

COUNTY OF SAN MATEO
Parks Department



DATE: March 25, 2016

COMMISSION MEETING DATE: April 7, 2016

TO: Parks and Recreation Commission
FROM: Cecily Harris, Development Consultant
SUBJECT: Coyote Point Eastern Promenade Rejuvenation Project

RECOMMENDATION:

Receive informational report on the Coyote Point Eastern Promenade Rejuvenation Project 90% plans and authorize the Parks Director to submit the Project's California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration Addendum to regulatory agencies.

BACKGROUND:

The Coyote Point Recreation Area is located between the cities of Burlingame and San Mateo on the San Francisco Bay shoreline. The Coyote Point Promenade is located along 1,800 feet of bay shoreline between the San Francisco Bay Trail to the west and Coyote Point to the east. The Promenade Trail is a spur trail to the San Francisco Bay Trail and provides easy access to the San Francisco Bay for windsurfers, kite boarders, sea kayakers, open water swimmers and others playing at the beach. The Promenade Trail is used by walkers, cyclists, stroller pushers and others recreating along the bay or watching bay wildlife or airplanes flying overhead.

The Coyote Point Promenade Project launched in 2009 and later split into a Western Shoreline Improvements Project and an Eastern Shoreline Rejuvenation Project. The Coyote Point Western Promenade improvements were completed in 2014 and included reconstructed rock revetment, four new windsurf/kite boarding access ramps, and reconstruction of the Promenade trail.

In July 2015, BKF Engineers was hired as the lead consultant as part of a multi-disciplinary design team for the Coyote Point Eastern Promenade Rejuvenation Project. The design team did additional geotechnical engineering investigation and prepared supplemental topographic and utility surveys. They reviewed the existing conceptual plans, permits and California Environmental Quality Act (CEQA) Initial Study/Mitigated

Negative Declaration (IS/MND) documents. The existing plans were updated and brought to a conceptual level of completion.

County Parks notified neighboring cities, user groups, other stakeholders and park users about the re-launch of the Eastern Promenade Project and upcoming public meetings. The County Park website was updated, an online survey was released and local media were contacted for a story.

Conceptual plans were presented at two public meetings. On October 22, 2015, a Public Workshop was held at the Captain's House. Community members provided useful input about the proposed beach, restroom, new parking area, and promenade trail. On November 10, 2015, a stakeholders meeting was held at the eastern promenade site with the San Francisco Bay Area Water Trail Advisory Committee, the California Coastal Conservancy and San Mateo County Commission on Disabilities. These stakeholders provided invaluable input about all-user access to the beach and about beach use by a variety of water sports enthusiasts.

Two parking lot alternatives were evaluated in the conceptual plan. After the preferred alternative was selected, a tree survey was conducted at the site of the proposed new parking area. Community input also resulted in an evaluation of wooden pier stubs in nearby bay mud.

After receiving a preliminary engineer's construction cost estimate, the design team has been working with County Park staff to evaluate various pavement treatments in an effort to decrease project construction costs.

DISCUSSION:

Coyote Point Eastern Promenade Rejuvenation Project 90% Plans

There are four primary project elements being presented as part of the 90% construction plans.

1. Crenulate-Shaped Bay and Beach Area

To provide protection from sea level rise and waves, a portion of the parking lot will be removed forming a crenulate-shaped bay. The new beach elevation will be sited at about 12-foot above sea level. The new beach configuration will provide a flat perched beach that is approximately 50-foot-wide at the eastern end and 120-foot-wide at the western end.

2. Promenade Trail

The promenade and beach access will be set at 13-foot above sea level to account for current year 2050 projected sea level rise and to act as a flood protection measure for the parking lot. The promenade will align with the existing promenade to the northwest, and be fully accessible to support a variety of uses. The promenade surface will be suitable for pedestrians, cyclists, and County Park maintenance vehicles. Site furnishings including seat walls, picnic tables, trash receptacles,

lighting, signage, and benches. Lighting along the promenade will match the existing lighting along the western promenade.

3. Restroom Facility

The new restroom is located in approximately the same location as the existing restroom. It is proposed as a prefabricated building of masonry materials. Restroom fixtures will be marine type (stainless steel) to endure corrosive environments. The restroom will also conform to County Park use requirements and include scuppers at the base of the walls to allow sand to be hosed out and the floor allowed to air dry.

4. Parking Area

The existing 176-space beach parking lot will be reconstructed resulting in a loss of 91 spaces. This loss would be offset by the total parking proposed by the new project through reconfigured and new lot areas totaling 191 spaces across three lots; lower (beach), mid, and upper parking lots. This is an increase in 15 spaces over existing conditions.

California Environmental Quality (CEQA) IS/MND Addendum

The Addendum modifies and supplements the project description and environmental impact analysis contained in the 2009 Coyote Point Recreation Area Shoreline and Promenade Improvement Project Mitigated Negative Declaration (MND). For additional details, please reference the Parks Department website at <http://parks.smcgov.org/coyote-point-eastern-promenade-rejuvenation-project> and select "PDF Addendum to the IS/MDN."

Changes from the original IS/MND include that the Project has been designed to accommodate projected 2050 sea level rise and potential erosion. Project grading and construction emissions have been reduced from the original project description. Although the project is located along the San Francisco Bay shoreline, the proposed project parking area is located outside of the 100-year flood plain.

Project changes and new information do not result in new significant environmental impacts that have not been previously disclosed in the adopted 2009 IS/MND. Three mitigation measures in the adopted MND no longer apply to the project as the measures are now included as part of the project description and one mitigation measure has been revised.

The Addendum has a Tree Report prepared in March 2016. The design team prepared a Tree Survey of the trees located in the project footprint. The report provides tree species, diameter at breast height, tree condition, tree photos and a discussion of the requirements of the applicable San Mateo County ordinances dealing with tree preservation.

County Parks added the removal of historic pylons (wooden piers) located along the shoreline adjacent to the beach. Thirty-five vertical wooden pylons are identified for removal.

Next Steps

County Parks and the Department of Public Works staff are now reviewing the 90% plans, engineer's cost estimate, and draft specifications. Once staff and public input have been received, the consultant will update the plans to a 100% level of completion. We are evaluating grant opportunities to fund portions of the project. On April 19, we will meet with California Coastal Conservancy staff to discuss a future grant application.

Action

Commission is encouraged to authorize the Parks Director to submit the Project's California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration Addendum to regulatory agencies.