

2016112040

Notice of Preparation

TO: <u>State Clearinghouse, Office of Planning and</u>	FROM: <u>County of San Mateo</u>
<u>Research; County Clerk - San Mateo</u>	<u>Parks Department</u>
<u>County; and All Interested Parties</u>	<u>455 County Center – Fourth Floor</u>
	<u>Redwood City, CA 94063</u>

Subject: Notice of Preparation – Recirculated Draft Environmental Impact Report

The County of San Mateo as the Lead Agency is issuing this notice of preparation (NOP) of a recirculated portion of the Environmental Impact Report (EIR) for the proposed Flood County Park Landscape Plan, a project pursuant to the California Environmental Quality Act (CEQA). The purpose of this notice of preparation is to inform the public and responsible and interested agencies about the project, the significant new information, and intent to prepare a recirculated portion of the EIR pursuant to *CEQA Guidelines* Section 15088.5.

Project Title: Flood County Park Landscape Plan

Project Applicant: County of San Mateo Parks Department

Project Location: The project site consists of the 24.5-acre Flood County Park, located at 215 Bay Road in the City of Menlo Park in San Mateo County. This neighborhood park includes two County-owned parcels totaling 21.3 acres and two linear parcels owned by the City and County of San Francisco as part of its right-of-way for the Hetch Hetchy Regional Water System. These linear parcels bisect Flood County Park, on an east-west axis. The park lies entirely within the City of Menlo Park. The Town of Atherton is located adjacent to and southwest of the park, across Bay Road. The park is located about 20 miles to the southeast of San Francisco.

Background: The County of San Mateo Parks Department (Parks) published a Final EIR for the Flood County Park Landscape Plan (proposed project) on the County's Reimagine Flood Park website in May 2018. Key concerns raised by neighbors on the Draft and Final EIR related to 1) projected growth in park visitation and use resulting from improvements accommodated under the Landscape Plan, including traffic impacts and parking demand, and 2) noise generated on-site from concurrent park events. County staff believes that these concerns warrant further analysis of the proposed project. The CEQA Guidelines were also updated in December 2018, adding two issue areas to the Appendix G checklist of environmental issues when analyzing a project's environmental impacts: wildfire and energy. Therefore, the County will revise and recirculate a limited portion of the May 2018 EIR that will rely on more conservative assumptions with regard to park visitation (i.e., assumptions that will more effectively capture the increased use that may result from the project and the effects associated with such use) and that will explicitly address potential wildfire and energy impacts.

Project Description: The proposed project consists of a Landscape Plan for the long-term redevelopment of San Mateo County’s Flood County Park. On April 7, 2016, the County Parks and Recreation Commission voted to approve this plan as the Draft Preferred Alternative for improving Flood County Park. The Landscape Plan evolved through a series of community outreach efforts designed to identify community values, preferred uses, and site layout preferences.

It is anticipated that implementation of the Landscape Plan would occur in three phases: Phase I, Phase II, and Phase III. The Phase I improvements are expected to be completed in approximately the first two years. Table 1 lists the proposed recreational facilities in the Landscape Plan and their anticipated phasing:

**Table 1
Proposed Recreational Facilities and Phasing**

Phase	Improvements
Phase I	Baseball field replacement and bathroom
	Soccer/lacrosse field
	Two tennis courts
	Sand volleyball court replacement
	Basketball court
	Pump track
	Asphalt paths
	Adobe bathroom renovation
	Tree-lined promenade
	Drop off at playground area
	New utilities: water, electric, gas, greywater piping ¹
Phase II	Restrooms
	Demonstration gardens
	Playground replacement
	Individual picnic area renovations
	Gathering meadow (performance space)
Phase III	Conversion of adobe administrative building to open-air shade/market structure ²
	Group picnic area renovations with shade shelters
	Completion of all pathways with exercise stations
	Gathering plazas
	Focal element (may incorporate existing water pump feature)

1. Purple piping may be installed for the future use of greywater.

2. The adobe administrative building is seismically unsafe as an enclosed, inhabited building, but would be partially preserved as an open-air market structure.

The largest recreational facilities would be sited in the northern portion of the park, where the existing ballfield would be reconstructed and the soccer/lacrosse field would be installed at the northeast corner, replacing the existing pétanque court and a portion of the existing tennis courts. The proposed

athletic field improvements (i.e., a reconstructed ballfield and new soccer/lacrosse field) would increase use of the park relative to existing conditions. Organized activities at the athletic fields would occur no earlier than 9 a.m. and no later than 8 p.m. No additional lighting that would enable nighttime use of athletic facilities is proposed as part of the Landscape Plan, although path lights that could be manually turned on and off for special events may be installed.

Environmental Review Process: As described above under *Background*, the County prepared a Final EIR in May 2018 that evaluated the environmental effects of the proposed project. Three issues were raised by the public that warrant recirculation of the EIR: 1) the projected number of visitors at Flood County Park and resulting impacts related to traffic and parking, and 2) the combined effect of noise resulting from concurrent park events. The County will also evaluate the project's impacts related to wildfire and energy, consistent with the updated CEQA Guidelines. Therefore, the recirculated portion of the revised EIR will include only those chapters that are contemplated to change based on the more conservative assumptions for future use of the park, as well as new chapters for wildfire and energy impacts. Accordingly, the recirculated portion of the EIR will include changes to the Executive Summary, Introduction and Environmental Setting, Air Quality, Greenhouse Gas Emissions, Noise, Traffic, and Alternatives chapters, and new Wildfire and Energy chapters. All other issues were adequately addressed in the May 2018 EIR and do not merit further analysis. Therefore, these issues will not be included in the recirculated portion of the EIR.

The recirculated portion of the EIR will augment the May 2018 EIR for use as an informational document by government agencies and the public to aid in the planning and decision-making process. The recirculated portion of the EIR, in combination with unchanged portions of the May 2018 EIR, will disclose the potential environmental effects of the project and identify possible ways to reduce or avoid potentially significant impacts.

Public Scoping Process: Pursuant to the *CEQA Guidelines* Section 15082, this notice of preparation provides sufficient information describing the proposed project with respect to revisions to the June 2018 EIR. Pursuant to *CEQA Guidelines* Section 15082(b), your comments regarding the scope and content of the environmental analysis must be submitted no later than 30 days after receipt of this notice. The public review period is from May 8, 2019, until June 7, 2019. Please send your comments no later than June 7 directly to:

Sam Herzberg, AICP, Senior Planner
County of San Mateo Parks Department
455 County Center – Fourth Floor
Redwood City, CA 94063

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Email: sherzberg@smcgov.org

Date 5/8/19

Signature 

Title Senior Planner, AICP, Parks Department

Telephone (650) 363-1823



Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2016112040

Project Title: Flood County Park Landscape Plan

Lead Agency: County of San Mateo

Contact Name: Sam Herzberg, Senior Planner, AICP

Email: sherzberg@smcgov.org

Phone Number: 650-363-1823

Project Location: 215 Bay Road, Menlo Park, CA 94025, San Mateo County

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed project entails a Landscape Plan for the long-term redevelopment of San Mateo County's Flood County Park in the city of Menlo Park. It is anticipated that the proposed recreational facilities would be developed within ten years. The largest recreational facilities would be sited in the northern portion of the park, where the existing ballfield would be reconstructed and a soccer/lacrosse field would be installed at the northeast corner, replacing the existing pétanque court and a portion of the existing tennis courts. Picnic areas clustered in the southern half of the park would be reconstructed. The Parks Department would preserve existing adobe buildings on-site, with the exception of demolishing the adobe Restroom D located west of the existing tennis courts.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Final EIR identified no impacts or less-than-significant impacts for all issue areas except for Aesthetics, Biological Resources, Cultural Resources, Noise, Transportation, and Tribal Cultural Resources.

Mitigation Measure AES-1 requires aesthetically compatible coloring for athletic netting. Mitigation measures BIO-1(a), BIO-1(b), BIO-2(a), and BIO-2(b) require measures for protection of nesting birds and bats, and replacement and avoidance of protected trees. Mitigation measures CUL-1(a), CUL-1(b), CUL-2(a), CUL-2(b), and CUL-3 require documentation of historic buildings, appropriate treatment of historic buildings being rehabilitated, and protection of unanticipated cultural and paleontological resources. Mitigation measures N-3(a) and N-3(b) restrict the use of sound amplification equipment and air horns and the timing of athletic events. Mitigation Measure T-1 requires implementation of parking fee collection practices to limit queuing of vehicles. Mitigation measures T-5(a) and T-5(b) require the installation of bicycle parking and signage to protect pedestrian safety. Mitigation Measure T-6 requires that the County inform visitors of parking restrictions on nearby streets and coordinate with the City of Menlo Park to encourage improved parking enforcement. In addition, Mitigation Measure TCR-1 requires the protection of unanticipated tribal cultural resources.

With implementation of these measures, the previous EIR found that all impacts would be less than significant, except for a significant and unavoidable impact on traffic congestion at the Bay Road and Ringwood Avenue intersection. Air Quality, Greenhouse Gases, Noise, Traffic, Energy, and Wildfire will be evaluated in the Recirculated EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

1. The projected number of visitors at Flood County Park and resulting impacts related to traffic and parking
2. The the combined effect of noise resulting from concurrent park events

Provide a list of the responsible or trustee agencies for the project.

None