

PROPOSED PLAN FOR THE

GRANADA COMMUNITY PARK & RECREATION CENTER



June 2026

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EXECUTIVE SUMMARY

The Granada Community Park and Recreation Center project is the culmination of decades of work by local residents to establish dedicated parks and recreation facilities for the community of El Granada. For over 50 years local residents have worked together and with the County of San Mateo to obtain the authority to develop a community park on the collection of parcels known collectively as the Burnham Strip, a relatively narrow property inland from Highway 1 abutting Surfer's Beach and Pillar Point Harbor.

The property is owned by the Granada Community Services District [District], an independent special district with a five-member locally elected Board of Directors. The District is responsible for parks and recreation, solid waste and recycling services, and the operation and maintenance of the sewer collection system and sewer services in the unincorporated areas of El Granada, Princeton-by-the-Sea, Miramar, and the northern portion of Half Moon Bay.

In early 2018, the District embarked on a thorough community input process to ensure the proposed park on the Burnham Strip reflected the needs and desires of its residents. From late 2017 through May 2026, nearly 100 board meetings, design workshops, surveys, and community events were held in order to engage the community in the design process and obtain public feedback on park concepts and alternatives.

The current Park Plan (see Appendix A), approved by the board in May 2026, considers the property as having three distinct areas, each with its own character and activity level. To the south/southeast is the **Intermittent (Portola) Drainage, Dirt Lot and Burnham Creek Riparian Area**. No development is proposed for this portion of the property. The existing dirt lot will remain as-is, ensuring access remains from Obispo Road to the portion of Caltrans' Highway 1 right of way currently used for parking. On either side of the dirt lot, existing riparian and drainage features will remain unimproved. Community members were frequently split on the issue of parking, with survey results returning equal desire for less *and* more parking. Recent coordination with the California Coastal Commission, Caltrans, and the County of San Mateo led the District to believe that maintaining the status quo provided the greatest flexibility for its residents, the greater Midcoast community, and visitors to the San Mateo County coastside.

Commencing at the limits of the riparian buffer north of the intermittent drainage, the **Active Recreation Zone** includes play structures, a group picnic area, a skate and scooter play zone, dog park, a half basketball court, fitness stations, a play lawn, a modular restroom facility, and a parking area. These features were consistently among the highest-desired options recorded in the 2015 and 2019 Community Interest Surveys (see Appendix D and E, respectively) of District residents. Concentrating the active play spaces in the central portion of the site ensures a buffer from sensitive residential areas to the north and provides a direct connection from active downtown El Granada.

North of the dog park, and continuing to the limits of the property, is the **Community Recreation Center & Passive Recreation Zone**. Much of this area is undeveloped, with large expanses of the existing ruderal

grasslands ungraded. A small, potentially-jurisdictional wetland has been identified along the eastern (Obispo Road) edge of the site. The only development proposed within a 100' buffer area are proposed walking trails in accordance with the County's LCP (Policy 7.19). Vegetation improvements within the buffer zone are limited to invasive species eradication. Outside of this buffer zone, planted berms surround the open grasslands, providing a sense of enclosure and separation from the busy streets found on both sides. Individual picnic areas are tucked into the berms for protection from wind and adjacent street noise. A 10' wide park path loops the limits of the area, with adjacent areas planted to provide aesthetic screening, stormwater treatment, and safe access across Avenue Alhambra.

At the upper end of the site is the proposed Community Recreation Center, providing classrooms, event space, and recreation programming, fulfilling the desire of residents to have a community space of their own. The development includes two buildings: an existing $\pm 2,815$ square foot building to be renovated for classroom and staff offices and a new $\pm 3,000$ square foot building that would hold a community room and associated spaces.

The renovated building includes separate multi-purpose rooms available for health and wellness classes, dance, and exercise programming; arts and crafts; workshops and seminars; and use by local clubs and organizations. Each room has a dedicated patio directly outdoors that expands the programmable space via roll up doors. The building also includes a small conference room that can be used by the public or by staff. The new building will house a large community room with an adjacent pantry or kitchen for food service for events and related storage. A dedicated courtyard is located adjacent to the indoor space with sliding glass doors for indoor-outdoor programming. Site improvements at the front of the building include a relocated vehicular entrance, resurfacing of the existing parking lot, and expansion to provide 20 total parking stalls.

The District has honed voluminous public input over nearly a decade of planning and outreach to find the right balance and design direction for the GCSD community. The Granada Community Park and Recreation Center project delivers a critical community amenity, with robust active and passive opportunities for District residents, yet remains sensitive to the adjacent coastal and riparian environment.

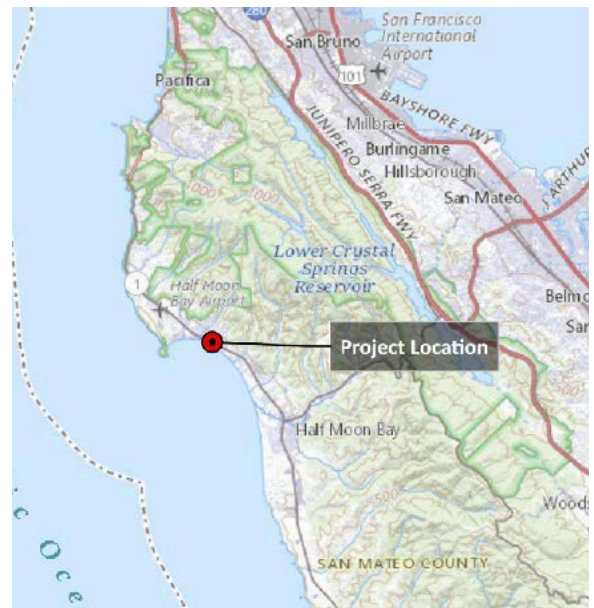


SITE CHARACTER, HISTORY & ANALYSIS

The Granada Community Park & Recreation Center project is located on a collection of parcels known collectively as the Burnham Strip, a narrow strip of land just inland from Surfer's Beach in the unincorporated San Mateo County community of El Granada. The site is bordered by Highway 1 to the west, Obispo Road and Avenue Alhambra to the east, Coronado Road to the south, and undeveloped private land to the north. The site is accessed solely by Obispo Road and Avenue Alhambra.

The current site is largely undeveloped. The southern portion of the property contains the termination of Burnham Creek and its associated riparian area, prior to it entering a culvert below Highway 1 and emerging in the ocean at Surfer's Beach. Two unnamed drainages also bisect the site. The northernmost feature is ephemeral, while the central drainage is considered intermittent. Only the intermittent drainage contains riparian vegetation: a small arroyo willow thicket clustered around a culvert at the terminus of Avenue Portola at Obispo Road.

Site topography is relatively flat, with elevations ranging from 15 to 36 feet above sea level. Current land use is informal day-use recreation and open space with a skateboard ramp and dirt lot that has been informally used for parking to the south of the intermittent drainage.



On the far north end of the property is a $\pm 2,815$ square foot building that has been leased to a preschool operator (terminating in summer 2026). Between this building and the dirt lot, surface development is limited to a small network of use trails between Obispo Road and Highway 1. Below ground, a 400,000 gallon passive sanitary sewer wet weather storage facility was developed in two phases between 2012 and 2021 just north of the ephemeral drainage. The dominant land cover throughout this area is ruderal grassland.

The Burnham Strip was historically used for agriculture from the 1920s through the 1950s. Increasing post-war development in the 1950s spurred the creation of the three sanitary districts along the County's coastside, as well as the incorporation of the City of Half Moon Bay in 1959. As residential and commercial development increased during the 1960s, so too did efforts to preserve open space for recreational amenities. In the mid-1970s, local residents worked with the County to create the Montara-Moss Beach-El Granada Community Plan, a precursor to the current LCP, which identified a primary goal to "provide park facilities for use by local residents". Other citizen-led groups, such as the Midcoast Park Lands, the Burnham Strip Committee, Park Alternatives for Granada, and Citizens for the Preservation of El Granada worked throughout the 1990s and early part of this century to ensure the property remained free from private development.



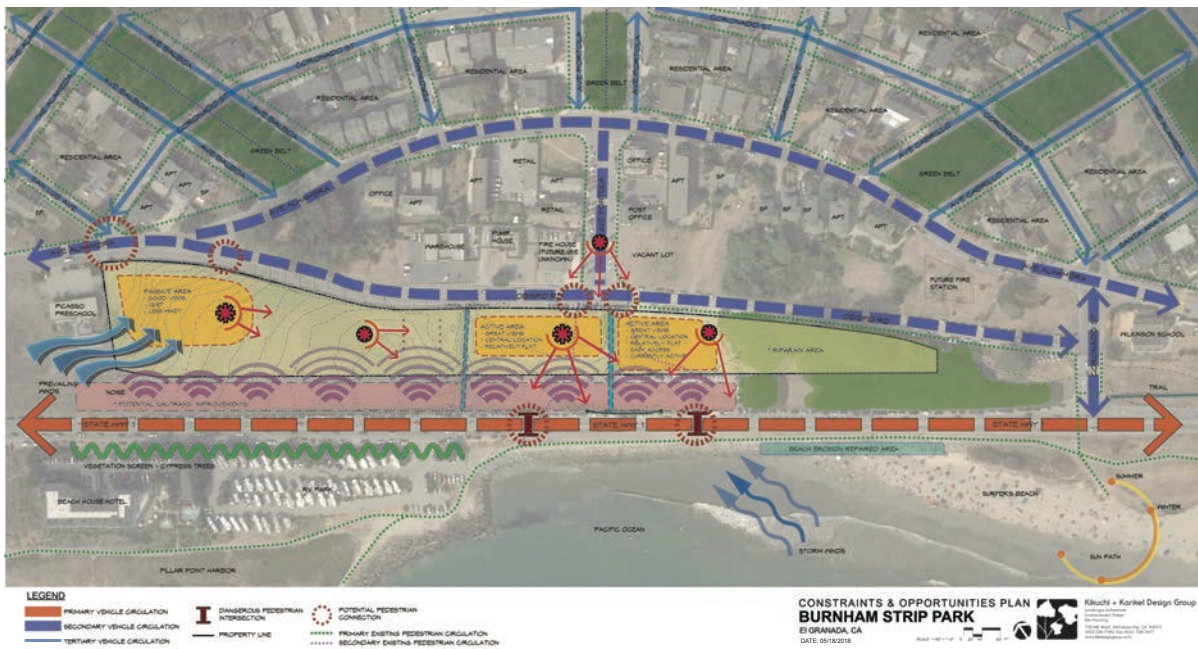
In 2010 the Granada Sanitary District purchased the first and largest of the Burnham Strip parcels from the San Mateo County Harbor District, ensuring that the property would remain public open space. Only a few years later, in 2014 District residents voted to grant the Granada Sanitary District parks and recreation powers, and the newly-formed Granada Community Services District board immediately began to develop a detailed community interest survey to be distributed to all residents asking for feedback on proposed parks and recreation services.

Public response to the survey was robust (see Attachment D), with numerous activities and facilities identified as priorities. There was high interest in walking and biking trails; seating and picnic areas; playgrounds; skating areas; a dog park; public restrooms; and improved and unimproved open space. This survey also identified that more than two-thirds of respondents felt a local community center was very or moderately important to have.

The District purchased an adjacent northern parcel in 2016 and worked with the San Mateo Resource Conservation District to develop a resource management plan for the Burnham Strip parcels. An ad-hoc board committee was formed to explore park planning options, and in late 2017 a landscape architecture firm was hired to commence conceptual design development.

DESIGN PROCESS & COMMUNITY INPUT

The consultant team visited the site to document the existing conditions in early 2018. The subsequent analysis of that visit was documented in the Constraints & Opportunities Plan, shown below. The primary constraints were site noise from adjacent roadways, the drainages and potential riparian areas, and wind and sun exposure. The main opportunities identified involved views, site connections, circulation, and proximity to downtown El Granada.



Preliminary Constraints & Opportunities Plan, May 2018

Preliminary conceptual designs were presented at the regular meeting of the District board in May of 2018, and a follow-up community outreach event was held on site in June. Nearly seventy comments were received at the event and/or in the following weeks via the email account the District created for park feedback.

The District board held a Special Meeting later that summer to consider the input received, and decided to develop a follow-up Community Interest Survey to ensure that the operating principles determined through the 2015 survey still reflected residents' current needs and desires. This second survey was distributed in late summer 2019 (see Attachment E), largely validating the 2015 survey results.



Community Workshop, October 2019

A Community Workshop and design charrette was held in October 2019 to re-engage the community involvement process. Over 50 attendees participated in this event, with small groups working together to develop diverse park plans.



Preliminary Park Plan, June 2020

Design refinement commenced in Spring 2020, and the design team, board subcommittee, and District staff met with County planning staff that March to review the preliminary development. County staff's feedback and additional refinements were incorporated into a "preferred plan" presented to the Board at a public hearing in June 2020. By this point, the park and related discussions on a potential community center had been placed on 18 separate District board or Parks Advisory Committee agendas, and were supported by two well attended community outreach events and 15 distinct public notices, such as district emails, Half Moon Bay Review articles, and posts on NextDoor.

In early August 2020 a large (8' x 4') sign was posted on site at the intersection of Obispo Road and Avenue Portola specifically requesting feedback on the draft plan. At the same time, a postcard containing the preliminary park plan was mailed to all District residents soliciting feedback on the proposal via a dedicated email address. Similar feedback was again received during this outreach: restrooms, active play areas, passive and active open spaces, a dog park, and multi-use trails. Throughout that summer additional coordination meetings were held with the County's Connect The Coastside staff and Caltrans.

Design refinement continued to evolve as the District purchased the adjacent property at 480 Avenue Alhambra in spring 2021 and hired an architectural consultant to develop conceptual plans for renovating the property. Updates to the park plans were presented at the October 2020, May 2021, May 2022, April 2023, October 2023, April 2024, May 2025, November 2025, and May 2026 board meetings. With every public update to the Board, the park sign on site has been revised to ensure the public remains aware of the progress.



Site Signage, November 2021

With schematic design of the project largely complete in early 2023, the District moved forward with preparation of the environmental documents necessary to obtain a Coastal Development Permit for the project at their March 2023 regular meeting. CEQA work continued through the following year, with public drafts of the project's Initial Study and Mitigated Negative Declaration released in May of 2024. Due to robust response, the District extended the public comment period through July 17, 2024, and the design team followed up with presentations for public comment at the regular meetings of the Midcoast Community Council in July 2024 and July 2025. Nearly 100 comments were received during this period from members of the public, the County, and partner and regulatory agencies, including Caltrans, CDFW, and the Coastal Commission. All comments are included as appendices in the final IS/MND, approved by the District board in March 2025 (Attachment B).

The County required the District to undergo their Major Development Pre-Application process to "foster early public involvement and input" on proposed development. An open Public Workshop was held in late September 2025, and the County provided a summary of the comments received at that meeting, as well as those received from County departments and other public agencies during the pre-app process (see Attachment C). It is anticipated that the three existing parcels will be merged as part of the application process (see Appendix K).



Pop-up for Community Recreation Center Input, December 2022

Public input throughout the design process has been robust, thoroughly considered, well documented, and exhaustive. Results of all public input has been regularly posted to the District's website to ensure that everyone recognizes their voice has been heard. The current project plans reflect a concerted effort to provide the amenities desired for decades by the majority of the District's residents while responding to and addressing concerns raised by residents and regulatory agencies. The proposed project will serve the needs of District residents in as broad a manner as possible given the site's constraints and District's capabilities.

PARK & COMMUNITY RECREATION CENTER PLAN

As approved by the District board in May of 2026, the Granada Community Park and Recreation Center project consists of three areas: the Intermittent (Portola) Drainage/Dirt Lot/Burnham Creek Riparian Zone, a central Active Recreation zone, and the northern Community Recreation Center & Passive Recreation Zone. See the Project Plans, Attachment A, for a complete and detailed overview of the entire project.

SITE COMPONENTS & DESIGN

Intermittent (Portola) Drainage/Dirt Lot/Burnham Creek Riparian Zone (±1.9 acres)

Throughout the design process, the District considered a range of improvements in this area. Formalized parking spaces, fitness stations, and landscape amenities such as a large “village green” passive lawn space and a walking trail along the Obispo Road right of way were contemplated in the preliminary plans. Complications arose through follow-up coordination with County departments, Caltrans, and the California Coastal Commission, with the latter agency indicating a strong preference that the District maintain access to the adjacent Caltrans’ right of way currently used for informal day-use parking.

County Public Works provided comments during the pre-application process that specifically identified the proposed path to Coronado Street as “not allowed”, effectively eliminating it and the proposed village green street parking from consideration. With the specific future route of the County’s Midcoast Multimodal Trail extension and Ohlone Portola Heritage Trail projects currently undefined, and Caltrans’ conceptual plans for addressing sea level rise along this portion of Highway 1 still taking shape, the District’s primary responsibility of providing parks and recreation amenities for its residents was in danger of being delayed.

Due to these factors, all work previously planned in this area (and reviewed in the approved IS/MND) has been eliminated from the project scope. Existing willow thickets and riparian areas will remain unchanged. Per the County’s LCP, 30’ buffer zones are required from the limits of riparian vegetation or from the centerline of the intermittent drainage when no vegetation exists. These areas are identified on the project plans, and no work is proposed within.

The existing dirt lot will remain unchanged and unimproved, allowing for unimpeded access to Caltrans’ right of way. Portions of the dirt lot on the District’s property currently used for informal day-use parking will also remain. No work is proposed in Caltrans’ right of way, and no work in this area is proposed in the Obispo Road (County) right of way.

Early in the project’s design process, the District also considered relocating the existing overhead utilities between Avenue Portola and Coronado Street and placing them underground, as noted in the project’s approved IS/MND. In parallel with the removal of any work relating to the dirt lot from the project’s scope of work, the existing overhead utilities will remain unchanged.

Active Recreation Zone (±1.7 acres)

The central portion of the property, bordered by the ephemeral drainage on the north and the intermittent (Portola) drainage on the south, contains the most active amenities. Commencing at the limits of the 30' buffer setback from the intermittent drainage, a paved entry plaza and new crosswalk welcome pedestrians entering the park from downtown El Granada. A large play lawn extends from this plaza, encircled by an 8' wide park path. An accessible park restroom, a ±2,500 square foot all-ages skateboard and scooter area, a group and family picnic area, and age-appropriate play structures surround the lawn. Sixteen new public parking spaces are accessible directly from Obispo Road, fully within the property limits. A low monument sign will be located in the planting area between the pedestrian entrance and parking area, and small way finding signage will be located throughout.



Rendering of the park entry from Obispo Road at Avenue Portola

Further to the northwest, a 10'-12' wide bridge will span the ephemeral drainage, leading to the park's looping trail and fitness stations. Directly adjacent is a dog park with separate areas for small and large dogs and a half-court basketball area. All of these active areas are buffered on all sides by new planting areas to screen and provide a sense of enclosure to the play spaces.

Community Recreation Center & Passive Recreation Zone (±3.4 acres)

This area maintains most of the existing ruderal grassland, improved via a robust vegetation management program to eliminate invasive and noxious weeds and restore native perennial grasses and forbs, enhancing habitat and forage for native wildlife. These "passive grassland" areas would be encircled by mounded landforms covered with a mixture of the native grasses and low-growing shrubs commonly found in the local Coastal Scrub habitat.



A 10' foot wide trail encircles the area with seating areas and six fitness stations along the path. Narrower 5' wide secondary pathways provide alternate loops through and around the passive grassland or spur off the primary pathway and lead to individual picnic areas sheltered from wind by low gabion walls that retain the adjacent berms. All pathways are ADA-accessible. Occasional interpretive signs are incorporated along both primary and secondary pathways.

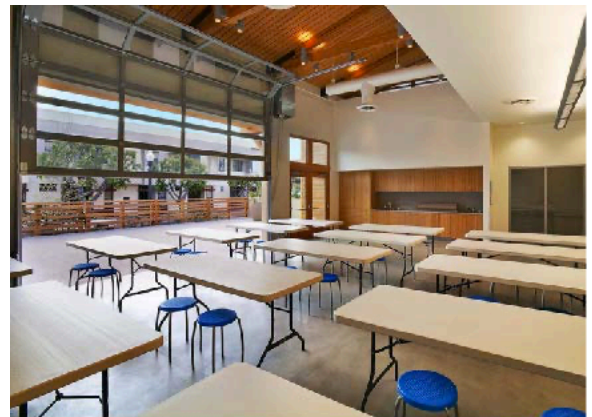
In the northwestern most section of the proposed park, the District proposes to renovate and expand upon the existing $\pm 2,815$ square foot preschool building, located near the intersection of Avenue Alhambra, San Luis Avenue, Coronado Street and Obispo Road, to develop a new Community Recreation Center. The building was acquired by the District in July 2021 and is leased to a preschool until summer 2026.



Rendering of the future Community Recreation Center as seen from the park

The proposed Community Recreation Center includes two buildings: (1) the existing preschool building, renovated for classroom and staff offices, and (2) a new $\pm 3,000$ square foot building housing a community room and associated spaces. The renovated building includes a central lobby from the entry through the building, with a staff service point, leading to a central outdoor “community living room” for both informal and formal programming. Public restrooms are located directly adjacent to the lobby. The renovated building contains two classroom spaces accessible from the central outdoor space: a fitness classroom for health and wellness, dance, and exercise programming and an activity room for multi-purpose uses, including arts and crafts, trainings, classes, workshops, and use by local clubs and organizations. The fitness classroom and activity room each have a dedicated patio directly adjacent to the indoor room that expands the programmable space to the outdoors via roll up doors. The renovated building also includes a small conference room that can be used by the public or by staff.

The new building contains a $\pm 1,800$ square foot community room, with an adjacent pantry or kitchen for food service for events and related storage; this new building is connected by trellis to the existing building. Additional restrooms are housed within the new building, accessible from the outdoors. A dedicated community room courtyard is located adjacent to the indoor space, with sliding glass doors for indoor-outdoor programming.



Multi-purpose room concept

Site improvements at the front of the building include a relocated vehicular entrance, resurfacing of the existing parking lot and expansion to provide 20 stalls. Improvements around the sides and rear of the building include patio and courtyard areas, pathways to the community park, and landscaping, including native and climate-appropriate trees, shrubs, grasses and groundcovers.



Example County Library Kiosk (Sharp Park, Pacifica)

Adjacent to the renovated parking lot is a "Library Outpost", a self-service kiosk managed and operated by the San Mateo County Libraries. This kiosk provides access to a variety of library materials, including books, media, and library holds and would provide free public Wi-Fi enabling patrons to download audio and eBooks and browse the library catalog. The goal of the Outpost is to bring library materials closer to the homes and workplaces of community members that are historically or currently underserved, challenged by geographic isolation from their nearest library branch, or are otherwise limited in public transportation options.

ACCESS & PARKING

Vehicular access to the site is via direct connections to Obispo Road (park) and Avenue Alhambra (Community Recreation Center). Pedestrian access comes by way of high-visibility crosswalks at the intersections of Avenue Portola/Obispo Road and Obispo Road/Avenue Alhambra.

In order to avoid conflicts with LCP policies relating to the extension of the County's future Midcoast Multimodal Trail and Ohlone Portola Heritage Trail projects, the District has opted to remove previously-proposed encroachments into the Obispo Road right of way. New parking and pedestrian areas are contained entirely within the property limits. The proposed path and circulation route accommodates numerous potential connection points to a future County trail alignment in this area, whether in the Obispo Road or Highway 1 right of ways, and the District looks forward to working with the County to provide even greater access to the park and Community Recreation Center as those future plans are developed.

Only two minor encroachments are proposed into the Obispo Road (County) right of way, both relating to pedestrian crosswalks and accessible curb ramps, to ensure universal access to the site. These encroachments occur between the property limits and the edge of existing paving; no reductions in the current roadway width or vehicular traveled way are proposed.

Transit

SamTrans provides fixed-route bus service in the San Mateo County Midcoast area. Routes serving the Highway 1 corridor connect the project vicinity to the broader regional transit network, including connections to the City of Half Moon Bay and communities to the north. Route 117 runs through the Coastsides, connecting El Granada to Pacifica (Linda Mar Park & Ride), Montara, Moss Beach, and Half Moon Bay. Route 18 also serves the nearby Half Moon Bay area. SamTrans also offers Ride Plus, an app-based microtransit (on-demand) service that operates locally within Half Moon Bay and El Granada.

The nearest SamTrans stops are in the vicinity of the Community Recreation Center. Bus stop ID 314003 is located directly across the street for northbound routes, and bus stop ID 314001 is located approximately 200 feet to the north for southbound routes. We understand that County Public Works is considering adding curb ramps to the adjacent intersection of San Luis Avenue and Coronado Street as part of their summer 2026 resurfacing and repair project, facilitating an accessible connection to the Community Recreation Center and park via the proposed new crosswalk across Avenue Alhambra for riders arriving via bus stop 314003. Any improvements to bus stop ID 314001 will require direct coordination with County Public Works, as any ADA compliant improvements will encroach into the existing paved travel lane due to limited space between the existing curb and adjacent private property.

Parking

- Intermittent (Portola) Drainage/Dirt Lot/Burnham Creek Riparian Zone

No changes are proposed for this area. The existing dirt lot will remain as-is, allowing for unimpeded access from Obispo Road to Caltrans' right of way. Portions of the dirt lot on the District's property currently used for informal day-use parking will also remain unchanged.

- Active Recreation Zone

The primary active portion of the park will be accessed by pedestrians via a new crosswalk at Avenue Portola and Obispo Road, and by vehicles at a new parking area along Obispo Road. All parking is fully contained within the property limits. A total of sixteen (16) new parking spaces will be created in this area, including ADA stalls.

- Community Recreation Center & Passive Recreation Zone

The existing parking lot serving the remodeled Community Recreation Center building will be expanded to provide twenty (20) parking spaces, including ADA stalls and EV stalls. All vehicular traffic comes from Avenue Alhambra.

A combined total of thirty-six (36) new parking spaces are proposed to be developed to accommodate the Granada Community Park & Recreation Center, significantly more than the 22 spaces required based on the (conservatively high) 110% ITE average rate (see Appendix H, *Traffic Impact Analysis*).

While an exact inventory of available parking spaces in the existing dirt lot is imprecise, as spaces are not striped, historical aerial photographs suggest as many as 70 cars can be parked on the District's property, with another 45 cars parked in Caltrans' adjacent right of way. Additionally, over 550 parking spaces are available for public use on adjacent streets. It is estimated that the proposed project would generate only 12 and 17 trips respectively during the AM and PM peak hour; and 99 daily trips. Proposed parking volume is more than sufficient to accommodate the development of the park and Community Recreation Center.

USE & CAPACITY

The District developed the following Use Framework, approved by the District Board at their regular meeting in March 2026, to guide public and potential private use of the park and Community Recreation Center facilities and to ensure the the project complies with all applicable regulations of the County of San Mateo. This approved framework is more conservative than the expansive approach originally considered in the approved IS/MND in order to ensure that the park and community center will not have any detrimental impact on the welfare or persons or property in the neighborhood.

Both park and Community Recreation Center facilities are primarily intended to serve the small local community of El Granada, fulfilling decades of effort by volunteers and advocates to serve the needs of residents while remaining compatible with the District’s staffing capabilities and neighborhood sensitivities.

Community Park Use & Capacity

The park will be open daily from dawn to dusk. Park restrooms will have coded door locks, and will be closed each evening by District staff or contracted security and opened each morning. The dog park will be open daily from dawn to dusk to match operations of the park. Security cameras will be in use near the public restroom, parking areas, and skate ramp area. Public and private events, if they occur, will be subject the the Use Framework, below:

 GRANADA COMMUNITY SERVICES DISTRICT		
Granada Community Park The passive and active park areas would be open from sunrise to sunset. Public restrooms will have coded door locks. Security cameras will be in use near public restroom, parking areas, and skate ramp area.		
	Monday - Friday	Weekends
	Park Hours	Park Hours
	Dawn to Dusk	Dawn to Dusk
Granada Community Park		
PUBLIC - District Sponsored Special Events - The District anticipates hosting 2-3 annual events geared and marketed to local community. Examples include established events such as the Spring Egg Hunt for children and a Holiday craft fair with live music and tree lighting.		
Non District Sponsored Events - Park space could be used by local non-profit or community groups for public events. A District issued Temporary Occupancy Permit would be required.		
Frequency	1 TIME/YEAR	4-6 TIMES/YEAR
Anticipated capacity	75-150 PEOPLE	75-150 PEOPLE
PRIVATE - Examples include first-come-first-served picnic tables for small events such as birthday parties.		
Small to Medium Events (under 30 guests)		
Frequency	1-2 TIMES/MONTH	1-2 TIMES/MONTH
Anticipated capacity	10-25 PEOPLE	10-25 PEOPLE

Community Recreation Center Use & Capacity

The Community Recreation Center, parking lot, and adjacent patio areas would be open during normal business hours, typically 9:00 am to 5:00 pm, for District operations, public gatherings, and use of the classrooms and patios for District programming. After-hours and weekend activities would occur at the Community Recreation Center for both private rentals and public events, potentially including events such as book readings, receptions, or community meetings. After-hours and weekend hours and capacity limits will follow the approved Use Framework, below.

 GRANADA COMMUNITY SERVICES DISTRICT			
Community Recreation Center			
The Community Recreation Center will have staff and support space of approximately 1,500 square feet, two classrooms, each with approximately 640 square feet of useable classroom space, and a small meeting room space of approximately 160 square feet. Security - After hours and weekend use of classroom spaces will be accessed with programmed key cards to be checked out to responsible party. Public restrooms will be accessed by coded door lock. Library kiosk will be located in front of Recreation Center and will be accessed from the parking lot.			
	Monday - Friday Business Hours 9:00AM-5:00PM	Monday - Friday After Hours 5:00PM-10:00PM	Weekends (Sat/Sun) 9:00AM-5:00PM
Staff and Support Space (~1,500sf)			
Staff use and public office (2-3 employees)	DAILY	NA	NA
Fitness Room (~640sf)			
Exercise or meeting space intended for local community use encouraging pedestrian and bike access with minimal impact on traffic. Capacities: typical set-up ~12, assembly set-up ~30, classroom set-up ~24.	3-5 CLASSES/DAY	UP TO 1-2 EARLY EVENING CLASSES/DAY 3-4 PUBLIC AGENCY MEETINGS/MONTH	1-3 CLASSES OR MEETINGS/DAY
Club Room (~630sf)			
Craft/other classes or meeting space intended for local community use encouraging pedestrian and bike access with minimal impact on traffic. Capacities: typical set-up ~24, assembly set-up ~30, classroom set-up ~24.	3-5 CLASSES/DAY	UP TO 1-2 EARLY EVENING CLASSES/DAY	1-3 CLASSES OR MEETINGS/DAY
Small meeting room (~160sf)			
For public community use. Capacity for all set-ups ~6.	1-2 MEETINGS/ DAY	NA	NA
Library Kiosk			
To be located in front of Recreation Center for drop off and pick up of library materials - self serve vending machine accessed by Recreation Center parking lot.	24/7	24/7	24/7

Use of the proposed Community Room building and adjacent spaces shall generally follow the schedule for the Community Recreation Center. The Community Room is intended primarily to accommodate larger local community us, potentially including dance classes, recreation events requiring larger space than can be accommodated in the Community Recreation Center, larger public meetings, and potential private use.



GRANADA COMMUNITY SERVICES DISTRICT

Community Room - Recreational Programming and Public Events

The Community Room will be approximately 1,900 square feet. The space is intended primarily for local community use allowing for pedestrian and bike access. Examples include dance classes, ping pong or other recreation requiring larger space, films, lectures, town halls, workshops, larger public meetings, recitals. After hours and weekend events will be limited by staffing. Capacities: typical set-up ~80, assembly set-up ~80, classroom set-up ~80.

	Monday - Friday Business Hours 9:00AM-5:00PM	Monday - Friday After Hours 5:00PM-10:00PM	Saturday -Sunday Sat. 9:00AM-10:00PM Sun. 9:00AM-6:00PM
Small to Medium Events			
Frequency	1-2 TIMES/WEEK	2-4 TIMES/MONTH	2-4 TIMES/MONTH
Anticipated capacity	10-30 PEOPLE	10-50 PEOPLE	10-50 PEOPLE
Medium to Large Events			
Frequency	1 TIME/MONTH	1-2 TIMES/MONTH	1-2 TIMES/MONTH
Anticipated capacity	31-50 PEOPLE	51-80 PEOPLE	51-80 PEOPLE

Community Room - Private Use and Events

The Community Room will be approximately 1,900 square feet. The space will be used primarily for District recreational programming and public use and will also be able to accommodate limited private events. Examples include rental of space for birthdays, banquets, private club meetings, or receptions. All private events will undergo district review based on size of event and general event frequency. Private after hours and weekend events will be limited by staffing and space availability and events with attendance over 50 people may be subject to County Event Permitting requirements. Private events with amplified music would require board approval. Capacities: typical set-up ~80, assembly set-up ~80, classroom set-up ~80. *Private event frequency is shown as an example and private event requests will be treated on a case by case basis .*

	Monday - Friday Business Hours 9:00AM-5:00PM	Monday - Thursday After Hours 5:00PM-9:00PM	Friday-Sunday Fri/Sat. 9:00AM-10:00PM Sun. 9:00AM-6:00PM
Small to Medium Events (under 50 guests)			
Frequency	NA	1-2 TIMES/MONTH	1-2 TIMES/MONTH
Anticipated capacity	NA	10-50 PEOPLE	10-50 PEOPLE
Medium to Large Events(over 50 guests) -			
Frequency	NA	1 TIME/MONTH	1-2 TIMES/MONTH
Anticipated capacity	NA	51-80 PEOPLE	51-80 PEOPLE

Utilities & Water Supply

The Granada Community Park and Recreation Center qualifies as a priority water use as defined in the El Granada Pipeline Project CDP and current LCP. The proposed park and recreation center comply with the LCP's definition of Public Recreation Facilities as "lands and facilities serving primarily a recreation function which are operated by public agencies... [including] **parks, recreation areas**, natural preserves, wild areas and trails [emphasis added]." Furthermore, the community recreation center should be considered an Essential Public Service, as community centers are specifically identified as such provided their services are provided by a public agency (LCP Table 2.17). As of September 2021, 2,900 gallons per day of capacity is dedicated to Public Recreation uses and an additional 7,700 gallons per day is available for Essential Public Services uses.

Water service is provided by Coastside County Water District (CCWD). As noted in their comment letter (see Attachment C), they require written confirmation from the County of San Mateo that the proposed project qualifies for priority water connections. Upon receipt of this letter, the District will commence coordination with CCWD to determine the final quantity of connection equivalencies for the upgraded service. CCWD has confirmed that it has sufficient water capacity to serve the expanded project (see IS/MND, Attachment B).

Existing water service is currently provided to the northernmost parcel. One 4"Ø fire service connection is installed, and one 5/8"Ø meter equivalence is installed. It is anticipated that additional capacity will need to be purchased to accommodate the new domestic and irrigation uses.

The northernmost parcel is currently served by PG&E for natural gas and electrical service. It is anticipated that the current gas service will be abandoned and the electrical service expanded. No additional connections are anticipated elsewhere in the project.

Trash pickup shall be coordinated with the District's franchise purveyor, Recology of the Coast. Weekly pickups will occur, with additional pickups as necessary for special events.

Lighting

No artificial lighting will be provided in the park areas, as the park is closed at sunset. For safety and security purposes, low-level lighting would be provided in the parking lot of the Community Recreation Center and as required for circulation in and around the adjacent patios and walkways (see project plans, Attachment A). Lighting would be down-shielded to minimize glare and illumination outside the intended area, and would be operated with occupancy sensors, motion detectors, photosensors, or timers to only function during nighttime hours. In addition, security cameras will be located in several locations around the Community Recreation Center.

STORMWATER MANAGEMENT, SENSITIVE HABITATS & BIOLOGICAL RESOURCES

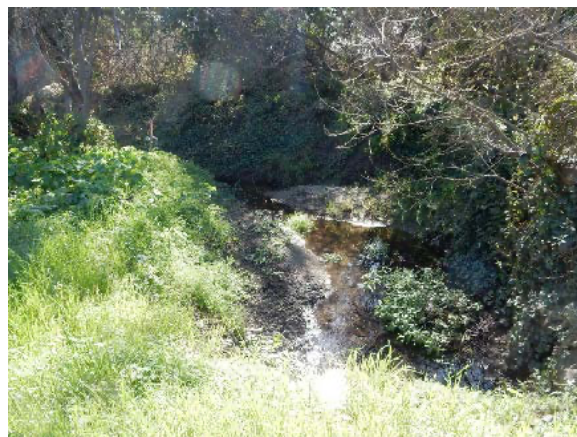
A primary goal of the Granada Community Park and Recreation Center project is to develop a facility for the local community that remains sensitive to the natural environment. Development is concentrated in limited locations on the site, with large areas remaining free of grading or major development. Pervious paving materials are used throughout the site, especially on trails and parking areas, to minimize runoff and concentrating stormwater flows. The project plans, Attachment A, provide detailed descriptions of proposed surface treatments, existing and proposed drainage patterns, and stormwater management. Due to the volume of grading proposed and areas affected, a Grading Permit is required.

The project complies with the Municipal Regional Permit (MRP) requirements and the County of San Mateo drainage requirements. As the project creates or replaced more than 5,000 square feet of impervious surfaces, the project is considered a C.3 regulated project, and complies with applicable stormwater treatment requirements under MRP 3.0. The project plans, Attachment A, include a grading and drainage plan, a stormwater control plan, and an erosion control plan. The complete drainage report, including the C.3.6 Development Review Checklist can be found in Attachment J. The project complies with the County's Stormwater Ordinance and standard details for Sustainable Streets developments.

Sensitive Habitats & Biological Resources

As shown in the approved IS/MND (Attachment B), the project will not have a significant effect on the environment due to mitigating efforts incorporated into the project's description and construction. Significant reductions in the project scope since the IS/MND was approved further reduce the potential for adverse environmental impacts.

No development is proposed for the southern part of the property containing a portion of Burnham Creek and its associated riparian area, nor for the adjacent dirt lot currently used for informal day-use parking. The two unnamed drainages that cross the site will also remain unchanged, as will the small arroyo willow thicket associated with the intermittent (Portola) drainage. The project plans identify 30' buffer setbacks for these drainages per LCP Policy 7.11, shown from the limits of riparian vegetation or from the centerline of the intermittent drainage when no vegetation exists. The only work proposed within these buffer zones is limited to a new bridge that spans the northernmost (ephemeral) drainage, and complies with LCP Policies 7.9 & 7.12. Vegetation improvements within the buffer zone are limited to invasive species eradication and comply with LCP Policy 7.13.



Burnham Creek, existing conditions

A Biological Resources Report was developed by Montrose Environmental in May 2024 during preparation of the CEQA work. No sensitive habitats, riparian corridors, or potential wetlands were identified in this report. During the IS/MND's public comment period, the possibility of a small, potentially-jurisdictional wetland was raised for a location along the eastern (Obispo Road) edge of the site. The District requested a wetland determination for the area from the San Mateo Resource Conservation District (RCD), the District's environmental partner. The RCD produced a memorandum in late spring 2021 suggesting the area was non-jurisdictional. Further exploration of this area's potential occurred following an interagency meeting with representatives from the Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Wildlife.

The District requested a new Biological Resources Assessment and Aquatic Resources Delineation to provide clarity on the discrepancy to accompany the Coastal Development Permit application. These documents can be found as Appendix F (Biological Resources Assessment, June 2026) and Appendix G (Aquatic Resources Delineation, August 2025). The limits and associated buffer zone of all aquatic and potentially-jurisdictional resources shown on the project plans derive from these current documents and comply with all applicable LCP policies.

The current reports conclude that the area in question is a potential wetland, and is identified as a potentially-jurisdictional feature on the project plans. No work is proposed within the delineated limits of the wetland. The only development proposed within a 100' buffer area are walking trails in accordance with the LCP Policy 7.19. Vegetation improvements within the buffer zone are limited to invasive species eradication.

Existing Trees

In accordance with the County's Significant Tree Ordinance, existing site trees have been documented and an Arborist's Report has been developed assessing their condition and disposition (see project plans, Attachment A, and Arborist's Report, Attachment I).

Only nine existing trees on or adjacent to the site are regulated per the County's ordinance. All nine are blue gum trees (*Eucalyptus globulus*) and are located in the riparian corridor and along the bank of Burnham Creek, more than 480' from the nearest anticipated construction activities. No tree protection fencing will be installed due to this distance and proximity to an existing watercourse.

Landscape Water Use

Project plans include complete documentation illustrating compliance with the State of California's Water Efficient Landscape Ordinance (WELO). A schematic planting plan, identifying plant communities and anticipated species, and hydrozone and irrigation plans document the anticipated landscape water use across the site. Estimated total water use is below the site's Maximum Applied Water Allowance.

PROJECT CONTEXT AND LONG-RANGE PLANS FROM OTHER AGENCIES

Half Moon Bay Airport Influence Area

Project site is within the Half Moon Bay Airport Influence Area (LCP Map 1.5), and per LCP Policy 1.36 all development shall comply with relevant Federal Aviation Administration (FAA) standards and criteria. The District anticipates the County will refer the project to the Airport Land Use Commission (ALUC) for review. No conflicts are expected as a result of the ALUC review, as the proposed project is free of flashing lights, reflective materials, land uses that may attract large concentrations of birds, large HVAC equipment, or land uses which generate electrical or electronic interference.

Midcoast Multimodal Trail Project

Various County sources suggest different future alignments of the extension of the current parallel trail from Coronado Street to the Capistrano Road and beyond. The Highway 1 Safety and Mobility Improvement Study (April 2010) suggests a conceptual bikeway alignment that follows Obispo Road and Avenue Alhambra, while the follow-up Phase 2 study (November 2012) indicates a “parallel trail” occurring in close alignment along the Burnham Strip and Highway 1, with the route along Obispo Road and Avenue Alhambra considered a “potential alignment using paths and existing streets”.

In July 2022 the San Mateo County Board of Supervisors adopted a comprehensive transportation management plan for the midcoast called Connect the Coastside. This initiative identifies a separated multimodal trail through Caltrans’ Highway 1 right of way, and identifies Obispo Road as a proposed Class III “street shared bikeway”, with Avenue Alhambra between San Luis Avenue and Capistrano Road containing a Class II painted bike lane. The County’s website for the Midcoast Multimodal Trail Project reaffirms the previous planning approaches, noting that the “plans align the Trail within Caltrans right of way along SR1 from Coronado to Marine Boulevard [Moss Beach].”

The Granada Community Park and Recreation Center project is compatible with all potential alignments considered under these various initiatives. No work is proposed within the Obispo Road right of way that would preclude development of a trail or shared bike lane, and no work is proposed within Caltrans’ Highway 1 right of way that would obstruct development of an extension of the current parallel trail. In fact, the District would gladly accommodate connection points from either or both right of way alignments to allow bikers and walkers to access the new park and community center facilities. Future trail connections between Obispo Road and Caltrans’ right of way may also be able to occur by way of a new trail through the existing dirt lot, though this is outside the scope of the current project.

Ohlone-Portolá Heritage Trail

Future alignment of the proposed Ohlone-Portolá Heritage Trail is perhaps less defined than the Midcoast Multimodal Trail Project. The project's feasibility study (April 2019) identifies two potential routes through the area: a "preferred route" through the Highway 1 right of way, and an existing route that would travel through the harbor area and Princeton-by-the-Sea. No specifics are included in the study, and the maps included are developed at a high level (1" = 5 miles, typically).

The study does identify that the California Coastal Trail overlaps with the proposed Heritage Trail through this area, identifying this alignment as the "preferred route" even though the existing Coastal Trail occurs on the west side of Highway 1. Elsewhere in the study, this overlapping section is identified as the Midcoast Multimodal Trail, with the primary constraint identified as "Caltrans District 4 cooperation and encroachment permit required".

Regardless of whether or not the County determines that the Midcoast Multimodal Trail through the area should carry the designation of the Ohlone-Portolá Heritage Trail, the Granada Community Park and Recreation Center project remains compatible.

Caltrans' State Route 1 Multi-Asset Roadway Rehabilitation Project

The currently-under-construction Multi-Asset Roadway Rehabilitation Project had a significant effect on the planning of the Granada Community Park and Recreation Center project. Caltrans' proposal to eliminate existing public parking along the eastern shoulder of Highway 1 in lieu of Class II bike lanes between Coronado Street and Capistrano Road evoked considerable public pushback, with multiple appeals being filed to the California Coastal Commission. As part of these appeals, the Commission added a condition to the project requiring Caltrans to provide public access improvements supporting at least 75 free public parking spaces in the vicinity of Surfer's Beach. Caltrans determined to work with local agencies to identify the location of these new parking facilities.

The Granada Community Services District was not formally approached by Caltrans to assist in this development. In early May 2026, the District requested a meeting attended by representatives from Caltrans, the California Coastal Commission, and the County of San Mateo, in order to reach an understanding of how the resolution of Commission's conditions will affect their park and recreation center project. At that meeting, the District learned that a parking lot being developed by the Harbor District to the north of Surfer's Beach was intended to provide the required parking spaces. It was also at this meeting that Commission staff asserted their preference that the District maintain access through the existing dirt lot to Caltrans' right of way to allow for continued informal day-use parking. The District updated the park plans accordingly, removing all work proposed south of the intermittent (Portola) drainage to accommodate Commission staff's request.

Caltrans' Surfer's Beach Adaptation Concepts Plan

As required by Conditions of Approval and Special Conditions for various Coastal Development Permits issued by the California Coastal Commission between 2015 and 2024, Caltrans released a document in late 2025 attempting to begin the process of identifying long-term solutions to address erosion, flooding and sea

level rise in the vicinity of Surfer's Beach. This document is not a planning proposal, but is a high-level scope outline intended to identify "potential solutions to be further evaluated". Caltrans staff specifically noted in a follow-up email that this plan is not intended "to indicate actual designs or any set alternatives... [but] was focused on early engagement with the Coastal Commission" and "used to seek funding from Caltrans Headquarters to conduct a Feasibility Study at the location".

As no specific plan is identified in the document, there are no anticipated effect or consequences for the Granada Community Park and Recreation Center Project. While the development of the park may impact Caltrans' future proposals for the area—once they develop their funding and feasibility studies—the practical limitations and constraints of an elevated highway 50' or more above ground, significant and permanent impacts on sensitive habitat areas and wetlands, and the existence of major utility infrastructure (the Sewer Authority of the Midcoast's Intertie Pipeline System mainline and a 400,000 gallon sanitary sewer wet weather storage facility among them) are far more likely to impact their proposals.

While it is unreasonable to expect the District to delay implementing their long-gestating park and recreation center plans to allow Caltrans time to identify funding to conceptualize additional adaptation strategies and alternatives, the District remains willing to work with Caltrans to help resolve their longstanding issues in the area.



APPENDIX A

PROJECT PLANS



APPENDIX B

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



APPENDIX C

PRE-APPLICATION COMMENT SUMMARY LETTER



APPENDIX D

2015 COMMUNITY INTEREST SURVEY



APPENDIX E

2019 COMMUNITY INTEREST SURVEY



APPENDIX F

BIOLOGICAL RESOURCES ASSESSMENT



APPENDIX G

AQUATIC RESOURCES DELINEATION



APPENDIX H

TRAFFIC IMPACT ANALYSIS



APPENDIX I

ARBORIST'S REPORT



APPENDIX J

DRAINAGE REPORT



APPENDIX K

LOT MERGER DOCUMENTS



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