

SECOND ADDENDUM TO THE
SAN MATEO COUNTY TRANSIT DISTRICT (SAMTRANS)
BUILDING 200 INITIAL STUDY / NEGATIVE DECLARATION



San Mateo County Transit District

February 2026

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1.0 BACKGROUND AND PURPOSE

BACKGROUND

The San Mateo County Transit District (District) is the administrative body for the principal public transit and transportation programs in San Mateo County, consisting of SamTrans bus service (SamTrans) and other public transportation services. This document is the District's California Environmental Quality Act (CEQA) second addendum to the Building 200 Replacement Initial Study/ Negative Declaration (IS-ND).

The District published the Building 200 Replacement Draft IS-ND on October 7, 2024. During the 21-day public review period, the District received no comments on the Draft IS-ND. The District prepared the Final IS-ND. In December 2024, the District's Board of Directors adopted the Negative Declaration, and the District filed a Notice of Determination with the San Mateo County Clerk and State Clearinghouse (SCH #2024120321).

In early 2025, the District determined that the project scope must be expanded to include a temporary facility to house Building 200 operations during demolition of the existing structure and construction of the new permanent structure. The District also determined that it would be most efficient for the Temporary Building 200 to not include building utility and mechanical equipment and, instead, to construct a permanent new building for this purpose (Building 800). The District prepared an addendum to the 2024 Final IS-ND (First Addendum). In April 2025, the District's Board of Directors adopted the First Addendum, and the District filed a Notice of Determination with the San Mateo County Clerk and State Clearinghouse.

Since completion of the First Addendum, the District has determined the project scope must be altered. Originally, the new Building 200 (New Building 200) was to be constructed in the same footprint as the existing Building 200 (Existing Building 200). In an effort to minimize the disruption to operations at the North Base and allow for the fastest possible transition between use of the Existing Building 200 and the New Building 200, the new building will now be constructed approximately 65 feet south of the existing building's footprint.

ADDENDUM PROCESS

When a proposed project is changed or there are changes in the environmental setting, the lead agency must determine whether or not an addendum or subsequent ND is prepared. CEQA Guidelines Sections 15162 and 15164 set forth criteria to assess which environmental document is appropriate. The criteria for determining whether an addendum or subsequent Mitigated Negative Declaration (MND) is prepared are outlined below. If the criteria below are true, then an addendum is the appropriate document:

- No new significant impacts will result from the project or from new mitigation measures.
- No substantial increase in the severity of the environmental impact will occur.
- No new feasible alternatives or mitigation measures that will reduce impacts previously found not to be feasible have, in fact, been found to be feasible.

Based upon the information provided in Sections 2.0 and 3.0 of this document, implementation of the revised Building 200 Replacement project will not result in new significant impacts or substantially increase the severity of impacts previously identified in the 2024 IS-ND and First Addendum, and there are no previously infeasible alternatives that are now feasible. None of the other factors set forth in Section 15162(a)(3) are present. As such, an addendum is appropriate, and this addendum was prepared to address the environmental effects of the project modifications.

An addendum need not be circulated for public review, but it can be included in, or attached to, the IS-ND. The decision-making body (the District's Board of Directors) shall consider this Second Addendum with the First Addendum and IS-ND prior to making a decision on the revisions to the Building 200 Replacement project. Once

adopted, the Second Addendum, along with the First Addendum and IS-ND, is placed in the administrative record, and a Notice of Determination will be filed with the County Clerk and State Clearinghouse.

2.0 CHANGE IN PROPOSED PROJECT

The Building 200 Replacement project entails the replacement of a one-story, 10,650-square-foot (sf) building (Building 200) located in the southeastern corner of its North Base in the City of South San Francisco, San Mateo County, California. The New Building 200 will be a 19,800-sf building, providing additional space for management offices, operator amenities, bus operations, meeting space, and support spaces. Although the location of the New Building 200 will change as described and analyzed in this Second Addendum, the size of the new building will not change.

Since completion of the First Addendum in 2025, the District has determined that, to maintain SamTrans operations and minimize service disruptions for local riders, the project scope must be revised. Under the First Addendum, the District planned to construct a Temporary Building 200 and permanent Building 800 and would then demolish the Existing Building 200. The New Building 800 would include building utility and mechanical equipment and could easily be switched from the Temporary Building 200 to the New Building 200 when construction was completed.

To simplify this process and to minimize the disruption of SamTrans service, as analyzed in this Second Addendum, the District will construct the New Building 200 approximately 65 feet south of the Existing Building 200 before demolishing the Existing Building 200. Figure 1 depicts the site plan for the New Building 200.

This approach will allow SamTrans to maintain operations throughout construction without the use of temporary facilities or a separate utility building. Therefore, the project will no longer include the construction and demolition of the Temporary Building 200, nor construction of Building 800 described in the First Addendum.

The New Building 200 will be the same size as the New Building 200 that was analyzed in the 2024 IS-ND and the First Addendum.

In addition, the District has determined that construction staging, laydown, or temporary parking lot may be required outside of the existing boundaries of North Base. If necessary, such activities may extend into the adjacent vacant parcel (Assessor Parcel 015180200) directly east of North Base (see Figure 1 and Figure 2). These activities will occur within an approximately 33,226-square-foot area (0.76 acres) located more than 100 feet from the shoreline of Belle Aire Island. The District will obtain a temporary construction easement for such activities.

No other substantial changes to the Building 200 Replacement project will occur.

3.0 UPDATED ENVIRONMENTAL IMPACT ANALYSES

AESTHETICS

The area to be occupied by the new location of the New Building 200 is currently paved with asphalt. There are no scenic trees, rock outcropping, historic buildings, or state scenic highways on or adjacent to these areas. Construction activities will be temporary and will not result in a substantial degradation to the project site, surrounding area, or significant aesthetic resources. Existing scenic vistas will still be available from the San Francisco Bay Trail along the perimeter of Belle Aire Island. Therefore, impacts to aesthetic resources will be less than significant, and the impact conclusions from the 2024 IS-ND remain unchanged.

AIR QUALITY

The construction of the New Building 200 just south of what was analyzed in the 2024 IS-ND will not significantly increase construction duration or substantially change construction activities. Temporary construction emissions will be substantially similar to those estimated in the 2024 IS-ND. The proposed project will incorporate construction air

quality best management practices (BMPs) such that substantial concentrations of pollutants will not occur. Sensitive receptors will not be exposed to substantial pollutant concentrations, and diesel odors will be dispersed by prevailing meteorological conditions. Air quality impacts will be less than significant, and the impact conclusions from the 2024 IS-ND remain unchanged.

BIOLOGICAL RESOURCES

According to the National Wetlands Inventory, the area approximately 210 feet southeast of the new location for New Building 200 is estuarine and marine wetland. See **Figure 3**.

Construction of the New Building 200 in its modified location will not disturb the coastal salt marsh, mudflats, wetlands, or open water. Construction staging and laydown activities will occur more than 100 feet from these habitats and resources. As indicated in the 2024 IS-ND, construction will comply with the National Pollutant Discharge and Elimination System (NPDES)/Construction General Permit, which will ensure that there is no siltation or other degradation of wetlands.

If project construction begins during the avian breeding season, pre-construction surveys will be undertaken to determine the presence of nesting birds. If nesting birds are observed, no site disturbance will occur within 250 feet of non-raptor nests and 1,000 feet of raptor nests until the chicks have fledged. These provisions will ensure that project construction complies with the Migratory Bird Treaty Act. Impacts to biological resources will be less than significant, and the impact conclusions from the 2024 IS-ND remain unchanged.

CULTURAL RESOURCES

As indicated in the 2024 IS-ND, there are no known archaeological or historic archaeological resources at North Base or on Belle Aire Island. The nearest previously identified archaeological site, the North Colma Creek Site (P-41-002164; CA-SMA-000380), is more than 1,000 feet to the west. The construction of the New Building 200 in its modified location will not disturb archaeological resources. There will be no impact, and the impact conclusions from the 2024 IS-ND remain unchanged.

GEOLOGY AND SOILS

Active fault lines are located more than 3 miles away from the North Base. The New Building 200 will be designed and built in compliance with the 2022 California Building Code requirements. Conformance to the current building code recommendations and geotechnical recommendations does not constitute a guarantee that significant structural damage will not occur in the event of a maximum magnitude earthquake; however, it is reasonable to expect that a well-designed and well-constructed structure will not collapse or cause loss of life in a major earthquake. Such construction will reduce the risk of liquefaction beneath the new buildings.

There will be no impacts related to Geology and Soils, and the impact conclusions from the 2024 IS-ND remain unchanged.

HAZARDS AND HAZARDOUS MATERIALS

A search of hazardous sites databases was undertaken for the project. At North Base, no federal National Priority List (Superfund) or Hazardous Waste sites were identified. North Base itself (site T0608100723) is the only known or potentially contaminated area of concern (AOC) identified nearby; the base was a leaking underground storage tank (LUST) cleanup site. The case was opened June 29, 1993, and closed on July 26, 2002. Construction activities will be substantially similar to those described in the 2024 IS-ND. There will be no impact related to hazards and hazardous materials, and the impact conclusions from the 2024 IS-ND remain unchanged.

HYDROLOGY AND WATER QUALITY

As indicated in the 2024 IS-ND, in accordance with NPDES General Permit requirements, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared and implemented for project construction. The SWPPP will identify BMPs to address pollutant source reduction and provide measures and controls necessary to address potential pollutant sources. As shown in **Figure 4**, portions of the area are located in the FEMA 500-Year Flood Zone (Zone X), 100-Year Flood Zone (Zone AE), and the 100-Year Flood Zone subject to storm wave hazards (Zone VE). Although the temporary construction staging, laydown, and parking will occur partially within the 100-year flood zone, no permanent new impervious surface will be installed in the floodplain. Construction activities will be substantially similar to those described in the 2024 IS-ND. Impacts to hydrology and water quality will be less than significant, and the impact conclusions from the 2024 IS-ND remain unchanged.

NOISE

Construction of the New Building 200 will lead to temporary noise increases associated with construction. The construction equipment used will be similar to that already proposed and analyzed in the 2024 IS-ND. These noise increases will be substantially similar to those already analyzed in the 2024 IS-ND for construction activity. There will be no changes in operations at the North Base, and therefore there will be no operational noise impacts. The impact conclusions from the 2024 IS-ND remain unchanged.

RECREATION

The New Building 200 will be located approximately 170 feet from the San Francisco Bay Trail. Therefore, the modified project will not adversely affect trail access or use. Construction activities will be substantially similar to those described in the 2024 IS-ND. Impacts to recreation will be less than significant, and the impact conclusions from the 2024 IS-ND remain unchanged.

TRANSPORTATION

Construction and operation of the New Building 200 will not conflict with transportation plans or programs, increase operational vehicle miles traveled, induce hazards due to design features, or otherwise result in emergency access. Construction activities will be substantially similar to those described in the 2024 IS-ND. Impacts to transportation and traffic will be less than significant; employee parking will continue to be evaluated but this is not envisioned to present an issue. The impact conclusions from the 2024 IS-ND remain unchanged.

OTHER ENVIRONMENTAL TOPICS

As described in the 2024 IS-ND, the North Base does not contain agricultural, forestry, or mineral uses, and is not zoned for such use. The area for the New Building 200 contains no existing housing units and no known tribal cultural resources. Existing land use plans and zoning allow for the building. With the exception of temporary use of the adjacent parcel for construction staging, laydown, or parking, construction activities will be substantially similar to those described in the 2024 IS-ND. Therefore, the construction and operation of the New Building 200 will not result in significant impacts to agricultural and forestry resources, energy, greenhouse gases, land use and planning, mineral resources, population and housing, public services, utilities and service systems, or wildfire. The impact conclusions from the 2024 IS-ND remain unchanged.

MANDATORY FINDINGS OF SIGNIFICANCE

With incorporation of identified best management practices as identified in the 2024 IS-ND and this addendum, the proposed project will not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

The project does not have impacts that are individually limited but cumulatively considerable, and the project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. The impact determinations of the 2024 IS-ND are unchanged.

Bo Baney

Signature

Bo Baney,

Manager, Environmental & Sustainability Planning

3/6/2026

Date

Figure 1 – Illustrative Site Plan – New Building 200

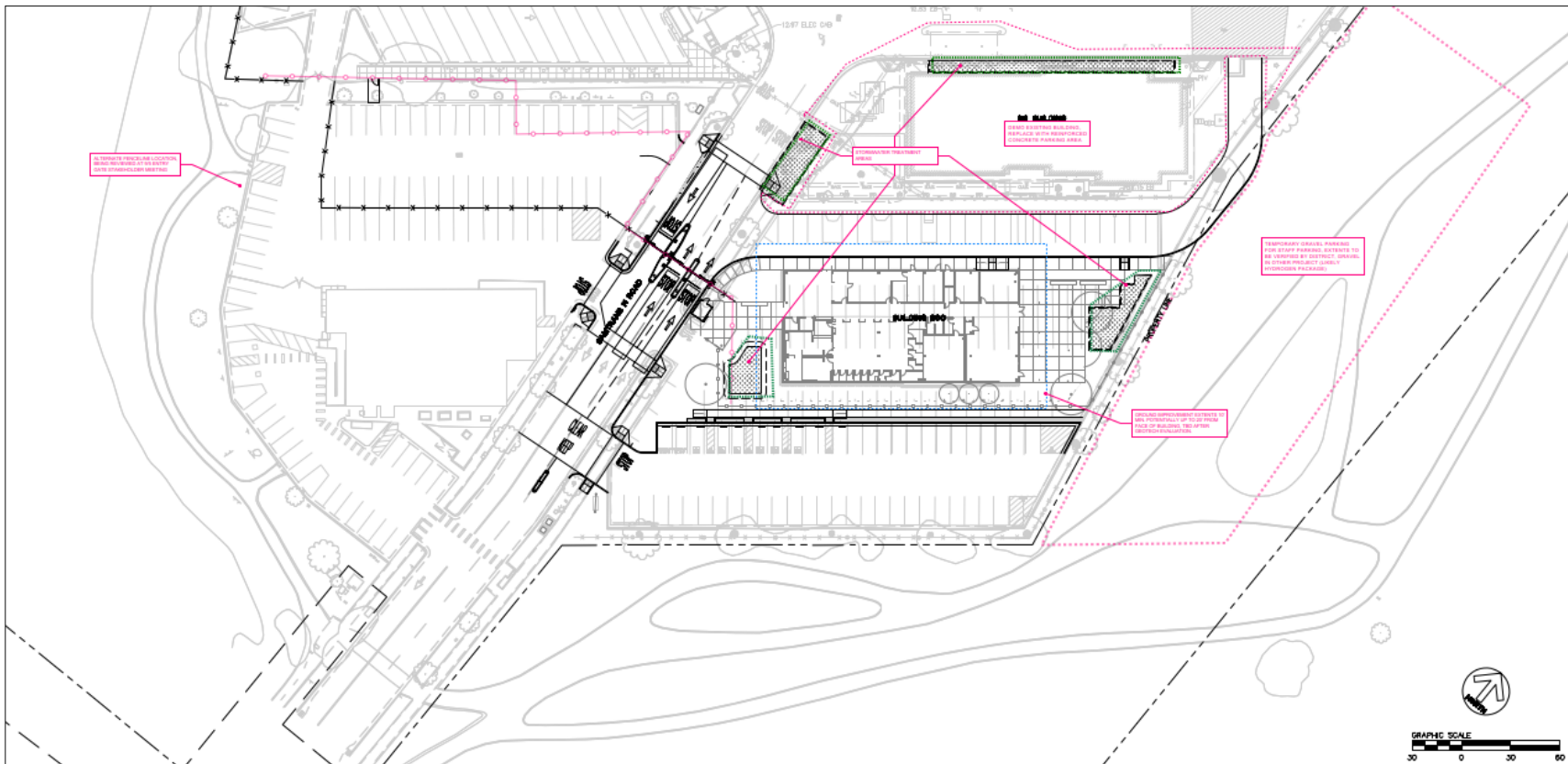


Figure 2 – North Base Aerial Map



Figure 3 – NWI Wetlands

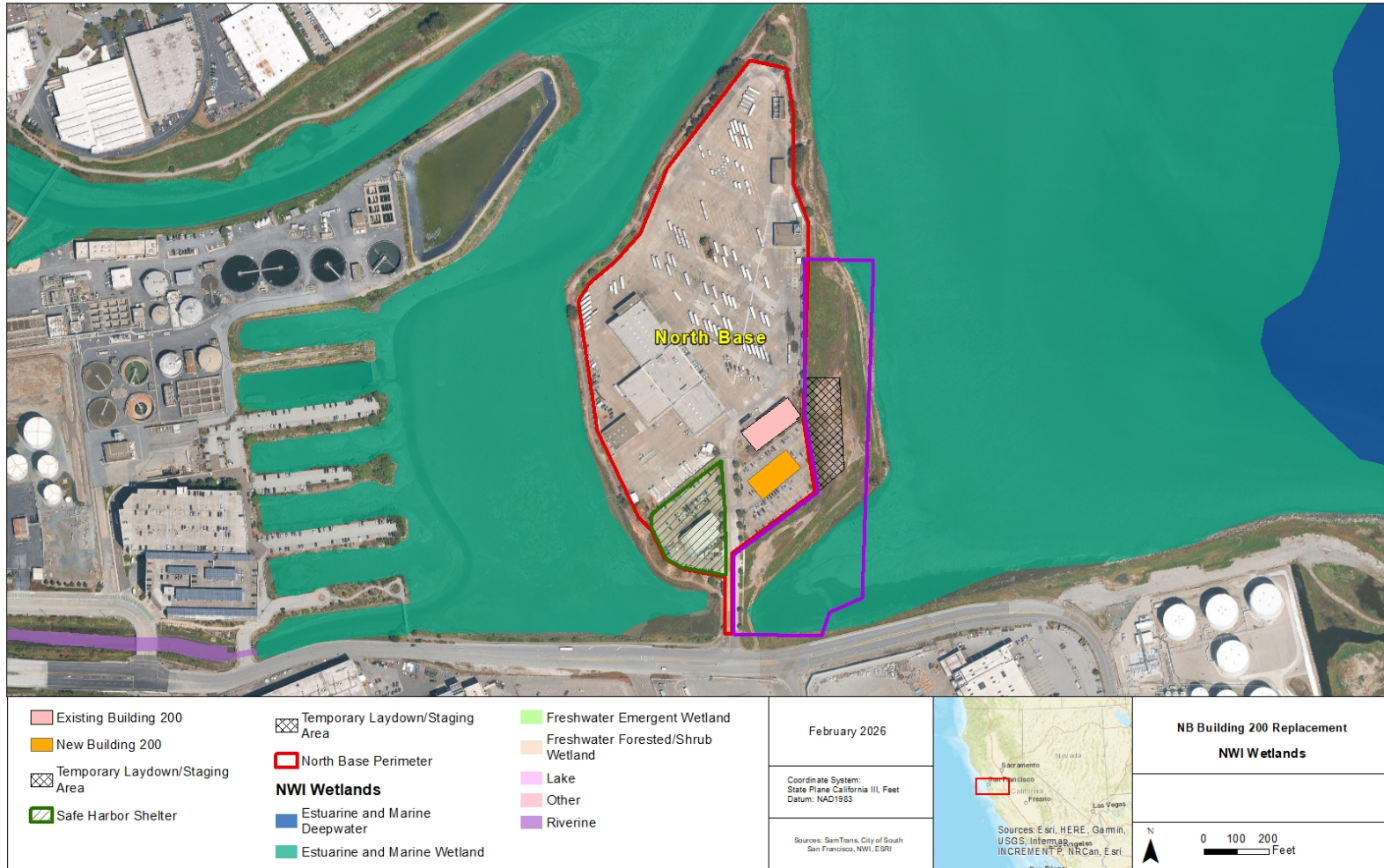


Figure 4 – Flood Zone

