



**CITY COUNCIL AGENDA
SPECIAL MEETING
CITY OF HALF MOON BAY**

WEDNESDAY, AUGUST 3, 2022

REMOTE PARTICIPATION (SEE NEXT PAGE)

**Debbie Ruddock, Mayor
Deborah Penrose, Vice Mayor
Robert Brownstone, Councilmember
Joaquin Jimenez, Councilmember
Harvey Rarback, Councilmember**

6:00 PM

This agenda contains a brief description of each item to be considered. Those wishing to address the City Council on any matter not listed on the Agenda, but within the jurisdiction of the City Council to resolve, may come forward to the podium during the Public Forum portion of the Agenda and will have a maximum of three minutes to discuss their item. Those wishing to speak on a Public Hearing matter will be called forward at the appropriate time during the Public Hearing consideration.

Please Note: Anyone wishing to present materials to the City Council, please submit seven copies to the City Clerk.

Copies of written documentation relating to each item of business on the Agenda are on file in the Office of the City Clerk at City Hall and the Half Moon Bay Library where they are available for public inspection. If requested, the agenda shall be available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132.) Information may be obtained by calling 650-726-8271.

In compliance with the Americans with Disabilities Act, special assistance for participation in this meeting can be obtained by contacting the City Clerk's Office at 650-726-8271. A 48-hour notification will enable the City to make reasonable accommodations to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

<http://hmbcity.com/>

SPECIAL REMOTE PARTICIPATION PROTOCOLS

This meeting will be held entirely by teleconference. All Councilmembers and staff will only participate via the Zoom platform using the process described below. The meeting is being conducted pursuant to recent amendments to the teleconference rules required by the Ralph M. Brown Act allowing teleconferencing during a proclaimed state of emergency when local officials have recommended social distancing (AB 361). The purpose of AB 361 is to provide the safest environment for the public, elected officials, and staff while allowing for continued operation of the government and public participation during the COVID-19 pandemic.

*This meeting will be conducted via Zoom Webinar and live Spanish interpretation will be available within the Zoom platform. Members of the public are welcome to login into the webinar as Attendees. During any public comment portions, attendees may use the "raise your hand" feature and will be called upon and unmuted when it is their turn to speak. The meeting will also be streamed on Channel 27, on pacificcoast.tv, and on Facebook at www.facebook.com/cityofhalfmoonbay. Please click to join the webinar: <https://us06web.zoom.us/j/99588947925> or join by phone at 669-900-9128, using Webinar ID 995-8894-7925. If joining by phone, use *9 to raise your hand, *6 to mute and unmute.*

CALL TO ORDER / ROLL CALL

APPROVAL OF AGENDA

1. RESOLUTIONS AND STAFF REPORTS

1.A. SMITH FIELD PARK FACILITIES MASTER PLAN

Staff Recommendation: Adopt a resolution:

- 1) Accepting the Smith Field Master Facilities Plan as recommended by the Parks and Recreation Commission; and
- 2) Directing staff to return to the City Council with recommended amendments to the FY 2022-23 Capital Budget identifying funding options to cover the anticipated costs of completing 35-percent design and Coastal Development Permit; and
- 3) Directing staff to return to City Council with amendments to professional services agreements with Gates +Associates and Freyer & Laureta, Inc. for architectural and civil engineering work and a new professional services agreement with SWCA for environmental services work necessary to obtain a Coastal Development Permit for Smith Field Park and Wavecrest Water Main Project.

[STAFF REPORT](#)

[RESOLUTION](#)

ADJOURNMENT

BUSINESS OF THE COUNCIL OF THE CITY OF HALF MOON BAY

AGENDA REPORT

For meeting of: **August 3, 2022**

TO: Honorable Mayor and City Council

VIA: Bob Nisbet, City Manager

FROM: John Doughty, Public Works Director
Matthew Chidester, Deputy City Manager

TITLE: **SMITH FIELD PARK FACILITIES MASTER PLAN**

RECOMMENDATION:

Adopt a resolution:

- 1) Accepting the Smith Field Master Facilities Plan as recommended by the Parks and Recreation Commission; and
- 2) Directing staff to return to the City Council with recommended amendments to the FY 2022-23 Capital Budget identifying funding options to cover the anticipated costs of completing 35-percent design and Coastal Development Permit; and
- 3) Directing staff to return to City Council with amendments to professional services agreements with Gates +Associates and Freyer & Laureta, Inc. for architectural and civil engineering work and a new professional services agreement with SWCA for environmental services work necessary to obtain a Coastal Development Permit for Smith Field Park and Wavecrest Water Main Project.

FISCAL IMPACT:

There is no fiscal impact associated with this action. Staff recently met with representatives of a potential donor who indicate the donor remains interested in helping fund initial work (paved parking and access) at Smith Field. Discussions indicate a tentative commitment equivalent to a 50-percent share of construction costs (approximately \$2 million of the \$4 million estimated cost). The City will need to proceed with design, environmental review and entitlements for both Smith Field and extension of a water main within the Wavecrest Road to Smith Field. Staff is planning to return to the City Council in September to formalize “Next Steps” including budget and schedule.

STRATEGIC ELEMENT:

This action supports the *Infrastructure and Environment* and *Public Safety Elements* of the Strategic Plan.

BACKGROUND:

In late June of this year, following adoption of the FY 2021-22 Budget, the City was approached regarding a potential donor's desire to fund significant improvements at Smith Field Park. Notably, the donor indicated a desire to assist the City in constructing paved access and parking to serve the Park, as well as potentially other improvements, depending on the cost and timing of construction. Wanting to be responsive to opportunities to collaborate and utilize outside funding sources as they become available, staff has been working with the donor, through Half Moon Bay Little League, on a plan to explore the mutually desired improvements, which would include the initial development of a facility master plan for Smith Field Park.

On September 17, 2021, the City Council, by motion, authorized staff to commence developing scopes of work and solicit cost proposal(s) for preparation of a Facilities Master Plan for Smith Field Park.

Following the September 17th meeting, Staff has solicited informal proposals from landscape architectural and civil engineering firms. Staff also met with SWCA to discuss and scope biotic and CEQA work with SWCA.

The City received proposals from five landscape architectural and architectural firms. Those proposals were reviewed by the Public Works Director (Project Manager), the Deputy City Manager and City Engineer. The group unanimously recommended Gates + Associates.

On October 19, 2021, the City Council authorized the City Manager to enter into a Professional Services Agreement with Gates + Associates at a not-to-exceed amount of \$79,750.

The City Engineer directly solicited and received informal proposals from three (3) civil engineering firms. The three firms, BKF Engineers, Nichols Consulting Engineers and Freyer & Laureta, Inc. provided letter proposals for topographic survey and conceptual design services for the project. After review, Freyer & Laureta, Inc. (F&L) was selected to provide the needed services.

On October 19, 2021, the City Council authorized the City Manager to enter into a Professional Services Agreement with Freyer & Laureta, Inc. (F&L) at a not-to-exceed amount of \$66,300.

Staff and the consultant team have been working since November 2021 on the Smith Field Park assessment and Facilities Master Plan consistent with the process envisioned in the City's adopted Parks Master Plan.

DISCUSSION:**Overview**

As noted earlier, in October 2021 the City Council authorized staff to hire a consultant team to lead a visioning process for Smith Field Park—simply put, to look beyond what Smith Field Park

has historically been and look to what the Park could/can be. Community members, stakeholders and the Parks and Recreation Commission have consistently identified a desire to create a “community” park that offers a multi-generational recreational and open space experience to its users. The Facilities Master Plan being recommended by the Parks and Recreation Commission, creates a vision as to “what could be” rather than “what will be”.

Maybe equally important, the Master Facilities Plan does not establish any specific timing or schedule for redevelopment of Smith Field. With the exception of potential donor contributions toward the “Initial Phase” (paved parking lots and access), there is no identified funding for Smith Field. As noted earlier, the master planning and conceptual cost estimates were needed to formalize donor commitments and ensure that potential future amenities were not precluded by those initial improvements. This work also puts the City in a stronger position to solicit additional donations, grants, and other support based on a tangible and achievable vision. Understandably, some community members see the Master Plan and assume that the improvements and/or loss of existing facilities is going to occur and that work is eminent. Neither of those assumptions is true. Changes to Smith Field will only occur: 1) where funding exists; and 2) after additional and distinct community engagement is undertaken; and 3) following CEQA review and issuance of a coastal development permit. As staff or community, we do not have the ability to predict community needs and desires in the future. Fifteen years ago, very few people would have predicted the rise in popularity of pickleball and beach volleyball to 2022 levels. It is very probable that new and emerging recreation wants will change between now and “X” years from now. It is equally challenging to predict what the future interest will be in the dog park, youth baseball, horseshoe pitching or other uses—the plan leaves those decisions to a future date and community process.

Again, the Master Plan represents a long-term vision for Smith Field Park based on present day community consensus. The Plan envisions a continued partnership with Half Moon Bay Little League, dog park users, horseshoe users and other groups to maintain the current Smith Field with an eye on funding improvements, over time, to expand recreational offerings to a broader cross-section of the community. Many of the potential recreational opportunities, including a playground, multi-use field, walking paths and active sports courts, are intended to help support the parents and siblings of Little League participants as well as encourage new users. As an environmentally constrained site, certain tradeoffs are inevitable.

Site Assessment

Initial work on the project included an existing conditions assessment. This work included a site visit by Gates + Associates, meetings with City maintenance and recreation staff. The assessment included field verification of biotic constraints using the 2014 WRA delineation as starting point. Initial work also included a survey of the site. The consultant supplemented the initial assessment with individual meetings with principal stakeholders at Smith Field. Stakeholder focus meetings were held with: 1) Half Moon Bay Little League board members; 2) members of the Dog Park community; 3) HMB Horseshoe Club; 4) HMB Soccer Club and HMB AYSO; 5) Peninsula Open Space Trust (POST); and 6) Coastside Land Trust (CLT). While POST and CLT are not active users, they each own adjoining land which could be impacted by changes at Smith Field. The input received from these groups was foundational and invaluable to the master planning effort.

Community Outreach and Engagement

Smith Field Park is important to many individuals and families in Half Moon Bay and the coastside area. As such, the City Council agreed that any master planning effort must include a robust community engagement effort. The approved consultant scope of work included a multi-faceted outreach/engagement program. Over the last six-months, staff and the consultant team have actively sought input from the community utilizing a variety of methods.

Stakeholder consultation. As noted above, we interviewed and consulted with primary stakeholder groups. This not only provided an opportunity to gather empirical data, but to also inform those groups of the master planning effort and to encourage their and member participation. Following the Parks and Recreation Commission meeting of May 31, 2022, staff received a request from the Half Moon Bay Little League for additional consultation. Staff met with the Jon Rose, President and other representatives on June 23, 2022. Staff subsequently met with Jon Rose and additional board members on July 12, 2022. These conversations resulted in minor changes to the Plan which are discussed further in this staff report.

Night of Lights Pop-Up Event. Approval of the Gates + Associate agreement aligned with the annual Night of Lights celebration in downtown Half Moon Bay. Gates and City staff conducted a “pop-up” at Mac Dutra Plaza that evening. We spoke to many community members and more than 50 people provided written comments and prioritization recommendations. Takeaways from the event were as follows: 1) participants utilize and appreciate the existing facilities and amenities (baseball/softball, dog park and coastal access); and 2) participants would like to see expansion of recreational opportunities. The top four additional amenities noted were: a playground, outdoor picnic/gathering areas, a larger dog park, and pickleball courts. Additional details can be found in the Appendix to the Master Facilities Plan.

Community Survey. A community survey was utilized by the team to reach additional community members. The survey was made available and actively advertised on the City’s website, at the Parks and Recreation Commission and City Council. Additionally, the City posted English/Spanish posters at Smith Field, Mac Dutra Plaza and Ted Adcock Community Center with a QR Code to encourage participation. Survey work was led by Gates, but closely coordinated and assisted by City communications staff. A total of 376 individual responses were received. 228 (60%) of responses identified as Half Moon Bay City residents. The survey consisted of 14 questions covering demographics, current utilization of the Park as well as thoughts on expanded uses. The top four reasons persons visited Smith Field reflected those identified in the Pop-Up event. The top four desired amenities in the survey were: 1) picnic areas; 2) playground; 3) sand volleyball; and 4) shade structure. When asked what would improve the user experience respondents identified improved parking lot surfacing and site lighting as their top answers. Additional details can be found in the Master Facilities Plan.

Community Workshops/Parks and Recreation Commission. Community workshops were held via the Parks and Recreation Commission to inform the community of the master planning process and to provide updates on the work itself to the Commission and community. Three

workshops were held between February and May. Staff provided a subsequent update to the Parks and Recreation Commission following discussions with the HMBLL.

February 23, 2022-- This workshop was an opportunity to report on environmental constraints, the community engagement efforts including a summary of community survey results.

Recommendation(s): None. This was purely an informational meeting.

March 23, 2022—This workshop presented three Alternative Concepts for community consideration and input. Alternative Concept A focused on improvements to parking and access only. Alternative Concept B integrated a playground, limited picnic space and new active sports courts to the parking/access improvements. Alternative Concept C converted softball recreation field (Smith Field 3) to an all-weather field capable of serving multiple sports including soccer, softball and baseball. Alternative 3 suggested relocating and expanding the dog park over what is currently used by Little League (Smith Field 5). Dog Park users indicated concerns with Concept C due to the lack of automobile access and parking.

Recommendation(s): The Parks and Recreation Commission requested staff/consultant consider a hybrid version of Concept C. The hybrid to include an expanded dog park (large and small dog areas) near the current location with automobile access and parking availability. Further, active sports courts to be relocated to the area currently used as Smith Field 5.

May 31, 2022—This meeting was rescheduled from May 25th due to technical difficulties. Gates + Associates presented the “Preferred Alternative” to the Parks and Recreation Commission and community at the Special Meeting. This concept reflected the recommendations of the Commission from March 23rd. Members of the dog park community spoke, thanked the Commission for the changes and supported approval of the Preferred Alternative. A member of the Little League Board attended and spoke indicating concern about the potential loss of Smith Field 5 which is utilized currently by HMB Little League.

Recommendation(s): Following questions and public comment, the Parks and Recreation Commission unanimously (4-0, 1 position vacant) recommended the Smith Field Park Master Facilities Plan to the City Council.

July 27, 2022—Staff provided an update to the Parks and Recreation Commission and community regarding recommended revisions to the Plan.

Recommendation(s): Staff, with Commission concurrence, recommends the revised Plan which confirms the continued use of youth baseball Field 5 for baseball while providing for the opportunity to convert the area in the future to active sports courts. The Plan affirms that any change will be subject to a separate community engagement process and City Council approval.

Smith Field Master Facilities Plan

The Master Facilities Plan envisions a community park serving the passive and active recreational needs of the entire community. The plan reflects a multi-generational approach to uses while contemplating the possibility of changes/elimination of some facilities in exchange for other facilities and uses. The recommended plan includes the following:

- Paved parking and access
- Youth baseball fields
- All-Weather multi-use field (soccer, baseball, softball)
- Playground
- Expanded Dog Park (conceptually separated large and small dog areas)
- Potentially additional active sports (sport court uses)
- Passive recreation including picnic/BBQ and walking trails

As noted in the adopted Parks Master Plan, the long-term location of the horseshoe facility may not be at Smith Field. As previously noted, no relocation is currently proposed and no disruption of the horseshoe area would result from parking lot/access improvements proposed in the initial implementation phase.

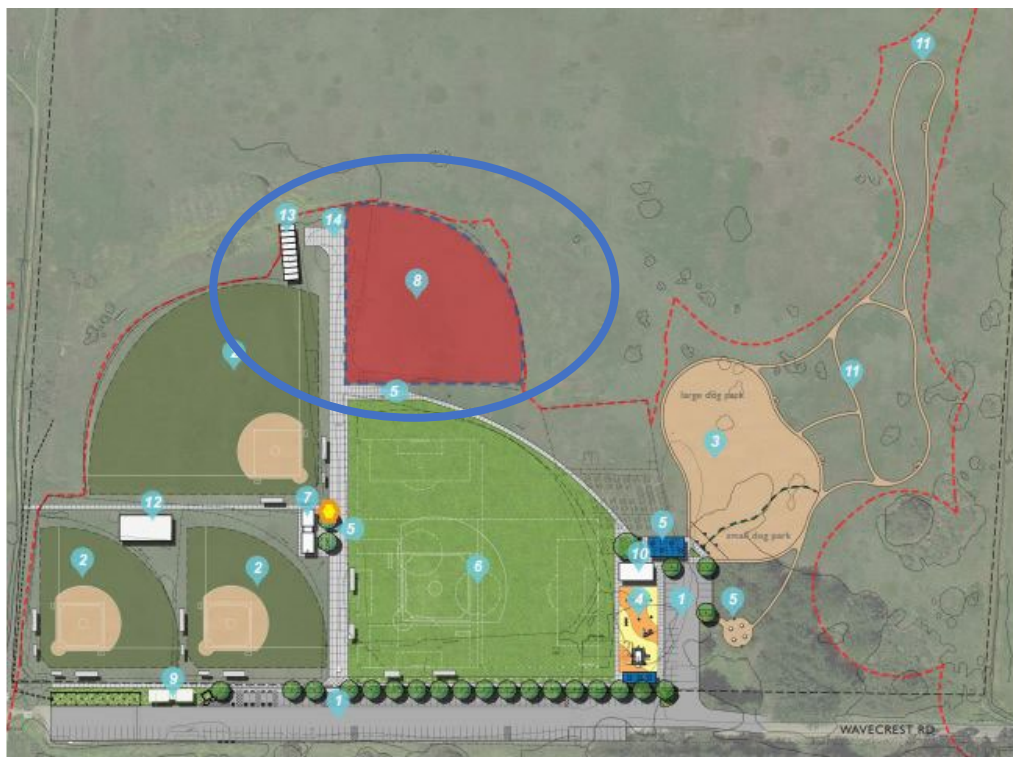


Figure 1. Smith Field Park Master Facilities Plan

As noted earlier, the Half Moon Bay Little League (HMBLL) reached out to staff to discuss the master plan and to respond to concerns from parents and board members regarding current

Smith Field 5. Both parties acknowledge there was some miscommunication/misunderstanding coming from the initial stakeholder meeting. Staff has sought to re-assure HMBLL that the Plan is simply a possible roadmap for future improvements and that no immediate changes to baseball or softball fields are proposed by the City. We also agreed that: 1) Smith Field is significantly constrained by environmental resources; 2) improvements to Smith Field would be beneficial to the entire community; 3) that there is likely to be a point in time where the community will have to balance the wants and needs of one user group over the wants and needs of another user group; and 4) we are not presently at that balancing point given a lack of funding. In response to HMBLL concerns, staff recommended minor changes to the Preferred Alternative. These minor changes were reviewed and accepted by the Parks and Recreation Commission on July 27th. The Plan calls for current Smith Field 5 be designated for active sports; active sports being defined as youth baseball and/or sports courts. Currently, the plan calls the area out as "Active Sports Courts". The change reduces conflict with HMBLL in the interim period and allows the community time to determine the most appropriate use of the area (based upon then current trends and community desires).

Next Steps: Staff is requesting that the City Council authorize staff initiate work on obtaining Coastal Development Permits for the Smith Field Park and Wavecrest Water Main Project. Staff is anticipating returning in September with a funding plan and schedule for completing the Coastal Development Permit and negotiation of a formal agreement with the potential donor.

ATTACHMENT:
Resolution

1540704.1

Resolution No. C-2022-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY ACCEPTING THE SMITH FIELD MASTER FACILITIES PLAN AND DIRECTING STAFF TO RETURN WITH AN AMENDMENT TO THE FY 2022-23 CAPITAL IMPROVEMENT PLAN AND AMENDMENTS TO THE PROFESSIONAL SERVICES AGREEMENT(S) WITH GATES +ASSOCIATES AND FREYER & LAURETA, INC FOR ASSOCIATED ARCHITECTURAL AND CIVIL ENGINEERING AND A PROFESSIONAL SERVICES AGREEMENT WITH SWCA TO COMPLETE COASTAL DEVELOPMENT PERMIT FOR THE SMITH FIELD PARK PROJECT AND WAVECREST WATER MAIN PROJECT

WHEREAS, Smith Field Park is a community park located at the terminus of Wavecrest Road in the City of Half Moon Bay and is comprised of approximately 29.3 total acres, 13.2 acres of which is currently improved;

WHEREAS, Smith Field Park was initially and privately developed in 1966 by civic-minded community members;

WHEREAS, the City acquired the Smith Field Park property in 2011 as part of a property exchange with Peninsula Open Space Trust and has been maintaining the property on partnership with various stakeholders since;

WHEREAS, in 2018, the City Council adopted the Half Moon Bay Parks Master Plan and the Half Moon Bay Parks Master Plan identified the need to complete a more detailed, community focused assessment and visioning for Smith Field as a Community Park;

WHEREAS, following FY 2021-22 budget adoption, a potential donor approached the City indicating an interest in funding improvements to Smith Field Park;

WHEREAS, on August 17, 2021, the City Council authorized staff to solicit consultant services to complete a site assessment and prepare a master plan for Smith Field Park as a first step in formalizing a donor commitment and following solicitation, the City entered into professional services agreements with staff has solicited firms and is requesting authorization to enter into professional services agreements with Gates +Associates and Freyer & Laureta, Inc.; and

WHEREAS, over the last six months the City and consultant team have worked with stakeholders, the community and Parks and Recreation Commission to develop the Smith Field Master Facilities Plan (Plan);

WHEREAS, the Plan establishes a vision for what the future of Smith Field Park could be, not necessarily will be; and

WHEREAS, the Plan provides sufficient design detail and high level cost estimates to discuss with a potential donor; and

WHEREAS, a donor has indicated a willingness to partner with the City (50-percent) to construct the Initial Phase (comprised of paved parking, access and ADA improvements); and

WHEREAS, the next step toward formal agreement and possible construction of the Initial Phase is obtaining a Coastal Development Permit for both Smith Field Park and the Wavecrest Water Main Project.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Half Moon Bay hereby:

- 1) Accepts the Smith Field Master Facilities Plan as recommended by the Parks and Recreation Commission as contained in Exhibit A; and
- 2) Directs staff to return to the City Council with recommended amendments to the FY 2022-23 Capital Budget identifying funding options to cover the anticipated costs of completing 35-percent design and Coastal Development Permit; and
- 3) Directs staff to return to City Council with amendments to professional services agreements with Gates +Associates and Freyer & Laureta, Inc. for architectural and civil engineering work and a new professional services agreement with SWCA for environmental services work necessary to obtain a Coastal Development Permit for Smith Field Park and Wavecrest Water Main Project.

I, the undersigned, hereby certify that the forgoing Resolution was duly passed and adopted on the 3rd day of August 2022 by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers:

NOES, Councilmembers:

ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:

APPROVED:

Jessica Blair, City Clerk

Debbie Ruddock, Mayor



SMITH FIELD PARK MASTER FACILITIES PLAN

JULY 2022

HALF MOON BAY CITY COUNCIL

Debbie Ruddock	Mayor
Deborah Penrose	Vice Mayor
Robert Brownstone	Councilmember
Joaquin Jimenez	Councilmember
Harvey Rarback	Councilmember

PARKS AND RECREATION COMMISSION

Hillary Stamper	Chair
Adam Eisen	Vice Chair
Paulette Eisen	Recreation Commissioner
Luis Ruiz Haro	Recreation Commissioner

CITY STAFF

Matthew Chidester	Deputy City Manager
John Doughty	Public Works Director
Todd Seeley	Public Works Superintendent
Maziar Borzorginia	City Engineer

PREPARED BY

Gates+Associates	Landscape Architect & Planner
Freyer & Laureta, Inc.	Civil Engineer



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Smith Field Park is the sole community park in Half Moon Bay. The park currently is the home to the Half Moon Bay Little League, the Half Moon Bay Horseshoe Club, and the only fenced, off-leash dog park in the city. The park is bounded by open space on all four sides and accessed by Wavecrest Road via Highway 1.

The ball fields are well-maintained but aging, the parking lot is gravel and uneven, and the dog park is well used but undersized and lacking a separate small dog area. Wavecrest open space is accessed at the southwest corner of the site, but is lacking signage and amenities that are often found at a trailhead—map, water fountain, or shade, to name a few. A large portion of the site is impacted by wetlands and many people enjoy bird watching in and around Smith Field Park.

As the only community park in Half Moon Bay, the purpose of this master plan is to re-imagine the park as a whole to better serve all of the residents of Half Moon Bay. The direction of the plan was guided by input from the community, ensuring that the park will remain a valuable asset to the City as it pursues improvements.

The plan respects the historical uses of the park and also proposes new amenities, reconfiguration of existing amenities and facilities to better serve the multidimensional needs of the Half Moon Bay community.

PARKING

The need for improved parking was identified as one of the key needs on site. The master plan proposes a new,

paved parking lot generally in the current parking lot location, an extension of the parking lot to the north along the new play and picnic zone and dog park with a total of 165 parking stalls, both standard and accessible. The central maintenance road through the ball fields will also be widened to 12' and paved.

DOG PARK

Community members and park users indicated a desire for a larger dog park with a separate area for small dogs. The mulch that is currently being used as the surfacing is hard to maintain and inaccessible. The plan proposes shifting the dog park into unused space east of its current location, enlarging the dog park to almost three times its current size, and adding a small dog park, both with new fencing and synthetic turf surfacing.

PLAY AND PICNIC ZONE

In response to the need for more diverse amenities, an inclusive play area with picnic zones, shade, and a restroom is planned for the area currently occupied by the horseshoe pits, dog park, and existing concrete out buildings.

ACTIVE SPORTS AREA

In the area that is currently Baseball Field 5, the plan allows for flexibility in proposed uses. Field 4 will remain a youth baseball field for the foreseeable future. The community outreach process identified a desire to incorporate active sports courts into Smith Field Park. The Plan provides conceptual layouts demonstrating that the area could accommodate active sports courts should the community determine this was the appropriate action to take.



Image 1-1: Half Moon Bay Horse Shoe Club



Image 1-2: Smith Field Little League

During the outreach phase and public presentations, a considerable amount of discussion centered around the specific mix of sports courts. For planning purposes, a spatial analysis of what is possible was conducted knowing that the preference for sports uses change with time. There is no imminent action being contemplated. Any conversion of Field 5 would be subject to a subsequent community engagement process and discussions with youth baseball interests on adding flexibility in design of Field 4.

YOUTH BASEBALL FIELDS

Smith Field Little League will remain at Smith Field Park per formal Agreement between Half Moon Bay Little League and the City. We anticipate continuation of use by Junior Giants and other youth baseball organizations. With a full renovation of Fields 1, 2, 4 and 5, Half Moon Bay Little League will retain sole access to these fields during normal league play, consistent with their Agreement. A more centrally located snack shack and restroom are also proposed.

MULTI-USE FIELD

The area currently referred to as Field 3, or the City of Half Moon Bay Recreation Softball Field, will be re-imagined as a fenced, multi-use synthetic turf field that can be used for various sports and programs, such as softball, soccer, and kick ball and baseball.

HORSESHOE PITS

The master plan proposes relocating the sixteen (16) horseshoe pits to a new facility agreeable to both the Half Moon Bay Horseshoe Club and the

City. Phasing of the park improvements allows the Horseshoe Club to remain at Smith Field until a new facility can be constructed on another site within the City. There are no imminent plants to relocate. Relocation will be subject to a separate process and determination of the ongoing need/demand for the activity.

The Smith Field Master Plan is intended to provide a road map for future improvements to the park that balance community needs with the environmental constraints on the site. The expanded public amenities and infrastructure allow for a true community park for the residents of Half Moon Bay to enjoy for years to come.



Legend | Leyenda de mapa

- 1 Main Parking Lot | Estacionamiento principal
- 2 Snack Shack/Restroom | Tienda de bocadillos (meriendas) / baño
- 3 Coastal Trail Connection | Conexión de senderos costeros
- 4 Dog Park | Parque para perros
- 5 Horseshoe Pits | Fosa de herradura
- 6 Parking | Estacionamiento



Key Map

Figure 1-1: Existing Site Plan

CHAPTER 1

INTRODUCTION



OVERVIEW

Smith Field Park is a beloved resource for the Half Moon Bay community and beyond. This coastside, 13.2-acre park is located on Wavecrest Road and currently serves as the host site for Half Moon Bay Little League, Horseshoe Club, and the city's only fenced, off-leash dog park. With its close proximity to downtown and direct coastal trail access, Smith Field Park is an oasis for residents and visitors alike.

The park is surrounded by sensitive habitat that limits the development envelope for the site. Any major renovation effort will require issuance of a Coastal Development Permit.

PURPOSE

The Master Facilities Plan seeks to celebrate the unique, historical, and natural assets of the park. The plan will guide the future enhancement of the park based on the Half Moon Bay community's vision and priorities. Elements of the Master Facilities Plan is intended to be implemented over time as community interest grows and funding becomes available.

BACKGROUND & HISTORY

Smith Field Park was established in 1964 when the then landowner leased the property to the City of Half Moon Bay. Volunteers then created youth baseball fields. The City acquired the 29-acre park site in 2011 via a land trade with the Peninsula Open Space Trust (POST) and named it the "Field of Dreams."

The surrounding Wavecrest Open Space, with its open meadows and windswept coastal bluffs, gives visitors a peek into historic Half Moon Bay. From raptors flying overhead to breathtaking hiking trails, Wavecrest Open Space is a remarkable seaside asset that provides a link to the California Coastal Trail.



Image 1-1: City of Half Moon Bay, Key Map

EXISTING SITE CONDITIONS

To understand the unique setting of the Park, the consultant team conducted site visits to study:

- The character of the setting (both built and natural)
- The condition of existing site furnishings (lighting, paving, site furniture, fencing, and signage)
- Existing park access and circulation patterns (pedestrian, car, bike, maintenance/EVA, and parking)
- Existing uses (ball fields, horseshoes, dog park, trail access, and maintenance storage)

ACCESS

Access to the Park is limited to Wavecrest Road. Pedestrian access is provided along the southern side of Wavecrest Road, from Highway 1 to just outside the park gates. Once inside the gates, all pavement surfacing is asphalt, gravel, or native ground.

PARKING

The parking lot is gravel and in poor condition. Pot holes, wash boarding, and erosion (due to lack of drainage improvements) are a problem for both park users and City maintenance staff.

Dog park and horseshoe users park in a small, informal, gravel parking area that is adjacent to their use areas.

BALLFIELDS

There are five (5) ball fields on the park site. Half Moon Bay (HMB) Little League, Junior Giants, and other groups use Fields 1, 2, 4, and 5 during their seasons.

Field 3 is used by the City for recreational league softball and other activities as well as by youth baseball for practices. Field 3 is the only field with lights for evening use. The fields are mowed by City staff. HMB Little League takes care of remaining field maintenance. HMB Little League also uses and maintains the snack shack/office, batting cages, and several storage buildings.

FENCED DOG PARK

There is a large fenced dog area just north of the park entry. The local dog park group helps the City maintain the area. City staff mow, weed, and spread wood chips. The fencing is in good shape and the mulch gets replenished every year. There is a small storage building that is in disrepair and several picnic tables that are in decline. The City maintains a portable restroom nearby.

HORSESHOES

Sixteen (16) horseshoe pits are located south of the fenced dog park and are used and maintained by the Half Moon Bay Horseshoe Club.

TRAIL HEAD

At the southwest corner of the site is a trail head into Wavecrest Open Space where users can access the California Coastal Trail and beaches. The trail head is unassuming and lacks a sense of arrival.

STORAGE

The City utilizes many shipping containers on site to store equipment and tools. These facilities are unsightly and lack weatherproofing.



Image 1-2: Historical Park Entry, Google

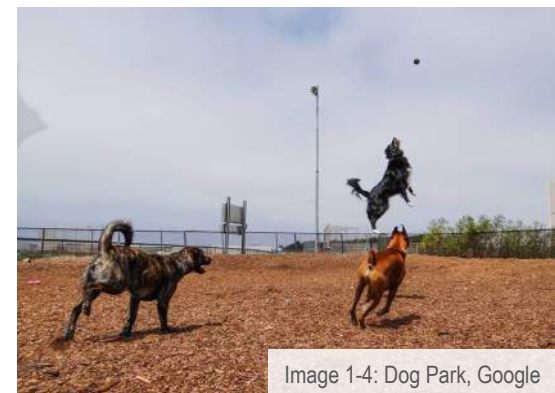


Image 1-4: Dog Park, Google



Image 1-3: Existing Concrete Building

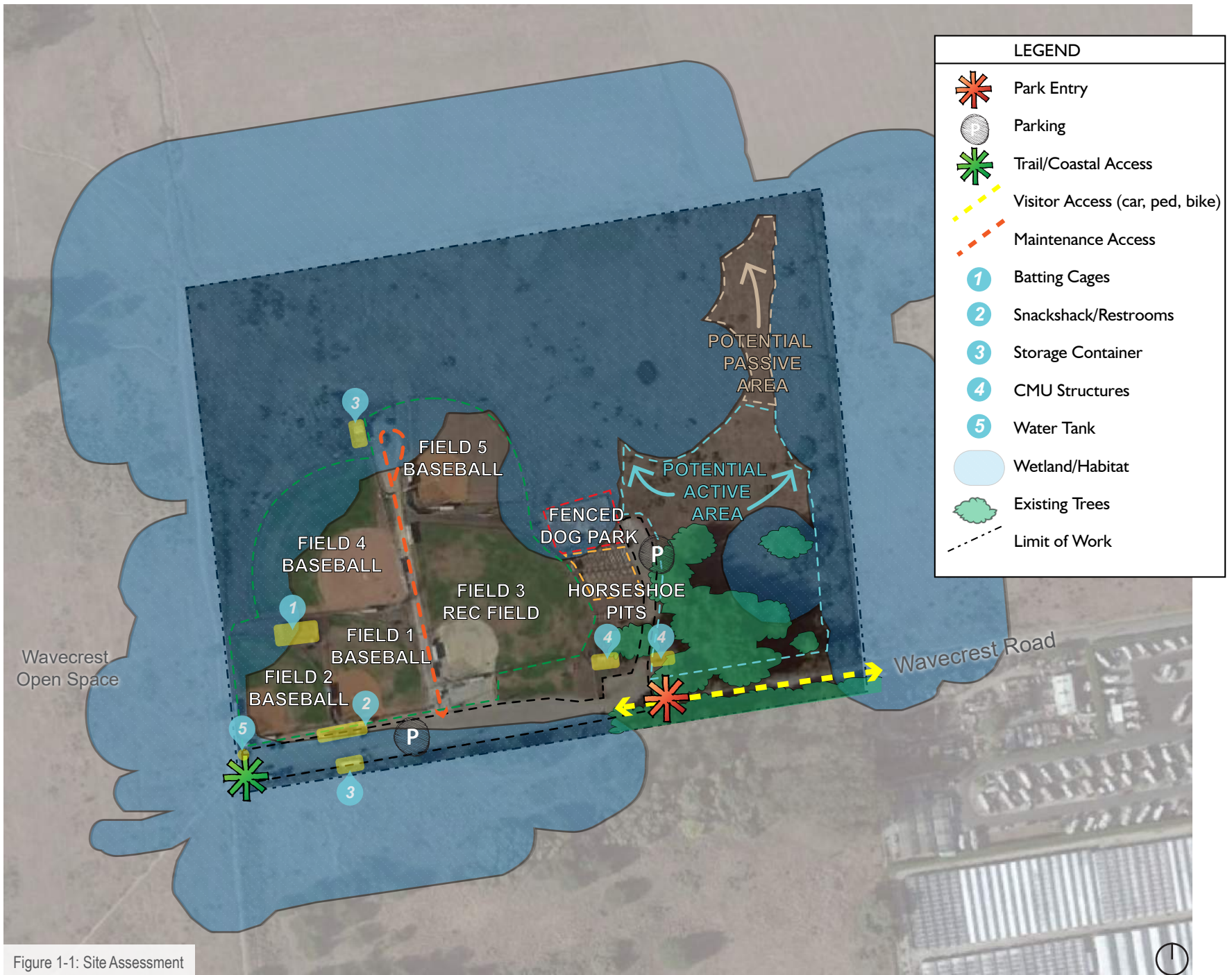


Figure 1-1: Site Assessment

OPEN SPACE

Over 50% of the site is open space and considered potential environmentally sensitive habitat area. This open space is home to many native flora and fauna, and further development of these area is severely limited or prohibited.

MISCELLANEOUS STRUCTURES

There are two (2) existing concrete structures just north of the entry. These structures are remant WWII storage buildings that ultimately will be subject to environmental review and historic assessment. An above ground water tank and shipping container are located near the trail head. Both water structures can be removed once a water main is installed. There are several containers throughout the site that are used by the City and HMB Little League for storage purposes.

RELATED PLANNING EFFORTS

The Master Facilities Plan reflects input from previous planning efforts:

- 2019 Parks Master Plan



Image 1-5: Dog Park



Image 1-6: Wavecrest Road, Google Streetview



Image 1-7: Parking Lot Looking West



Image 1-8: Horseshoe Pits



Image 1-9: Wavecrest Open Space, Google



PUBLIC OUTREACH

The outreach process for Smith Field Park included a variety of methods for gathering community input. With the goal of obtaining as much input as possible from park users and the greater Half Moon Bay community through a transparent public process, the focus of outreach was to create numerous different ways for the public to offer opinions on the project. Outreach included online engagement opportunities, as well as an in-person pop-up event where the community could share comments and have dialogue with consultant and City staff about the park site. Specific outreach efforts were conducted in both English and Spanish to maximize engagement from a diverse community.

The following is a summary of the Master Facilities Plan public outreach process and the methods used. More complete information and responses are in the Appendix.

Outreach opportunities were advertised via the following channels:

- City website
- Posters at City Hall
- Project website
- Facebook
- Instagram
- Twitter
- Nextdoor
- City eNews
- Hard copies of survey at library
- Signs at Smith Field & Mac Dutra Parks
- Hard copies at the TACC

PROJECT WEBSITE

A project website was created to introduce the project, identify the park site, outline ways for the public to participate, and provide a means to contact the staff and project consultants with comments.

POP-UP COMMUNITY EVENT

The first outreach event was a pop-up booth downtown at the Night of Lights Parade on December 3, 2021. Participants were encouraged to express their opinions about park uses and features by voting with sticker dots and to write in comments on the boards using post-its. Each participant was given a limited number of dots with which to express their preferences. Adults and children were given different types of dots so their responses could be tallied separately.

The interactive boards focused on the current uses at Smith Field Park and new uses that would (in their opinion) improve the park. Over fifty people visited the booth and added dots to the boards or wrote in comments.

Participants liked the current amenities offered at the park, with the California Coastal Trail access, ball fields, and dog park being the most popular. The top four amenities the community wished to see added to Smith Field Park were:

1. Playground
2. Outdoor Picnic/Gathering Area
3. Larger Dog Park
4. Pickleball (write-in)

OUTREACH SCHEDULE



Figure 2-1: Community Outreach Schedule



Figure 2-2: Outreach Flyer

COMMUNITY SURVEY

An online community survey was available from January 6 to January 31, 2022. The full summary of the results can be found in the Appendix.

In total, 376 individual responses were received, 228 of which were from Half Moon Bay residents (60% of all responses). The survey consisted of 14 questions which focused on how people get to and currently use the park. Several questions asked for input related to amenities and improvements desired at the park.

To improve upon an already well-used park and gain insight on how the park is currently used, the survey asked participants to identify the main reason they visit the park. The top four responses were:

1. *Baseball/Softball* 40%
2. *Enjoy Nature/Open Space* 35%
3. *Access to Trails and Paths* 32%
4. *Dog Park* 28%

The top four desired amenities to improve the park were:

1. *Picnic Areas* 53%
2. *Playground* 40%
3. *Sand Volleyball* 35%
4. *Shade Structure* 27%

One question asked about public facilities that would improve the user experience at Smith Field. The top 2 responses were:

1. *Improved Parking Lot Surfacing* 70%
2. *Site Lighting* 52%

Overall, residents and park users love the current amenities offered and want to focus on improving access and usability by improving infrastructure elements such as parking and lighting. Respondents would also like the park to offer additional amenities, such as a playground, sand volleyball court, pickleball court, and picnic areas with shade, that appeal to a broader range of users.

The survey also asked a question regarding the naming of the site. The park is currently named Smith Field Park. Respondents indicated a desire to rename the park site as a whole, while maintaining “Smith Field” as the name of the youth baseball complex. Over 60% of survey respondents are in favor of renaming the park.

COMMUNITY SURVEY QUESTIONS

- 1 How often do you visit Smith Field Park?
- 2 How do you typically get to Smith Field Park?
- 3 What is your primary reason for visiting Smith Field Park?
- 4 Smith Field Park provides numerous active recreation opportunities. Which active recreation opportunity do you enjoy the most at Smith Field Park? If your activity is not listed below, please write in additional uses in “Other.”
- 5 Smith Field Park provides numerous passive recreation opportunities. Which passive recreation opportunity do you enjoy the most at Smith Field Park? If your activity is not listed below, please write in additional uses in “Other.”
- 6 What amenities do you think would improve Smith Field Park? Select all that apply. Please write in additional ideas in “Other.”
- 7 What public facilities do you think would improve Smith Field Park? Select all that apply. Please write in additional ideas in “Other.”
- 8 Would you support renaming the entire park, while maintaining the name of the baseball complex as something similar to “Smith Little League Complex?”
- 9 Please select your age group:
- 10 Please identify your household composition:
- 11 Do you live within the city limits of Half Moon Bay?
- 12 Please write in which coastside community or neighborhood you live in.
- 13 Anything else you want us to know about Smith Field Park?
- 14 Thank you for your time! Please provide your email if you’d like updates on the Smith Field Park Master Plan or visit www.SmithFieldMasterPlan.com.

STAKEHOLDER MEETINGS

Several stakeholder groups were identified by City staff at the start of the project. Six meetings were held between December 2021 and January 2022. These discussions provided insight into the use and condition of the park and identified potential opportunities and constraints. Meeting notes can be found in the Appendix.

HALF MOON BAY LITTLE LEAGUE

Virtual meeting held on 12/15/2021

The discussion focused on the current use of the five (5) existing fields, league infrastructure and buildings, and the unmet needs of the HMB Little League.

Future improvement ideas for the ball fields include:

- *improved parking lot access and conditions*
- *improved field drainage and condition*
- *multi-use field solutions*
- *synthetic turf field (1-2)*
- *permanent storage and offices*
- *amenities for families, e.g., playground, picnic areas*
- *walking loop*
- *better spectator seating*
- *accessible pathways*

DOG PARK GROUP

Phone call on 12/17/2021

The discussion focused on the current use of the large, fenced area as well as improvements that would bolster the user and dog experience.

Future improvement ideas for the dog park include:

- *commercial grade site furniture and dog features*
- *shade*
- *permanent and automatic water fountain for both dogs and people*
- *add fencing, gates, and shed*
- *regular weed removal inside and outside of fenced dog park*
- *paved road to dog park*
- *separate, fenced small dog park*
- *artificial turf as surface of both large and small dog areas*
- *more regular maintenance and spreading of wood chips*

HALF MOON BAY HORSESHOE CLUB

Phone call on 1/10/2022

The discussion focused on the current use of the 16 horseshoe pits.

Future improvement ideas for the horseshoe area include:

- *lighting and power*
- *permanent restroom facility*
- *synthetic turf pits*
- *paved parking lot*
- *gathering area for use during tournaments*

HMB SOCCER CLUB & HMB AYSO

Phone calls on 2/8/2022 & 2/15/2022

The discussion focused on additional field opportunities for both soccer clubs. Both currently share fields at Cunha Middle School. AYSO holds practices at various other school sites.

Both clubs would welcome a synthetic multi-use field that they could use for games or practice.

PENINSULA OPEN SPACE TRUST (POST)

Virtual meeting held on 12/13/2021

The discussion focused on the planned Bay to Sea Trail that aims to connect through Wavecrest Open Space and improvements to the park site that would provide amenities for broader use.

Future improvement ideas include:

- *permanent restroom facility*
- *solutions to dog walking issues (commercial vs. average user)*
- *educational signage re: dogs, wildlife, park use*

COASTSIDE LAND TRUST (CSLT)

Virtual meeting held on 1/10/2022

The discussion focused on the planning for uses and improvements that are appropriate for the site and its proximity to wetlands and sensitive habitats.

The group discussed exploring permeable paving options and having a restroom facility that was maintained regularly.

PUBLIC PRESENTATIONS

Presentations were made at three (3) Parks and Recreation Commission (P&R) meetings and took place at project milestones. Commissioner and public input were used to plan and refine the concepts.

P&R MEETING ON 2/23/2022

The presentation focused on project efforts to date. The site assessment findings were presented, focusing on the impact of the wetlands on future planning efforts. A summary of the community engagement was presented, sharing with the commission the community feedback received at the Night of Lights, via the online community survey and stakeholder interviews.

Potential design considerations were also shared during the presentation. The list of questions below served as a tool to assist the commission to consider possible design solutions and trade-offs they would be responding to at the subsequent workshop.

- Are the existing buildings critical to the future design of Smith Field Park?
- Is the Commission open joint-use or a more efficient use of the fields?
- Explore adding a multi-use soccer field/ball field.
- Combine uses of Fields 4 and 5 to create a larger, off-leash dog area or more space for amenities and storage.

P&R WORKSHOP ON 3/23/2022

Three (3) design alternatives based on community, Commission, and staff input were presented.

Alternative Concept A included improvements to the parking lot and signage only. The remainder of the site, fields and amenities, remained as is.

A Parking Lot



Figure 2-3: Alternative Concept A

Alternative Concept B included the following improvements:

- A** Improve and expand parking lot
- B** Pave maintenance access
- C** Project signage
- D** Improve/renovate all ballfields
- E** Relocate snack shack
- F** Picnic zones
- G** Expand dog park
- H** Plaza with play area, picnic areas, and restroom
- I** Sport court area
- J** Consolidated storage
- K** Nature paths and seating

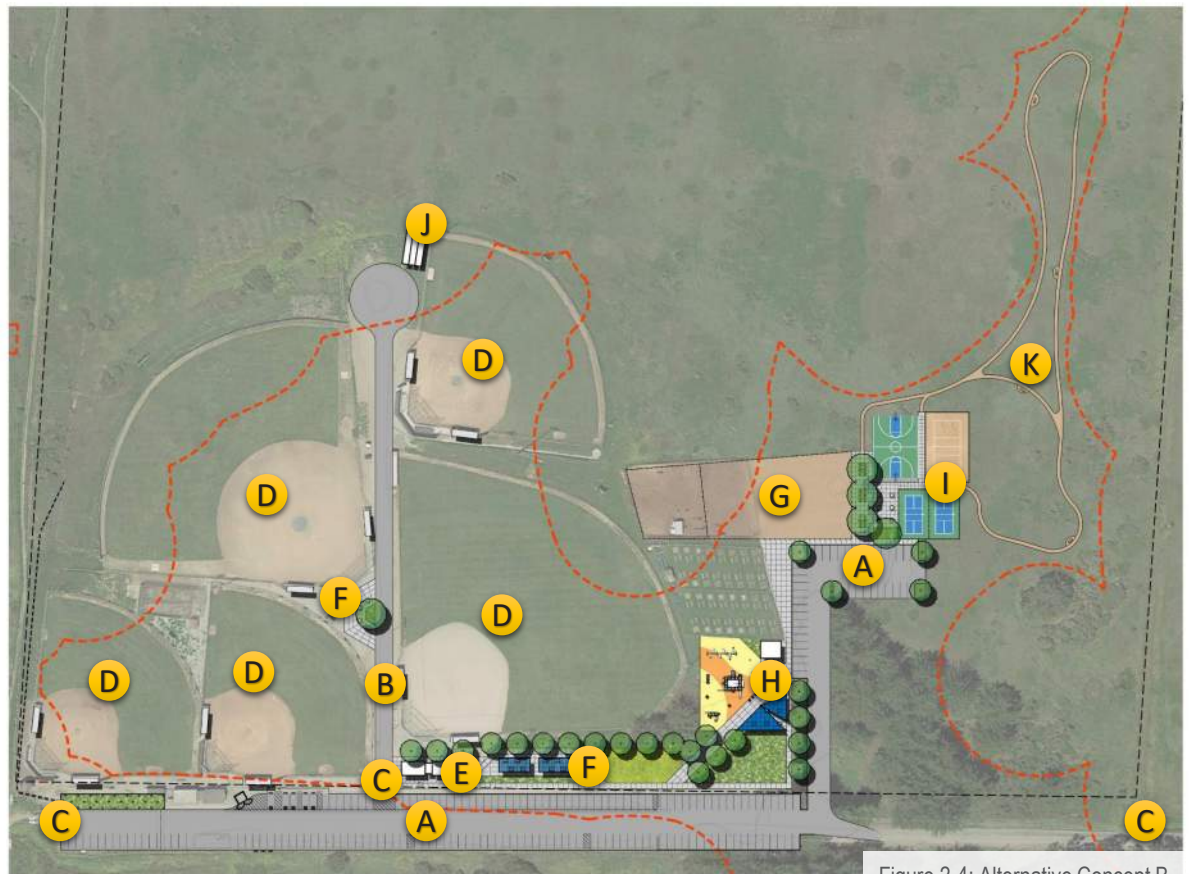


Figure 2-4: Alternative Concept B

Alternative Concept C included the following improvements:

- A** Improved and expanded parking lot
- B** Paved maintenance access
- C** Project signage
- D** Improved/renovated ballfields
- E** Relocated snack shack
- F** Multit-use synthetic field
- G** Expanded dog park
- H** Plaza with play area, picnic areas, and restroom
- I** Sport court area
- J** Picnic zone
- K** Nature paths and seating



Figure 2-5: Alternative Concept C

The Commission preferred Alternative Concept C with the following changes:

- *move sports court to current Field 3*
- *keep dog park in the same location and expand into undeveloped area to the east*
- *explore adding three (3) sand volleyball courts*
- *provide automobile access and parking near the dog park*

P&R MEETING ON 5/23/2022

The Commission was presented with the preferred plan that incorporated their previous comments and suggestions.

The Commissioners and public were invited to comment after the presentation. Overall, the feedback was positive. A representative from Smith Field Little League spoke indicating general support for Smith Field improvements, but noted reservations regarding potential loss of Field 5. He stated that the league is open to the new plan and will continue to communicate with the City as the project moves forward.

At the end of the public meeting, the Parks and Recreation Commission unanimously recommended the Smith Field Master Facilities Plan to the Council.

ADDITIONAL MEETINGS WITH HMB LITTLE LEAGUE 6/23/2022 & 7/21/2022

After the Parks & Recreation Commission presentation on 5/23/2022, the City met with the board of the Half Moon Bay

Little League to discuss the merits of the Preferred Concept and the implications it posed to the Little League's operations and use. These conversations led to revisions to the Preferred Concept in regards to the potential conversion of ballfields in the future.



Figure 2-6: Preferred Concept

- | | | |
|----------------------------|------------------------------|-----------------------------|
| 1 Parking lot | 6 Picnic area | 10 Nature paths and seating |
| 2 Paved maintenance access | 7 Multi-use synthetic field | 11 Batting cages |
| 3 Snack shack and restroom | 8 Sport court area | 12 Ballfield |
| 4 Restroom | 9 Dog park (large and small) | 13 Storage |
| 5 Playground | | |

GOALS & OBJECTIVES

The goals and objectives of the General Plan, Local Coastal Land Use Plan Update, and the 2019 Parks and Recreation Master Plan guided the decisions and recommendations for the Smith Field Master Facilities Plan.

2019 Parks and Recreation Master Plan Goals:

- Enhance Quality of Life and Community Character
- Support Sustainability and Conservation
- Be Connected and Accessible
- Balance Economics and Feasibility

Based on those goals and the input from the community during the outreach process, the following four (4) goals for the project were identified:

- 1 **Appeal** to the entire Half Moon Bay Community by providing amenities and recreational opportunities that appeal to the broader community.
- 2 **Enhance** user experience by creating a safe and welcoming environment through the implementation of accessible parking, walkways, seating and amenities.
- 3 **Environmentally** sustainable growth. Design with sensitivity to the site and surrounding natural resources by minimizing the impact on the local ecosystem. Consider the use of sustainable materials and best maintenance practices.
- 4 **Honor** the past by embracing the users and experiences that call Smith Field Park home, while looking forward to the opportunities to expand its user base.

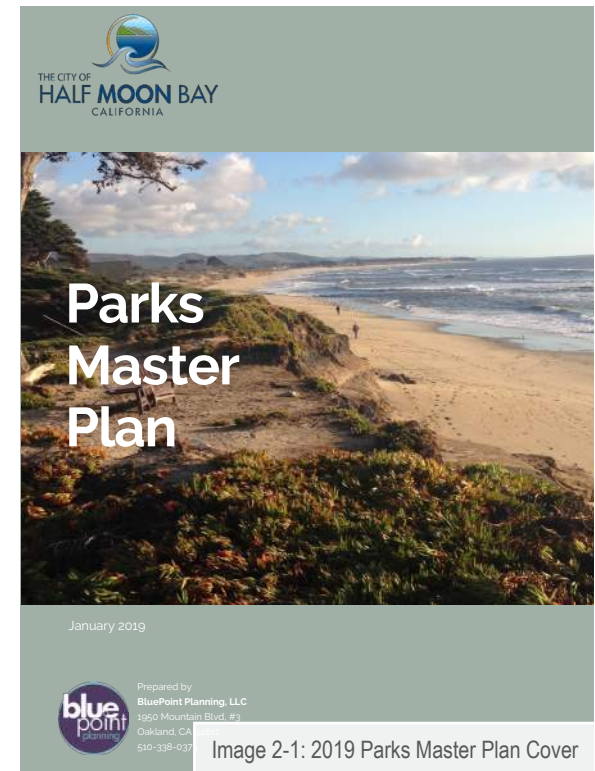


Image 2-1: 2019 Parks Master Plan Cover

CHAPTER 3

MASTER PLAN



RECOMMENDATIONS

The Preferred Concept is focused on improving the current amenities and uses onsite, while adding additional opportunities for recreation that appeal to the entire Half Moon Bay community.

BALL FIELDS

The Master Facilities Plan recommends reconstructing Fields 1, 2, 4 and 5 in their entirety. This includes grading, drainage, fencing, dugouts, benches, and bleachers. Depending on funding, the fields could be replaced with the standard infield fines and sod, or an all-weather material to allow for year-round use. The HMB Little League is interested in adding lighting at Field 2 if the funding and infrastructure allow. Field 5 will remain in place and may also be upgraded under the Plan. This area is also a possible future location for active sports courts. Any decision regarding the ultimate future use of the area will be subject to a separate community engagement process. No imminent change in current use is contemplated.

DOG PARK

A relocated and enlarged dog park will allow for more use by both human and dog populations, as well as provide a safe area for small dogs to play separately from large dogs. Surfacing is to be synthetic turf and the fencing will be appropriate for containment of dogs while also allowing views into the open space. Entry gates are provided to allow for a safe place to unleash dogs prior to entering the dog area. New, commercial quality benches and tables will be provided for dog owners, and agility obstacles will be included for dogs. Two water fountains

with dog bowls and spigots will be located within the fenced space, one in each of the large and small dog areas.

This Plan acknowledges that in the future a better site may become available for an off leash dog park as well as a need to resize the recommended dog park area to better suit the needs of the community and recreation at this park.

PLAY AREA

One of the goals of both the 2019 Park and Recreation Master Plan and this Master Facilities Plan is to provide uses for a broader audience. The play area will provide fun for users of all ages and will appeal to local families as well as visitors of the ball fields. The structures should reflect the needs of the community and the surfacing should be poured-in-place.

PICNIC AREAS

Smith Field Park is surrounded on all sides by beautiful open space. Several single and group picnic areas will provide an opportunity for people to gather and enjoy the natural surroundings. These picnic areas also provide seating and spaces for pre- and post-game socializing as well as viewing areas for users of the dog park or play area.

RESTROOM

A new, permanent restroom facility near the play area and dog park will allow easier access for park users on the eastern side of the site.

MULTI-USE FIELD

In place of current Field 3, which is used by the City recreation department and community members, a new multi-use synthetic turf field will allow for flexible use



Figure 3-1: Ball Fields

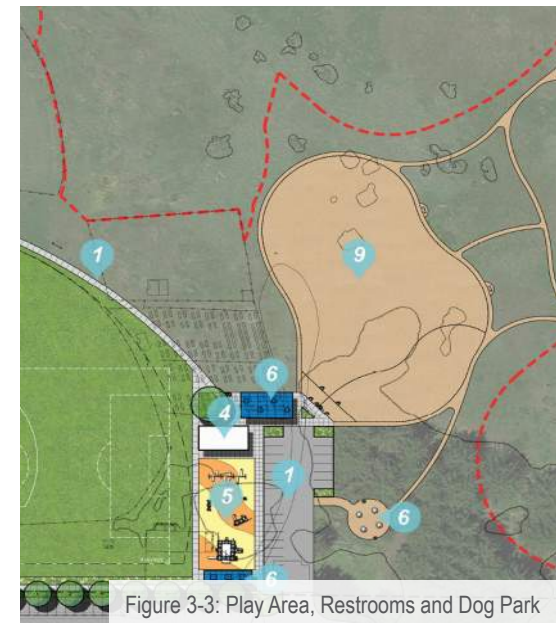


Figure 3-3: Play Area, Restrooms and Dog Park

year-round. Striped for softball, baseball, and soccer and lighted, this field can be utilized by many sports groups within and around the Half Moon Bay area.

ACTIVE SPORT AREA

During the outreach phase of this Plan, the community voiced a need for more sport courts. In response, a new sport court area was proposed in place of what is currently field 5. For planning and estimating purposes, the Preferred Concept considered three (3) sand volleyball courts, two (2) fenced pickleball courts, and a basketball court.

The intent of this Master Facilities Plan is to illustrate the potential of this area, while allowing for maximum flexibility for the City and youth baseball in this area. All decisions regarding the ultimate future use of this area will be subject to a separate community engagement process.

NATURE AREA

Due to the site's proximity to surrounding wetlands, it is important that its use and development have as minimal impact as possible on these vital natural resources, while still allowing for passive recreation around them. The eastern edge of the site is undeveloped and well-suited for a low-impact nature path with seating nodes and interpretive signage. This allows the public to experience the beautiful scenery and wildlife without direct access to sensitive and protected areas.

OPEN SPACE ACCESS

Smith Field Park provides an access point to Wavecrest Open Space and the California Coastal Trail. The trail head shall include signage, kiosk, trash receptacles, and a protected place for gathering.

SIGNAGE

Park signage shall be located at the Park entry and visible to park users who arrive by car, bike, or on foot.

MAINTENANCE/STORAGE

A consolidated storage area at the end of the new maintenance access in the northern portion of the park will allow for adequate storage space for both the Smith Field Little League and the City Maintenance Division.



Figure 3-5: Active Sport Area and Multi-use Field



Figure 3-6: Nature Area



Figure 3-7: Possible Sport Courts Layout



- 1 PARKING LOT
- 2 BASEBALL FIELDS
- 3 DOG PARK (LARGE & SMALL DOG)
- 4 PLAYGROUND
- 5 PICNIC AREA
- 6 MULTI-PURPOSE SYNTHETIC LAWN
- 7 SNACK SHACK & RESTROOM
- 8 ACTIVE SPORT AREA
- 9 STORAGE & RESTROOM
- 10 RESTROOM
- 11 NATURAL TRAIL AND SEATING
- 12 BATTING CAGE
- 13 STORAGE
- 14 MAINTENANCE ACCESS
- ★ RELOCATED FLAG POLE/MEMORIAL

TOTAL PARKING: 167

Figure 3-8: Preferred Plan

CHAPTER 4

IMPLEMENTATION



PHASING

The Master Facilities Plan is a tool to inspire and guide future park improvements through the implementation of the Preferred Plan as may be further refined by community engagement in the future. The design was structured to create independent phases for flexibility in implementation—a phased approach to allow both “pay as you go” and more expansive, publicly financed implementation.

The recommended phasing of projects is to be used for planning purposes, and may change based on funding, community needs, and site conditions.

Initial Phase:

- Parking lot resurfacing and expansion
- Paved maintenance access

Orange Phase:

- Relocated and expanded fenced, small and large dog park
- Play area
- Permanent restroom
- Picnic areas
- Nature area with seating

Red Phase:

- Three (3) ball fields
- Snack shack with restroom
- Batting cage
- Active Sport area which may include Field 5 or other uses
- Picnic area

Green Phase:

- Multi-use synthetic field (replacing Field 3)
- Picnic area

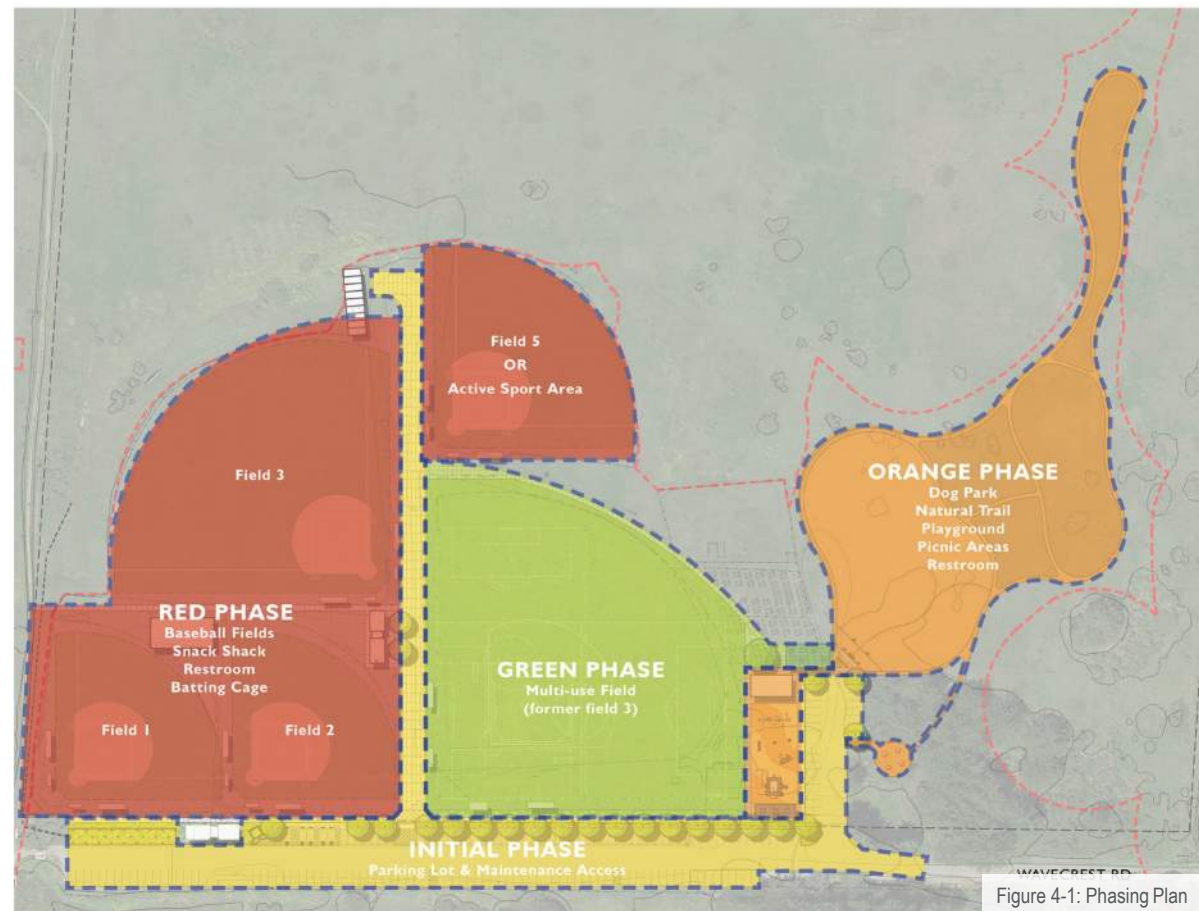


Figure 4-1: Phasing Plan

COST

The Opinion of Probable Costs included in this Plan is intended to assist the City in the implementation of the Preferred Concept.

The construction costs are an estimate and intended to be conservative and used for planning purposes. The 20% contingency is assumed to cover the staff administration time for project pursuits, designer contract costs, and bidding administration.

To implement all proposed improvements and phases, the total opinion of probable cost is \$15.86 million.

For budgeting and planning purposes, the following estimates are broken out by phase.

The total cost, broken out by phase:

PHASE	Estimate
Initial Phase	\$2.76M
Orange Phase	\$4.74M
Red Phase	\$3.45M
Green Phase	\$4.91M
TOTAL	\$15.86M

Table 4-1: Estimate by Phase

Opinion of Probable Construction Costs					
	INITIAL PHASE				Jul-22
	Item	Quantity		Unit Cost	Subtotal
A.	DEMOLITION				
1	Clearing, Grubbing, and Stripping	1	LS	\$25,000.00	\$25,000.00
2	Misc concrete	3080	SF	\$5.00	\$15,400.00
3	Chain link fence	108	LF	\$7.00	\$756.00
4	Wood fence	716	LF	\$5.00	\$3,580.00
5	Concrete buildings	2	EA	\$15,000.00	\$30,000.00
	Sub-Total Demolition				\$74,736.00
B.	EARTHWORK				
1	Earthwork: Fill	1000	CY	\$100.00	\$100,000.00
	Sub-Total Earthwork				\$100,000.00
C.	DRAINAGE				
1	Storm Drain G1 Inlet	3	EA	\$6,300.00	\$18,900.00
2	Storm Drain Manhole	3	EA	\$11,900.00	\$35,700.00
3	12" HDPE Storm Drain Pipe	528	LF	\$130.00	\$68,640.00
4	18" HDPE Storm Drain Pipe	301	LF	\$170.00	\$51,170.00
5	Valley Gutter	699	LF	\$200.00	\$139,800.00
6	Bioretention Area	4939	SF	\$50.00	\$246,950.00
	Sub-Total Drainage				\$561,160.00

D.	PARKING LOT				
1	Asphalt Concrete	1313	TN	\$240.00	\$315,120.00
2	ADA Curb Ramp	3	EA	\$10,000.00	\$30,000.00
3	Concrete Driveway	1	EA	\$10,500.00	\$10,500.00
4	Curb and Gutter	1387	LF	\$70.00	\$97,090.00
5	Vertical Curb	1030	LF	\$65.00	\$66,950.00
6	6" Striping	3743	LF	\$1.70	\$6,363.10
7	ADA Pavement Marking	5	EA	\$170.00	\$850.00
8	New Sign and New Pole	8	EA	\$400.00	\$3,200.00
	Sub-Total Parking Lot				\$530,073.10
E.	HARDSCAPE				
1	Maintenance Access - Conc. Vehicular Paving	18000	SF	\$45.00	\$810,000.00
	Sub-Total Hardscape				\$810,000.00
F.	SITE ELECTRICAL IMPROVEMENTS				
1	Lighting allowance	1	LS	\$75,000.00	\$75,000.00
	Sub-Total Site Electrical				\$75,000.00
G.	SUBTOTAL				\$2,150,969
H.	PROJECT START-UP				
1	Bonding & Mobilization allow 5%				\$107,548
2	Staking & Layout allow 2%				\$43,019
3.	Contingency Design Phase- 30%				\$460,307
J.	Total of Construction				\$2,761,844

Opinion of Probable Construction Costs					
	ORANGE PHASE				Jul-22
	Item	Quantity		Unit Cost	Subtotal
A.	DEMOLITION				
1	Clearing, Grubbing, and Stripping	1	LS	\$15,000.00	\$15,000.00
2	Concrete	400	SF	\$2.00	\$800.00
3	Chain Link Fence	170	LF	\$7.00	\$1,190.00
	Sub-Total Demolition				\$16,990.00
B.	EARTHWORK				
1	Earthwork (fill)	100	CY	\$100.00	\$10,000.00
	Sub-Total Earthwork				\$10,000.00
C.	DRAINAGE				
1	Storm Drain G1 Inlet	1	EA	\$6,300.00	\$6,300.00
2	Storm Drain Manhole	2	EA	\$11,900.00	\$23,800.00
3	12" HDPE Storm Drain Pipe	66	LF	\$130.00	\$8,580.00
4	18" HDPE Storm Drain Pipe	458	LF	\$170.00	\$77,860.00
5	Bioretention Area	898	SF	\$50.00	\$44,900.00
	Sub-Total Drainage				\$161,440.00
D.	HARDSCAPE				
1	Conc. Pedestrian Paving, Standard	9500	SF	\$20.00	\$190,000.00
2	Decomposed Granite	51500	SF	\$12.00	\$618,000.00
	Sub-Total Hardscape				\$808,000.00

E.	PLANTING				
1	Trees - 24" box	22	EA	\$450.00	\$9,900.00
2	Planting	10000	SF	\$7.00	\$70,000.00
	Sub-Total Planting				\$79,900.00
F.	IRRIGATION				
1	Irrigation	10000	SF	\$12.00	\$120,000.00
	Sub-Total Irrigation				\$120,000.00
G.	DOG PARK				
1	Fencing - 6' Ht	1000	LF	\$100.00	\$100,000.00
v	Gates	4	EA	\$3,000.00	\$12,000.00
3	Synthetic Surfacing	40000	SF	\$35.00	\$1,400,000.00
	Sub-Total Dog Park				\$1,512,000.00
H.	PLAY AREA				
1	Safety Surfacing	4	SQ	\$30.00	\$120.00
2	Play Structures	1	LS	\$300,000.00	\$300,000.00
	Sub-Total Play Area				\$300,120.00
I.	SITE FURNITURE				
1	Allowance (benches, tables, trash, drinking fountains, etc.)	1	LS	\$45,000.00	\$45,000.00
2	Shade Structure	1	EA	\$40,000.00	\$40,000.00
	Sub-Total Site Furniture				\$85,000.00

J.	STRUCTURES				
1	Restroom	1	EA	\$500,000.00	\$500,000.00
	Sub-Total Structures				\$500,000.00
K.	SIGNAGE				
1	Signage (Entry, Trailhead, Educational)	1	LS	\$25,000.00	\$25,000.00
	Sub-Total Signage				\$25,000.00
L.	SITE ELECTRICAL IMPROVEMENTS				
1	Allowance	1	LS	\$75,000.00	\$75,000.00
	Sub-Total Site Electrical				\$75,000.00
M.	SUBTOTAL				\$3,693,450
N.	PROJECT START-UP				
1	Bonding & Mobilization allow 5%				\$184,673
2	Staking & Layout allow 2%				\$73,869
3.	Contingency Design Phase- 20%				\$790,398
P.	Total of Construction				\$4,742,390

Opinion of Probable Construction Costs					
	RED PHASE				Jul-22
	Item	Quantity		Unit Cost	Subtotal
A.	DEMOLITION				
1	Clearing, Grubbing, and Stripping	1	LS	\$450,000.00	\$450,000.00
2	Concrete	2350	SF	\$2.00	\$4,700.00
3	Chain Link Fence	3800	LF	\$7.00	26600
4	Batting Cage	280	LF	\$10.00	\$2,800.00
5	Sub-Total Demolition				\$484,100.00
B.	EARTHWORK				
1	Earthwork (fill)	2500	CY	\$100.00	\$250,000.00
	Sub-Total Earthwork				\$250,000.00
C.	DRAINAGE				
1	Storm Drain G1 Inlet	2	EA	\$6,300.00	\$12,600.00
2	Storm Drain Manhole	1	EA	\$11,900.00	\$11,900.00
3	12" HDPE Storm Drain Pipe	58	LF	\$130.00	\$7,540.00
4	18" HDPE Storm Drain Pipe	64	LF	\$170.00	\$10,880.00
5	Bioretention Area	89	SF	\$50.00	\$4,450.00
	Sub-Total Drainage				\$47,370.00
D.	HARDSCAPE				
1	Conc. Pedestrian Paving, Standard	9500	SF	\$20.00	\$190,000.00
	Sub-Total Hardscape				\$190,000.00

E.	PLANTING				
1	Trees - 24" box	2	EA	\$450.00	\$900.00
2	Planting	100	SF	\$7.00	\$700.00
	Sub-Total Planting				\$1,600.00
F.	IRRIGATION				
1	Irrigation	100	SF	\$12.00	\$1,200.00
	Sub-Total Irrigation				\$1,200.00
G.	SITE FURNITURE				
1	Picnic Tables	7	EA	\$4,500.00	\$31,500.00
1	Flagpole/Memorial	1	LS	\$8,500.00	\$8,500.00
	Sub-Total Site Furniture				\$40,000.00
H.	STRUCTURES				
1	Snack Shack and Restroom	1	EA	\$750,000.00	\$750,000.00
2	Batting Cage	1	EA	\$15,000.00	\$15,000.00
	Sub-Total Structures				\$765,000.00
I.	BASEBALL FIELDS				
1	Fields (infield fines, sod, fencing)	4	EA	\$200,000.00	\$800,000.00
2	Backstop	4	EA	\$15,000.00	\$60,000.00
3	Bleachers	8	EA	\$3,500.00	\$28,000.00
4	Dug-out benches (w/ backs)	8	EA	\$600.00	\$4,800.00
5	Scoreboard	3	EA	\$6,000.00	\$18,000.00
	Sub-Total Baseball Fields				\$910,800.00

J.	SUBTOTAL				\$2,690,070
K.	PROJECT START-UP				
1	Bonding & Mobilization allow 5%				\$134,504
2	Staking & Layout allow 2%				\$53,801
3	Contingency Design phase- 20%				\$575,675
M.	Total of Construction				\$3,454,050
O.	DESIGN ALTERNATE: SPORT COURTS				
1	Conc. Pedestrian Paving, Standard	3000	SF	\$20.00	\$60,000.00
2	Allowance (tables, benches, drinking fountain)	1	LS	\$20,000.00	\$20,000.00
3	Allowance (fencing, surfacing, netting, standards, etc)	1	LS	\$450,000.00	\$450,000.00
	Sub-Total Sport Courts				\$530,000.00

Opinion of Probable Construction Costs					
	GREEN PHASE			Jul-22	
	Item	Quantity		Unit Cost	Subtotal
A.	DEMOLITION				
1	Clearing, Grubbing, and Stripping	1	LS	\$22,000.00	\$22,000.00
2	Concrete	1100	SF	\$2.00	\$2,200.00
3	Chain Link Fence	2000	LF	\$7.00	\$14,000.00
	Sub-Total Demolition				\$38,200.00
B.	EARTHWORK				
1	Earthwork (fill)	750	CY	\$100.00	\$75,000.00
	Sub-Total Earthwork				\$75,000.00
C.	HARDSCAPE				
1	Conc. Pedestrian Paving, Standard	2200	SF	\$20.00	\$44,000.00
	Sub-Total Hardscape				\$44,000.00
D.	SITE ELECTRICAL IMPROVEMENTS				
1	Allowance	1	LS	\$100,000.00	\$75,000.00
	Sub-Total Site Electrical				\$75,000.00
E.	SITE FURNITURE				
1	Allowance (benches, tables, trash, drinking fountains, etc.)	1	LS	\$25,000.00	\$25,000.00
2	Shade Structure	1	EA	\$40,000.00	\$40,000.00

	Sub-Total Site Furniture				\$65,000.00
F.	MULTI-USE FIELD				
1	Synthetic Sports Field Turf (base, cork infill, grading, drainage)	115,000	SF	\$30.00	\$3,450,000.00
2	Fencing and Gates	1,400	LF	\$100.00	\$140,000.00
	Sub-Total Multi-use Field				\$3,590,000.00
G.	SUBTOTAL				
					\$3,822,200
H.	PROJECT START-UP				
1	Bonding & Mobilization allow 5%				\$191,110
2	Staking & Layout allow 2%				\$76,444
3	Contingency Design phase-20%				\$817,951
J.	Total of Construction				\$4,907,705

CHAPTER 5 APPENDICES



COMMUNITY ENGAGEMENT

PROJECT WEBPAGE

www.smithfieldmasterplan.com

6/8/22, 11:20 AM

Smith Field Park Master Plan



Smith Field Park Master Plan

[Home](#)
[Reference Material](#)
[Half Moon Bay Public Works Dept.](#)
[Contact](#)



Stay up to date with the Smith Field Park Master Plan

The City of Half Moon Bay is rethinking the future of Smith Field Park and we want your opinion! A great Park Master Plan relies on community input to inform future enhancements.

Enter your email below to stay informed on the progress of the Master Plan, future events, and community outreach!

Smith Field Park



LEGEND

- 1 Main Parking Lot
- 2 Snack Shack/Restroom
- 3 Coastal Trail Connection
- 4 Dog Park
- 5 Horseshoe Pits

KEY MAP



100 Main St Half Moon Bay, CA 94026 | (650) 329-7171 | <http://www.smithfieldmasterplan.com>

<https://www.smithfieldmasterplan.com>

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SMITH FIELD PARK MASTER FACILITIES PLAN

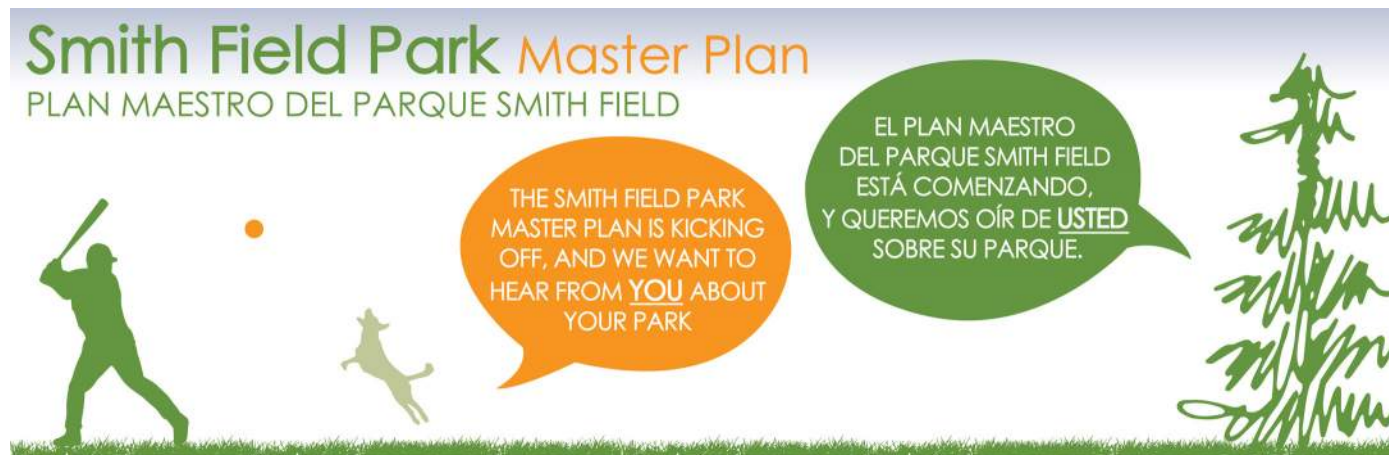
CHAPTER 5 APPENDICES 29

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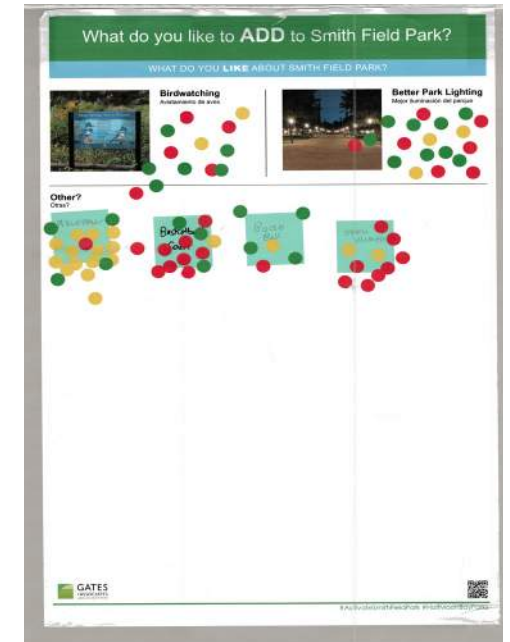
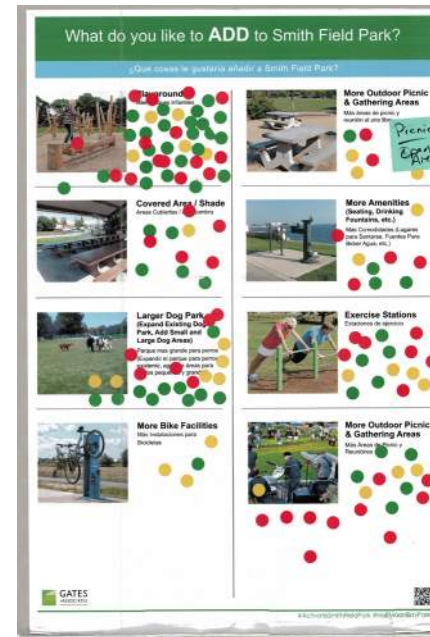
OUTREACH COLLATERAL



OUTREACH COLLATERAL



NIGHT OF LIGHTS EXHIBITS

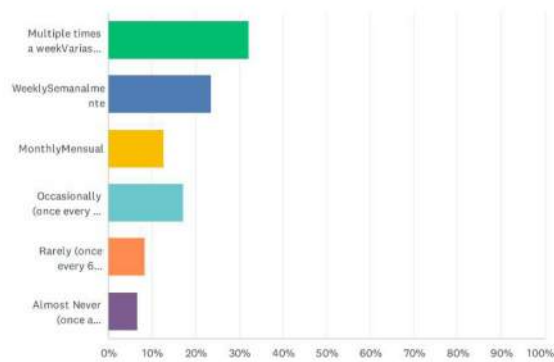


COMMUNITY SURVEY

Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q1 How often do you visit Smith Field Park? ¿Con qué frecuencia visita Smith Field Park?

Answered: 376 Skipped: 0



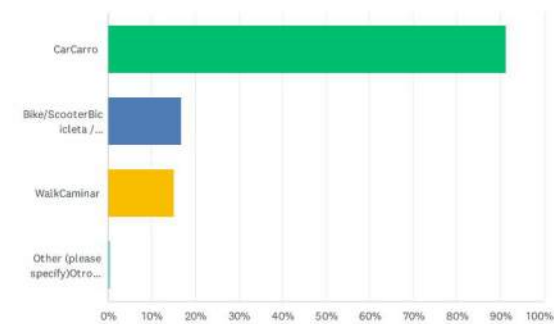
ANSWER CHOICES	RESPONSES	
Multiple times a week	32.18%	121
Weekly	23.40%	88
Monthly	12.50%	47
Occasionally (once every 3 months)	17.02%	64
Rarely (once every 6 months)	8.24%	31
Almost Never (once a year)	6.65%	25
TOTAL		376

1 / 16

Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q2 How do you typically get to Smith Field Park? Select all that apply. ¿Cómo se llega normalmente a Smith Field Park? Seleccione todas las que correspondan.

Answered: 376 Skipped: 0



ANSWER CHOICES	RESPONSES	
Car	91.22%	343
Bike/Scooter	16.76%	63
Walk	15.16%	57
Other (please specify)	0.53%	2
Total Respondents:		376

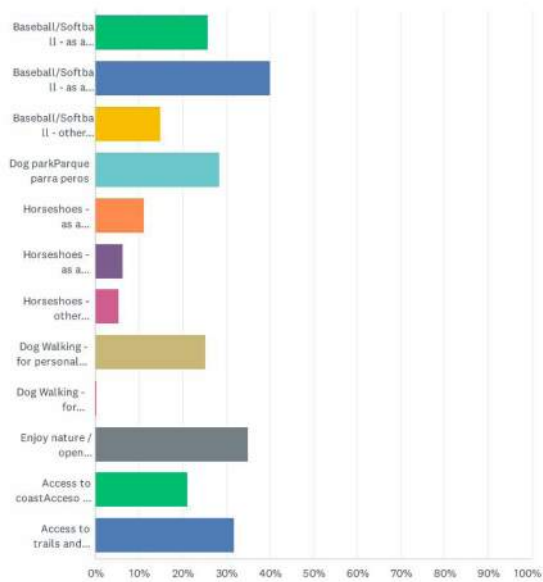
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COMMUNITY SURVEY

Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q3 What is your primary reason for visiting Smith Field Park? If your reason is not listed below, please write in 'Other'. ¿Cuál es su principal razón para visitar Smith Field Park? Si su motivo no aparece a continuación, escriba "Otro".

Answered: 371 Skipped: 5



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Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

ANSWER CHOICES	RESPONSES	
Baseball/Softball - as a playerBéisbol / softbol - como jugador	25.88%	96
Baseball/Softball - as a spectatorBéisbol / softbol - como espectador	40.16%	149
Baseball/Softball - other (volunteer, umpire)Béisbol / softbol - otro (voluntario, árbitro)	14.82%	55
Dog parkParque para perros	28.30%	105
Horseshoes - as a playerHerraduras - como jugador	11.05%	41
Horseshoes - as a spectatorHerraduras - como espectador	6.20%	23
Horseshoes - other (volunteer, judge)Herraduras - otras (voluntario, juez)	5.39%	20
Dog Walking - for personal usePasear perros - para uso personal	25.07%	93
Dog Walking - for professional usePasear perros - para uso profesional	0.27%	1
Enjoy nature / open spaceDisfrutar de la naturaleza / espacios abiertos	35.04%	130
Access to coastAcceso a la costa	21.02%	78
Access to trails and pathsAcceso a senderos y caminos	31.81%	118
Total Respondents: 371		

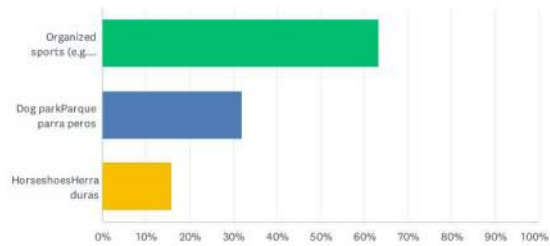
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COMMUNITY SURVEY

Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q4 Smith Field Park provides numerous active recreation opportunities. Which active recreation opportunity do you enjoy the most at Smith Field Park? If your activity is not listed below, please write in additional uses in 'Other'. Smith Field Park ofrece numerosas oportunidades de recreación activa. ¿Qué oportunidad de recreación activa disfruta más en Smith Field Park? Si su actividad no figura en la lista a continuación, escriba usos adicionales en "Otro".

Answered: 325 Skipped: 51



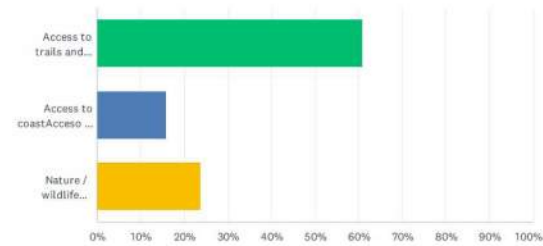
ANSWER CHOICES	RESPONSES	
Organized sports (e.g. baseball, softball)Deportes organizados (por ejemplo, beisbol, sóftbol)	63.38%	206
Dog park/Parque para perros	32.00%	104
Horseshoes/Herraduras	15.69%	51
Total Respondents: 325		

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Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q5 Smith Field Park provides numerous passive recreation opportunities. Which passive recreation opportunity you enjoy the most at Smith Field Park? If your activity is not listed below, please write in additional uses in 'Other'. Smith Field Park ofrece numerosas oportunidades de recreación pasiva. ¿Qué oportunidad de recreación pasiva disfruta más en Smith Field Park? Si su actividad no figura en la lista a continuación, escriba usos adicionales en "Otro".

Answered: 331 Skipped: 45



ANSWER CHOICES	RESPONSES	
Access to trails and pathsAcceso a senderos y caminos	60.73%	201
Access to coastAcceso a la costa	15.71%	52
Nature / wildlife viewingObservación de la naturaleza / vida silvestre	23.56%	78
TOTAL		331

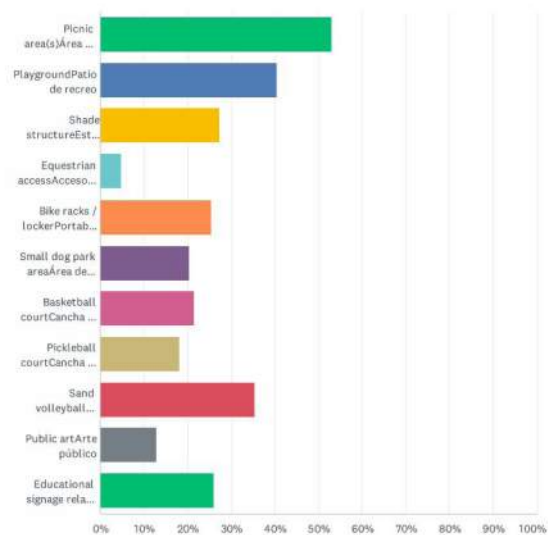
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COMMUNITY SURVEY

Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q6 What amenities do you think would improve Smith Field Park? Select all that apply. Please write in additional ideas in 'Other'. ¿Qué servicios crees que mejorarían Smith Field Park? Seleccione todas las que correspondan. Escriba ideas adicionales en "Otro".

Answered: 342 Skipped: 34



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Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

ANSWER CHOICES	RESPONSES	
Picnic area(s)Área (s) de picnic	52.92%	181
PlaygroundPatio de recreo	40.35%	138
Shade structureEstructura de sombra	27.19%	93
Equestrian accessAcceso ecuestre	4.68%	16
Bike racks / lockerPortabicicletas / casillero	25.44%	87
Small dog park areaÁrea de parque para perros pequeños	20.18%	69
Basketball courtCancha de baloncesto	21.64%	74
Pickleball courtCancha de pickleball	18.13%	62
Sand volleyball courtCancha de voleibol de arena	35.38%	121
Public artArte público	12.87%	44
Educational signage related to wetlands and habitatSeñalización educativa relacionada con humedales y hábitat	26.02%	89
Total Respondents: 342		

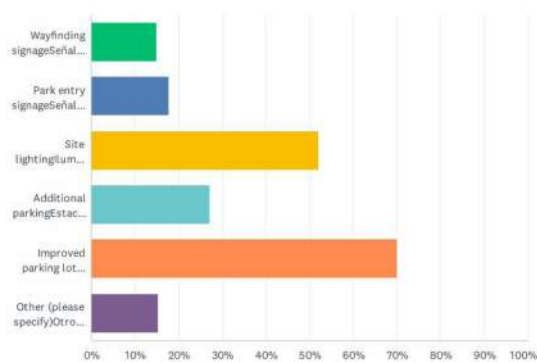
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COMMUNITY SURVEY

Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q7 What public facilities do you think would improve Smith Field Park? Select all that apply. Please write in additional ideas in 'Other'. ¿Qué instalaciones públicas cree que mejorarían Smith Field Park? Seleccione todas las que correspondan. Escriba ideas adicionales en "Otro".

Answered: 350 Skipped: 26



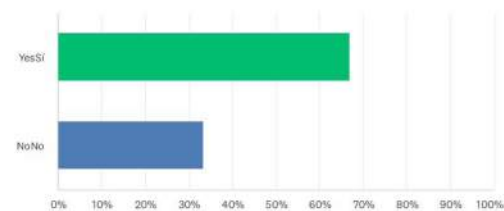
ANSWER CHOICES	RESPONSES
Wayfinding signageSeñalización de orientación	14.86% 52
Park entry signageSeñalización de entrada al parque	17.71% 62
Site lightingIluminación del sitio	52.00% 182
Additional parkingEstacionamiento adicional	27.14% 95
Improved parking lot surfacingSuperficie de estacionamiento mejorada	70.00% 245
Other (please specify)Otros (especificar)	15.43% 54
Total Respondents: 350	

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Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q8 Would you support renaming the entire park, while maintaining the name of the baseball complex as something similar to 'Smith Little League Complex'? ¿Apoyaría cambiar el nombre de todo el parque, mientras mantiene el nombre del complejo de béisbol como algo similar a "Smith Little League Complex"?

Answered: 360 Skipped: 16



ANSWER CHOICES	RESPONSES
Yes/Sí	66.67% 240
No/No	33.33% 120
TOTAL	360

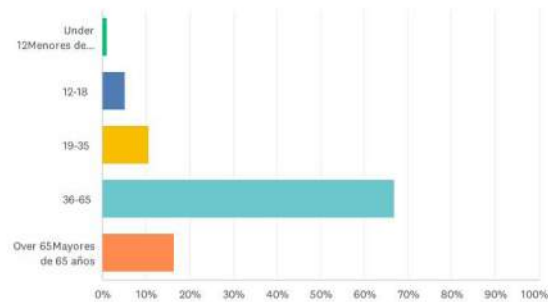
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COMMUNITY SURVEY

Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q9 Please select your age group: Seleccione su grupo de edad:

Answered: 376 Skipped: 0



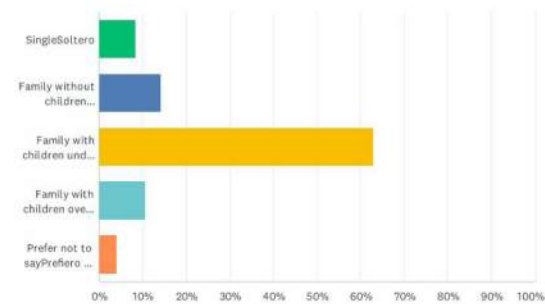
ANSWER CHOICES	RESPONSES
Under 12Menores de 12 años	1.06% 4
12-18	5.05% 19
19-35	10.64% 40
36-65	66.76% 251
Over 65Mayores de 65 años	16.49% 62
TOTAL	376

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Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q10 Please identify your household composition: Identifique la composición de su hogar:

Answered: 375 Skipped: 1



ANSWER CHOICES	RESPONSES
SingleSoltero	8.27% 31
Family without children (couple)Familia sin hijos (pareja)	14.13% 53
Family with children under 18 years oldFamilia con hijos menores de 18 años	62.93% 236
Family with children over 18 years oldFamilia con hijos mayores de 18 años	10.67% 40
Prefer not to sayPrefiero no decirlo	4.00% 15
TOTAL	375

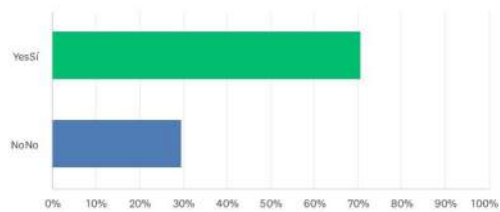
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COMMUNITY SURVEY

Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q11 Do you reside within the city limits of Half Moon Bay? ¿Reside dentro de los límites de la ciudad de Half Moon Bay?

Answered: 376 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes/Sí	70.48%	265
No/No	29.52%	111
TOTAL		376

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Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q12 Please write in which coastside community or neighborhood you live in. Escriba en qué comunidad costera o vecindario vive.

Answered: 376 Skipped: 0



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COMMUNITY SURVEY

Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q13 Anything else you want us to know about Smith Field Park?Cualquier otra cosa que desee que sepamos sobre Smith Field Park.

Answered: 205 Skipped: 171

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Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q14 Thank you for your time! Please provide your email if you'd like updates on the Smith Field Park Master Plan or visit www.SmithFieldMasterPlan.com¡Gracias por tu tiempo! Proporcione su correo electrónico si desea recibir actualizaciones sobre el plan maestro de Smith Field Park o visite www.SmithFieldMasterPlan.com

Answered: 194 Skipped: 182

ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email AddressDirección de correo electrónico	100.00%	194
Phone Number	0.00%	0

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STAKEHOLDER MEETINGS

HALF MOON BAY LITTLE LEAGUE

Date: 12/15/2021

Attendees:

Kristina Keates - HMB Little League representative

John Doughty - City of HMB Public Works Director

Melonite Reynolds - Gates+Associates

Daniel Shafir-Schoor - Gates+Associates

Future connections: bay to sea trail - connect thru wavecrest to ocean - EW class 1 ped/bike trail. not sure where it crosses the site at this point
feasibility study planned for summer 2022

Little League
12/15/2021
attendees:
melonite reynolds - gates
Daniel - gates

SMITH FIELD PARK MASTER PLAN



CITY STAFF

Date: 12/13/2021

Attendees:

Edward Behle - City of HMB Recreation
Supervisor

Matthew Chidester - City of HMB
Deputy City Manager

Melonie Reynolds - Gates+Associates

Daniel Shafir-Schoor -
Gates+Associates

Future connections: bay to sea trail - connect thru
wavecrest to ocean - EW class 1 ped/bike trail. not sure
where it crosses the site at this point
feasibility study planned for summer 2022

City Staff
12/13/2021

attendees:
melonie reynolds - gates
daniel - gates
eddie - Rec Coord with City
matthew - City

SMITH FIELD PARK MASTER PLAN



PENNISULA OPEN SPACE TRUST (POST)

Date: 12/13/2021

Attendees:

Rachael Faye - POST

Tiffany Edwards - POST

Melonie Reynolds - Gates+Associates

SMITH FIELD PARK MASTER PLAN



CITY STAFF

Date: 1/14/2022

Attendees:

Todd Seeley - City of HMB Public Works Superintendent

Melonie Reynolds - Gates+Associates

Notes from call:

1. Need water line to site – upsizing to 6” or 8”
2. City maintains road and fields. Paved roads would be ideal with necessary water treatment
3. City only mows fields, LL takes care of everything
4. City assists dog park with maintenance – some time here and there (a couple times a year). They bring in mulch, city spreads. Some weeding and labor throughout the year.
5. No maintenance responsibilities for horseshoes
6. Request permanent storage facility for equipment/shop for maintenance
7. Benches and seating opportunities
8. Above ground tank and shipping container can be removed once the water line is upsized.
9. Wish list – redo all fields with proper drainage and synthetic turf. Redo layout of fields, with center area for community area. Do we need 5 fields?
10. Soccer field would be great
11. Trail head at access
12. Basketball courts
13. Sand volley ball from maintenance perspective is a no go
14. Dog park – prefer synthetic turf Foster City has a great facility
15. Add lighting – panel is old
16. Update snack shack with nicer, modern facility.
17. Enough playgrounds elsewhere in city
18. Bunkers – Army corp of engineers. Radio rooms – could be repurposed.

DOG PARK

Date: 12/17/2021

Attendees:

Carol Wexler - Dog Park user and representative

Melonie Reynolds - Gates+Associates

summary provided by Carol, after initial phone call:

December 2021

From: Carol Wexler

Thank you for allowing us to provide our input to the Smith Field Master Plan.

Many of us have used and loved the HMB dog park since it opened in 2001. We know it's many unique environmental aspects and requirements. We would be grateful if you are going to make equipment changes if you will allow a few of the dog park long time users to help pick out the equipment such as chairs, umbrellas, awnings.etc and dog toys. And if you decide that artificial turf is in the future you will allow us to help design the layout. We are hoping for hills as part of the plan.

Following is a summary of our ideas for the dog park:

1. New commercial furniture designed for use in dog parks. This should include benches and chairs for at least 20 to 30 people. They should be sturdy enough for wear and tear by dogs, people, wet lands and the salty ocean environment. The equipment should be affixed permanently in place so it cannot be removed. Theft of equipment is a problem here.
2. Shade is needed in the dog park and should be provided by sturdy commercial grade umbrellas. Plus at least one commercial grade awning attached to or just in front of the west side of the shed that is already in the dog park. This equipment must be strong enough to withstand the heavy winds, wetlands and salty ocean weather that are unique to our environment. Both should be affixed in some manner to prohibit theft.
3. Commercial Dog Park toys are needed for the dogs to play on. One in particular would be a large type of culverts for dogs to run thru. This was specifically requested by two separate dog park users.
4. Automatic water fountain for dogs and people affixed so it can not be stolen.

5. Repairs are needed to the dog park fence, gates and the shed. Would like this to be a regular scheduled maintenance.

6. Regular weed removal inside and outside of the dog park. (I believe this is on Public Works regular maintenance scheduler.) We would like to include weeding up to and around the port-a-potty.

7. The road to the dog park and the horse shoe pit needs to be paved. And weeding around the road to the dog park. This area is full of fox tails which are dangerous to dogs and people.

8. A separate dog park for small dogs is badly needed. Small dogs and senior citizens with small dogs have a difficult time tolerating the larger dogs that use the current dog park.

9. *Artificial Turf is needed for the Dog Park footing. See the following Web sites for example of suppliers of artificial turf for dog parks:

XGrass: <https://www.xgrass.com/pet-parks.html>

Heavenly Greens Artificial Turf for dog park: <https://www.heavenlygreens.com/commercial-artificial-turf/pets-kennels>

10. Lighting for the dog park that will allow use after dark. (At least two tall lights similar to the lights at the ball park.

*The dog park is used every day unless the weather includes heavy rain and wind. Currently the dog park footing is wood chips. It is used because the wood chips are free and they are the best we have found since shortly after the dog park opened. It helps to keep the park dry and usable all year long. However, the wood chips breakdown and must be refilled and spread each year. The wood chips can be hard on some of the dog's feet and the dogs tend to chew on the wood chips. This is not the best thing for the dog's health. Grass tends to be very wet and unusable in the winter. Artificial Turf sounds ideal.

If before Artificial Turf is installed or if it isn't going to be a consideration then the wood chips need to be spread and evened out on a regular basis. The wood chips tend to pile up against some fence lines weakening the fence. The wood chips should be pulled away from these fence lines. More gravel is needed at entrance gates and around the shed where there are low spots. And gravel is needed at the water faucet area.

Thank you

HALF MOON BAY HORSESHOE CLUB

Date: 1/04/2022

Attendees:

Rick Della Santina - HMB Horseshoe Club

Melanie Reynolds - Gates+Associates

- Part of a national association, with no national funding
- Only club in San Mateo County. No club in Monterey County.
- Host 21 tournaments a year - Tournaments draw people from nearby states and all over CA.
- Majority of group are seniors. Co-ed. All ages. Youngest player is 9 years old.
- Self-sufficient, no recognition from city re: what tournament bring to the city (retail, tourism)
- No electricity or lighting. Bring portable power pack to run printer
- Maintain entire horseshoe area. Try to contribute and not create an eye sore.
- Shared parking with dog park users
- Larger facility would allow for hosting state tournaments.
- People do drop in to use horseshoe pits
- Tri valley club at Alameda County fair grounds
- Dog park so close was a challenge, high point created next to the pits which causes flooding of the pits
- Pits are used 3-4 days a week throughout the year
- Season starts around daylight savings time. Ends around fall back. December hosts (2) final tournaments.

Nice to Haves:

- Lighting/power
- Permanent restrooms
- Synthetic turf pits
- Could not afford to pay user charge
- Paved parking lot
- Gathering area for post tournaments (wind block/BBQs/seating)
- Prefer not to move (weather, climate, other uses)
- 16 pits are sufficient for now. If additional pits are added, they could host a state tournament, but that's not necessary at this time.

COASTSIDE LAND TRUST (CSLT)

Date: 1/10/2022

Attendees:

Jo Chamberlain - CLST

Melonie Reynolds - Gates+Associates

Notes from call:

- Paving existing parking – will it create existing runoff?
- Surfaces that are pervious are an option – but likely
- Nice if restrooms could be open and cleaned every day – lots of users at dog park and trails
- Trees being planted along the easement in the open space – not sure who did that? Blocking fire access. Who is planting those? LL? City needs to remove these ASAP

HMB SOCCER CLUB AND AYSO

Dates: 2/8/2022 & 2/15/2022

Attendees:

Alan O'Driscoll - HMB Soccer Club

Dylan Ragozin - HMB AYSO

Melonie Reynolds - Gates+Associates

Notes from calls:

HMB Soccer Club:

- Soccer club could use a field in that location with lights.
- Multi-use, synthetic turf fields would be ideal
- Currently play at Cuhna – 2 synthetic fields. There are no lights – powered but no lights.
- Redwood city has a synthetic field that is great.

AYSO:

- Rec soccer program – serves a broader community
- 600 kids in fall, 400 kids in spring
- Currently we play at Cuhna – challenges to current set up as soccer grows. Schools have priority. Used to play at Hatch. Some practice space at HMB HS behind baseball field – 5 min walk from nearest parking.
- Like playing at Cunha as a home base, sense of community. Everyone in one place (families)

Needs:

- More weekday field use
- Soccer club plays at Cuhna all week
- School has priority
- AYSO fills in where there is space
- Hatch is not maintained well for soccer, AYSO has stepped away at this point
- HS is far away and not ideal.

Input:

- Always thought Hatch was next to be developed
- Less central/convenient
- Open to new field opportunities
- Synthetic turf
- Doesn't need to be lined or certain size for games, but min 50x70 yds would be useful for practice/ smaller field games. 65x110 yds. full size
- Can contribute, have funds set aside for field improvements/creation
- Adult soccer may be a need?

PUBLIC PRESENTATIONS

PARKS & RECREATION COMMISSION

Date:2/23/2022

Smith Field Park Master Plan

Park & Recreation Commission

March 2, 2022



Who Are We?

Gates + Associates – Landscape Architects & Planners

Melonie Reynolds – Landscape Architect & Project Manager

What is a Park Master Plan?

- Strategic document that studies the existing park site and
- Sets forth a framework for the future



The Site



Efforts to Date

Site Assessment

- Site Constraint and Opportunity Analysis

Community Engagement

- Nights of Lights Pop-Up Booth (December 3, 2021)
- Online Community Survey (January 6, 2022 - January 31, 2022)
- Stakeholder Meetings (December 2021 – February 2022)



Efforts to Date

Site Assessment: December 2022

- Large portion of undeveloped space is impacted by wetlands
- Areas for recreation opportunities on the east side of site near entry
- Parking lot is in poor condition
- Site drains to the north west corner of the site (blue arrows)



Community Engagement

Nights of Lights Pop-Up Booth – Dec 3, 2021

Over 60 individual responses gathered

- The community **liked all** the active uses currently provided at the park:
 - Ball Fields
 - Dog Park
 - Horseshoes
 - Coastal Access
 - Natural Areas
- The **top 4 amenities** the community would like to see added to the park:
 - Playground
 - Picnic and Gathering Areas
 - Larger Dog Park
 - Pickleball



Community Engagement

Online Community Survey: January 6 - January 31, 2022

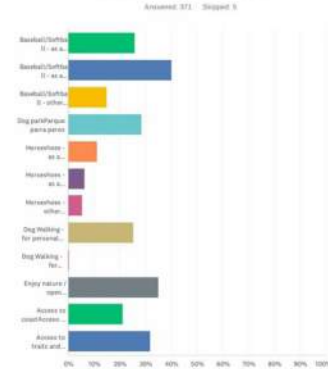
Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

376 individual responses gathered

Park Usage and Demographics:

- **60%** of park visitors reside within the city limits of Half Moon Bay
- Over **50% of park users visited at least once a week**, with many visiting multiple times per week
- The majority of visitors were **families with children**
- The majority of visitors get to the park via **Car**
- The main reasons for visiting the park were for **baseball either as a player, spectator or volunteer, visiting the dog park, and access to trails and open space**

Q3 What is your primary reason for visiting Smith Field Park? If your reason is not listed below, please write in 'Other'. ¿Cuál es su principal razón para visitar Smith Field Park? Si su motivo no aparece a continuación, escriba "Otro".



Community Engagement

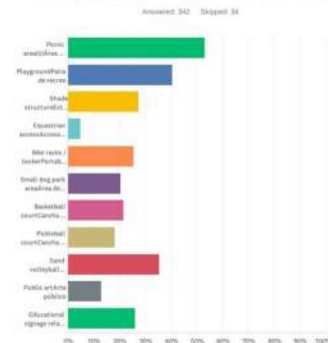
Online Community Survey – January 6-January 31

Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Community Desires:

- A majority of respondents identified **improved parking lot, and better site lighting** as priority improvements
- Respondents expressed strong interest in **adding** the following amenities to Smith Field Park:
 - Picnic Areas
 - Playground
 - Sand Volleyball
 - Shade Structure
- The **majority of the community would support** renaming the entire park, while maintaining the name of the baseball complex as something similar to 'Smith Little League Complex'.

Q6 What amenities do you think would improve Smith Field Park? Select all that apply. Please write in additional ideas in 'Other'. ¿Qué servicios crees que mejorarían Smith Field Park? Selecciona todas las que correspondan. Escriba ideas adicionales en "Otro".



PARKS & RECREATION COMMISSION

Date:2/23/2022

Smith Field Park Master Plan

Stakeholder Groups: December 2022 – February 2022

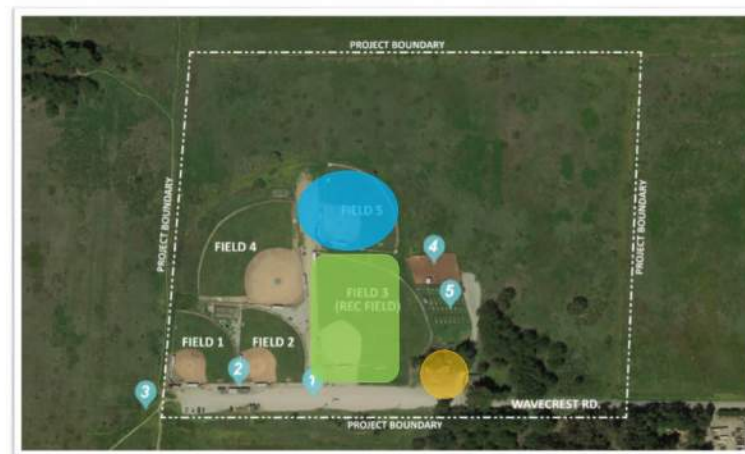
- City Staff
- Dog Park Users
- Little League User Group
- Horseshoe User Group
- Coastside Land Trust (CLT)
- Peninsula Open Space Trust (POST)
- Half Moon Bay Soccer Club and HMB AYSO Soccer



Smith Field Park Master Plan

Design Considerations

- Are the existing buildings critical to the future design of Smith Field Park?
- Joint-use/more efficient use of fields – is the Commission open to these opportunities?
 - Explore adding a multi-use soccer field/ball field
 - Combine uses of fields 4 and 5 and create a larger, off-leash dog area OR more space for amenities and storage



Smith Field Park Master Plan

Next Steps

- Concept plans based on community input, site assessment, & your feedback
- Review concepts with Park & Commission and work towards a Preferred Plan (April 2022)



PUBLIC PRESENTATIONS

PARKS & RECREATION COMMISSION WORKSHOP

Date:3/23/2022

Smith Field Park Master Plan

Park & Recreation Commission Workshop

March 23, 2022



Who Are We?

Gates + Associates – Landscape Architects & Planners

Melanie Reynolds – Landscape Architect & Project Manager

Efforts To Date:

- Site Assessment
- Public Outreach



PARKS & RECREATION COMMISSION WORKSHOP Date:3/23/2022

The Site



Efforts to Date

Site Assessment: December 2022

- Large portion of undeveloped space is impacted by wetlands
- Areas for recreation opportunities on the east side of site near entry
- Parking lot is in poor condition
- Site drains to the north west corner of the site (blue arrows)



Date:3/23/2022

Nights of Lights Pop-Up Booth – Dec 3, 2021

- The community **liked all** the active uses currently provided at the park:

-

Online Community Survey: January 6 - January 31, 2022

2 Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q3 What is your primary reason for visiting Smith Field Park? If your reason is not listed below, please write in 'Other'. ¿Cuál es su principal razón para visitar Smith Field Park? Si su motivo no aparece a continuación, escriba "Otro".

-
- | Activity | Answered (371) | Skipped (5) |
|------------------------------|----------------|-------------|
| Basenote/Turnoff II - at 9 | ~35% | 0% |
| Basenote/Turnoff II - at 9 | ~60% | 0% |
| Basenote/Turnoff II - other | ~15% | 0% |
| Dog Walking/ petting/petting | ~45% | 0% |
| Microphone - 80 to | ~10% | 0% |
| Microphone - 80 to | ~5% | 0% |
| Microphone - other | ~5% | 0% |
| Dog Walking/ for personal | ~35% | 0% |
| Dog Walking - for | ~0% | 0% |
| Enjoy nature / open | ~45% | 0% |
| Access to coastal/forest | ~35% | 0% |
| Access to tracks and | ~45% | 0% |

Community Engagement

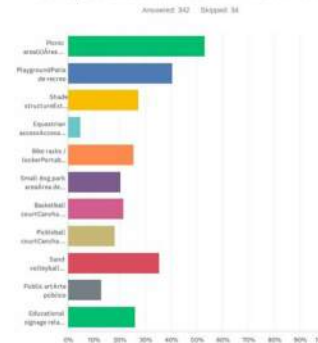
Online Community Survey – January 6-January 31

Community Desires:

- A majority of respondents identified **improved parking lot, and better site lighting** as priority improvements
- Respondents expressed strong interest in **adding** the following amenities to Smith Field Park:
 - Picnic Areas
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 - Sand Volleyball
 - Shade Structure
- The **majority of the community would support** renaming the entire park, while maintaining the name of the baseball complex as something similar to 'Smith Little League Complex'.

Community Survey for Smith Field Park Master Plan Encuesta comunitaria para el plan maestro de Smith Field Park

Q6 What amenities do you think would improve Smith Field Park? Select all that apply. Please write in additional ideas in 'Other'. ¿Qué servicios crees que mejorarían Smith Field Park? Seleccione todas las que correspondan. Escriba ideas adicionales en "Otro".



ALTERNATIVES - Concept A

- A. Improve parking lot
- B. Project signage



ALTERNATIVES - Concept B

- A. Improve and expand parking lot
- B. Pave maintenance access
- C. Project signage
- D. Improve/renovate all ballfields
- E. Relocate snack shack
- F. Picnic zones
- G. Expand dog park
- H. Plaza with play area, picnic and restroom
- I. Sport court area
- J. Consolidated storage
- K. Nature paths and seating



ALTERNATIVES - Concept C

- A. Improve and expand parking lot
- B. Pave maintenance access
- C. Project signage
- D. Replace and reorient all ballfields
- E. Relocate snack shack
- F. Synthetic turf field
- G. Relocate dog park
- H. Plaza with picnic, play area and restroom
- I. Sport court area
- J. Picnic zone
- K. Consolidate storage
- L. Nature paths and seating
- M. Relocate horseshoes to another site within city



Smith Field Park Master Plan

Next Steps

- Concept plans based on community input, site assessment, & your feedback
- Review concepts with Park & Commission and work towards a Preferred Plan (April 2022)



Smith Field Park Master Plan
Park & Recreation Commission Meeting
May 31, 2022



Who Are We?

Gates + Associates – Landscape Architects & Planners

Melonie Reynolds – Landscape Architect & Project Manager

Efforts To Date:

- Site Assessment
- Public Outreach
- Concept Development



The Site



Habitat/Wetland Impacts



ALTERNATIVES - Concept A

- A. Improve parking lot
- B. Project signage



ALTERNATIVES - Concept B

- A. Improve and expand parking lot
- B. Pave maintenance access
- C. Project signage
- D. Improve/renovate all ballfields
- E. Relocate snack shack
- F. Picnic zones
- G. Expand dog park
- H. Plaza with play area, picnic and restroom
- I. Sport court area
- J. Consolidated storage
- K. Nature paths and seating



ALTERNATIVES - Concept C

- A. Improve and expand parking lot
- B. Pave maintenance access
- C. Project signage
- D. Replace and reorient all ballfields
- E. Relocate snack shack
- F. Synthetic turf field
- G. Relocate dog park
- H. Plaza with picnic, play area and restroom
- I. Sport court area
- J. Picnic zone
- K. Consolidate storage
- L. Nature paths and seating
- M. Relocate horseshoes to another site within city



What We Heard:

- Dog park to remain near its current location – minimize distance from parking to dog park
- Provide some separation from dog park and active uses
- Add parking near dog park and play area
- Explore adding (3) sand volleyball courts, is there a need for tennis court(s)?
- Add picnic area beneath existing trees



Concept B



Concept C

Preferred Concept

1. Concrete sidewalk
2. Maintenance access
3. Snack Shack & restroom
4. Restroom
5. Play area
6. Picnic area
7. Multi-use synthetic turf field
8. Sport court area
9. Dog park (synthetic turf)
10. Nature paths with benches
11. Batting cage
12. Baseball field
13. Storage



A Phased Approach 4 Phases

Phase 1A – Parking lot and Maintenance Access

Phase 1B – Dog Park, play area, trails, restroom, picnic areas, signage

Phase 2 – Ball Fields

Phase 3 – Sport Courts

Phase 4 – Multiuse Field

	Estimate
Phase 1A	\$2.76m
Phase 1B	\$4.74m
Phase 2	\$3.29m
Phase 3	\$924,891
Phase 4	\$4.91m
TOTAL all phases	\$16.63m



Public Comment & Council Comments and Discussion

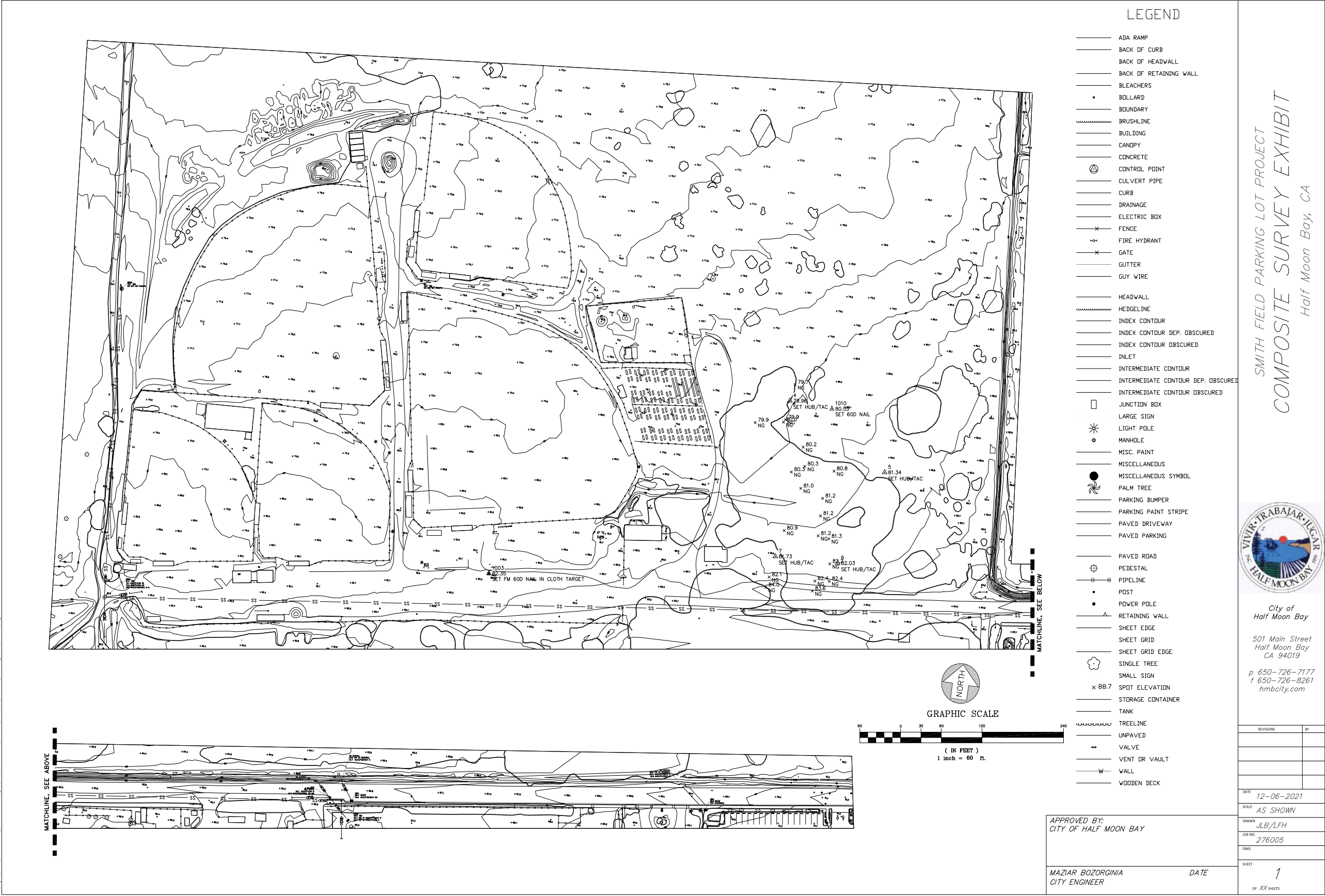
Recommendation

We recommend this Facilities Master Plan to the Council for consideration



SITE SURVEY

PREPARED BY: FREYER & LAURETA, INC.



WETLAND ASSESSMENT MEMO

PREPARED BY: SWCA ENVIRONMENTAL CONSULTANTS



TECHNICAL MEMORANDUM

To: John Doughty
Director of Public Works
City of Half Moon Bay
501 Main Street
Half Moon Bay, California 94019

From: Erich Schickenberg, Wetland Biologist/Botanist

Date: March 4, 2022

Re: Results of the Wetland Assessment for Smith Field Project in Half Moon Bay, San Mateo County, California

INTRODUCTION

SWCA Environmental Consultants (SWCA) conducted a wetland assessment of the Smith Field Project (project) in Half Moon Bay, San Mateo County, California. This memorandum provides a summary of the results of the wetland assessment.

SITE VISIT METHODOLOGY

SWCA biologist Erich Schickenberg conducted a wetland assessment on February 17, 2022, at three distinct locations associated with the project: Location P1, Location P2, and Location P3 (study area).

In order to delineate potentially jurisdictional wetlands and other waters within the study area, SWCA evaluated site topography, the prevalence of hydrophytic vegetation, and evidence of hydrological indicators resulting from permanent or periodic inundation of groundwater and/or surface water. For the purposes of this assessment, a soil pit analysis was only conducted at Location P3. No soil pits were dug for Location P1 and Location P2. The boundaries of wetlands and locations of wetland data points were mapped in the field using a Global Positioning System (GPS) unit capable of sub-meter accuracy.

RESULTS

Location P1

Location P1 is situated in an area that contains five slight depressions located approximately 225 feet northeast of the dog run portion of the Smith Field facility. The depressional areas at Location P1 are characterized by a dominance of facultative wetland (FACW) hydrophytic vegetation, including marsh baccharis (*Baccharis glutinosa*; FACW) and brown headed rush (*Juncus phaeocephalus* var. *phaecephalus*; FACW). No aboveground indicators for wetland hydrology were observed at the time of the site assessment. The lack of aboveground hydrologic indicators is likely a result of the below average

Smith Field Project Wetland Assessment Results

rainfall and total lack of precipitation during the months of January and February 2022. Further subsurface investigation may be needed to determine if hydric soils and wetland hydrology are present at Location P1.

Due to the dominance of hydrophytic vegetation, Location P1 is likely to be considered jurisdictional under the California Coastal Commission (CCC). Additionally, given the high potential for hydric soils and subsurface indicators of wetland hydrology, close proximity to previously mapped wetlands, and the potential hydrological connectivity to navigable waters, Location P1 may also be considered jurisdictional under the U.S. Army Corps of Engineers (USACE).

Location P2

Location P2 is situated in an area that contains a long depressional feature just north of the dog run portion of the Smith Field facility. Location P2 is characterized by a dominance of obligate (OBL) and FACW hydrophytic vegetation, including annual beard grass (*Polypogon monspeliensis*; FACW) and Harford's sedge (*Carex harfordii*; OBL). An algal biotic crust, a primary indicator of wetland hydrology, was also observed in several depressions at this location. Further subsurface investigation may be needed to determine if hydric soils are present at Location P2.

Due to the dominance of hydrophytic vegetation and the presence of a primary indicator of wetland hydrology (biotic crust), Location P2 is likely to be considered jurisdictional under the CCC.

Additionally, given the high potential for hydric soils, the close proximity to previously mapped wetlands, and the potential hydrological connectivity to navigable waters, Location P2 may also be considered jurisdictional under the USACE.

Location P3

Location P3 is situated in an area that contains a slight depression approximately 281 feet east of the horseshoe portion of the Smith Field facility. The depressional area at Location P3 is characterized by a dominance of OBL and FACW hydrophytic vegetation, including dense sedge (*Carex densa*; OBL), common rush (*Juncus patens*; FACW), and brown headed rush (FACW). No aboveground indicators for wetland hydrology were observed at the time of the site assessment. The lack of aboveground hydrologic indicators is likely a result of the below average rainfall and total lack of precipitation during the months of January and February 2022. Further subsurface investigation may be needed to determine if wetland hydrology is present at Location P3. Although the soils at Location P3 lack distinct or prominent redox concentrations, potentially due to historical agricultural use and disturbance, deeper soil investigation or further hydrologic study may reveal the presence of hydric soil indicators or connectivity to navigable waters. Due to the dominance of hydrophytic vegetation, Location P3 is likely to be considered jurisdictional under the CCC. Additionally, given the close proximity to previously mapped wetlands and potential hydrological connectivity to navigable waters, Location P3 may also be considered jurisdictional under the USACE.

Additionally, vegetation adjacent to the wetland at Location P3 mapped by SWCA on February 17, 2022, is dominated by Italian ryegrass (*Festuca perennis*), a facultative (FAC) species. Although this species can grow in wetlands as well as uplands, this area lacks indicators for wetland hydrology and hydric soils. As a result, Italian ryegrass growing in the upland areas, adjacent to the Location P3 wetland, is likely not functioning as a hydrophyte. Thus, the area previously mapped as a potential wetland by SWCA on September 29, 2021, would likely not qualify as jurisdictional under the USACE or CCC.

WETLAND ASSESSMENT MEMO

Smith Field Project Wetland Assessment Results

SUMMARY

Based on a dominance of hydrophytic vegetation, all three of the survey locations were identified as likely jurisdictional under the CCC. Additionally, all three locations may possess one or more subsurface indicators for wetland hydrology and wetland soils, as well as potential hydrological connectivity to navigable waters, thus meeting the requirements to be considered jurisdictional under the USACE. In order to determine if these features are jurisdictional under the USACE, further subsurface investigation may be needed to determine if wetland hydrology and hydric soils are present at the three locations.

Table 1 describes the mapped features and identifies the features that are potentially regulated by the USACE and/or CCC. Note that the potential to be regulated by the Regional Water Quality Control Board (RWQCB) has not been assessed in Table 1 given the relatively expansive jurisdiction of the RWQCB. A map of potentially jurisdictional features is included in Attachment A, and representative photos of the assessed areas and all potentially jurisdictional features are included in Attachment B.

If you have any questions, please contact me at (650) 276-6203 or erich.schickenberg@swca.com.

Sincerely,



Erich Schickenberg
Wetland Biologist/Botanist

Attachments: A. Potential Jurisdictional Wetlands Map
B. Representative Photos

WETLAND ASSESSMENT MEMO

Smith Field Project Wetland Assessment Results

Table 1. Summary of Wetland and Water Features in the Study Area

Location	Feature ¹	Blue Line ²	NHD ³	NWI ⁴	Feature Description	Dominant Plants ⁵	Wetland Hydrology or OHWM Indicators	Potential Hydrological Connection	USACE, CDFW, CCC Preliminary Jurisdictional Assessment
Location P1	Wetland	No	No	No	Wetland depression dominated by hydrophytic vegetation.	Marsh baccharis (FACW) and brown headed rush (FACW)	None	Yes	USACE: likely jurisdictional CDFW: not jurisdictional CCC: likely jurisdictional
Location P2	Wetland	No	No	No	Wetland depression dominated by hydrophytic vegetation.	Annual beard grass (FACW) and Harford's sedge (OBL)	Biotic crust	Yes	USACE: likely jurisdictional CDFW: not jurisdictional CCC: Likely jurisdictional
Location P3	Wetland	No	No	No	Wetland depression dominated by hydrophytic vegetation.	Dense sedge (OBL), common rush (FACW), and brown headed rush (FACW)	None	Yes	USACE: likely jurisdictional CDFW: not jurisdictional CCC: likely jurisdictional

Notes: NHD = National Hydrography Dataset; NWI = National Wetlands Inventory

¹ Feature as identified in the geographic information systems (GIS) shapefiles and KMZ prepared for this project.

² If shown as a blue-line stream on the Half Moon Bay, California U.S. Geological Survey (USGS) 7.5-minute quadrangles.¹

³ If feature is included in the USGS NHD.²

⁴ If feature is included in the U.S. Fish and Wildlife Service (USFWS) NWI.³

⁵ Dominant plants on-site and their Wetland Indicator Status as listed in *Arid West 2020 Regional Wetland Plant List*.⁴

¹ U.S. Geological Survey (USGS). 2022. Half Moon Bay, California. 7.5-minute quadrangle maps.

² USGS. 2022. National Hydrography Dataset National Map Download viewer (web application). Available at: <http://viewer.nationalmap.gov/basic/?basemap=b1&category=nhd&title=NHD%20View>. Accessed February 2022.

³ U.S. Fish and Wildlife Service (USFWS). 2022. National Wetlands Inventory (web application). Available at <http://www.fws.gov/wetlands/index.html>. Accessed February 2022.

⁴ Lichvar, R.W., D.L. Banks, W.N. Kirchner, N.C. Melvin. 2020. *Arid West 2016 Regional Wetland Plant List*. The National Wetland Plant List: 2020 wetland ratings.

WETLAND ASSESSMENT MEMO

ATTACHMENT A Potential Jurisdictional Wetlands Map

Smith Field Project Wetland Assessment Results



A-1

WETLAND ASSESSMENT MEMO

ATTACHMENT B Representative Photos

Smith Field Project Wetland Assessment Results



Photo B-1. Location P1: view looking east showing the dominance of hydrophytic vegetation, including marsh baccharis and brown headed rush.



Photo B-2. Location P2: view looking southwest showing the depressional feature dominated by hydrophytic vegetation.

B-1

WETLAND ASSESSMENT MEMO

Smith Field Project Wetland Assessment Results



Photo B-3. Location P2: View of algal matting indicating evidence of prolonged ponding.



Photo B-4. Location P3: View looking east showing the wetland depression dominated by hydrophytic vegetation.

B-2

Smith Field Project Wetland Assessment Results



Photo B-5. Location P3: Photo showing hydrophytic vegetation growing in the wetland depression.



Photo B-6. Location P3: View facing west showing the upland area adjacent to the wetland depression.

B-3