

## REFERENCE DOCUMENTS

### 2212 BEACH BOULEVARD DEVELOPMENT SITE

#### Pre-Development Planning by City with Leland Consulting Group

1. [Highest and Best Use](#), Dec 2010
2. [Property Development Evaluation](#), January 2011
3. [Open House Boards](#), August 2011
4. [City Council Briefing Property Development Strategy](#), September 2011
5. [Open House Flyer](#) (meeting announcement), July 2011
6. [Web Site Information](#), 2011

#### Library

The New Pacifica [Public Library, City Council Study Session](#). August 14, 2012

#### Flood, Storm and Sea Level Rise

1. Flood Zone – FIRM Panel 0038E Map #06081C0038E, Oct 16, 2012 (See also DEIR Fig 3.6-1) (New flood zone maps are being reviewed by the County prior to release; however, project review will be based on future conditions.)
2. Flood Zone - Proposed provisional map can be accessed at this link:  
<https://msc.fema.gov/portal/advanceSearch>
3. [Wave Uprush](#) – Skelly Engineering/Geosoils, Inc's Coastal Hazard Study of a site north of Site A, at 1567 Beach Blvd, 2004 (not available as of 10/08/2015)
4. Tsunami – ABAG Tsunami Inundation Map for Emergency Planning by CalEMA, CGS and USC (2009) (Oct 2012 [DEIR](#) Fig 3.6-2)
5. [Sea Change San Mateo County 2015](#): slide deck Aug 31, 2015.
6. Coastal Bluff Retreat – Earth Investigations Consultants' (EIC) report (referenced in [EIR](#), sec 3.) (not available as of 10/08/2015)

7. [OCOOF \(Our Coast Our Future\)](#) Map Images testing 150, 175 and 200 cm sea level rise during 100 year flood

### Geotechnical

1. [Preliminary Geotechnical Investigation](#) – Cornerstone Earth Group, March 27, 2012
2. [Soil and Groundwater Management Plan – Final](#), TEC Environmental, April 24, 2012
3. [Geological Cross-Section](#), Figure 3, January 27, 2009. Excerpt from Soil and Groundwater Management Plan – Final, TEC
4. [Site Map](#), Figure 2 (w Soil Boring & Sewer Line Locations), January 26, 2009. Excerpt from Soil and Groundwater Management Plan – Final, TEC
5. Site Engineering Memo – Final ([Part 1](#), [Part 2](#)), CSG Consultants, Inc.

### Environmental Impact Reports

- Redevelopment of the Beach Boulevard Property Draft Environmental Impact Report, October 2012, RBF Consulting. (Project is comparable to 2015 plans). (Includes [Phase 1 Site Assessment Report](#), December 3, 2001, Lowney Associates and Soil and Groundwater Management Plan – Final, April 24, 2012 by TEC Environmental.)
- [Redevelopment of the Beach Boulevard Property Final Environmental Impact Report](#), July 2013, RBF Consulting. (Project is comparable to 2015 plans)
- [New City Hall Final Environmental Impact Report](#), September 2007, TRA Environmental Sciences, Inc. (Scope of Project differs from current proposal)
- Planning Commission Agenda, staff report and resolution, July 15, 2013, [Certification of the 2212 Beach Boulevard EIR and related planning approvals](#).

### Clearance Letters

1. County of San Mateo Health System letters dated March 9, 2010 from
  - a. [Amy E. DeMasi](#), re Case Closure letter re residual hydrocarbons at and
  - b. [Dean D. Peterson](#), re confirmation of site investigation and corrective action for underground storage tank removal.

## Utilities

1. Force Main ([Alignment on Parcel Map](#)), City of Pacifica
2. [Site Map](#), Figure 2 (w Soil Boring & Sewer Line Locations), January 26, 2009. Excerpt from Soil and Groundwater Management Plan – Final, TEC
3. GIS map of force and gravity mains, in use and abandoned, City of Pacifica
4. AutoCAD drawing – [Sharp Park Topography Map](#). Survey of waste water manholes covers and other utilizes around Sharp Park Pump Station at Montecito on the 2212 Beach Boulevard Site. December 2013. Elevations based on sewer manhole #54 at the intersection of Palmetto and Paloma Avenues.
5. [Handwritten graphic of the survey points included in 2013 Survey listed above](#). City of Pacifica