hollow trees,<br>mines, buildings, bridges, rock<br>outcroppings; very sensitive to<br>disturbance at roosting sites          | None, no suitable habitat on site.   |
| Townsend's big-eared bat<br><i>Corynorhinus townsendii</i>              | SCT, CSC            | Roosts in tree hollows, mines,<br>caves, buildings; extremely<br>sensitive to human disturbance  | None, no suitable habitat.   |
| Santa Cruz kangaroo rat<br><i>Dipodomys venustus venustus</i>           | None                | Silverleaf manzanita chaparral<br>with Zayante sandy soils   | None, no suitable habitat on site.   |
| San Francisco dusky-footed woodrat<br><i>Neotoma fuscipes annectens</i> | CSC                 | Woodlands including oaks, willow<br>riparian, Eucalyptus, scrub  | Fourteen dens were documented in<br>February 2016 (Otie, 2016) within<br>coyote brush scrub/tree groves.                     |

<sup>1</sup> Key to status: FE=Federally listed as endangered species; FT=Federally listed as threatened species; ST = State listed as threatened species; SCT = State Candidate for listing as threatened species; CSC=California species of special concern

- a) To assess the potential occurrence of special status biotic resources, two electronic databases were accessed to determine recorded occurrences of sensitive plant communities and sensitive species. Information was obtained from the California Native Plant Society's (CNPS) Electronic Inventory (2016), and California Department of Fish & Wildlife (CDFW) RareFind database (CDFG, 2016) for the Woodside USGS quadrangle and surrounding quadrangles. Plant species

of concern include those listed by either the Federal or State resource agencies as well as those identified as rare by CNPS (List 1B). The search of the CNPS and CNDDDB inventories identified the special status plant species with potential to occur in the project area. Surveys for rare plants were not conducted for this project; however, the potential occurrence of special status plant species is considered to be low as the project site does not support serpentinite substrate and lacks other microhabitats suitable for special status species. Although rare serpentine endemic plant species are known to inhabit grasslands nearby (e.g., Edgewood Park, located approximately 1.5 miles south of the project site), the project area does not contain serpentine-derived soils and therefore does not provide suitable habitat for these species. No special status plant species were detected, nor are expected, on the project site.

Special status wildlife species include those listed, proposed or candidate species by the Federal or the State resource agencies as well as those identified as State species of special concern. In addition, all raptor nests are protected by State Fish and Wildlife Code, and all migratory bird nests are protected by the Federal Migratory Bird Treaty Act. Special status wildlife species were evaluated for their potential presence in the project area. Nest/dens for the San Francisco dusky-footed woodrat, a California species of special concern were observed in April 2015 and were also recorded from the scrub/wooded portions of the property in February 2016 (Otie, 2016). Birds, including raptors, may nest on the site also. Measures are described under d) to avoid or reduce potential impacts to protected wildlife species.

- b) The project area was found to support fragments of native grassland. These grasslands are characterized by the presence of purple needlegrass (*Stipa pulchra*) and California oatgrass (*Danthonia californica*), two native perennial bunchgrasses. Patches of native grassland observed during the limited field reconnaissance are shown on Figure 4. Native grasslands are considered an imperiled plant community by CDFW. Construction may impact areas supporting native grassland, depending upon the final site design. Implementation of the **Recommendation BIO-1** would reduce the potential impact to less than significant.

**Recommendation BIO-1:** During the detailed design phase, the City should minimize impacts to native grassland stands to the greatest extent feasible. Areas impacted from park improvements should be mitigated at a minimum 1:1 ratio, wherein native bunchgrass areas should be re-established on-site. The establishment of native bunchgrasses may occur through hydroseeding and/or direct planting of container stock. Success of the mitigation will be the establishment of grassland areas supporting greater than 60% cover of native grasses by the end of 5 years.

- c) No creeks, watercourses, springs, or wetlands are located on the property.
- d) The project will not affect 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. Migratory birds and raptors may utilize the project site for nesting. Construction may impact nesting birds, if any are present. San Francisco dusky-footed woodrat nests/dens were observed within the scrub/tree groves on the site, and may be impacted by construction, if any of the woodrat houses are occupied. Implementation of the **Recommendation BIO-2 and BIO-3** would reduce the potential impact to less than significant.

**Recommendation BIO-2:** The City should schedule construction (including vegetation removal) to occur during the non-nesting season for birds, e.g. between August and March of any given year. If this is not practicable, the City should hire a qualified biologist to conduct pre-construction nesting bird surveys no more than two weeks prior to construction. If nesting birds are observed, the biologist shall establish a buffer zone of adequate size where no construction will take place until the chicks have fledged the nest.

**Recommendation BIO-3:** The City should hire a qualified biologist to survey for occupied woodrat nests, if any disturbance to the scrub/tree groves is scheduled. If any woodrat nests are located within the disturbance area, the biologist shall prepare a plan to offset the loss of the woodrat nest with placement of a man-made nest in an undisturbed portion of the woodland, and will consult with CDFW prior to implementation of the plan.

- e) The San Carlos 2030 General Plan Environmental Management Element aims to protect, preserve and enhance natural resources in San Carlos. The Element identifies San Carlos' important open space lands and ensures that future development will respect the natural and scenic qualities of those places, helping to shape the desired physical form of the community by safeguarding open space for future generations. The Environmental Management Element also provides direction on the conservation of biological resources in and near San Carlos, including plants and wildlife, as well as water and air quality.

The City has a tree protection ordinance (Section 18.18.070). If a tree is a Heritage, Public, or Significant tree (Protected Tree) a permit is needed to remove it. Heritage Trees include: (circumference size indicates need for permit): California buckeye 30", madrone 30", coast live oak 30", valley oak 30", blue oak 24", interior live oak 24", redwood 72", and California bay laurel 30". Heritage Trees also include: Founder's tree: any tree known to have been planted prior to the City's 1925 incorporation, and trees so designated by the City Council, based upon findings that the particular tree is unique and of importance due to its age, appearance, location or other factors. Public Trees are those trees located within any street median, City Park or other parcel of publicly-owned property, including trees in park strips including Laurel Street and San Carlos Avenue and trees located in the park strip in the front of business and residential properties. Significant Trees are any tree that is 36 inches in circumference (or more), outside of bark, measured 48" above natural grade. This is approximately 11.5 inches in diameter. Removal of a tree within these categories will require a tree removal permit. The City may attach reasonable conditions to the permit including tree replacement. The Ordinance specifies the replacement tree shall be a minimum size twenty-four-inch box specimen tree of a species, with size and location approved by the City.

If the tree is not a Protected Tree, no permit is needed to remove it from a developed residential property. The following trees do not need a permit for removal regardless of size: Bailey, green, or black acacia, tree of heaven, fruit trees of any kind, Monterey pine, eucalyptus (unless a founder tree or group of trees).

- f) There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or State habitat conservation plan that relate to the proposed project area.

## V. CULTURAL RESOURCES

|  | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact                        |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| CULTURAL RESOURCES. Would the project:   |                                      |  |                                     |                                     |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?    | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?              | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                                 | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

### Discussion

- a) According to the City General Plan (Figure 10-1 Historical Resources) and the 1991 Historical Resources Inventory no historical resources occur in the project vicinity. The closest resource is located approximately 2 miles east of the site on Pine Avenue. As indicated by the soil survey mapping, the western portion of the property was graded and re-contoured to accommodate urban development. It is likely that any cultural resources that may have existed were destroyed at that time, leaving no traces on the property.

Although a site-specific improvement plan has not been developed, it is likely that there will be some disturbances to land features and possibly excavation within the site, including removal of native and/or non-native vegetation. Much of the project site was previously graded or altered to accommodate previous uses. Given the substantial prior disturbance of the site, findings of the historic resources records from the City General Plan, 1991 Historical Resources Inventory, and the site reconnaissance survey, no impacts to historic resources are anticipated as a result of the proposed project.

- b) Archaeological data for San Carlos and San Mateo County is largely missing due to urbanization. The City of San Carlos has a rich historical legacy dating back to prehistoric times. Remnants of the early inhabitants are limited as there are only a few known archaeological sites in the city located primarily near the banks of Cordilleras and Pulgas Creeks. San Carlos' existing historic character is defined by its more recent cultural resources. Although no archaeological resources are known from the site, it is possible that subsurface deposits may exist or that evidence of such resources has been obscured by more recent natural or cultural factors, primarily the extensive alteration of the landscape and installation of modern features. Archaeological and historic resources are protected from unauthorized disturbance by State law and supervisory and construction personnel should

therefore be made aware of the possibility, scant though it may be, of encountering archaeological materials in this zone.

In this area, the most common and recognizable evidence of prehistoric archaeological resources are areas with darker fine-grained soil (midden), carbon/charcoal and burnt rocks, often containing bones and ocean shellfish such as clams and mussels, usually in fragments; chert, obsidian, basalt, and other stone flakes left from manufacturing stone tools, or the tools themselves (mortars, pestles, arrowheads and spear points), and human burials, often as dislocated bones. Historic materials older than 45 years (e.g., bottles, artifacts, features, structural remains) may also have scientific and cultural significance and should be more readily identified.

Although archaeological resources or human burials are not anticipated within the project site, there is a possibility that cultural resources could be found during excavation and grading of the project site. Implementation of the following measure is recommended.

**Recommendation CULT-1:** If during the construction project any evidence of prehistoric or historic archaeological resources is uncovered or encountered, all excavations within 10 meters/30 feet shall be halted until a qualified archaeologist can evaluate the find. If the find is determined to be significant by a qualified archaeologist, appropriate mitigation measures shall be determined and implemented. In the event human remains are found, the County Coroner shall be notified in accordance with provisions of Public Resources Code 5097.98-99. The Native American Heritage Commission shall be notified in accordance with provisions of Public Resources Code section 5097 if the remains are determined to be Native American.

- c) There are no identified unique paleontological or geologic features within the project site. Much of the project site was previously disturbed during grading and construction of the nearby residences. Although, no impacts to paleontological resources are anticipated because the site has been previously disturbed, the following measure is recommended.

**Recommendation CULT-2:** During excavation and construction, if a paleontological resource is encountered, work within the area of the resource shall be halted and the resource shall be examined by a qualified paleontologist. If the paleontological resource is found to be significant, the City shall comply with the treatment recommendation of the qualified paleontologist. Treatment may include, but is not limited to, specimen recovery and curation or thorough documentation.

- d) See item b) discussion and **Recommendations CULT-1 and CULT-2.**

**VI. GEOLOGY AND SOILS**

|  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| GEOLOGY AND SOILS. Would the project:  |                                |  |                                     |                                     |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                                |  |                                     |                                     |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/>            |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/>            |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) Landslides?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion

The properties are located within a generally north-south trending ridge. The topography generally slopes to the east toward Crestview Drive.

- a, i) The project site is located within a seismically active region. At least eight major earthquake faults are distributed throughout the San Francisco Bay Area. According to the report by BAGG these northwesterly-trending faults have generated 14 earthquakes of magnitude (M) 6.0 or greater in the region during historical times. The San Andreas fault, which generated the magnitude 7.9 (Mw) San Francisco Earthquake of 1906, is located about 2.6 miles south

of the project site. The Monte Vista Shannon Fault is situated about 4.0 miles to the southeast and also has a potential for producing significant ground shaking at the site. Other known active faults capable of producing significant ground shaking at the site include the San Gregorio and Hayward faults located about 11 miles southwest and 16 miles northeast of the site, respectively. There are no active fault zones or risk of fault rupture within the subject properties. Fault rupture through the project site is not anticipated.

- a, ii) The project site could be subjected to moderate to strong seismic shaking, depending upon the fault movement. The project may result in an increased use of the project site for recreational uses, including hiking, playfield use, and other recreational activities; however, this increased use would not substantially increase the exposure of the public to injury or death should a seismic event occur. The exposure to seismic shaking would be less than significant with incorporation of **Recommendation GEO-1**.

**Recommendation GEO-1:** The proposed project may include construction of new structures. All structures will be required to meet current earthquake construction standards.

- a, iii) Based on existing soil mapping, the majority of the Crestview Park property supports loam soils underlain by weathered sandstone and shale. According to City General plan maps, the potential for seismically induced liquefaction is low, therefore, proposed recreational uses on the site are not expected to substantially increase the exposure of the public to injury or death should seismic related ground failure or liquefaction occur. Therefore, the exposure of people or structures to potential adverse impacts would be less than significant.

- a, iv) The project site has moderately steep slopes a feature that can result in slope failures or landsliding. No geotechnical is available for the site. Grading on steep slopes may compromise slope stability and subject site users to slope failure or landsliding. The exposure to slope failure or landsliding would be less than significant with incorporation of **Recommendation GEO-2**.

**Recommendation GEO-2.** It is possible that the future grading activities may impact the stability of the site slopes, requiring mitigation measures to preclude such stability issues. A geotechnical study should be conducted for any structural improvements or site grading.

- b) Grading can result in erosion and loss of topsoil, especially on slopes. Excavation of the topsoil and construction of recreational improvements could result in accelerated erosion and sediment delivery downslope areas if erosion occurs or sediments leave the project work area during the construction period. Implementation of the following recommendations would reduce the potential impacts to less than significant.

**Recommendation GEO-3:** To avoid substantial soil erosion impacts to the downslope properties, grading should be conducted during the dry season (April 15 through October 15). Grading should be completed prior to the first rainfall or prior to October 31, whichever is earlier, to minimize erosion and sedimentation impacts.

**Recommendation GEO-4:** As the total area to be disturbed by the project may be one acre or more, a Storm Water Pollution Prevention Plan (SWPPP) should be prepared by the City, as required by the Regional Water Quality Control Board, prior to construction.

- c) The properties are not known to support expansive soils such that construction of a structure or other recreational features would create substantial risks to life or property.
- d) The proposed project does not include septic tanks or alternative wastewater disposal systems.

**VII. GREENHOUSE GAS EMISSIONS**

|  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| GREENHOUSE GAS EMISSIONS. Would the project:   |                                |  |                                     |                          |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/> |

Discussion

- a) The proposed project would not generate any new sources of stationary greenhouse gas emissions. The construction of recreational facilities field would result in a higher level of use as compared to the existing conditions. This use may result in an increase in traffic-generated greenhouse emissions; however, given the relatively small size of the project area, these traffic-generated emissions are expected to be less than significant. Special events that draw a high number of vehicles to the site could generate temporarily higher emissions. In addition, construction activities would also result in temporary emission during the construction period. The City’s Zoning Ordinance (section 18.25.040 Traffic Demand Management) requires projects of certain size or changes in uses to implement measures to minimize vehicle trip generation, such as passenger loading zones, well-lighted path or sidewalk utilizing the most direct route to the nearest transit, safe, convenient pedestrian connections provided from the project to surrounding public streets and, if applicable, trails. Provisions for a bicycle connection may also be required. With implementation of trip reduction measures the increase in traffic associated with increased use of recreational features, special events, and construction related emissions would be less than significant.
- b) The proposed project may establish a new recreational uses, such as a playfield. Depending upon the uses selected for the site, the project could increase long-term water and utility use, which could result in an incremental increase in greenhouse gas emissions associated with municipal services. This may conflict with City plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions. Implementation of the following recommendation would reduce the potential impacts to less than significant.

**Recommendation GAS-1:** The project should incorporate water and energy-conserving devices and possible power generating features (i.e., solar panels on new structures) to reduce greenhouse gas emissions.

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

|  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| HAZARDS AND HAZARDOUS MATERIALS. Would the project:  |                                |  |                                     |                                     |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/>            |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>            | <input type="checkbox"/>            |

Discussion

A study of potential underground storage tanks (UST) was conducted for the site in 2016 (Otie, 2016). The study found three suspected UST locations, yet additional study indicated no USTs are

likely on the property. To date, no other environmental Phase I reports have been prepared for the property.

- a) The project would not include the transport, use, or disposal of hazardous materials; however, if clean-up of previously placed hazardous materials is required on any property, as determined by a Phase I environmental report, hazardous materials may need to be removed from the site prior to use of the site for recreational purposes.
- b) Project construction may require the use of certain hazardous materials such as fuels and oils for construction equipment. Any fueling would be minimal and would occur at designated construction staging area(s), consistent with the projects SWPPP.
- c) The project is not located within ¼- mile of a school.
- d) The project site is not included on the California Department of Toxic Substance Control and State Water Resources Control Board list of hazardous materials sites.
- e) The project site is not located within two miles of a public airport.
- f) The project site is not located within the vicinity of a private airstrip.
- g) The North Crestview Park is accessed from Crestview Drive on an existing dirt pathway. This pathway is not suitable for emergency access for the existing uses on the properties. Depending upon the recreational uses identified for the properties, this access roads may not be suitable emergency access for public use spaces/activities. Implementation of the following recommendation would reduce the potential impacts to less than significant.

**Recommendation HAZ-1:** The project should incorporate entrance and exit routes that meet the requirements for emergency access. The project should also identify evacuation routes in case of an emergency.

- h) Portions of the project area may be considered wildlands as they support native and non-native scrub and grassland. These wooded areas abut existing residential properties to the north and south. Residences to the east are separated from the park property by Crestview Drive, an arterial street. A portion of the property abuts undeveloped lands to the west, owned by the SFPUC. San Carlos' hillsides west of Alameda de las Pulgas face the greatest fire risk in the city. Steep canyons with thick stands of brush make the area vulnerable to potential fires. Fire danger is particularly severe during the summer and fall, when vegetation is dry and winds blow from the north and northeast. The General Plan identifies the project area as "extreme threat to development" from wildfires. Recreational uses on the properties could expose park users to the risk of wildland fire if a fire started on the properties or a fire started as a nearby residence and spread into the properties. Implementation of the following recommendation would reduce the potential impacts to less than significant.

**Recommendation HAZ-2:** The project should incorporate fire prevention measures, including fuel management, around structures. These include clearing flammable material to create a minimum 30-foot perimeter around structures, trimming tree limbs away from structures and prune low hanging branches at least 8 feet off the

ground and avoiding using power-operated, spark-producing equipment during the heat of the day. In addition, smoking or other fire-based activities should not be allowed during the fire season, as determined by the City of San Carlos Fire Department.

**IX. HYDROLOGY AND WATER QUALITY**

|   | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| HYDROLOGY AND WATER QUALITY. Would the project:   |                                |  |                              |                                     |
| a) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| e) 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?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| f) Otherwise substantially degrade water quality?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

|  | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact                        |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

**Discussion**

The property does not support any drainage swales or watercourses. The nearest watercourse is Pulgas Creek, located approximately 0.1-mile to the northeast. The San Mateo Countywide Stormwater Pollution Prevention Program (STOPPP) involves a consortium of the 20 incorporated cities within San Mateo County. Existing water quality within the City is affected by a wide range of inputs, from surface water runoff to pollutant input to groundwater. Natural water quality is also related to the range of geographical, geologic, geochemical and hydrologic conditions. Surface water quality within the City is generally poor, as it is affected by non-point source pollutants in runoff due to construction, agriculture and dumping (City of San Carlos, 2009).

- a) Water quality of downstream creeks (i.e., Pulgas Creek) could be affected by potential soil erosion, sedimentation, and other degradation of water quality during construction activities associated with new recreational facilities and other site improvements. Runoff from the parking lots, other impervious surfaces, or from excavated playfields or other improvements could contain sediment or pollutants from construction equipment. The project area to be disturbed by construction activities is expected to be greater than one acre and will require a Storm Water Pollution Prevention Plan (SWPPP). Implementation of the recommendation below will reduce this potential impact to a less than significant.

**Recommendation HYDRO-1:** Prior to initiating any site disturbance, the City should prepare a Storm Water Pollution Prevention Plan (SWPPP) for the project. The SWPPP shall include water quality control measures to reduce potential risks to downstream watercourses. The SWPPP shall also incorporate erosion control measures (See **Recommendations GEO-1 and GEO-2**). General Plan policies encouraging site design that manages the quantity and quality of storm water run-off are also recommended, such as reducing permeable surfaces and utilizing bio swales and other bio-filtration systems to capture storm water before it enters creeks and the San Francisco Bay.

- b) Depending upon the recreational uses proposed for the properties, drainage issues will need additional study. A drainage system may need to be prepared that would collect surface water from developed areas and deliver it to the City’s existing storm drain system. There are no groundwater production wells within the vicinity of the project site. The project site is serviced by the California Water Service. The proposed project would not substantially deplete groundwater supplies or substantially affect the production rate of nearby wells. The potential impact to groundwater recharge and supplies would be less than significant.
- c) There are no drainages, watercourses, or springs on the property; however, a new drainage system could potentially increase the volume and flow rate of storm runoff directed to the

City storm drain system compared to the existing conditions. Drainage calculations have not been prepared. Drainage calculations for the final proposed drainage plan will be needed to confirm the retention or detention measures will be sufficient to avoid increased runoff which could potentially result in substantial erosion off-site. Implementation of the **Recommendation HYDRO-3** would reduce the potential impact to less than significant.

**Recommendation HYDRO-3:** Drainage calculations for the final proposed drainage plan shall be completed to confirm there will be no substantial impacts from post development project runoff volume and flow rates into the ephemeral drainages or the City's storm drain system. The drainage calculations and final drainage plan shall be submitted to the City of San Carlos Public Works Department for review and concurrence pursuant to requirements of the San Carlos Stormwater Program.

- d) Surface runoff from the project site currently percolates into the ground or flows by sheet flow in an easterly direction toward North Crestview Drive. Surface water is captured by existing drain inlets along North Crestview Drive, directed to the City's storm drain system, which ultimately reaches natural watercourses and San Francisco Bay. Development of new impervious recreational facilities could potentially result in an increase in the rate and volume of surface runoff entering the City's storm drain system. Drainage calculations for the final proposed drainage plan will be needed to confirm the retention or detention measures will be sufficient to avoid increased runoff which could potentially result in off-site flooding. Implementation of the **Recommendation HYDRO-3** (see item c) would reduce the potential impact to less than significant.
- e) Runoff from the project site flows into the City's storm drain system which ultimately reaches natural watercourses and San Francisco Bay. If the project includes replacement of the existing natural ground surface with impervious recreational facilities this could potentially increase the amount and rate of runoff from the project site. Drainage calculations for the final proposed drainage plan will be needed to determine if runoff water from the proposed project would exceed the capacity of existing or planned storm water drainage systems. Drainage calculations for the final proposed drainage plan will be needed to confirm the retention or detention measures would be sufficient such that the proposed project would not exceed the capacity of existing or planned storm water drainage systems. Implementation of **Recommendation HYDRO-3** (see item c) would reduce the potential impact to less than significant.

The proposed project could affect the water quality within the City's storm drain system and downstream receiving waters if there is percolation or leaching of potential contaminants from existing materials on the properties and these materials reach the storm drain system. If synthetic turf material is proposed for playfield and rubber granules made from recycled tires are proposed there is a potential issue of chemicals leaching from synthetic turf. There has been a limited level of assessment and studies of the potential impacts to water quality from synthetic fields and there are no guidelines from regulatory agencies or conclusive assessment data that could be utilized to specifically determine the potential impacts of the proposed use of synthetic turf (with crumb rubber infill) on downstream receiving waters.

Recent studies of runoff from synthetic fields found elevated levels of zinc, which can be leached from the rubber crumb infill material, particularly if the material includes recycled

truck tires. An analysis of collected storm water samples from a State of Connecticut study (2010) detected insignificant levels of metals and semi-volatile organic compounds known to leach from tire rubber; however, some samples showed elevated levels of zinc. The detected levels of zinc were below groundwater protection criteria but did exceed acute aquatic criteria for surface waters. A recent study from New York State (2009) found no aquatic toxicity from the use of other types of crumb rubber (i.e., crumb rubber not made with truck tires). This preliminary environmental review did not reveal available information on the level of nutrients (i.e., nitrate, nitrite, ammonium, and phosphorus) or trace metals for these creeks. A literature search also did not reveal existing water quality data for these creeks for trace metals associated with synthetic turf materials (e.g., zinc). No background data for the existing water quality for trace metals within the watershed was available for review in this Initial Study.

The City's General Plan requires Best Management Practices (BMPs) for new developments and redevelopments. Contractors must provide filter materials to prevent debris from flowing into the drainage system. The City may also establish provisions for hydrograph modification mitigation (i.e., changes to runoff peaks and durations). Under the City General Plan discharges to the City storm sewer system is prohibited. All discharges into public water are required to meet water quality standards outlined in the governing NPDES permit requirements. Compliance with NPDES permits (which would be required by the City and the Water Board), would reduce potential impacts to surface water quality to less than significant level.

- f) See discussion under (e) above.
- g) The project site is not located within a FEMA Flood Zone High Risk Area, according to the City of San Carlos General Plan maps. San Carlos generally does not experience flooding, except for localized flooding and standing water during brief extensive storms. Very few flood zone areas are present within the city limit, and are generally associated with the sloughs on the northeastern side. The proposed project does not involve construction of housing thus, there would be no impact.
- h) The proposed project would not affect flooding, thus there would be no impact.
- i) The project would not involve construction of new structures or expose people to flooding as a result of a levee or dam failure.
- j) The project site is located outside of the tsunami inundation zone, as mapped in the City of San Carlos General Plan. The project site would not be subject to mudflows or seiches.

**X. LAND USE AND PLANNING**

|   | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| LAND USE AND PLANNING. Would the project:   |                                |  |                              |                                     |
| a) Physically divide an established community?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Discussion

- a) The project site is located within a residential neighborhood. The project would not include any features that would divide this community; trails and other infrastructure improvements may provide connections from one residential area to another. No impact to an established community would occur as a result of the project.
  
- b) The project site is located within the City of San Carlos. The General Plan land use designation is park and the zoning designation is park. Recreational uses are allowed within this zoning designation; therefore, the proposed project would not conflict with the City of San Carlos General Plan. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project.
  
- c) There are presently no habitat conservation plans or natural community conservation plans for the project area.

**XI. MINERAL RESOURCES**

|   | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact                        |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| MINERAL RESOURCES. 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?                                | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

Discussion

- a) The project would not result in the loss of availability of a known mineral resource.
- b) The project site has not been identified as a locally-important mineral resource recovery site in the City of San Carlos 2030 General Plan.

**XII. NOISE**

|   | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| NOISE. Would the project result in:   |                                |  |                              |                                     |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?   | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                    | <input type="checkbox"/>     | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Discussion

- a) The project site is located adjacent to existing single-family residences; no schools are located nearby. The existing land uses on the project site are park uses. If new recreational/park facilities propose amplified sound, additional studies will be needed to evaluate whether such sound use would cause substantial noise which would adversely affect nearby residents.

**Recommendation NOISE-1.** Recreational facilities proposed within the project site will need to be designed in a manner that does not cause excessive noise that would exceed City standards and adversely affect nearby residents. A noise study may be required if amplified sound is proposed for playfields, an amphitheater, or other outdoor facility. The City’s General Plan contains basic noise regulations that prohibit (with some exceptions) persons noise produced by any person, amplified sound or device, or any combination thereof in excess of ten decibels (dBA) above the local ambient to emanate from any property, public or private, as measured at a distance of 49 feet beyond the property line.

- b) Construction of the project is not expected to require the use of explosives, pile driving, or other equipment which would generate excessive ground borne vibration or ground borne noise levels; however, some short duration construction noise may occur during demolition of existing residential and other structures.
- c) Noise generated from the project site is limited to residential land uses and ambient noise is low. Development of recreational facilities on one or all of the properties will increase the use of the properties. Depending upon the recreational facilities identified, uses could be throughout the year, such as use of walking trails and use of overlooks. Construction of a playfield could be seasonal or year round, depending on weather or the use of synthetic turf. As presently envisioned, no lighting is proposed; however, if lighting is proposed for playfields or other facilities at a later date, increased use could also occur during evening hours. Increased use of the properties would increase noise levels in the project vicinity and may result in a substantial permanent increase in ambient noise levels. Depending upon the uses identified daytime and nighttime ambient noise levels could be significant.

**Recommendation NOISE-2.** Recreational facilities proposed within the project site will need to be designed in a manner that does not result in a significant increase in the permanent ambient noise of the area. A noise study may be required if proposed recreational uses include playfields, an amphitheater, or other outdoor facility.

- d) Construction activities would result in a temporary or periodic increase in ambient noise levels in the project vicinity. It is not known at this time where and when construction would occur; however, construction would occur during daylight hours only. The temporary periodic increase ambient noise levels associated with project construction would be less than significant.
- e) The project is not located within an area covered by an airport land use plan or within two miles of a public airport or public use airport.
- f) The project is not located within the vicinity of a private airstrip.

### XIII. POPULATION AND HOUSING

|   | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact                        |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| POPULATION AND HOUSING. Would the project:  |                                      |  |                                    |                                     |
| a) Induce substantial 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)? | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

Discussion

- a) The project does not include new homes, businesses, extension of roads, or other infrastructure. No growth inducing impacts would occur as a result of the project.
- b) The project will not displace any housing.
- c) The project would not displace a substantial number of any population.

**XIV. PUBLIC SERVICES**

|   | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact                        |
|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| PUBLIC SERVICES. Would the project:   |                                      |  |                                     |                                     |
| a) 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: |                                      |  |                                     |                                     |
| Fire protection?  | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Police protection?  | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Schools?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Parks?  | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Other public facilities?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Discussion

a) The project may create new uses depending upon the type of recreation uses chosen for the site. An increase in use of the project area during daylight, and possibly nighttime, hours would increase the need for public services, such as fire and police protection and park maintenance. As specific recreational uses have yet to be identified, it cannot be determined if acceptable service ratios or response times for fire protection or police protection or park facility maintenance would be adversely affected. Depending upon the uses identified service levels could be adversely affected.

**Recommendation PUBLIC-1.** Recreational facilities proposed within the project site will need to be designed in a manner that does not result in adverse service levels for fire and police protection or park maintenance. A study of such services may be required if proposed recreational uses include high intensity recreational uses.

**XV. RECREATION**

|  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| RECREATION. 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? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?      | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion

- a) The establishment of improved or new recreational uses within the park will improve existing public access to the City-owned public property. Trail improvements and other recreational opportunities (i.e., playfield) may increase the public’s access to Vista park, located across the street yet such an increase is not expected to substantially deteriorate or accelerate deterioration of that or other recreational facilities.
  
- b) The proposed project may have an adverse impact on biological resources during construction, water quality, erosion, siltation, storm water drainage, noise, and aesthetics. The City’s implementation of the recommended measures for these resource topics would ensure potential impacts to these resources would be less than significant.

## XVI. TRANSPORTATION AND TRAFFIC

|   | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Unless<br>Mitigation<br>Incorporate | Less Than<br>Significant<br>Impact | No<br>Impact                        |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| TRANSPORTATION AND TRAFFIC. Would the project:  |                                      |   |                                    |                                     |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                               | <input type="checkbox"/>           | <input type="checkbox"/>            |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                               | <input type="checkbox"/>           | <input type="checkbox"/>            |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | <input type="checkbox"/>             | <input type="checkbox"/>  | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                               | <input type="checkbox"/>           | <input type="checkbox"/>            |
| e) Result in inadequate emergency access?   | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                               | <input type="checkbox"/>           | <input type="checkbox"/>            |
| f) Result in inadequate parking capacity?   | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                               | <input type="checkbox"/>           | <input type="checkbox"/>            |
| g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities (e.g. bus turnouts, bicycle racks)?   | <input type="checkbox"/>             | <input type="checkbox"/>  | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |

### Discussion

The project area is serviced by an arterial roadway, Crestview Drive. Arterial roadways provide intra-city travel and access to the freeway system, and connect with other transportation facilities. In an emergency situation, arterials serve as emergency service and evacuation routes, or if the highway is blocked, arterials provide alternative east-west and north-south connections. Local streets also service the project area; local streets in the vicinity are Club Drive, Violet Lane, Daffodil Lane, Chicory Lane and Azalea Lane; these street connect to Crestview Drive. Local streets provide direct access to

fronting properties, open space for light and air and a fire break between buildings. For local streets, carrying traffic is a secondary function.

There are no bike lanes on Crestview Drive or on the local streets in the project area. Pedestrian circulation for the area is provided by sidewalks on the arterials and local streets.

- a,b) The entrance to the project area is located off Crestview Drive. There is on-street parking on North Crestview Drive. The closest bus stops are located approximately 1-mile south and 0.75-mile northeast of the site. San Mateo County Transit District (SamTrans) bus system maintains a transit stop at Edmonds Road and Crestview Drive and at San Carlos Avenue and Devonshire Boulevard. There are no bicycle lanes on Crestview Drive.

The use of the project site for recreation will allow for continued and improved public access to the area. Although specific recreational uses have not yet been identified, park visitors would likely arrive by motor vehicles, foot, bicycle, or transit. Depending upon the uses, the project would result in an increase in vehicle trips. The increase in vehicle trips to the project site could potentially conflict with motor vehicle, pedestrian, and bicycle use on nearby local roads and at nearby intersections.

Project construction activities would also occur on the site. During construction, there would be temporary and intermittent traffic impacts resulting from additional vehicle and truck trips to and from the project site. The total number of construction-related vehicle trips is not known at this time; however, the project could result in temporary and intermittent impact to transportation. The increase in construction vehicle and truck trips could potentially conflict with motor vehicle, pedestrian, and bicycle use on nearby local roads and at nearby intersections. Construction traffic control measures would likely be needed when delivery/off-haul trucks and construction equipment are entering and leaving the construction site.

**Recommended TRAFFIC -1:** A traffic study should be conducted to determine the need for on- and off-street parking, suitable entry and exit locations and to determine measures to reduce the temporary and periodic effects to traffic, pedestrian and bicycle use on local roads and arterials, including intersections. Appropriate traffic control and safety measures should be implemented as determined by a traffic engineer and the City, such that the proposed project would not generate significant additional vehicular traffic or exceed a level of service standard or conflict with any applicable transportation/traffic plan, ordinance, policy, or congestion management program.

- c) The proposed project would not result in any change in air traffic patterns.
- d) The proposed project is not expected to include any roadway improvements which would substantially increase traffic hazards. During construction, truck traffic entering and exiting the site access road(s) could result in a temporary intermittent impact to the motor vehicle, pedestrian and bicycle use on local roads and arterials. **Recommendation TRAFFIC-1** is identified to further reduce this less than significant impact (see item b).
- e) The project area is accessed for emergencies from existing local roads and one arterial street (Crestview Drive). Unpaved roads and paths are also present on the property. The pathways

are not designated as emergency access/evacuation routes for recreational or public facilities. The traffic study, as identified in **Recommendation TRAFFIC-1** should include designation of emergency access routes.

- f) The development of recreational uses on the properties will require on-street parking. Presently the property provides no on-site parking.

On-street parking is limited in the project vicinity; this parking is available on Crestview Drive. The proposed project (depending upon intensity of uses) may increase visitor use of the property and may increase parking needs. The traffic study, as identified in **Recommendation TRAFFIC-1** should include designation on-street and/or off-street parking to meet the recreational needs for the uses proposed, such that there are no significant impacts to local roadways.

- g) The proposed project is not expected to result in any permanent changes to public transit, bicycle, or pedestrian facilities. Pedestrian access may be increased within the project area, due to trail improvements and/or new park uses, yet no new trail connections are currently proposed to and from nearby residential neighborhoods or to and from other neighborhood parks/open spaces or schools. The City General plan identifies a potential trail connection o Vista park (to east) and a north-south trail along the ridgeline that would travel through North Crestview Park. The City's Zoning Ordinance (section 18.25.040 Traffic Demand Management) requires projects of certain size or changes in uses to implement measures to minimize vehicle trip generation, such as passenger loading zones, well-lighted path or sidewalk utilizing the most direct route to the nearest transit, safe, convenient pedestrian connections provided from the project to surrounding public streets and, if applicable, trails. Provisions for a bicycle connection may also be required.

## XVII. UTILITIES AND SERVICE SYSTEMS

|   | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact                        |
|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| UTILITIES AND SERVICE SYSTEMS. Would the project:   |                                      |  |                                     |                                     |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                            | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### Discussion

- a) The proposed project may include new wastewater services or facilities (i.e., restrooms). No conflicts or impacts to wastewater treatment requirements are anticipated from this increase in use.
- b) The proposed project does not require construction of new water or wastewater treatment facilities or the expansion of an existing facility.
- c) The proposed project may require construction of new storm water drainage improvements. The City's implementation of a drainage plan and BMPs would ensure potential impacts to environmental resources are less than significant.

- d) The proposed project will likely require additional water services. If irrigated playfields are proposed, irrigation water needs would increase over existing levels.
- e-g) The proposed project would increase use of the properties; however, this use would not result in a significant increase in wastewater and solid waste. This increase would not impact the wastewater treatment plant or landfill capacity to provide service to the recreational facility. The project will comply with federal, state, and local statutes and regulations related to solid waste.

## REFERENCES

### References

- California Department of Fish and Wildlife. 2016. California Natural Diversity Data Base. Rarefind Program, Natural Heritage Division, Sacramento, CA.
- California Native Plant Society, 2016. Electronic Rare Plant Inventory, Woodside and surrounding eight quadrangles.
- Jepson Manual 2012. The Jepson Manual – Vascular Plants of California. University of California Press.
- Otie, 2016. Map depicting potential UST and woodrat nests, dated 2-12-16.
- San Carlos, City of, 2009. City of San Carlos 2030 General Plan, Adopted October 12, 2009. General plan documents, including Existing Conditions Briefing Book and 1991 Historical Resources Inventory.
- San Carlos, City of, 2009. City of San Carlos 2030 General Plan EIR. Prepared by DCE, dated June 25, 2009.
- San Carlos, City of, 2015. City of San Carlos Municipal Code., Zoning Ordinance, Revised 3/15. Revised 5/15.
- USDA/NRCS, 2015. San Mateo County, Eastern Part, and San Francisco County, California (CA689), Web Soil Survey,

### Personal Communications

- Nate Ritchie (Callander Associates) and Kathleen Lyons (Biotic Resources Group). Phone and email communication on potential recreational uses, March 9, 2016.
- Mark Slichter (Callander Associates) and Kathleen Lyons (Biotic Resources Group). Personal communication during phone call conducted on April 3, 2016.

# PROJECT TIMELINE

- **Community Meeting #1**  
*January 21, 2016*
- **City Council Meeting #1**  
*March 28, 2016*
- **Community Meeting #2**  
*July 6, 2016*
- **Parks and Recreation Commission Meeting #1**  
*July 13, 2016*
- **Parks and Recreation Commission Meeting #2**  
*October 5, 2016*
- **Parks and Recreation Commission Meeting #3**  
*November 30, 2016*
- **City Council Meeting #2**  
*February 13, 2017*

# MEETING SUMMARIES

**Via E-Mail Only**

January 25, 2016

**Meeting Summary**

**North Crestview Park**

**RE: Community Meeting #1**

Date of Meeting: Thursday January 21, 2016, 6:30 pm – 8:00 pm

2 pages

**Attendees:**

*City of San Carlos*

Jay Walter (JW), [jwalter@cityofsancarlos.org](mailto:jwalter@cityofsancarlos.org)

Christine Boland (CB), [cboland@cityofsancarlos.org](mailto:cboland@cityofsancarlos.org)

*Callander Associates (CA):*

Mark Slichter (MS), [mslichter@callanderassociates.com](mailto:mslichter@callanderassociates.com)

Nate Ritchie (NR), [nritchier@callanderassociates.com](mailto:nritchier@callanderassociates.com)

*Community Members:*

See attached Sign-In Sheet, dated January 21, 2016

The following information was discussed and/or decided upon in the community meeting:

**Community Members' Comments:**

1. Consider preserving site as is – undeveloped
2. Focus on preservation (both flora and fauna)
3. Preserve wildlife migration access through site
4. Consider a contained off-leash dog area
5. Provide formal access to trails through water district property
6. Create WWII dog training memorial (benches around a statue)
7. Consider registering site on California list of historic places
8. Over development of site could raise safety concerns by inviting more overall visitors
9. Install security cameras to increase safety
10. Develop existing trails to better facilitate walking (wider, improved surfaces)
11. Only consider low noise uses
12. Dedicate park to natural use and keep it less developed than other trail sites
13. Control vegetation to reduce ticks

**SAN MATEO**

311 Seventh Avenue  
San Mateo, CA 94401  
T 650.375.1313  
F 650.344.3290

**SAN JOSE**

300 South First Street, Suite 232  
San Jose, CA 95113  
T 408.275.0565  
F 408.275.8047

**RANCHO CORDOVA**

11180 Sun Center Drive, Suite 104  
Rancho Cordova, CA 95670  
T 916.631.1312  
F 916.635.9153

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## Meeting Summary

### North Crestview Park

#### RE: Community Meeting #1

Date of Meeting: Thursday, January 21, 2016, 6:30 pm – 8:00 pm

Page 2

14. Don't encourage dog use, there are already other nearby dog facilities (Pulgas Ridge is one)
15. Reference other parks in San Carlos to see what is missing and consider providing that use here
16. Do not install barbeques because of fire danger
17. Preserve natural vegetation (wildflowers)
18. Ornamental plantings may not thrive on site due to wildlife (deer), so keep plantings natural
19. Park should reflect surrounding neighborhood needs, not needs of the entire City
20. Leave site as is, development may not be considered progress
21. Keep the site as open space to break-up the development density along Crestview Drive
22. Take advantage of the site's topography by providing ways to sit and enjoy views (benches, picnic area, etc.)

#### Comment Summary:

23. Enhance existing trails for walking
24. Provide WWII dog training memorial
25. Create seating to enjoy views
26. Minimize grading and development as much as possible

-END-

The information above is Callander Associates' understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding. If you have any questions, additions, or corrections to this memo, please contact this office in writing within three days.

Submitted by:



Nate Ritchie, Callander Associates

cc: All attendees

## ***City Council Meeting #1 Minutes***

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Parks and Recreation Director Christine Boland shared photos of the recent work by the Army Corp of Engineers at North Crestview Park, noting that they did not find anything in their investigation of underground tanks. She then turned the presentation over to Mark Slichter from Callander Associates. Mr. Slichter summarized the public input gathered at the community meetings and reviewed the concept plan developed after considering those input. Mr. Slichter and Ms. Boland responded to Council questions.

Suggestions from Council include:

- Consider broadening accessibility by expanding into the lookout area off of Interstate 280 on the north end of Pulgas Ridge.
- Conduct a broader public outreach to gather input on the park
- Consider incorporating Vista Park into the discussions

### Public Comment

James Hauer, resident, thanked the Parks Department and the Parks, Recreation and Culture Commission for their due diligence. He requested that the community be fully informed on the space, including the extreme fire hazard and wildlife present, and encouraged the City continue to be sensitive to neighbors of the property.

Julia Mensing, resident, cautioned on the problems with youth in the area. She also stated reasons it would not be a suitable area for a dog park and is advocating for it to be kept as a natural space.

Judith Selvidge, resident, echoed the last speakers. She stated that it is a serene undeveloped space and urged the city to preserve the wildlife in the area. Ms. Selvidge also cautioned of the windy conditions and commented that she'd like the statue to be visible to passersby.

Liz Seckler, resident, thanked staff for gathering community input, noting that the direction presented is in accordance with what community asked for. She stated that she worked with staff to preserve the woodrat nests in the area and she can train others to be docent and lead tours, which would be a good opportunity for education.

Charlene Edinboro, resident, thanked the consultant for summarizing the results of the meeting. She noted that there are no boundaries or fence lines around this park and that people regularly trespass onto her property.

Councilmember Olbert encouraged staff and consultants to not be overly influenced by residents' fears and to instead focus on meeting the overall needs and interests of the community.

Councilmembers Collins and Grassilli stressed the importance of conducting a broader public outreach.

Mayor Johnson thanked the community for their participation. He stated that he likes the current direction of the natural setting, and added that because renovating this park is a low resource commitment compared to other facilities, he welcomes the opportunities to use unique features, such as stone concept for seating.

**Via E-Mail Only**

July 7, 2016

**Meeting Summary**

**North Crestview Park**

**RE: Community Meeting #2**

Date of Meeting: Wednesday July 6, 2016, 7:00 pm – 8:30 pm

3 pages

**Attendees:**

*City of San Carlos*

Jay Walter, [jwalter@cityofsancarlos.org](mailto:jwalter@cityofsancarlos.org)

Amy Newby, [anewby@cityofsancarlos.org](mailto:anewby@cityofsancarlos.org)

*Callander Associates:*

Mark Slichter, [mslichter@callanderassociates.com](mailto:mslichter@callanderassociates.com)

Nate Ritchie, [nritchie@callanderassociates.com](mailto:nritchie@callanderassociates.com)

*Community Members:*

See attached Sign-In Sheet, dated July 6, 2016

The following information was discussed and/or decided upon in the community meeting:

**Community Members' Comments:**

1. Examine maintenance costs of proposed improvements
2. Consider security a high priority because of nearby home burglaries
3. Discuss opportunities to increase security with Police Department, such as installing security cameras and fencing
4. Determine if there is potential for the park to provide access to the adjacent SFPUC watershed property, and the possibility of trails through the watershed property that connect to Pulgas Ridge Open Space Preserve
5. Consider just leaving the site alone and suspending any improvements
6. Keep in mind North Crestview is a Neighborhood Park and not a Community Park so neighbors' concerns should prevail
7. Proposed uses on the site should not disrupt the natural plant and wildlife communities
8. Proposed passive use concept plan is generally acceptable but may not need meadow

## Meeting Summary

### North Crestview Park

#### RE: Community Meeting #2

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9. If meadow is proposed, put it toward the center of the site so it's farther away from the adjacent homes
10. Improved pathways should utilize materials that are easy for the City to maintain
11. Consider providing a play area for use by local neighborhood children
12. Before deciding on proposed uses, do more community outreach to get input from a wider distribution of residents from all across the City
13. Provide the public with multiple concept plans that depict various options of uses for them to vote on
14. Share criteria with public that is used to analyze potential uses for the park site (cost, maintenance, environmental, etc.)
15. Keep construction materials natural if site is developed (stone, wood, etc.)
16. Fire is a security concern, especially with windy conditions that could contribute to rapid spread
17. Improvements should include removing poison oak
18. Consider putting up warning sign for visitors about poison oak
19. Wind might disrupt ball sports and should be considered
20. Wild animals currently using the site could be a potential danger
21. The site is an important wildlife corridor that should be maintained
22. Preserve neighboring property values by not developing the site
23. Provide wind protection with native planting along western edge of site
24. Expand trails toward the edges of the site to make them longer
25. Provide fencing adjacent to homes for security and privacy
26. Maintain neighbors' privacy by providing visual screening for surrounding homes (plant material, fencing, etc.)
27. Limit access points into park to increase security
28. Consider the difference between underdeveloped and undeveloped land
29. Some residents find value in undeveloped land and should also be supported
30. Once land is developed it can't be undone, so be very careful when considering site improvements
31. Consider providing a nature education facility
32. Look to accommodate overall community, not just the immediate neighbors
33. Uses should reflect good of entire community, look at development of other park land as an example
34. If the neighbors helped the property become and remain a park, their concerns should have priority
35. Consider the parking capacity along Crestview Drive and don't overdevelop the site to create a parking problem

## Meeting Summary

### North Crestview Park

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36. Currently parks in San Carlos have more open space than formal athletic facilities, so there is a need for more athletic facilities throughout the City
37. Wider notification and greater diversity in public input could show more support for athletic uses
38. Earthwork might be a challenge for athletic uses and should be considered
39. A soccer field may not be the best use because there is one so close at Crestview Park
40. Consider costs when thinking about the viability of different uses and present the associated costs to the public
41. Promoting dog uses could be in conflict with wildlife that occupies the site (snakes, wood rats, etc.)
42. Might want to favor modest development that simply enhances existing uses on the site (trail walking, observing nature, etc.)
43. Landscape the site's street frontage along Crestview Drive with trees and shrubs so it matches the surrounding properties

#### Comment Summary:

1. The passive use concept as presented is generally acceptable
2. Security is a concern of neighborhood and should be addressed
3. Consider exploring more active uses on the site that could appeal to the broader community

-END-

The information above is Callander Associates' understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding. If you have any questions, additions, or corrections to this memo, please contact this office in writing within three days.

Submitted by:



Nate Ritchie, Callander Associates

cc: All attendees

## ***City Council Meeting #2 Minutes***

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Acting Parks and Recreation Director Amy Newby introduced Mark Slichter with Callander Associates to present the North Crestview Park Master Plan concepts. Mr. Slichter outlined the North Crestview Park Master Plan process and summarized the input from community meetings which contributed to the evolving concept designs. Ms. Newby and Public Works Director Jay Walter responded to Council questions.

### Public Comment

John Lilygren, resident, spoke in support of the passive use plan, stating it's the most environmentally friendly and fiscally responsible option. He also expressed interest in the opportunity to provide more detailed input on what goes into the Park.

Mary Lou Lathrup, resident, spoke in support of the passive use plan as it's environmentally favorable and the least costly.

Jill Kulick, resident, spoke in support of the passive use plan in order to keep the Park as a natural environment for the neighborhood and the wildlife in the area.

Chris Lantman, resident, thanked the Council for their service to the City and for engaging the community regarding the plans for North Crestview Park. He spoke in support of the passive use plan due to the high costs associated with active or mixed use alternatives and noted that sports facilities would be better served by other locations.

Paul Payton, resident, spoke in support of the passive use plan as the best way to keep nature as minimally disturbed as possible. He also requested pathways be modified to be accessible and suggested being mindful of expenditures in preparation of uncertain economic times.

Marilyn Brewer, resident, speaking on behalf of the Sierra Club, spoke in support of the passive use plan. She stated that the Sierra Club advocates having open space as a retreat for the community.

Peter Maisonpierre, resident, spoke in support of the passive to minimal use of the Park. He expressed concern for the active use concept as remediation in the playing fields would likely be required to protect against the wind.

Liz Seckler, resident, spoke in support of minimal development to a passive concept of the Park. She voiced safety concerns for a mixed use park due to the wildlife in the area.

Alice Kaufman, on behalf of Committee for Green Foothills, expressed her organization's support of the passive use plan and spoke on the wildlife corridor the area provides. Ms. Kaufman commented that North Crestview Park is already currently being used as a passive site by local residents, so any changes to a more active use park should be carefully considered.

Bob Dehner, resident, supported the passive use of the North Crestview Park and noted that our parks serve everyone in San Carlos.

Michael James, resident, spoke in support of the passive use plan and stated that the Park's best use is as a serene place to view nature and stargaze.

## City Council Meeting #2 Minutes

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Sara Timby, resident, spoke in support of the passive use plan and commented that developing North Crestview Park would be a waste of the site.

Mary Farrell, resident, spoke in support of the passive use plan due to the nature of the area.

Vesna Obradovic, resident, commented that due to the nature and topography of the area, the passive use plan would be the best choice for people of all ages. She added that developing the North Crestview area would be costly and that there would be more value for the money if those funds were directed to developing other parks.

Bob Black, resident, spoke in support of the passive use plan. He added that the location of North Crestview Park could be an optimal area for stargazing and provided suggestions on how to enhance the area for astronomy activities.

David Crabbe, resident, spoke in support of the passive use concept and requested that the memorial for war dogs be included in the landscaping design.

Deb Kramer, resident, spoke in support of a lower passive use plan, stating that she values the open space which allows wildlife to travel through to the canyon.

Bonnie McClure, resident, spoke in favor of the passive use plan, noting her approval of the accessible trails and dog memorial.

Eloise Carlton, resident, spoke in support of the passive to minimal use plan and noted that the site is unsuitable for a soccer field.

Mayor Grassilli noted that there will be additional opportunities for the public to provide input on the Park.

### **ACTION:**

M/S Ron Collins/Cameron Johnson moved to adopt Resolution 2017-013 approving the Master Plan for North Crestview Park with a preference for passive use.

Councilmember Olbert displayed a chart showing the open-space in cities along the bayside of San Mateo County and pointed out that, comparable to our neighbors, San Carlos has a large amount of open-space.

Councilmember Olbert questioned why the study had been conducted and expressed disapproval of the funds spent on outreach.

Councilmember Collins thanked the residents for their participation. He spoke in favor of minimal development to the Park but noted the importance of making it more accessible to people.

Councilmember Johnson also thanked the public for their input. He spoke on the need to approve a Master Plan for the North Crestview Park and noted his support of it as a passive use park.

## ***City Council Meeting #2 Minutes***

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Councilmember Grocott echoed Councilmember Johnson's comment on the need to memorialize North Crestview Park as a park.

Vote: Motion Passed 4 – 1

Yes: Ron Collins, Matt Grocott, Cameron Johnson, Bob Grassilli

Noes: Mark Olbert

Source: San Carlos City Council Meeting Minutes available from  
<http://www.epackets.net/sirepub/meetresults.aspx>

# ***Park and Recreation Commission Meetings Summary***

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## **Park and Recreation Commission Meeting #1**

The *Passive Use Concept Plan* and *Active Use Concept Plan* were both presented during the meeting. The Commission asked to see a plan with alternative active uses (not a sports field) and also a plan showing a mix between active and passive uses. The majority of public comments favored passive use.

## **Park and Recreation Commission Meeting #2**

The *Mixed Use Concept Plan – Alternative 1* was presented during the meeting. The Commission asked to see another mixed use concept plan with a sports field. The majority of public comments favored passive use.

## **Park and Recreation Commission Meeting #3**

The *Mixed Use Concept Plan – Alternative 2* was presented during the meeting. The Commission moved to recommend the *Passive Use Concept Plan*. The majority of public comments favored passive use.