

**FINAL
MITIGATED NEGATIVE DECLARATION**

for the

**GRANADA SANITARY DISTRICT
REORGANIZATION PROJECT
(SCH No. 2004202041)**

Lead Agency:

GRANADA SANITARY DISTRICT

P.O. Box 335
504 Avenue Alhambra, Suite 202
El Granada, CA 94018

Prepared by:



605 Third Street
Encinitas, CA 92024

November 18, 2004

TABLE OF CONTENTS

PREFACE.....	P-1
1.0 INTRODUCTION.....	1-1
1.1 Project Need and Objectives	1-1
1.2 Summary of Project Description.....	1-2
1.3 Authority to Prepare a Mitigated Negative Declaration	1-3
1.4 Content and Format of Mitigated Negative Declaration.....	1-3
1.5 Other Agencies That May Use the Mitigated Negative Declaration and Initial Study/Environmental Evaluation.....	1-4
1.6 Public Review Process.....	1-5
2.0 PROJECT DESCRIPTION	2-1
2.1 Project Location	2-1
2.2 Project Characteristics	2-1
2.3 Project Implementation	2-5
3.0 PROPOSED FINDING OF NO SIGNIFICANT IMPACT	3-1
3.1 No Significant Effect Finding.....	3-2
4.0 INITIAL STUDY ENVIRONMENTAL CHECKLIST	4-1
4.1 Environmental Checklist.....	4-1
5.0 DISCUSSION OF ENVIRONMENTAL IMPACTS.....	5-1
5.1 Aesthetics.....	5-1
5.2 Agricultural Resources.....	5-2
5.3 Air Quality	5-2
5.4 Biological Resources	5-4
5.5 Cultural Resources	5-6
5.6 Geology and Soils.....	5-7
5.7 Hazards and Hazardous Materials	5-8
5.8 Hydrology and Water Quality.....	5-11
5.9 Land Use and Planning.....	5-13
5.10 Mineral Resources	5-14
5.11 Noise	5-15
5.12 Population and Housing.....	5-16
5.13 Public Services.....	5-17
5.14 Recreation	5-18
5.15 Transportation/Traffic.....	5-20

Table of Contents

5.16	Utilities and Service Systems.....	5-21
5.17	Mandatory Findings of Significance.....	5-23
6.0	REPORT PREPARATION PERSONNEL	6-1
7.0	REFERENCES.....	7-1

APPENDICES

Appendix A	San Mateo County Parks Task Force Report
Appendix B	Written Comments and Response to Comments

LIST OF FIGURES

1	Regional Map.....	2-2
2	Vicinity Map	2-3
3	Proposed Project	2-4

PREFACE

As a result of comments received during the public review period for the Granada Sanitary District Reorganization Project Mitigated Negative Declaration (MND), the Granada Sanitary District has prepared responses to the comments. Comments and responses are included in *Appendix B* to this MND.

SECTION 1.0 INTRODUCTION

1.1 PROJECT NEED AND OBJECTIVES

The Granada Sanitary District (District) is a public agency (a sanitary district formed and operating under the California Sanitary District Act of 1923) that provides sewage collection, treatment and disposal, and garbage and refuse collection and disposal. The District serves El Granada, Princeton, Princeton-by-the-Sea, Clipper Ridge, Miramar, and the northern portion of the City of Half Moon Bay (from Frenchman's Creek north). The District has identified a need for public recreation facilities and services within its service area boundaries. Residents within the unincorporated El Granada area are significantly underserved in community and neighborhood park facilities and recreation programs. El Granada has only 0.52 acres of community/neighborhood parkland. The National Park and Recreation Facility Standards indicate that at minimum the populace of El Granada should have 15.5 acres of neighborhood parkland and 46.3 acres of community parkland. At present, El Granada area residents have less than one percent (1%) of this total. This negatively affects community health and welfare. The unincorporated El Granada area is isolated from adjacent park and recreation facilities except those of the adjacent City of Half Moon Bay. Half Moon Bay has approximately the same population as the unincorporated area which would be within the jurisdiction of the reorganized District. Half Moon Bay has approximately 18 acres of community and neighborhood parkland, 71% below the above-described National Facility Standards. These facilities are currently overused by both City residents and the population of the unincorporated area. The San Mateo County Midcoast Park and Recreation Task Force Final Report (Appendix A to this document) included a Needs Assessment and identified sites needed for specific recreation activities. Many of these identified sites (or in the case of Miramar, the need for sites) are within the jurisdiction of the proposed community services district. The objective of the project is for the District to be reorganized so as to be able to provide public recreation facilities and services in addition to the sewer and garbage services it now provides. This reorganization will involve the District being dissolved, and re-formed as the Granada Community Services District. The District will then be able to exercise the powers of a community services district and provide public recreation, in addition to the existing services noted above.

1.2 SUMMARY OF PROJECT DESCRIPTION

The purpose of the project is to establish the Granada Community Services District with legal authority pursuant to California Government Code Section 61600 to exercise the powers of a community services district

The project involves action by the Board of Directors of the Granada Sanitary District on a resolution to submit an application to San Mateo County Local Agency Formation Commission (LAFCO) for reorganization of the Granada Sanitary District by dissolution of the Granada Sanitary District, and formation of the Granada Community Services District. The Granada Sanitary District would be authorized to provide public recreation facilities and services, in addition to the existing Granada Sanitary District services for sewage collection, treatment and disposal, and garbage and refuse collection and disposal. The provision of public recreation will occur outside of the jurisdiction of the City of Half Moon Bay and may include, but will not be limited to, acceptance or acquisition of property, creation of community or neighborhood parks (including facilities and equipment), and operation of recreation programs. No specific public recreation project(s) are proposed at this time, and should project(s) be proposed in the future each would be subject to CEQA review to the extent required by law at the time proposed.

The Project also involves review and action on the District's reorganization application by LAFCO and final approval by the District and a majority of the voters voting at an election on the reorganization.

The boundaries of the proposed Granada Community Services District encompass the same geographical area as the existing Granada Sanitary District boundaries.

The sewage collection, treatment and disposal, and garbage and refuse collection and disposal conducted by the District will not change in any way as a result of the reorganization. The only change resulting from the reorganization will be that the District will have the legal authority to provide public recreation facilities and services by such actions as acquisition of property, construction of park improvements and conduct of recreation programs. At the time any individual public recreation project is proposed, the District will conduct CEQA review to the extent required by law.

As to other public entities which could potentially provide public recreation facilities and services in the unincorporated Midcoast area, the Task Force Final Report (*Appendix A*) states that the Montara Water and Sanitary District is presently heavily involved in the requirements of assuming full responsibility for water services and does not appear to realistically have the capacity at this time or for quite some distance in the future to expand into recreation services.

The County of San Mateo is considering formation of a new single purpose special district, the Midcoast Park and Recreation District. At its September 14, 2004 Board of Supervisors Meeting the County declined to authorize an application to LAFCO to form such a District, but decided to explore the option further with LAFCO. In 1994 the voters (except for those in El Granada) voted against a \$12 per year assessment for operation of a Midcoast-wide Parks and Recreation Community Services District. The use of the reorganization proposal by the Granada Sanitary District is more consistent with LAFCO law than formation of a new single purpose special district. The conversion of the Granada Sanitary District into a community services district would enable a public entity to move more quickly to provide public recreation facilities and services.

1.3 AUTHORITY TO CONDUCT CEQA REVIEW AND ISSUE MITIGATED NEGATIVE DECLARATION

The District is the lead agency pursuant to the California Environmental Quality Act (CEQA) and is responsible for adoption of a resolution of application for LAFCO. Based on the findings of the Initial Study/ Environmental Impact Discussion (see *Sections 4 and 5*), prepared for this project, the District has made the determination that a Mitigated Negative Declaration (MND) is the appropriate environmental document to be prepared and considered in compliance with CEQA. As provided for by CEQA §21064 and §15070 of the State CEQA Guidelines, a MND may be prepared for a project subject to CEQA when an Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project as mitigated may have a significant effect on the environment.

This MND has been prepared by the District as the lead agency and in conformance with §15070, subsection (a), of the State CEQA Guidelines. The purpose of the MND and the Initial Study/Environmental Impact Discussion is to explain why the project as mitigated will not have a significant environmental effect.

1.4 CONTENT AND FORMAT OF NEGATIVE DECLARATION

This MND includes the following:

Section 1.0, Introduction: Provides an introduction to the MND.

Section 2.0, Project Description: Provides description of the proposed project evaluated in this MND. This section also includes project location and project characteristics information.

Section 3.0, Proposed Finding of No Significant Effect: Provides finding that the project as mitigated would not have a significant effect on the environment and rationale supporting this finding.

Sections 4.0 – 5.0, Initial Study/Environmental Discussion: Provides an analysis of environmental issues and concerns surrounding the project.

Sections 6.0, Report Preparation: Provides report preparation personnel.

Sections 7.0, References: Provides references cited.

Appendices to the MND:

Appendix A San Mateo County Midcoast Park and Recreation Task Force Final Report

1.5 **OTHER AGENCIES THAT MAY USE THE NEGATIVE DECLARATION AND INITIAL STUDY/ENVIRONMENTAL EVALUATION**

This MND is intended to be used by responsible and trustee agencies that may have review authority over the project. A copy of this Initial Study and MND has been sent to the responsible, trustee, and affected or interested agencies listed below.

Based on the analysis in *Sections 4* and *5* of this document, there is one responsible agency with jurisdiction over the proposed project:

- San Mateo LAFCO – Approval of application for reorganization comprised of dissolving the existing Granada Sanitary District, and formation of the Granada Community Services District

The following agencies may be interested in, or affected by the proposed project:

- County of San Mateo
- City of Half Moon Bay
- Montara Water & Sanitary District
- Mid-Peninsula Open Space District

Trustee agencies may include the following agencies:

- California Department of Fish & Game
- California State Lands Commission
- California Department of Parks and Recreation

1.6 PUBLIC REVIEW PROCESS

In accordance with CEQA, a good faith effort has been made during the preparation of this MND to contact affected agencies, organizations and persons who may have an interest in this project.

In reviewing the Initial Study/Environmental Impact Discussion and preparing the MND, affected public agencies and the interested public should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment.

Comments may be made on the MND in writing before the end of the comment period. A 30-day review and comment period from October 13, 2004 to November 12, 2004 has been established, in accordance with §15105(b) of the CEQA Guidelines. Notice of this comment period was duly published in the Half Moon Bay Review, a newspaper of general circulation. Following the close of the public comment period, the District Board will consider this MND and comments thereto in determining whether to approve the MND and the proposed project.

Written comments on the MND should be sent to the following address to be received by 5:00 p.m. November 12, 2004:

GRANADA SANITARY DISTRICT

Attention: Chuck Duffy, General Manager

P.O. Box 335

504 Avenue Alhambra, Suite 202

El Granada, CA 94018

SECTION 2.0

PROJECT DESCRIPTION

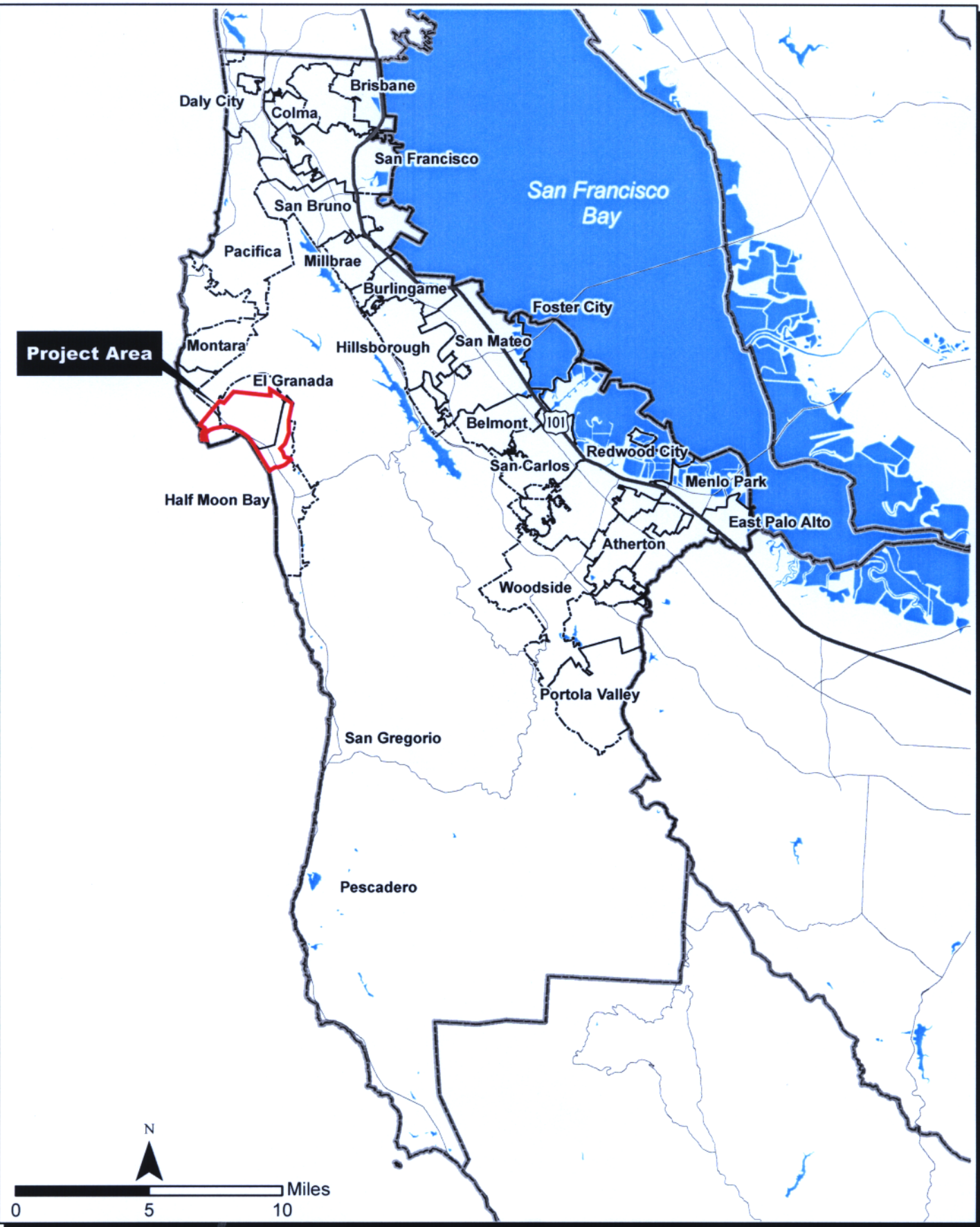
2.1 PROJECT LOCATION

The project is located within the boundaries of the Granada Sanitary District located in the County of San Mateo, California, encompassing the communities of El Granada, Princeton, Princeton-by-the-Sea Clipper Ridge, Miramar, and the northern portion of the City of Half Moon Bay (from Frenchman's Creek north). *Figure 1* shows the project on a regional scale, and *Figure 2* provides a vicinity map depicting the existing Granada Sanitary District boundary.

2.2 PROJECT CHARACTERISTICS

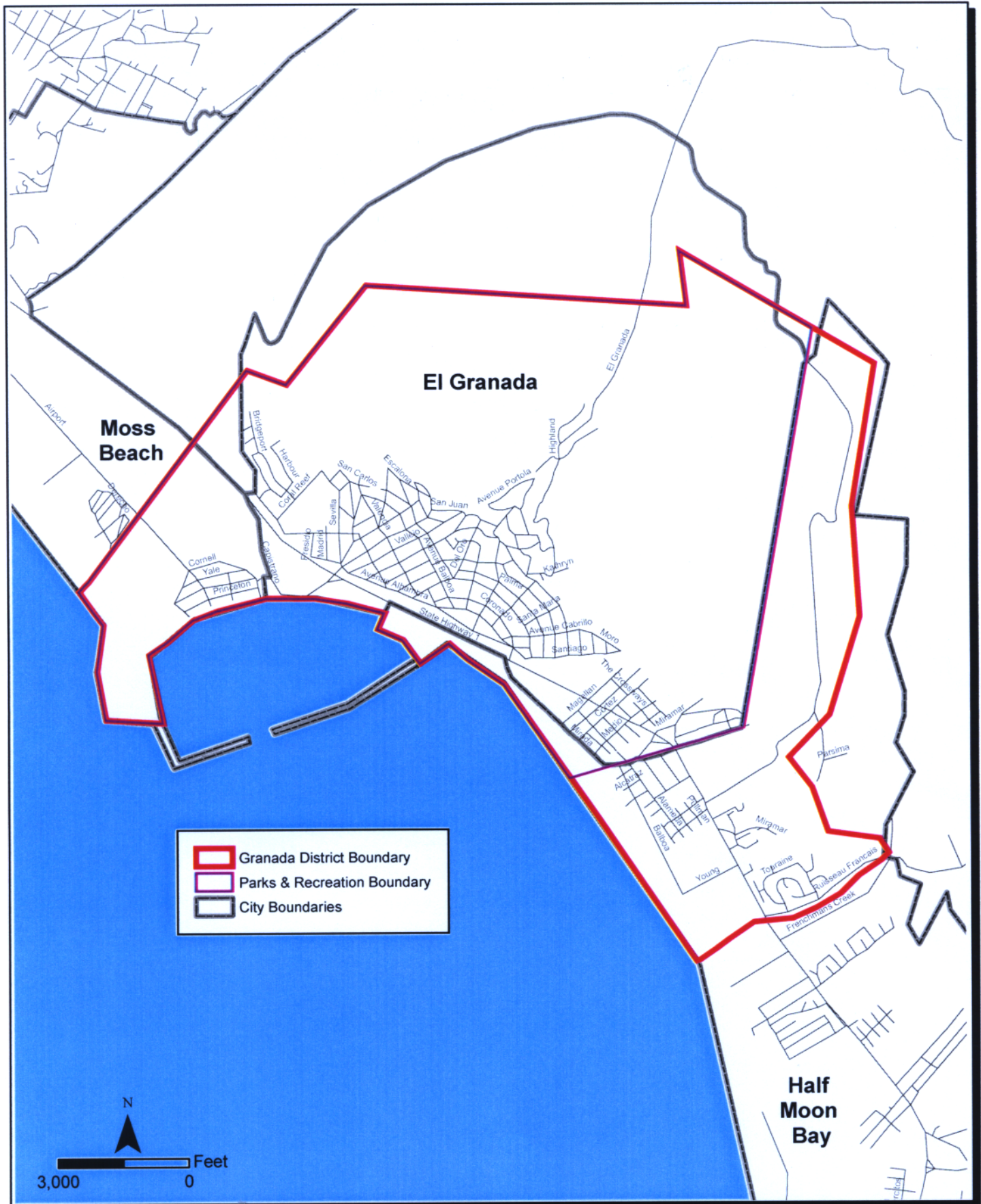
The project involves action by the Board of Directors of the Granada Sanitary District on a resolution to submit an application to LAFCO for reorganization of the Granada Sanitary District by dissolution of the Granada Sanitary District, and formation of the Granada Community Services District.

The purpose of the project is to establish the Granada Community Services District with legal authority pursuant to California Government Code Section 61600 and following to exercise the powers of a community services district for the purpose of providing public recreation, in addition to the existing Granada Sanitary District services for sewage collection, treatment and disposal, and garbage and refuse collection and disposal. The provision of public recreation will occur in a Zone outside those portions of the District lying within the jurisdiction of the City of Half Moon Bay and may include, but will not be limited to, acceptance or acquisition of property, creation of community or neighborhood parks (including facilities and equipment), and operation of recreation programs. The Zone within the new community services district within which public recreation will be provided is shown on *Figure 3, Proposed Project*. No specific project(s) are proposed at this time, and should project(s) be proposed in the future each would be subject to CEQA review to the extent required by law at the time proposed. As shown on *Figure 3*, the boundaries of the proposed Granada Community Services District encompass the same geographical area as the existing Granada Sanitary District.



Granada Sanitary District Reorganization - MND
Regional Map

FIGURE
1



Granada Sanitary District Reorganization - MND
Proposed Project

2.3 PROJECT IMPLEMENTATION

Implementation of the project would involve the following three steps prior to the District becoming established as a community services district:

- (1) The District adopting a resolution of application to San Mateo LAFCO.
- (2) San Mateo LAFCO approval of the application.
- (3) A majority voters of the District voting in favor at an election on the reorganization.

SECTION 3.0 PROPOSED FINDING OF NO SIGNIFICANT IMPACT AS MITIGATED

The District finds that the project will not have a significant adverse effect on the environment based on the results of the Initial Study/Environmental Checklist (*Section 4*) and the Discussion of Environmental Impacts (*Section 5*). However, because the reorganization may be viewed as a precedent for subsequent foreseeable actions enabled by the reorganization (e.g. acquisition of parkland, construction of parks, operation of recreation programs), which actions can be seen as potentially having environmental impacts, a Mitigated Negative Declaration (MND) is, therefore, proposed for approval by the District Board to satisfy the requirements of CEQA (PRC 21000 et. seq. 14 Cal Code Regs 15000 et. seq.) The California Supreme Court asked and answered what it described as the “more important and difficult question” of “what circumstances require consideration of future action related to the proposed project. A basic tenet of CEQA is that an environmental analysis “should be prepared as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment.” (Guidelines, § 15004, subd. (b); [E]nvironmental resources and the public fisc may be ill served if the environmental review is too early. On the other hand, the later the environmental review process begins, the more bureaucratic and financial momentum there is behind a proposed project, thus providing a strong incentive to ignore environmental concerns that could be dealt with more easily at an early stage of the project. This problem may be exacerbated where, as here, the public agency prepares and approves the [environmental documentation] for its own project. For that reason, “[environmental review] should be prepared as early in the planning process as possible to enable environmental considerations to influence project, program or design.” (Bozung, supra, 13 Cal.3d at p. 282; Guidelines, § 15004, subd. (b).) ” [Laurel Heights Improvement Ass'n v. Regents of University of California, 47 Cal. 3d 376, 395 \(Cal., 1988\)](#)

Here, the reorganization into a community services district will give the Granada Sanitary District additional powers it does not now have, such as the power to construct parks or operate recreation programs. Therefore, pursuant to CEQA, the District environmental documentation addresses the environmental impacts of providing park facilities and services to the extent reasonable under the circumstances. However, it must be acknowledged that no specific park facilities or services have been planned, because the approval by LAFCO is a necessary precedent for actions such as acquisition of park property, construction of a park or operation of a recreation program, Section 15069 of the CEQA Guidelines provides: “Where an individual project is a necessary precedent for action on a larger project ... with significant environmental effect, [environmental review] must address itself to the scope of the larger project. . . .” In the District’s situation, approval from LAFCO is a necessary precedent to a larger project, the

acquisition of park property, construction of parks or operation of recreation programs. Therefore, this MND will identify the potential environmental impacts which might foreseeably occur from the construction of parks or the operation of recreation programs, understanding that until a specific site is acquired and a specific project planned, the environmental review and mitigation of those impacts will have to be in very general terms. Additional project-specific environmental review will be conducted when the newly reorganized community services district has a specific project planned.

The MND is supported by the following:

3.1 FINDING OF NO SIGNIFICANT EFFECT WITH MITIGATION INCORPORATED

1. ***Aesthetics:*** The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including visual resources, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on aesthetics (such as construction which adversely affects visual resources), which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. See *Section 5.1, Aesthetics*, for further discussion.
2. ***Agricultural Resources:*** The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including agricultural resources, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on agricultural resources (such as loss of agricultural land for recreational purposes or reduced viability of agricultural land resulting from adjacent recreational programs), which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation

measures and alternatives at that time. See *Section 5.2, Agricultural Resources*, for further discussion.

3. **Air Quality:** The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including air quality, would not occur as a direct result of the reorganization. In light of the fact that the El Granada area is currently in a non-attainment area, individual future projects may potentially have a significant impact on air quality (such as a soccer league involving the bussing of other teams to the local soccer field), which cannot be specifically identified at this time. According to the Bay Area Air Quality Management District staff, there is a possibility that the El Granada area will become an attainment area in the near future, which would mean that there would then be no impact as to air quality. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. See *Section 5.3, Air Quality* for further discussion.
4. **Biological Resources:** The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including biological resources, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on biological resources (such as impact on an endangered or threatened species or removal of protected trees), which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. Such environmental review will include reconnaissance and surveys as needed for a biotic assessment where endangered or threatened species are involved, arborist review where protected trees are involved, and other professional review where appropriate. See *Section 5.4, Biological Resources* for further discussion.

5. **Cultural Resources:** The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including cultural resources, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on cultural resources (such as excavation of archeological resources or human remains during construction of a building at a park site), which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. If the future construction or operation of a park or other recreational facility results in the discovery of archeological resources, human remains or other cultural resources, work or program activity will be halted until the discovery can be evaluated by a qualified professional. If the discovery is determined to be significant, appropriate mitigation measures shall be formulated and implemented.
6. **Geology and Soils:** The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including geology and soils, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on geology and soils (such as construction in an earthquake fault zone or landslide area, or the creation of erosion from a recreation program), which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. See *Section 5.6, Geology and Soils* for further discussion.
7. **Hazards and Hazardous Materials:** The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including the creation of hazards or the use of hazardous materials, would not occur as a direct result of the reorganization. The sewage collection, treatment and disposal, and garbage and refuse collection and disposal

conducted by the District will not change in any way as a result of the reorganization so no new chemicals or biological agents will be used. Individual future projects may have a significant impact on hazards or hazardous materials (such as pesticides or herbicides for soccer fields), which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time and at minimum require compliance with all hazardous materials requirements for plan submittal, storage and disposal. See *Section 5.7, Hazards and Hazardous Materials* for further discussion.

8. **Hydrology and Water Quality:** The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including hydrology and water quality, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on hydrology and water quality (such as environmental consequences associated with ground disturbance, altered drainage patterns, or a new waste discharge permit, which could violate water quality standards or waste discharge requirements), which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. If a future specific project would involve potential impacts on hydrology or water quality, the District will require Best Management Practices, Storm Water Pollution Prevention Plans and compliance with Regional Water Quality Control Board regulations as applicable. See *Section 5.8, Hydrology and Water Quality*, for further discussion.
9. **Land Use and Planning:** The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including noncompliance with land use and planning policies or regulations, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on land use and planning policies and regulations (such as construction in the Coastal Zone), which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time

each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. The reorganization to enable public recreation has the potential to support or implement certain land use and planning policies and regulations for the benefit of the environment by preserving open space and providing public recreation. See *Section 5.9, Land Use and Planning*, for further discussion.

10. **Mineral Resources:** The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, mineral resources, would not occur as a direct result of the reorganization. Although very unlikely, individual future projects may have a significant impact on mineral resources (such as acquisition of a quarry as a park site prior to completion of the mining of its resources and reclamation of the land), which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. See *Section 5.10, Mineral Resources*, for further discussion.
11. **Noise:** The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including noise, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on noise (such as an intensive soccer program or event), which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. Decibel meters will be used and noise performance standards will be established to mitigate any significantly adverse noise impacts. See *Section 5.11, Noise*, for further discussion.
12. **Population and Housing:** The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs, and would not result in construction of housing. In addition, no specific projects are proposed at this time and

neither growth inducement nor adverse impacts on existing population and housing, such as by removal of housing, would not occur. Hence there is no impact on population and housing foreseeable even for future projects. See *Section 5.12, Population and Housing*, for further discussion.

13. **Public Services:** The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including public services, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on public services (such operation of a soccer league or conduct of events at parks) , which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. The reorganization to enable public recreation has the potential to provide public services such a s public recreation and to reduce the need for police services and the demand for water and sewer services necessary to support new residential development. See *Section 5.13, Public Services*, for further discussion.
14. **Recreation:** The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including use of recreational facilities, would not occur as a direct result of the reorganization. Individual future projects may have a significant, but not adverse, impact on recreation and recreation facilities. However, the acquisition of park property, construction or expansion of recreational facilities is listed as an impact to be considered and which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. See *Section 5.14, Recreation*, for further discussion.
15. **Transportation and Circulation:** The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects

making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including transportation and traffic, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on transportation and traffic (such as recreation programs attracting a large number of vehicles), which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. See *Section 5.15, Transportation/Traffic* for further discussion.

16. ***Utilities and Service Systems.*** The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including utilities and service systems, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on utilities and service systems (such as construction of stormwater drainage facilities or impacts on the need for water, garbage or sewer services), which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time. To the extent that the acquisition and use of property for public recreation creates less demand on water, garbage, sewer and stormwater services and facilities, future projects could qualify as an environmental benefit. Such future projects may result in the need for utilities services such as wastewater treatment, stormwater drainage, solid waste disposal, and water supplies. The potential provision of these utilities could result in exceeding applicable treatment standards and regulations, or construction of new facilities that could cause environmental effects. However, it would be speculative to attempt to evaluate such impacts at the present time. Such future projects, if they were proposed, would be subject to CEQA and would generate project-specific review at which time appropriate CEQA scoping and preparation and processing of appropriate CEQA documents would occur. See *Section 5.16, Utilities and Service Systems*, for further discussion

SECTION 4.0

INITIAL STUDY ENVIRONMENTAL CHECKLIST

4.1 ENVIRONMENTAL CHECKLIST

BACKGROUND:

1. **Project title:** Granada Sanitary District Reorganization
2. **Lead agency name and address:**
Granada Sanitary District
P.O. Box 335
504 Avenue Alhambra, Suite 202
El Granada, CA 94018
3. **Contact person and phone number:** Chuck Duffy, District General Manager
Tel. 650.726.7093
4. **Project location:** Granada Sanitary District in the County of San Mateo, California, including the communities of El Granada, Princeton, Princeton-by-the-Sea, Clipper Ridge, Miramar, and the northern portion of the City of Half Moon Bay (from Frenchman's Creek north).
5. **Project sponsor's name and address:**
Granada Sanitary District
P.O. Box 335
504 Avenue Alhambra, Suite 202
El Granada, CA 94018
6. **General Plan designation:** Numerous
7. **Zoning:** Numerous
8. **Other public agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement.)
San Mateo County Local Agency Formation Commission (LAFCO) – Approval for reorganization by dissolution of the existing Granada Sanitary District, and formation of the Granada Community Services District

Voter approval – A majority of the voters of the Granada Sanitary District, who vote at an election on the reorganization must vote in favor of it.

- 9. Description of Project/Environmental Setting, and Surrounding Land Uses:**
(Describe the whole action involved, including, but not limited to later phases of the project, and any secondary, support, or offsite features necessary for its implementation. Attach additional sheets if necessary.)

Project Description: The project involves reorganization of the Granada Sanitary District by dissolution of the Granada Sanitary District, and formation of the Granada Community Services District. The purpose of the project is to establish the Granada Community Services District with legal authority pursuant to California Government Code Section 61600 to exercise the powers of a community services district for the purpose of providing the active service of public recreation, in addition to the existing Granada Sanitary District services for sewage collection, treatment and disposal, and garbage and refuse collection and disposal. The provision of public recreation will occur in a Zone outside those portions of the District lying within the jurisdiction of the City of Half Moon Bay and may include, but will not be limited to, acceptance or acquisition of property, creation of community or neighborhood parks (including facilities and equipment), and operation of recreation programs. No specific project(s) are proposed at this time. The boundaries of the proposed Granada Community Services District encompass the same geographical area as the existing Granada Sanitary District.

Environmental Setting: The Granada Sanitary District Reorganization project is located in a rural mid-coast area of the County of San Mateo, in the communities of El Granada, Princeton, Princeton-by-the-Sea, Clipper Ridge, Miramar, and the northern portion of the City of Half Moon Bay. The surrounding area consists primarily of unincorporated rural lands. The project area includes mainly unincorporated rural lands, with some areas of unincorporated urban lands, and incorporated urban lands.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/ Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous | <input checked="" type="checkbox"/> Hydrology/ Water Quality | <input checked="" type="checkbox"/> Land Use/Planning |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/ Housing | |
| <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/ Traffic |
| <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Utilities/ Service Systems | |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a MITIGATED NEGATIVE DECLARATION will be prepared because the reorganization may be viewed as a precedent for subsequent foreseeable actions enabled by the reorganization (e.g. acquisition of parkland, construction of parks, operation of recreation programs), which actions can be seen as potentially having environmental impacts, which are not identifiable with any specificity at this time.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Chuck Duffy, District Manager

Granada Sanitary District

Printed name

EXPLANATION FOR ENVIRONMENTAL CHECKLIST FORM

State CEQA guidelines, Chapter 3, Article 5, Section 15063 requires that the Granada Sanitary District (GSD) conduct an Environmental Impact Assessment to determine if a project may have a significant effect on the environment. The Environmental Impact Assessment appears in the following pages in the form of a checklist. This checklist identifies any physical, biological and human factors that might be impacted by the proposed project and provides the GSD with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND), or to rely on a previously approved EIR or Negative Declaration.

- A brief explanation is required for all answers except “No Impact” answers that are adequately supported by an information source cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved. A “No Impact” answer will be explained when there is no source document to refer to, or it is based on project-specific factors as well as general standards.
- “Less Than Significant Impact” applies where there is supporting evidence that the potential impact is not significantly adverse and/or the impact does not exceed thresholds in adopted general standards and policies.
- “Less than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The project applicant must agree to and describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significantly adverse.
- A Negative Declaration may be prepared if GSD perceives no substantial evidence that the project or any of its aspects may cause a significant adverse effect on the environment.
- If there is one or more potentially significant adverse effects, GSD may avoid preparing an EIR if there are mitigation measures to clearly reduce adverse impacts to less than

significant, and those mitigation measures are agreed to by GSD prior to public review. In this case, the appropriate “Less than Significant with Mitigation Incorporated” may be checked and a Mitigated Negative Declaration may be prepared.

- If there is one or more potentially significant impact(s) where no mitigation measures that could clearly reduce adverse impacts to less than significant have been identified and the project proponent does not agree to mitigation measures that reduce the impact to less than significant, then an EIR must be prepared.

ENVIRONMENTAL ISSUES <i>Refer to Section 5.0 for a detailed discussion of environmental issues</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Refer to Section 5.0 for a detailed discussion of environmental issues</i>				
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section habitat modifications, on any species identified as a candidate, 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinance protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES <i>Refer to Section 5.0 for a detailed discussion of environmental issues</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.0

Initial Study Environmental Checklist

ENVIRONMENTAL ISSUES <i>Refer to Section 5.0 for a detailed discussion of environmental issues</i>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VIII. HYDROLOGY AND WATER QUALITY – Would the project:					
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the flow rate or amount (volume) of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f)	Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Place within 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.0

Initial Study Environmental Checklist

ENVIRONMENTAL ISSUES <i>Refer to Section 5.0 for a detailed discussion of environmental issues</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
X. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XI. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUES <i>Refer to Section 5.0 for a detailed discussion of environmental issues</i>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. POPULATION AND HOUSING – Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIII. PUBLIC SERVICES					
a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i)	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v)	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIV. RECREATION					
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES <i>Refer to Section 5.0 for a detailed discussion of environmental issues</i>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUES <i>Refer to Section 5.0 for a detailed discussion of environmental issues</i>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XVII. MANDATORY FINDINGS OF SIGNIFICANCE					
a)	Does the project have the potential to 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, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SECTION 5.0

DISCUSSION OF ENVIRONMENTAL IMPACTS

5.1 AESTHETICS: Would the project:

a) *Have a substantial adverse effect on a scenic vista?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including visual resources, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on aesthetics (such as construction which adversely affects visual resources) which cannot be specifically identified at this time.

Mitigation Measure #1: The District will conduct CEQA review regarding aesthetic impacts on future individual projects which affect visual resources to the extent required by law at the time each individual future project is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

b) *Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*

Less than Significant with Mitigation Incorporated. See response 5.1.-a.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Less than Significant with Mitigation Incorporated. See response 5.1.-a.

d) *Create a new source of substantial light and glare, which would adversely affect day or nighttime views in the area?*

Less than Significant with Mitigation Incorporated. See response 5.1.-a.

5.0 Discussion of Environmental Impacts

5.2 AGRICULTURAL RESOURCES - Would the project:

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including agricultural resources, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on agricultural resources (such as loss of agricultural land for recreational purposes or reduced viability of agricultural land resulting from adjacent recreational programs) which cannot be specifically identified at this time.

Mitigation Measure #2. The District will conduct CEQA review regarding agricultural resources to the extent required by law at the time each individual future project which affects agricultural resources is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Less than Significant with Mitigation Incorporated. See response 5.2-a.

- c) *Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

Less than Significant with Mitigation Incorporated . See response 5.2-a.

5.3 AIR QUALITY—Would the project:

- a) *Conflict with or obstruct implementation of the applicable air quality plan?*

No Impact. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. Such future projects may have environmental consequences associated with ground disturbance, odors, dust, and construction vehicle

5.0 Discussion of Environmental Impacts

emissions during construction, and increased traffic and associated emissions upon completion. However, there is no foreseeable basis for concluding that such future projects would rise to the level of conflicting with obstructing implementation of the applicable air quality plan (Clean Air Plan for the Bay Area Air Quality Management District). Hence, there is no impact. See Section 6.0, Reference #1.

b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

No Impact. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. There is no foreseeable basis for concluding that such future projects may violate any air quality standard or contribute substantially to an existing or projected air quality violation. Hence, there is no impact. See Section 6.0, Reference #1.

c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including air quality, would not occur as a direct result of the reorganization. In light of the fact that the El Granada area is currently in a non-attainment area, individual future projects may potentially have a significant impact on air quality (such as a soccer league involving the bussing of other teams to the local soccer field) which cannot be specifically identified at this time. According to the Bay Area Air Quality Management District staff, there is a possibility that the El Granada area will become an attainment area in the near future which would mean that there would then be no impact as to air quality under this item.

Mitigation Measure #3. The District will conduct CEQA review regarding air quality to the extent required by law at the time each individual future project affecting air quality is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

5.0 Discussion of Environmental Impacts

d) *Expose sensitive receptors to substantial pollutant concentrations?*

Less than Significant. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects are, however, proposed at this time. Such future projects may expose sensitive receptors to pollutant concentrations. However, it is very unlikely that any park and recreation project would result in any significant exposure of sensitive receptors to pollutant concentrations. In any event such future projects, if they are proposed, would be subject to CEQA and would generate project-specific review at which time appropriate CEQA review would assure that this potential impact would be less than significant.

e) *Create objectionable odors affecting a substantial number of people?*

No Impact. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. There is no foreseeable basis for concluding that such future projects may create objectionable odors affecting a substantial number of people. Hence, there is no impact.

5.4 BIOLOGICAL RESOURCES

Would the project:

a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including biological resources, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on biological resources (such as impact on an endangered or threatened species, removal of protected trees, habitat modifications, harm to wetlands or other sensitive natural community,

interference with wildlife movement, or conflicts with biological ordinances/policies or an applicable habitat conservation plan) which cannot be specifically identified at this time.

Mitigation Measure #4. The District will conduct CEQA review regarding biological resources to the extent required by law at the time each individual future project affecting biological resources is proposed and the District will identify and review possible mitigation measures and alternatives at that time. Such environmental review will include reconnaissance and surveys as needed for a biotic assessment where endangered or threatened species or their habitats, wetlands or other sensitive natural community, interference with wildlife movement, or conflicts with biological ordinances/policies or an applicable habitat conservation plan are involved and arborist review where protected trees are involved.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less than Significant with Mitigation Incorporated. See response to 5.4-a.

- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Less than Significant with Mitigation Incorporated. See response 5.4-a.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less than Significant with Mitigation Incorporated. See response 5.4-a.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Less than Significant with Mitigation Incorporated. See response 5.4-a.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

5.0 Discussion of Environmental Impacts

Less than Significant with Mitigation Incorporated. See response 5.4-a.

5.5 CULTURAL RESOURCES – Would the project:

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including cultural resources, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on cultural resources (such as excavation of archeological resources or human remains during construction of a building at a park site) which cannot be specifically identified at this time.

Mitigation Measure #5. The District will conduct CEQA review regarding cultural resources to the extent required by law at the time each individual future project affecting cultural resources is proposed and the District will identify and review possible mitigation measures and alternatives at that time. If the future construction or operation of a park or other recreational facility results in the discovery of archeological resources, human remains or other cultural resources, work or program activity will be halted until the discovery can be evaluated by a qualified professional. If the discovery is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

- b) *Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?*

Less than Significant with Mitigation Incorporated. See Response 5.5-a.

- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less than Significant with Mitigation Incorporated. See Response 5.5-a.

- d) *Disturb any human remains, including those interred outside of formal cemeteries?*

Less than Significant with Mitigation Incorporated. See Response 5.5-a.

5.0 Discussion of Environmental Impacts

5.6 GEOLOGY AND SOILS - Would the project:

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:*

- i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including geology and soils, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on geology and soils (such as construction in an earthquake fault zone, expansive soils area, landslide area or liquefaction area or the creation of erosion from a recreation program) which cannot be specifically identified at this time.

Mitigation Measure #6. The District will conduct CEQA review regarding geology and soils to the extent required by law at the time each individual future project affecting geology and soils (including but not limited to environmental consequences associated with construction of recreation facilities on a known active fault, seismically hazardous area or expansive soils area that may be exposed to surface rupture, strong seismic ground shaking, liquefaction, landslides or erosion) is proposed and the District will identify and review possible mitigation measures and alternatives at that time

- ii. *Strong seismic ground shaking?*

Less than Significant with Mitigation Incorporated. See response 5.6-a, i.

- iii. *Seismic-related ground failure, including liquefaction?*

Less than Significant with Mitigation Incorporated. See response 5.6-a, i.

5.0 Discussion of Environmental Impacts

iv. *Landslides?*

Less than Significant with Mitigation Incorporated. See response 5.6-a, i.

b) *Result in substantial soil erosion or the loss of topsoil?*

Less than Significant with Mitigation Incorporated. See response 5.6-a, i

c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

Less than Significant with Mitigation Incorporated. See response 5.6-a.i

d) *Be located on expansive soils, as defined in Table 18 - 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

Less than Significant with Mitigation Incorporated. See response 5.6-a, i

e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

No Impact. The proposed project may, in the future, enable the District to provide recreational services including construction and operation of parks and other recreational facilities. No specific projects are, however, proposed at this time. Given that the District operates a wastewater collection and disposal service, it is very unlikely that any future projects would have environmental consequences associated with construction and/or operation of wastewater disposal systems. Therefore no impact would occur.

5.7 HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at

this time and impacts to the physical environment, including the creation of hazards or the use of hazardous materials, would not occur as a direct result of the reorganization. The sewage collection, treatment and disposal, and garbage and refuse collection and disposal conducted by the District will not change in any way as a result of the reorganization so no new chemicals or biological agents will be used. Individual future projects may have a significant impact on hazards or hazardous materials (such as pesticides or herbicides for soccer fields or accidental releases of hazardous substances (*i.e.*, diesel fuels, oil, etc.) which cannot be specifically identified at this time.

Mitigation Measure #7. The District will conduct CEQA review regarding hazards and hazardous materials to the extent required by law at the time each individual future project is proposed which could involve hazards or hazardous materials and the District will identify and review possible mitigation measures and alternatives at that time and at minimum require compliance with all hazardous materials requirements for plan submittal, storage and disposal.

- b) *Create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

No Impact. It is very unlikely that the District's construction of a park or operation of a recreation program would result in a significant hazard to the public through a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment. Therefore, no impact would occur.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. It is very unlikely that the District's construction of a park or operation of a recreation program would result in an emission or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, no impact would occur.

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or environment?*

No Impact. It is very unlikely that the District's construction of a park or operation of a recreation program would result in it being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and,

5.0 Discussion of Environmental Impacts

which would as a result create a significant hazard to the public or environment. Therefore, no impact would occur.

- e) *For a project within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. It is very unlikely that any park and recreation project would result in any environmental consequences associated with the construction or operation of recreational facilities in the vicinity of a private airstrip creating a safety hazard for people residing or working in the project area. Therefore, no impact would occur.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. It is very unlikely that any park and recreation project would result in any environmental consequences associated with the construction or operation of recreational facilities in the vicinity of an airport, creating a safety hazard for people residing or working in the project area. Therefore, no impact would occur.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

No Impact. It is very unlikely that any park and recreation project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore no impact would occur.

- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

Less than Significant. The proposed project may, in the future, enable the District to provide recreational services including acquisition of park property, construction and operation of parks and other recreational facilities. No specific projects are, however, proposed at this time. It is very unlikely that the acquisition of park property, construction and operation of such future projects would cause environmental consequences such as exposing people or structures to risk from fires. In any event, such future projects, if they are proposed, would be subject to CEQA and would generate project-specific review at which time appropriate CEQA review would assure that this potential impact would be less than significant.

5.8 HYDROLOGY AND WATER QUALITY - Would the project:**a) Violate any water quality standards or waste discharge requirements?**

No Impact. It is very unlikely that any park construction or recreation program would violate any water quality standards or wastewater discharge requirements, particularly since the District operates the sewer and garbage disposal services in the area where park and recreation facilities and services would be provided. Therefore no impact would occur.

b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

No Impact. It is very unlikely that any park and recreation project or program would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Only public water would foreseeably be used for any park and recreation project or program. Therefore no impact would occur.

c) *Impact groundwater quality?*

No Impact. It is very unlikely that any park and recreation project or program would impact groundwater quality adversely. Therefore no impact would occur.

d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the flow rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including hydrology and water quality, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on hydrology and water quality (such as environmental

consequences associated with ground disturbance, altered drainage patterns, erosion, placement of structures within the 100-year flood hazard area, flooding or a new waste discharge permit, which could violate water quality standards or waste discharge requirements) which cannot be specifically identified at this time.

Mitigation Measure #8. The District will conduct CEQA review regarding hydrology and water quality to the extent required by law at the time each individual future project affecting hydrology and water quality is proposed and the District will identify and review possible mitigation measures and alternatives at that time. If a future specific project would involve potential impacts on hydrology or water quality, the District will require Best Management Practices, Storm Water Pollution Prevention Plans and compliance with Regional Water Quality Control Board regulations as applicable.

- e) *Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Less than Significant with Mitigation Incorporated. See response 5.8-d.

- f) *Otherwise substantially degrade water quality?*

Less than Significant with Mitigation Incorporated. See response 5.8-d

- g) *Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood delineation map?*

No Impact. The proposed project would not enable the District to construct housing. Therefore, no impact would occur.

- h) *Place within 100-year flood hazard area structures, which would impede or redirect flood flows?*

Less than Significant with Mitigation Incorporated. See response 5.8-d.

- i) *Expose people or structures to a significant risk of loss injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

Less than Significant. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects are, however,

proposed at this time. It is very unlikely that the construction and operation of such future projects would cause environmental consequences such as exposing people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. In any event, such future projects, if they are proposed, would be subject to CEQA and would generate project-specific review at which time appropriate CEQA review would assure that this potential impact would be less than significant.

j) *Be susceptible to inundation by seiche, tsunami, or mudflow?*

Less than Significant. The proposed project may, in the future, enable the District to provide recreational services including acquisition of park property, construction and operation of parks and other recreational facilities. No specific projects are, however, proposed at this time. It is very unlikely that the acquisition of park property, construction and operation of such future projects would cause environmental consequences such as exposing people or structures to risk of inundation by seiche, tsunami or mudflow. In any event, such future projects, if they are proposed, would be subject to CEQA and would generate project-specific review at which time appropriate CEQA review would assure that this potential impact would be less than significant.

5.9 LAND USE AND PLANNING - Would the project:

a) *Physically divide an established community?*

No Impact. The proposed project may, in the future, enable the District to provide recreational services and facilities including construction and operation of parks and other recreational facilities and programs. It is very unlikely that any park and/or recreation project or program would physically divide an established community. Therefore no impact would occur.

b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at

5.0 Discussion of Environmental Impacts

this time and impacts to the physical environment, (including noncompliance with land use and planning policies or regulations) would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on land use and planning policies and regulations (such as construction in conflict with the Local Coastal Plan or in conflict with a habitat conservation plan) which cannot be specifically identified at this time.

Mitigation Measure #9. The District will conduct CEQA review regarding consistency with adopted plans related to land use and planning to the extent required by law at the time each individual future project subject to any such adopted plans is proposed and the District will identify and review possible mitigation measures and alternatives at that time. The reorganization to enable public recreation has the potential to support or implement certain land use and planning policies and regulations for the benefit of the environment by preserving open space and providing public recreation.

- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

Less than significant with Mitigation Incorporated. See response 5.9-b.

5.10 MINERAL RESOURCES - Would the project:

- a) *Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment affecting mineral resources would not occur as a direct result of the reorganization. Although very unlikely, individual future projects may have a significant impact on mineral resources (such as acquisition of a quarry as a park site prior to completion of the mining of its resources and reclamation of the land) which cannot be specifically identified at this time.

Mitigation Measure #10. The District will conduct CEQA review regarding mineral resources to the extent required by law at the time each individual future project affecting mineral resources is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

- b) *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

Less than Significant with Mitigation Incorporated. Although it is very unlikely that any park and recreation project or program would result in the loss of availability of locally important resource recovery site delineated in a local general plan, specific plan or other land use plan. See Mitigation #10.

5.11 NOISE - Would the project result in:

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including noise, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on noise (such as an intensive soccer program or event) which cannot be specifically identified at this time.

Mitigation Measure #11. The District will conduct CEQA review regarding noise to the extent required by law at the time each individual future project affecting noise levels is proposed and the District will identify and review possible mitigation measures and alternatives at that time. Decibel meters will be used and noise performance standards will be established to mitigate any significantly adverse noise impacts.

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundbourne noise levels?*

No Impact. It is very unlikely that any park and/or recreation project or program would result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Therefore, no impact would occur.

5.0 Discussion of Environmental Impacts

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less than Significant with Mitigation Incorporated. See response 5.11-a.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Less than Significant with Mitigation Incorporated. See response 5.11-a.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. It is very unlikely that any park and/or recreation project would result in any environmental consequences associated with the construction or operation of recreational facilities in the vicinity of an airport, creating a safety hazard for people residing or working in the project area. Therefore, no impact would occur.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. It is very unlikely that any park and/or recreation project would result in any environmental consequences associated with the construction or operation of recreational facilities in the vicinity of a private airstrip creating a safety hazard for people residing or working in the project area. Therefore, no impact would occur.

5.12 POPULATION AND HOUSING - Would the project:

- a) *Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

No Impact. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No features of the project would develop residences or other uses that would increase population or generate demand for new housing. No specific projects are, however, proposed at this time. Such future projects

5.0 Discussion of Environmental Impacts

are not anticipated to be growth inducing, as they would fill an existing need for recreational facilities and services that is not being met in the District service area, and would not encourage new growth through extension of roads or other infrastructure. Therefore no impact would occur.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects are, however, proposed at this time. Such future projects are very unlikely to remove any housing or displace substantial numbers of people. Therefore no impact would occur.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact. See Response 5.12-b.

5.13 PUBLIC SERVICES

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, a need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

i) *Fire protection?*

Less than Significant. The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including public services, would not occur as a direct result of the reorganization. Individual future projects may have an insignificant impact on public services (such operation of a soccer league or conduct of events at parks) which cannot be specifically identified at this time. The District will conduct CEQA review to the extent required by law at the time each individual future project is proposed to assure that any impact is insignificant. The reorganization to

enable public recreation has the potential to provide public services such as public recreation and to reduce the need for police services and the demand for water and sewer services necessary to support new residential development.

ii) Police protection?

Less than Significant. See response 5.13-a.i

iii) Schools?

No Impact. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and/or other recreational facilities. No specific projects are, however, proposed at this time. Such future projects are very unlikely to require additional schools or expansion of existing schools. Such projects are likely to reduce the use of school recreational facilities. Therefore, no impact would occur.

iv) Parks?

No Impact. See responses 5.13-a.i and 5.14-a.

v) Other public facilities?

No Impact. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities. No specific projects are, however, proposed at this time. Such future projects are very unlikely to require additional schools or expansion of existing schools. Such projects are likely to reduce the use of school recreational facilities. Therefore, no impact would occur.

5.14 RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The project is located within the existing service boundary of Granada Sanitary District including the unincorporated communities of El Granada, Princeton, Princeton-by-the-Sea, Clipper Ridge, Miramar, and the northern portion of the City of Half

Moon Bay (from Frenchman's Creek north.). Recreation services in unincorporated San Mateo County are provided by the San Mateo County Parks and Recreation Division, which operates 17 separate parks, three regional trails and numerous other county and local trails encompassing 14,119 acres. The City of Half Moon Bay Park and Recreation Department provides administration of existing parks, development of new parks, and administration of recreation and leisure programs in the City of Half Moon Bay. As described in Section 2.2, provision of recreation by the newly formed Granada Community Services District would occur outside the City of Half Moon Bay.

The proposed project may, in the future, enable the District to provide recreational facilities and services, including construction and operation of parks and/or other recreational facilities, within unincorporated San Mateo County. No features of the project would develop residences or other uses that could generate demand for new recreational uses or increase use of existing recreational facilities. The project would not increase the use of existing recreation facilities, but may enable the construction and operation of new recreational facilities, which would improve recreation service in the project area, and alleviate pressure to existing recreation facilities. Therefore no impact would occur.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including use of recreational facilities, would not occur as a direct result of the reorganization. Individual future projects may have a significant, but not adverse, impact on recreation and recreation facilities. However, the construction or expansion of recreational facilities is listed as an impact to be considered and which cannot be specifically identified at this time.

Mitigation Measure #10. The District will conduct CEQA review to the extent required by law at the time each individual future park and/or recreation project is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

5.15 TRANSPORTATION/TRAFFIC—Would the project:

- a) *Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including transportation and traffic, would not occur as a direct result of the reorganization. Individual future projects may have a significant impact on transportation and traffic (such as recreation programs attracting a large number of vehicles, adversely affecting emergency access, providing inadequate parking or conflicting with adopted transportation or traffic policies, plans or programs supporting alternative transportation) which cannot be specifically identified at this time. No features of any future project would develop residences or other uses that would increase population or generate demand for new housing that could generate a substantial increase in traffic.

Mitigation Measure #11. The District will conduct CEQA review regarding transportation or traffic impacts to the extent required by law at the time each individual future project affecting transportation or traffic is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

- b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

Less than Significant with Mitigation Incorporated. See response 5.15-a.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No Impact. The proposed project may, in the future, enable the District to provide recreational services including construction and operation of parks and other recreational facilities. Such future projects would not have components that could alter air traffic patterns. As such, no impact would occur to air traffic patterns or to changes in locations that would result in substantial safety risk.

- d) *Substantially increase hazards due to a design feature or incompatible uses?*

5.0 Discussion of Environmental Impacts

Less than Significant with Mitigation Incorporated. See response 5.15-a.

e) *Result in inadequate emergency access?*

Less than Significant with Mitigation Incorporated. See response 5.15-a.

f) *Result in inadequate parking capacity?*

Less than Significant with Mitigation Incorporated. See response 5.15-a.

g) *Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks, etc.)?*

Less than Significant with Mitigation Incorporated. See response 5.15-a.

5.16 UTILITIES AND SERVICES SYSTEMS - Would the project:

a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

No Impact. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No features of the project would develop residences or other uses that would increase population or generate demand for new or substantially increased use of wastewater treatment utilities and service systems. Therefore no impact would occur.

b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?*

Less than Significant with Mitigation Incorporated. The proposed project may, in the future, enable the District to provide recreational facilities and services including construction and operation of parks and other recreational facilities and programs. No specific projects making a physical change in the environment are, however, proposed at this time and impacts to the physical environment, including utilities and service systems, would not occur as a direct result of the reorganization. Individual future projects may

5.0 Discussion of Environmental Impacts

have a significant impact on utilities and service systems (such as construction of stormwater drainage facilities or impacts on the need for water, garbage or sewer services), which cannot be specifically identified at this time. To the extent that the acquisition and use of property for public recreation creates less demand on water, garbage, sewer and stormwater services and facilities, future projects could qualify as an environmental benefit. Such future projects may result in the need for utilities services such as wastewater treatment, stormwater drainage, solid waste disposal, and water supplies.

Mitigation Measure #12. The District will conduct CEQA review regarding utilities and service systems to the extent required by law at the time each individual future project affecting utilities and service systems is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Less than Significant with Mitigation Incorporated. See response 5.16-b.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less than Significant with Mitigation Incorporated. See response 5.16-b.

- e) *Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less than Significant with Mitigation Incorporated. See response 5.16-b.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Less than Significant with Mitigation Incorporated. See response 5.16-b.

- g) *Comply with federal, state, and local statutes and regulations related to solid waste?*

Less than Significant with Mitigation Incorporated. See response 5.16-b.

5.17 MANDATORY FINDINGS OF SIGNIFICANCE

- a) *Does the project have the potential to 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, 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?*

No Impact. The proposed project may, in the future, enable the District to provide recreational facilities and services including acquisition of park property, construction and operation of parks and other recreational facilities and programs. No specific projects are, however, proposed at this time. Such future projects will not foreseeably have the potential to degrade the quality of the environment, reduce habitat or population of a fish or wildlife species, eliminate a plant or animal community, affect rare or endangered plants or animals, or affect examples of major periods of California history or prehistory. Such future projects, if they are proposed, would be subject to CEQA and would generate project-specific review at which time appropriate CEQA scoping and preparation and processing of appropriate CEQA documents would occur. Therefore no impact would occur.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)*

Less than Significant. The reorganization project itself will not have cumulatively considerable impacts because it is merely a change in the type of special district from a sanitary district to a community services district so as to enable the provision of public recreation services in addition to the sewer and garbage services currently provided. The future projects which will be enabled by the change in organization could, or could not, have impacts that are individually limited, but cumulatively considerable. No specific projects are, however, proposed at this time. As a result, it is difficult to determine the significance of the cumulative impacts but at this time they are not foreseeably significant. The District will conduct CEQA review at the time of each future project and take action to assure that any cumulative impacts will be less than significant.

- c) *Does the project have environmental effects, which will cause the substantial adverse effects on human beings, either directly or indirectly?*

No Impact. Based on the analysis of all the above questions, it has been determined that there would be no substantial direct or indirect adverse environmental effects on human beings.

SECTION 6.0

REPORT PREPARATION PERSONNEL

GRANADA SANITARY DISTRICT

Chuck Duffy

District General Manager

DUDEK & ASSOCIATES, INC.

June Collins

Principal

Andrew Garner

Project Manager/Planner

Joe Monaco

Senior Planner

Mark McGinnis

GIS Specialist

Tonette Foster

Computer Processing

SECTION 7.0

REFERENCES

1. Bay Area Air Quality Management District. 2004. Website accessed at www.baaqwd.gov. August
2. Half Moon Bay, City of. 2004. Website accessed at www.half-moon-bay.ca.us. September.
3. San Mateo, County of. 2004. Website accessed at www.co.sanmateo.ca.us. September.

APPENDIX A

SAN MATEO COUNTY

PARKS

TASK FORCE

FINAL REPORT

Memo

To: Members, Board of Supervisors
From: Rich Gordon~~
Date: 9/6/2004
Re: Midcoast Park and Recreation Task Force Final Report

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt the final report of the Midcoast Park and Recreation Task Force.

The Board may also choose to begin implementation of the report by taking the first steps to form the Park and Recreation District described in the report. In order to implement the report, the Board would need to allocate funds for a fiscal study and preparation of materials to place the issue of District formation and fee assessment on the ballot. The cost of this action has been estimated at \$50,000. The Board could allocate funds in total or issue a matching challenge to the Parks Foundation and the community by agreeing to provide a portion of the \$50,000 if the balance can be raised from other sources.

BACKGROUND:

In October 2002, the Environmental Services Agency presented to the Board of Supervisors for its acceptance a Midcoast Recreational Needs Assessment that outlined a series of types of parks, facilities, and programs that might be contained in a park system designed to serve the local residents much as a city park system would do. The Assessment described the types of parks and facilities needed to serve current residents and additional facilities that would be needed to serve residents as additional housing is built. The area studied included the communities of Montara, Moss Beach, Miramar, El Granada, and Princeton.

The Assessment was based on the results of a random telephone poll and a series of public meetings and stakeholder interviews. The options for a level of development were defined, two of which related to the number of acres of parkland per 1,000 residents.

The Board of Supervisors accepted the midcoast park and recreation needs assessment and authorized the establishment of a development fee for park and recreation purposes. The fee is \$1.17 per square foot and collection of the fee began on March 31, 2003. Through the end of July 2004, \$150,000 has been collected.

The Board of Supervisors also authorized Supervisor Richard Gordon to form a Task Force to develop an implementation strategy for the needs assessment. The Task Force was asked to address several

- issues: park acreage standards per 1,000 residents; priorities for acquisition and development; possible location of facilities; how to finance the system; and how to govern the system.

Supervisor Gordon invited Toni Taylor (Half Moon Bay City Council), Dwight Wilson (Cabrillo Unified School District), Bern Smith (San Mateo County Park and Recreation Commission), and Sandy Emerson (Midcoast Community Council) to serve on the Task Force. Mary Bums (Director of San Mateo County Parks Division), Rollie Wright (Half Moon Bay Park and Recreation Director), and Deborah Hirst (Legislative Aide to Supervisor Richard Gordon) provided staff support to the Task Force.

The Task Force met on 11 occasions from January 2003 to September 2003. The meetings of the Task Force were open to the public and public comment periods were provided at each meeting.

The Task Force identified priority sites for specific park and recreation developments. The Task Force developed an estimate for the costs of developing each of these sites and an estimate for annual operation and maintenance costs. The Task Force also explored various governance models and is recommending the establishment of a Park and Recreation District with, funding to be provided via a local tax. The District would also have the authority to charge fees and to seek grants and other funding sources.

The final report of the Task Force was circulated to the Half Moon Bay City Council, the Cabrillo Unified School District Board, the Midcoast Community Council, and the San Mateo County Park and Recreation Commission. It was unanimously endorsed by each of these bodies.

The report was not previously presented to the Board of Supervisors as any action toward implementation of the report would require an expenditure of funds which seemed a challenge given the budget constraints faced by County government. The Task Force was re-convened on August 9, 2004 to discuss this situation. The Task Force requested that the final report be presented to the Board of Supervisors. The Board would then be able to consider the implications of the report in light of other developments regarding park and recreation services on the Midcoast and in light of final budget considerations for 2004/05.

INTERVENING DEVELOPMENTS:

There continues to be a strong desire for park and recreation services on the Midcoast.

The El Granada Sanitary District has taken the first steps to become a Community Service District. This would allow them to provide park and recreation services in addition to their current responsibilities. It is anticipated that if the El Granada Community Service District is formed that it would work closely with the private nonprofit entity, Midcoast Parklands, which manages Quarry Park for the Joint Powers Authority composed of the County of San Mateo and the Cabrillo Unified School District. The Local Agency Formation Commission is expected to consider within the next several months the request of the El Granada Sanitary District to expand services.

A private nonprofit group, Coastsides Preservation and Recreation, Inc., has secured land on Etheldore between Virginia and Vermont in Moss Beach. This land for Moss Beach Park was donated by a long-time Moss Beach resident with the stipulation that the land be used in perpetuity as a public park. Coastsides Preservation and Recreation has \$75,358 (as of August 24, 2004) and will be building the first phase of a community park with a major volunteer effort between September 29, 2004 and Sunday, October 3, 2004. Moss Beach Park has indicated that they would like to be considered for a grant of funds from the development fee. It is likely that they will make a specific request in the very near future. County Counsel has indicated that the development fee could be spent on a private entity under specific conditions. Allocating development fee funds to Moss Beach Park would be a major policy decision as there are other groups who would be expected to request these funds and the

Midcoast Park and Recreation Task Force reports envisions using the development fees to match local taxes collected by the proposed Park and Recreation District.

The Montara Water and Sanitary District has indicated that they might be interested at some future point in using their powers for park and recreation purposes. The District is presently heavily involved in the requirements of assuming full responsibility for water services and does not appear to realistically have capacity at current to expand services. Any service expansion would most likely be at quite some distance in the future.

Meanwhile, Supervisors Hill and Nevin have been working with a Task Force looking at the formation of a county-wide mechanism for raising funds to support park and recreation services. One possible vehicle is the creation of a county-wide park district. Numerous questions have been raised about how this would be accomplished and it appears that it is necessary to secure special legislation as one issue is the possible overlap of park and open space districts. A Midcoast Park and Recreation District might add another layer of complexity to the formation of a county-wide park district.

It is not immediately clear how these various developments interface with the strong conviction of the Midcoast Park and Recreation Task Force that there should be a locally controlled and funded park and recreation district for the entire unincorporated Midcoast.

RECOMMENDED ACTION:

The Midcoast Park and Recreation Task Force requests that the Board of Supervisors adopt the final report of the Task Force. Such an action would signal that the County of San Mateo supports the conclusions of the Task Force and is supportive in concept of the locations and services proposed for a new Park and Recreation District.

Further, the Task Force requests that the Board of Supervisors initiate the process of district formation by allocating \$50,000 for the studies and reports required to move this matter to the ballot. The Board could fund this full amount or issue a challenge to the community and the San Mateo County Parks Foundation to raise a designated matching amount.

The Board could also request further consideration by staff of the relationship of this effort to the various intervening developments (El Granada Sanitary, Montara Water and Sanitary, Moss Beach Park, and a county-wide park district with assessment). This matter could also be forwarded to LAFCO for consideration of how best to meet the park and recreation needs of the Midcoast.

It has been some time since the initial polling on the strength of support for park and recreation services on the Midcoast. The Board could also seek to find a way to measure community support prior to the expenditure of funds.

VISION ALIGNMENT:

The recommendations of the Midcoast Park and Recreation Task Force align with the County's Shared Vision 2010 goal to preserve and provide people access to our natural environment (#13, #14, and #15). The recommendations give the County an opportunity to continue working responsively, effectively, and collaboratively with local government to develop strategic approaches to issues affecting the County (Vision Statements #20 and #22). The initiation of the process to form a new Park and Recreation District to elect local representatives and raise local funds on the coast aligns with Vision Statements #23, #24, and #25 in working across boundaries to preserve and enhance the quality of life and to invite residents to accept individual responsibility for contributing to that quality of life.

FISCAL IMPACT:

The impact of moving forward with implementation of the Midcoast Park and Recreation Task Force recommendation could be as high as \$50,000 depending on how the Board structured such an expenditure. It would appear that the only source of funds would be County general fund reserves. County Counsel has provided an opinion that the Development Fee could not be used for the purpose of attempting to form a Midcoast Park and Recreation District.

Attachment: Final Report

Memo

To: .Midcoast Park and Recreation Task Force

From: Rich Gordon

Date: 10/23/2003

Re: Distribution of Final Report

I received no requests for modification of the final draft of the report of the Midcoast Park and Recreation Task Force; Therefore, enclosed you will find copies of the now final version of the report.

There is one change. You will note that the proposed district is now called a "Park and Recreation District". I was advised by County Counsel that even though state law identifies these entities as "Recreation and Park Districts", we do not have to use that name. Recalling comments at our last meeting, I made the editorial change for the name of the district.

As was agreed, each of you now needs to present the report for comment to your respective elective and appointed bodies. I would request that you notify Deborah Hirst in my office when these presentations are agendaized. We will use our e-mail list to notify everyone of the schedule of presentations. Once all of the groups have commented on the report, I will schedule it for presentation to the Board of Supervisors.

County Counsel has indicated that it would be possible to have an election which gave voters options on fund level. There are some technical issues related to this, but we can discuss those at a future time. It may also be possible in some very limited ways to use some of the development fee to support the creation of the district. Again, we can discuss this once the report has been reviewed by all of the bodies.

Thank you for your efforts to date and for your willingness to carry this report back to your organization.

Midcoast Park and Recreation Task Force

Final Report

October 2003

INTRODUCTION:

A Task Force convened under the direction of the San Mateo County Board of Supervisors has spent the past nine months studying issues related to the needs for parks and recreation activities on the midcoast. This is the final report of the Task Force.

The Task Force recommends that a Midcoast Park and Recreation District be formed with funding from a local tax mechanism. Action by the Board of Supervisors to authorize the required study for a tax mechanism and to initiate the formation of such a district would be the necessary next steps.

This report is being circulated to the Half Moon Bay City Council, the Cabrillo Unified School District Board of Trustees, the San Mateo County Parks and Recreation Commission, and the Midcoast Community Council for comments. Those comments will be attached to this report prior to submission of the report to the Board of Supervisors.

BACKGROUND:

In October 2002, the Environmental Services Agency presented to the Board of Supervisors for its acceptance a Midcoast Recreational Needs Assessment that outlined a series of types of parks, facilities, and programs that might be contained in a park system designed to serve the local residents much as a city park system would do. The Assessment described the types of parks and facilities needed to serve current residents and additional facilities that would be needed to serve residents as additional housing is built. The area studied included the communities of Montara, Moss Beach, Miramar, El Granada, and Princeton.

The Assessment was based on the results of a random telephone poll and a series of public meetings and stakeholder interviews. The options for a level of development were defined, two of which related to the number of acres of parkland per 1,000 residents.

- The Board of Supervisors accepted the midcoast park and recreation needs assessment and authorized the establishment of a development fee for park and recreation purposes. The fee is \$1.17 per square foot and collection of the fee began on March 31, 2003. Through the end of August 2003, nearly \$25,000 has been collected.

The Board of Supervisors also authorized Supervisor Richard Gordon to form a Task Force to develop an implementation strategy for the needs assessment. The Task Force was asked to address several issues: park acreage standards per 1,000 residents; priorities for acquisition and development; possible location of facilities; how to finance the system; and how to govern the system.

Supervisor Gordon invited Toni Taylor (Half Moon Bay City Council), Dwight Wilson (Cabrillo Unified School District), Bern Smith (San Mateo County Park and Recreation Commission), and Sandy Emerson (Midcoast Community Council) to serve on the Task Force. Mary Bums (Director of San Mateo County Parks Division), Rolie Wright (Half Moon Bay Park and Recreation Director), and Deborah Hirst (Legislative Aide to Supervisor Richard Gordon) provided staff support to the Task Force.

The Task Force met on 11 occasions from January 2003 to September 2003. The meetings of the Task Force were open to the public and public comment periods were provided at each meeting.

The Task Force identified priority sites for specific park and recreation developments. The Task Force developed an estimate for the costs of developing each of these sites and an estimate for annual operation and maintenance costs. The Task Force also explored various governance models and is recommending the establishment of a Park and Recreation District with funding to be provided via a local tax. The District would also have the authority to charge fees and to seek grants and other funding sources.

PRIORITY SITES:

The Task Force began by reviewing the Needs Assessment Report and worked to link the needs identified in the report to possible sites and locations. The Task Force identified the following types of activities as having the highest need:

- Playing fields with an emphasis on soccer fields
- Mini-parks with a neighborhood location
- Passive recreational green spaces
- Community Center

For each of these four activities specific locations were identified. Emphasis was placed on siting parks throughout the midcoast. Research was conducted including meetings with San Mateo County Airport officials, Federal Aviation Administration, Peninsula Open Space Trust, and local recreation and sport groups.

The attached chart (Attachment A) provides details on the sites identified. The Task Force believes that this package of locations would best meet midcoast park and recreation needs for the immediate and long term.

The Task Force recognized that one of the highest community priorities (86%) identified in the needs assessment was for open space. It was noted that since the community poll was taken in August 2001, an additional 4,709 acres of open space have been preserved by POST (Raricho Corral de Tierra at 4,200 acres and the O'Neil property at 460 acres) and the County of San Mateo (Mirada Surf at 49 acres). The Task Force also noted a strong desire for hiking trails. The Task Force believes that this need will be met through efforts underway to complete the Coastal Trail, expand the boundary of the Golden Gate National Recreation Area, and provide a pedestrian/bicycle route on the abandoned Highway 1 segment at Devil's Slide upon completion of the Devil's Slide Tunnel.

While the Task Force chose to focus on the next highest priorities (lower than the number one priority for open space), the Task Force did not address what had been seen as a key issue in the needs assessment: acreage standards for community parks. During the needs assessment process, there was much debate (and no conclusion) on the level of parkland that should exist per capita. The Task Force did not engage in this debate and made no conclusion on acreage standards. Instead the Task Force pragmatically identified sites for specific activities.

FINANCIAL IMPLICATIONS:

Two of the identified sites are presently in public ownership as park land (Quarry Park and Mirada Surf). For the other sites, there may be charges for acquisition or land lease. These costs have not yet been estimated.

An estimate has been made for the cost of improving the identified sites. That estimate is for \$10 million (Attachment B).

Assuming that a new Park and Recreation District contracts for services with the City of Half Moon Bay and does not attempt to establish its own staff infrastructure, it is believed that the annual operating costs for the identified facilities would be \$700,000 per year.

GOVERNANCE MODEL:

The Task Force explored several options for governance, but concluded that the formation of a Park and Recreation District made the most sense. This district would serve all of the unincorporated area between the city limits of Half Moon Bay and Pacifica. It is recommended that such a district be formed with a governing board that is locally elected on the midcoast. It is further recommended that there be a five member district board with each member representing a district evenly divided based on the most recent census.

FUNDING MECHANISM:

The Task Force recommends that the initial acquisition, improvements, and ongoing maintenance of the District be financed by means of the new District's taxing authority. A detailed discussion of the options for financing is attached (Attachment C).

The new District can choose to utilize one or a combination of three funding mechanisms: a Special Tax; a Melio-Roos Community Facilities tax; or a Special Benefit Assessment tax (probably a Landscape and Ughting Act mechanism). Each approach has advantages and disadvantages and all require one or another method of voter/property owner approval.

All options require an initial expenditure of as much as an estimated \$50,000 for the retention of legal and financial experts to analyze the affected properties and make recommendations on the rate and method of apportionment of the tax.

Once a local tax mechanism is selected the County of San Mateo could make the development fee available to the district and could remain available to provide in-kind support. Additional income for the district could be generated by fees and grant seeking efforts could secure public and private funds to support specific prc-ects and activities,

NEXT STEPS:

The Board of Supervisors would need to take the necessary steps to form a Park and Recreation District. The first step in this process is an application to the Local Agency Formation Commission (LAFCO).

Enabling legislation for Recreation and Park Districts is Public Resources Code Sections 5780 through 5791.75. The code permits a five member board of directors with powers to establish, acquire, construct, improve, maintain and operate recreation facilities and services, including, but not limited to parks and open space, parking, and transportation. The formation process may be initiated by adoption of a resolution of application to LAFCO by any county or city that contains the territory, or by petition signed by 25% of the registered voters in the subject territory. The application must state the proposed method of financing, the proposed name for the district, the method of selecting initial board members (elected or appointed), and whether the district will have the power of eminent domain.

Upon filing of the application with LAFCO, the executive officer must notify the Director of the State Department of Parks and Recreation and the Director shall have sixty days to comment on the application. LAFCO shall conduct a noticed public hearing and may either approve, modify, or deny the application. If approved, LAFCO would also adopt terms and conditions for the proposal and establish a sphere of influence. The proposal would

then be scheduled for a conducting authority (protest) hearing and proceedings would be terminated' if a majority of property owners owning a majority of the assessed value of the subject territory submit a protest. Otherwise an election would be called and formation would require a simple majority of the qualified voters of the district voting in the affirmative. If a funding mechanism is a condition of approval, the election would also include the funding measure which would be subject to the provisions of Proposition 218. Formation would only be complete if the measure for formation is approved by simple majority and the funding measure passes with two-thirds voter approval.

In 1994, the County took steps to form a Community Services District on the coast. Two measures for park development were placed on the ballot. The vote to form the District was successful, but the vote on a tax assessment failed. The District was never formed.

The Granada Sanitary District is taking steps to seek re-organization as a Community Services District with expanded powers for park and recreation services. These expanded services would be for their service area in Half Moon Bay and El Granada. If LAFCO grants CSD status to the Granada Sanitary District, it would have an impact on the proposal for a midcoast Recreation and Park District.

It is not clear how a tax vote would fare on the midcoast at this time. The needs assessment and public opinion survey done in 2001 indicated that there would be support for a tax measure. That polling is somewhat dated at this time and there is no current poll data on this subject. Further, the Montara Sanitary District has recently expanded to assume responsibility for water delivery. With that expansion comes a new fee for those who get water from the Montara Sanitary and Water District. This new fee could have an impact on a parcel tax vote in Montara for a Park and Recreation District. It should also be noted that the Cabrillo School District has on three occasions in the last year and a half been unable to pass a parcel tax measure in support of education.

The Task Force believes that, if possible, the public vote on a tax mechanism should provide two funding options. The first would be the tax necessary to complete all of the projects identified by the Task Force. The second would be for approximately one-half of the projects (eliminating the community center). With a funding level option the public could support the formation of a district and indicate a level of funding support for the district.

CONCLUSION:

The Midcoast Park and Recreation Task Force feels strongly that there are major unmet needs for recreation and park services in the unincorporated midcoast communities. The Task Force believes that the proposal for a combination of sites, a locally elected governing board for a Midcoast Park and Recreation District, and a local tax to pay for these services is solid. The Task Force recognizes that local political and economic factors may come into play relative to our recommendation. In spite of these factors, the Task Force feels strongly that the local community should be given an opportunity to fulfill its recreation and park needs.

For this reason, the Task Force recommends the formation of the Midcoast Park and Recreation District.

ATTACHMENT A
Midcoast Park T2sk. Force - Site Worksheet
Final Report

Site	Description / Size	Ownership	APN	Zoning/General Plan Designation	Potential Use / Usability	Issues	Opportunities	Cost Estimate
Active Recreation Fields								
Farallone View Site	Adjacent to school and alpaca farm. Part of Corral de Tierra. 2.5 acres	Peninsula Open Space Trust	036-320-110	GP-Pub. Rec; Z-PAD	Possible Active Recreation Field Site	Need sit including what type of support facilities (restrooms, parking) necessary. Also need analysis and cost of how to connect to school.		
Airport	Flat area adjacent to terminal Apx. 6.9 ac.	County of San Mateo (COP #72)	037-292-030	GP-General Industrial; Z-M-1	Soccer Fields and support facilities	Cost of fair market value; cost and size of support facilities; FAA approval; utilities costs.	Large, flat site with good access. May accommodate at least 2 athletic fields.	
Farallone View Site	Adjacent to school and alpaca farm. Part of Corral de Tierra. 2.5 acres	Peninsula Open Space Trust	036-320-110	GP-Pub. Rec; Z-PAD	Possible Mini Park Site	Adjacent to play field, but school has playground adjacent to site; not centrally located to the population in Montara		
Bypass Lands	300 foot right of way	CalTrans	No APN	GP-OS; Z-RMICZ (North); GP-PubRec; Z-RM/CZ (Mid); GP-Med.Density Res.; Z-R-1/S-17 (South)	Trail use. Community Park or regional park.	Included in GGNRA Boundary Expansion bill. One vacant house on the property.		
Moss Beach Park	SEC of Virginia and Etheldore Moss Beach 30,000+- sq. ft.	Krober, Clifton and Theodore Coastside Preservation and Recreation Inc.	037-142-010 037-142-020	GP-Med.Density; Z-R-1/S-17	Existing developed community park and active play area with strong community support	Need cost estimate from Moss Beach Park operators for completion of the project	PLN2001-00594: Coastal Development Permit for the installation of three additional play structures.	
Quarry Park	Stable area. 1 acre 39.674+- acres	County of San Mateo, but operated by Midcoast Parklands (COP #2568)	047-340-010, 040	GP-OS; Z-COSC	Up-grade of play area including safety and ADA improvements	Need project description and cost estimates from Mid Coast Park Lands		
Miramar	None identified					No publically owned land available in this community		

ATTACHMENT A
Midcoast Park Task Force - Site Worksheet

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Bumham Strip	~irea along Highway I In El Granada 3a. 6.196+- acres 1h. 5.24+- acres	3a. Harbor District 3b. Various private owners	3a. 047-262-010 3b. 047-251-040, 060, 070,100, 110, 120, 140, 150, and 160	GP-OS; Z-COSC	Consider informal turf areas at end of Portola		
Mirada Surf East	Flat area adjacent to school 33.63 acres	County of San Mateo (COP #2675)	047-330-010	Hammerhead: OP-OS; Z RM/CZ Lower Portion: OP-OS; Z RMICZ		Culvert and habitat Issues	
Etheldore and Hwy 1 Triangle	6.72 acres	County of San Mateo	037-291-010	GP -OS; Z-RM/CZ		Huge riparian zone; cost of land! ~uisition	
Farallone View	See above						
TranBy-pass	See above						
Mirada Surf	See above						
Athletic Fields							Approx. \$1 million per field
Community Center							~4.9million
Mini Parks							At prox. \$250,000
Informal Turf Areas							
Trail Heads							\$5-10,000 unless restrooms included

ATTACHMENT B

MIDCOAST RECREATION AND PARK ESTIMATED DEVELOPMENT AND OPERATIONAL COSTS

(DOES NOT INCLUDE ANY ACQUISITION OF LAND LEASE COSTS)

PROJECT	LOCATION SIZE	DEVELOPMENT DESCRIPTION	EST. COST
Community Park	Airport - SE	3 to 4 soccer fields	\$1,500,000
	6 - 7 acres	Parking and restrooms	\$500,000
		misc. site amenities and improvements	\$500,000
		sub total	\$2,500,000
Neighborhood Park	Adj. To F.V. School 2.5 acres	One soccer field, restrooms, parking misc. costs and site amenities	\$500,000 \$100,000
		sub total	\$600,000
Quarry Park Impr.	El Granada 39+ acres	upgrade play area misc. improvements	\$125,000 \$125,000
		sub total	\$250,000
Mirada East	El Granada 33+ acres	small turf and play areas misc. improvements	\$300,000 \$100,000
		sub total	\$400,000
Burnham Strip	El Granada 6+ acres	informal turf areas, restrooms and parking misc. improvements	\$750,000 \$100,000
		sub total	\$850,000
Community center	Moss Beach	10,000 s. f. facility, playground	~\$3,500,000
	Etheldore Triangle	parking, picnic areas and misc. impr.	\$1,000,000
		sub total	\$4,500,000

TOTAL \$9,100,000
 INFLATION AND MISC. COSTS **\$900,000**
GRAND TOTAL \$10,000,000

ANNUAL OPERATION AND MAINTENANCE COSTS AT BUILDOUT

Developed Parks	\$	500,000.00	includes operational costs and equipment depreciation
Community Center	\$	175,000.00	includes operational costs and equipment depreciation and one full-time staff person
Miscellaneous	\$	25,000.00	
TOTAL	\$	700,000.00	Does not include any administrative or overhead costs

ATTACHMENT C

Following is a summary of possible funding mechanisms that would be available to the proposed District, including some of the advantages and disadvantages of each. These mechanisms are evaluated keeping in mind the need to fund three different operational components: (1) ongoing operational expenses, (2) ongoing maintenance activities, and (3) acquisition of property and construction of improvements..

1. Special Taxes Levied Under Government Code Section 50075.

Special taxes enacted under Section 50075 may be enacted for any purpose, including services, maintenance and acquisition and development of property. Special taxes must be applied uniformly to all taxpayers or all real property, except that unimproved property may be taxed at a lower rate. (Pub. Resources Code section 5789.1.) Any increase in taxes to fund the services of a new district would be subject to the appropriations limit (the Gann limit), which would be set during LAFCo proceedings. A measure to adjust the Gann limit, if made necessary by a new tax, could be coupled with a tax measure. The procedures for enacting a special tax are fairly straightforward.

Advantages of using Section 50075 include the relative simplicity of establishing the tax, and its usefulness in funding ongoing items, such as program services and maintenance. Disadvantages include the two-thirds voting requirement and its very limited usefulness in funding capital expenditures.

2. Mello-Roos Community Facilities Act (Government Code section 53311 et seq.).

The Mello-Roos Community Facilities Act provides the most comprehensive framework for funding the operation of the proposed district. A Mello-Roos District is a funding mechanism, not a separate legal entity. The funding vehicle used by the Act is a special tax, and bonded indebtedness can be incurred for some purposes. The Act can be used to fund “[r]ecreation program services” (Govt. Code section 53313(c)), “maintenance of parks, parkways and open space” (Govt. Code section 53313(d)), and “the purchase, construction, expansion, improvement, or rehabilitation of any real or tangible property” (Govt. Code section 53313.5). A special tax may be levied to fund ongoing recreation program services, and maintenance services. (Govt. Code sections 53313(c) and 53326.) Bonds can be issued to fund acquisition and development, and special taxes levied to pay the principal and interest of the debt. (Govt. Code sections 53326 and 53358.) The Act is very flexible in terms of tax formula; as long as there is a reasonable basis for the formula, it may be based on a variety of factors, including density of development, square footage of construction, acreage or zoning, and need not be apportioned on the basis of benefit to any property. (Govt. Code section 53325.3.) A two-thirds vote is required on both the imposition of taxes and the authorization of incurring bonded indebtedness. (Govt. Code sections 53326 and 53358.) The Act also authorizes a vote to change the appropriations limit (the Gann limit). (Govt. Code section 53325.7.)

APPENDIX B

WRITTEN COMMENTS AND RESPONSE TO COMMENTS

APPENDIX B

RESPONSE TO COMMENTS

Comment Letter A



November 1, 2004

Chuck Duffy, General Manager
Granada Sanitary District
P.O. Box 335
504 Avenue Alhambra, Suite 202
El Granada, CA 94018

Subject: Proposed Mitigated Negative Declaration Granada Sanitary District
Reorganization

Dear Mr. Duffy:

Thank you for the opportunity to comment on the Proposed Mitigated Negative Declaration for the Granada Sanitary District Reorganization. As responsible agency, San Mateo Local Agency Formation Commission (LAFCo) will rely on the document in considering a reorganization application submitted by the District and I offer the following comments related to LAFCo review of the project.

Section 1.1: The introductory remarks state that the population of the proposed district is approximately the same as the City of Half Moon Bay. The County of San Mateo Planning and Building Division reports that the population of the study area, including the portion within the boundaries of City of Half Moon Bay is 7,323¹ and the total population of the City of Half Moon Bay is 11,842.

A-1

2.0 Project Description: For project description, please note that in considering and approving a reorganization involving the formation of a district, LAFCo would also need to adopt a sphere of influence for the proposed district. Also, because a community services district is governed by enabling legislation that permits a wide array of urban services, it is recommended that the project description specifically enumerate the services the district is *empowered* to provide by enabling legislation versus those services *proposed* to be provided. Given that some of these services are restricted to only urban areas as designated by the County's Local Coastal Program, this also applies to comments in the next paragraph.

A-2

¹ The population of the area within the City of Half Moon Bay and within the Granada Sanitary District boundaries is 462.

Response to Comments

Granada Sanitary District
Mitigated Negative Declaration
November 1, 2004
Page 2

In reviewing an application, LAFCo must consider the factors that are enumerated in Government Code Section 56668 including consistency with County and City general and specific plans. In this respect, the County of San Mateo's Local Coastal Program limits urban type services to the urban side of the urban/rural boundary. In addition, Policy 2.14 calls for boundaries of special districts to be redrawn to correspond with urban areas and Policy 2.20 calls for the City of Half Moon Bay to detach incorporated areas from the Granada Sanitary District. It is requested that the Mitigated Negative Declaration include discussion of the applicable policies of the County's Local Coastal Program relating to district boundaries as well as effects or limitations the Urban/Rural boundary might have on recreation and park services proposed to be provided on the rural side of that boundary (e.g. provision of water or sewer service to recreation and park facilities on the rural side of the Urban/Rural boundary). It is also requested that the District include any necessary mitigation measures related to compliance with the Local Coastal Program.

A-3

On behalf of the San Mateo Local Agency Formation Commission, thank you for the opportunity to comment.

Sincerely,



Martha Poyatos
Executive Officer

C: Marcie Raines, Director, San Mateo County Environmental Services Agency
Carol Woodward, Deputy County Counsel

Response to Comments

Comment Letter A – San Mateo County Local Agency Formation Commission (LAFCO), Martha Poyatos, November 1, 2004

In general, the comments from LAFCO are findings that need to be made by LAFCO and do not involve environmental impacts. In addition, the proposed reorganization project will not create environmental impacts, and the future projects that may come from the result of reorganizing are required through mitigation measures proposed in the MND to require a finding of consistency with the Local Coastal Program.

A-1 This comment providing population information in the project area is noted and is included in the administrative record as part of the Final MND for this project. Additional clarification provided by LAFCO in this comment is not related to the environmental impacts of the project, and does not require revision of the document. Clarification provided in this comment does not change the analysis or conclusion of the MND.

A-2 This informational comment discussing LAFCO's process for approving a reorganization is noted. The project does not propose to adopt a sphere of influence, and the requested discussion related to a sphere of influence is therefore not included in the project. In its reorganization application to LAFCO, the District will propose to retain the existing sphere of influence. California Government Code § 56430 requires that LAFCO prepare a Municipal Service Review in order update a sphere of influence.

Comments related to services provided by a community services district are noted, however, the district does not propose to provide all the services empowered to a community services district as part of the project. The services proposed to be provided by the district were described in Section 2.2 of the Draft MND and include: public recreation, in addition to the existing District services for sewage collection, treatment and disposal, and garbage and refuse collection and disposal.

For informational purposes in responding to this comment, community services districts are empowered by enabling legislation (California Government Code § 61600) to provide the following services:

- (a) To supply the inhabitants of the district with water for domestic use, irrigation, sanitation, industrial use, fire protection, and recreation.

Response to Comments

(b) The collection, treatment, or disposal of sewage, waste, and storm water of the district and its inhabitants.

(c) The collection or disposal of garbage or refuse matter.

(d) Protection against fire.

(e) Public recreation including, but not limited to, aquatic parks and recreational harbors, equestrian trails, playgrounds, golf courses, swimming pools, or recreational buildings.

(f) Street lighting.

(g) Mosquito abatement.

(h) The equipment and maintenance of a police department, other police protection, or other security services to protect and safeguard life and property.

(i) To acquire sites for, construct, and maintain library buildings, and to cooperate with other governmental agencies for library service.

(j) The constructing, opening, widening, extending, straightening, surfacing, and maintaining, in whole or in part, of any street in the district, subject to the consent of the governing body of the county or city in which the improvement is to be made.

(k) The construction and improvement of bridges, culverts, curbs, gutters, drains, and works incidental to the purposes specified in subdivision (j), subject to the consent of the governing body of the county or city in which the improvement is to be made.

(l) The conversion of existing overhead electric and communication facilities to underground locations, which facilities are owned and operated by either a "public agency" or a "public utility," as defined in *Section 5896.2 of the Streets and Highways Code*, and to take proceedings for and to finance the cost of the conversion in accordance with Chapter 28 (commencing with *Section 5896.1*) of *Part 3 of Division 7 of the Streets and Highways Code*, subject to the consent of the public agency or public utility responsible for the owning, operation, and

Response to Comments

maintenance of the facilities. Nothing in this section gives a district formed under this law the power to install, own, or operate the facilities that are described in this subdivision.

(m) To contract for ambulance service to serve the residents of the district as convenience requires, if a majority of the voters in the district, voting in an election thereon, approve.

(n) To provide and maintain public airports and landing places for aerial traffic.

(o) To provide transportation services.

(p) To abate graffiti.

(q) To construct, maintain, and operate flood protection works and facilities.

Clarification and information provided in this comment would not change the analysis or conclusion of the MND.

A-3 LAFCO's Executive Director has noted that under Government Code Section 56668 LAFCO is required to consider the consistency of the Reorganization proposal with County and City General Plans and specific plans. This Government Code Section does not expressly require review of a Local Coastal Program ("LCP"). Nevertheless, in the interest of increased understanding of the District's Reorganization proposal, this response to comment will discuss the request of the LAFCO Executive Director.

The following request was made by the LAFCO Executive Director:

Discuss the applicable policies of the County's Local Coastal Program relating to District boundaries as well as the effects or limitations the Urban/Rural Boundary might have on recreation and park services proposed to be provided on the rural side of that boundary (e.g. provision of water or sewer service to recreation and park facilities on the rural side of the Urban/Rural Boundary).

The LAFCO Executive Director specifically identified LCP Policies 2.14 and 2.20 as pertinent to her request.

Response to Comments

Policy 2.14 provides as follows:

2.14 – Establishing Service Area Boundaries

- a. Confine urban level services provided by governmental agencies, special districts and public utilities to urban areas, rural service centers and rural residential areas as designated by the Local Coastal Program on March 25, 1986.
- b. Redraft the boundaries of special districts or public utilities providing urban level services to correspond to the boundaries of urban areas, rural service centers and rural residential areas established by the Local Coastal Program.
- c. Allow exceptions to a. and b. when all alternatives have been fully explored and a special district or public utility is required to maintain some rural land within its boundaries in order to continue a service to its customers which is **(1)** otherwise consistent with the policies of the Local Coastal Program, **(2)** maintains the rural nature of undeveloped areas, particularly the use and productivity of agricultural land, **(3)** maintains the present level of service to existing users in undeveloped areas, and **(4)** where an illegal situation or great hardship would be created by detachment from a special district or public utility.
- d. Require, when a special district or public agency maintains rural lands within their boundaries that the special district or public agency divide the districts into rural and urban zones. Make boundaries of the urban zone, where urban level services are provided, correspond to the boundaries of urban areas and rural service centers established by the Local Coastal Program. Include the rest of the district in the rural zone. Restrict the activities in rural zones to those which are consistent with the maintenance of the rural nature of the area and all other policies of the Local Coastal Program. Lower the user costs in the rural zone to reflect the lower level of service and minimize growth inducement.

If the concern is that the Granada Sanitary District's Reorganization proposal might result in urban level sewer services being provided in rural areas, such result cannot lawfully occur for the following reasons. LCP Policy 2.22 prohibits the Granada Sanitary District

Response to Comments

(or its successor sewer provider) from providing sanitary sewer connections in the rural areas as shown on the Local Coastal Program Land Use Map. Furthermore, it is noteworthy that the title of Policy 2.14 is “Establishment of **Service Area Boundaries**” (emphasis added). The Granada Sanitary District has established its “Service Area Boundary” to correspond with the boundaries of the urban area within its jurisdiction through the adoption of Ordinance Number 149, which is found at District Ordinance Code Section 500. The language of Section 500 provides that:

In the unincorporated area of the District, the **District Service Area Boundaries shall correspond to the boundaries of urban areas** (excluding area shown as rural in the urban area). The District is divided into Urban Zone and Rural Zone, as shown on the Service Area Map. Any District permit issued or District service provided in the Rural Zone shall be commensurate with the uses and densities designated in the San Mateo County Local Coastal Land Use Plan for the property involved. Any user charges in any Rural Zone shall be reduced or eliminated consistent with the reduced or eliminated level of service. Any property designated as rural in an Urban Zone which has sewer service as of July 1, 2002 may continue to receive such sewer service; however, sewer service to that property may not be expanded so long as that property continues to be designated as rural. (emphasis added)

The Urban Zone does not include any area outside the Urban/Rural Boundary Line. The lands designated rural inside the Urban/Rural Boundary Line include the Mirada Surf property recently acquired by the County of San Mateo for Regional Park purposes, and the County may desire to have some sewer services commensurate with such use in the future. However, this sewer service would not be outside the Urban/Rural Boundary Line.

Hence, there is no need to change any jurisdictional boundary lines with respect to the Reorganization of the Granada Sanitary District as to sewer service. The existing Granada Sanitary District and the future Community Services District will both be required by law to provide sewer services in a manner consistent with the LCP and which maintains the rural nature of undeveloped areas. The Granada Sanitary District provides garbage collection services in undeveloped areas outside the Urban/Rural Boundary Line and the Community Services District will continue to do so. Indeed it would create a great hardship (and possibly legal problems) as to garbage collection if the District's

Response to Comments

jurisdictional boundaries (as opposed to Sewer Service Area Boundaries) were to be moved back to the Urban/Rural Boundary Line.

As to appropriate boundaries for a Community Services District to provide recreational services, we begin with the premise that Policy 11.30 of the LCP “**encourage[s] the development of a functioning legal authority that is structured for the purpose of financing, constructing and maintaining community parks for the Mid-Coast Communities**” (emphasis added). Clearly the Granada Sanitary District reorganized into a Community Services District with recreational service authority would be an appropriate “legal authority” for this purpose. To date, no legal authority has been established to provide these services. The LCP encourages providing recreational services and facilities. Even though some of these recreational services could be provided outside the Urban/Rural Boundary Line (e.g. maintaining Quarry Park), additional sewer service connections for recreational facilities could not be made outside the Urban/Rural Boundary Line under existing law for the reasons set forth above.

Policy 2.20 provides as follows:

2.20 – Annexation

Recommend that the City of Half Moon Bay detach incorporated areas from the Granada Sanitary District and include these areas in their allocation.

LCP Policy 2.20 is merely a recommendation and it is not binding on the City of Half Moon Bay, the Granada Sanitary District, or LAFCO. Furthermore, it was created to address the allocation of sewer service capacity to the City of Half Moon Bay during the Phase I development of the sewer treatment plant constructed by the member agencies of the Sewer Authority Mid-Coastside (“SAM”), of which the Granada Sanitary District and the City of Half Moon Bay are members. Because the City of Half Moon Bay had not yet had its Local Coastal Program certified and determination its sewer capacity requirements made, upon certification an allocation of sewer service capacity was required. The Phase I development has been completed and the appropriate allocations have been made (indeed Phase II has also been completed). This Policy 2.20 is therefore now essentially moot as to sewer services and does not apply to any recreational services which a future Granada Community Services District may provide in the future.

Response to Comments

In addition to being moot, this Policy was rendered incapable of implementation by virtue of the creation of the 1996 Granada Sanitary District Assessment District for SAM improvements, as well as by the fact that Granada Sanitary District has itself made sewer collection improvements. These improvements are located in both incorporated and unincorporated areas. Such improvements have been funded by property owners in both the incorporated area and the unincorporated area. The detachment of the incorporated area at this late date would be impractical in the extreme and is not a part of the Reorganization proposal. For example, substantial engineering costs would be required to separate the sewer system at the City of Half Moon Bay boundary, given that the flow from the City of Half Moon Bay portion of the district flows through the Naples Beach Lift Station and through pipelines all of which are located in the unincorporated area.

Mitigation measures related to compliance with the Local Coastal Program

The circulated Mitigated Negative Declaration already contains a mitigation measure that future recreation projects will be consistent with the LCP. Mitigation Measure #9 provides that any future development of recreation projects implemented by a newly formed Granada Community Services District will require a finding of consistency with the San Mateo County Local Coastal Program. As a result of the above discussion, it is clear that there is nothing about the LCP which requires any change to the Reorganization project or any additional mitigation measure for it.

Response to Comments

Comment Letter B

Department of Public Works



COUNTY OF SAN MATEO

885 COUNTY CENTER, 5TH FLOOR • REDWOOD CITY • CALIFORNIA 94063-1885 • PHONE (650) 363-4100 • FAX (650) 361-8220

BOARD OF SUPERVISORS
MARK CHURCH
RICHARD S. GORDON
JERRY HILL
ROSE JACOBS GIBSON
MICHAEL D. NEVIN

NEIL R. CULLEN
DIRECTOR

November 10, 2004

Mr. Chuck Duffy, General Manager
Granada Sanitary District
P.O. Box 335
El Granada, CA 94018

Dear Mr. Duffy:

Re: Reorganization of the Granada Sanitary District into a Community Services District

I received a copy of the Notice of Intent of the Granada Sanitary District to Reorganize into a Community Services District and a copy of the Proposed Mitigated Negative Declaration for the Reorganization Project.

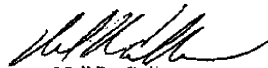
The maps attached to both documents indicate that the proposed Park and Recreation District will overlap a portion of County Service Area No. 6 (CSA 6).

CSA 6 was formed to provide, among other services, "local park, recreation or parkway facilities and services..." within the CSA 6 boundaries. Attached is a copy of the Resolution creating CSA 6.

The creation of the Community Services District over a portion of CSA 6 could be considered duplicative and could lead to some confusion as to which agency was/is providing the park services in CSA 6 and possibly lead to some confusion as to who owns and maintains the park facilities in CSA 6.

B-1

Very truly yours,


Neil R. Cullen
Director of Public Works

NRC:sdd
FAUSRRSADMIN\F&S\2004\granada sanitary reorg\Nov10 Rev.doc

Enclosure: Resolution

cc: Martha Poyatos, Local Agency Formation Commission

Response to Comments

RESOLUTION NO. 22015

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

RESOLUTION ESTABLISHING COUNTY SERVICE AREA NO. 6
(COASTSIDE COUNTY SERVICE AREA) FOR FURNISHING
EXTENDED SERVICES WITHIN SAID AREA AND DETERMINING
THE BOUNDARIES OF SAID COUNTY SERVICE AREA

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, in the manner provided by law this Board of Supervisors on the 16th day of November, 1965, adopted its Resolution No. 21887, instituting proceedings for the establishment of a county service area entitled "COUNTY SERVICE AREA NO. 6 (COASTSIDE COUNTY SERVICE AREA)" for the purpose of furnishing the extended county service of extended police protection, structural fire protection, local park, recreation or parkway facilities and services, highway lighting facilities and services, flood control, storm drainage and refuse disposal services to said territory within said area therein described; and

WHEREAS, said Resolution No. 21887 fixed a time and place for a public hearing on the establishment of said county service area, to-wit: on the 21st day of December, 1965, at the hour of 2:00 o'clock P. M. at the chambers of this Board of Supervisors at the Hall of Justice and Records, Redwood City, California, the time and place for said hearing being not less than 30 nor more than 60 days after the adoption of said resolution; and

WHEREAS, in the manner provided by law, this Board of Supervisors authorized and directed the Clerk of this Board to publish a notice of said hearing pursuant to Section 6061 of the Government Code in the form and manner provided by Section 25210.15 of the Government Code in the form and manner provided by Section

newspaper of general circulation published in the County of San Mateo; and

WHEREAS, the Clerk of this Board did then and there prepare and publish, or cause to be published, in the HALF MOON BAY

1.

DA-JPC:mm

Response to Comments

REVIEW on the 2nd day of December, 1965, a notice of said public hearing containing the text of Resolution No. 21837, above mentioned, stating that at said hearing the testimony of all interested persons or taxpayers for or against the establishment of the area, the extent of the area or the furnishing of extended services to said area would be heard, and it appears that there is now on file with the Clerk of this Board, among the records and files of this proceeding, an affidavit of publication by the printer of said paper of the due and legal publication of said notice in the manner above mentioned; and

WHEREAS, it appears that at the time set by this Board for said public hearing, to-wit: the 21st day of December, 1965, at the hour of 2:00 o'clock P. M. said public hearing was regularly held in the manner provided by law; and

WHEREAS, it appears that several protests against the establishment of the area as a county service area, the extent of the area or the furnishing of extended services to the territory within said area, hereinafter described, were made orally or in writing by interested persons or taxpayers; and

WHEREAS, it appears that no protests in writing were filed pertaining to the regularity or sufficiency of the proceedings, setting forth irregularities or defects objected to; and

WHEREAS, neither 50% or more of the registered voters residing within the said territory proposed to be included within the area, nor the owners of one-half or more of the value of the territory proposed to be included in the area, as shown by the last equalized assessment roll, have filed written protests against the establishment of the area; and

WHEREAS, this Board has duly conducted said public hearing in the manner provided by law, and has heard all competent and

relevant testimony offered in support of, and all competent and relevant testimony and protests, both written and oral, offered in opposition to the establishment of the area as a county service area for the purpose of furnishing the extended county

Response to Comments

services entitled "COUNTY SERVICE AREA NO. 6 (COASTSIDE COUNTY SERVICE AREA)" and the determination and establishment of the boundaries of said county service area; and

WHEREAS, this Board of Supervisors has determined that certain territory proposed to be included within said proposed County Service Area, as described in Resolution No. 21587, should be excluded therefrom and that the boundaries of said County Service Area should be as described in Exhibit "A" attached hereto;

NOW, THEREFORE, IT IS HEREBY ORDERED AND DETERMINED as follows:

1. That the extent to which the extended services described in said Resolution of Intention No. 21587 of this Board of Supervisors are extended county services are as follows:

(a) That said extended police protection services are extended police patrols and such other extended police protection services as may be required within the territory hereinafter described, to be provided through the office of the Sheriff of the County of San Mateo or by agreement with other public agencies.

(b) That said extended structural fire protection services are extended structural fire protection for the prevention of structural fires and for the protection of life and property as may be required within the territory described, from fire and panic to be provided by cooperative agreement with the State of California or with other public agencies.

(c) That said extended local park, recreation or parkway facilities and services are to provide parks, recreation and/or parkway facilities, including the acquisition, operation and maintenance of real or personal property therefor, maintained primarily for the benefit of and use primarily by residents as required within the territory hereinafter described, to be provided through the office of the Parks and Recreation Department of the County of San Mateo or by agreement with other public or

private parties or agencies.

(d) That said extended highway lighting facilities and services are the illumination of public highways by the installation and maintenance of electric lights thereon within the territory hereinafter described by contract with a public utility or

Response to Comments

utilities therefor.

(e) That said extended sewerage facilities and services are the providing of sewers, drains, septic tanks, sewerage collection, outfall and treatment works and other sanitary disposal systems as may be required within the territory described, to be provided by cooperative agreement with existing public agencies or through the office of the County Engineer.

(f) That said extended water facilities and services are the acquiring, construction, repair and management of a water system, pumps, aqueducts, reservoirs and all other works as may be necessary or proper for supplying water as may be required within the territory described, to be provided by cooperative agreement with existing agencies or through the office of the County Engineer.

(g) That said extended flood control is the protection of life and property as may be determined necessary within the territory described, to be provided by cooperative agreement with other public agencies or through the office of the County Engineer.

(h) That said extended storm drainage facilities are the acquisition, construction, operation and maintenance of storm water drains and storm water collection, outfall and disposal systems as may be required within the territory described, to be provided by cooperative agreement with other public agencies or through the office of the County Engineer.

(i) That said extended refuse disposal services are the collection and disposal of garbage and rubbish as may be required and the acquisition of dump sites or other disposal plants within the territory described, to be provided by agreements with

private or public parties or agencies or through the office of the County Engineer.

2. The furnishing of said extended services to the territory within the area hereinafter described is hereby found to

Response to Comments

be, and will be the furnishing of extended county services, of the County of San Mateo.

3. The territory hereinafter described shall be, and it is hereby established as a county service area of the County of San Mateo, State of California, entitled "COUNTY SERVICE AREA NO. 6 (COASTSIDE COUNTY SERVICE AREA)."

4. The extended county services to be performed within said COUNTY SERVICE AREA NO. 6 (COASTSIDE COUNTY SERVICE AREA) shall be, and they are hereby, designated as those set forth in Section 1 hereof, and may be provided through the use of zones whenever practicable.

5. The boundaries of the said territory within said COUNTY SERVICE AREA NO. 6 (COASTSIDE COUNTY SERVICE AREA) in the unincorporated territory of the County of San Mateo shall be, and they are hereby determined and established and are more particularly described as follows:

Response to Comments

Regularly passed and adopted this 28th day of December,
1965.

AYES and in favor of said resolution:

Supervisors: JAMES V. FITZGERALD
T. LOUIS CHES
W. M. WERDER
JEAN FASSLER

NOES and against said resolution:

Supervisors: None

Absent Supervisors: E. R. McDonald

W. M. WERDER
Chairman, Board of Supervisors
County of San Mateo, State of
California

ATTEST:

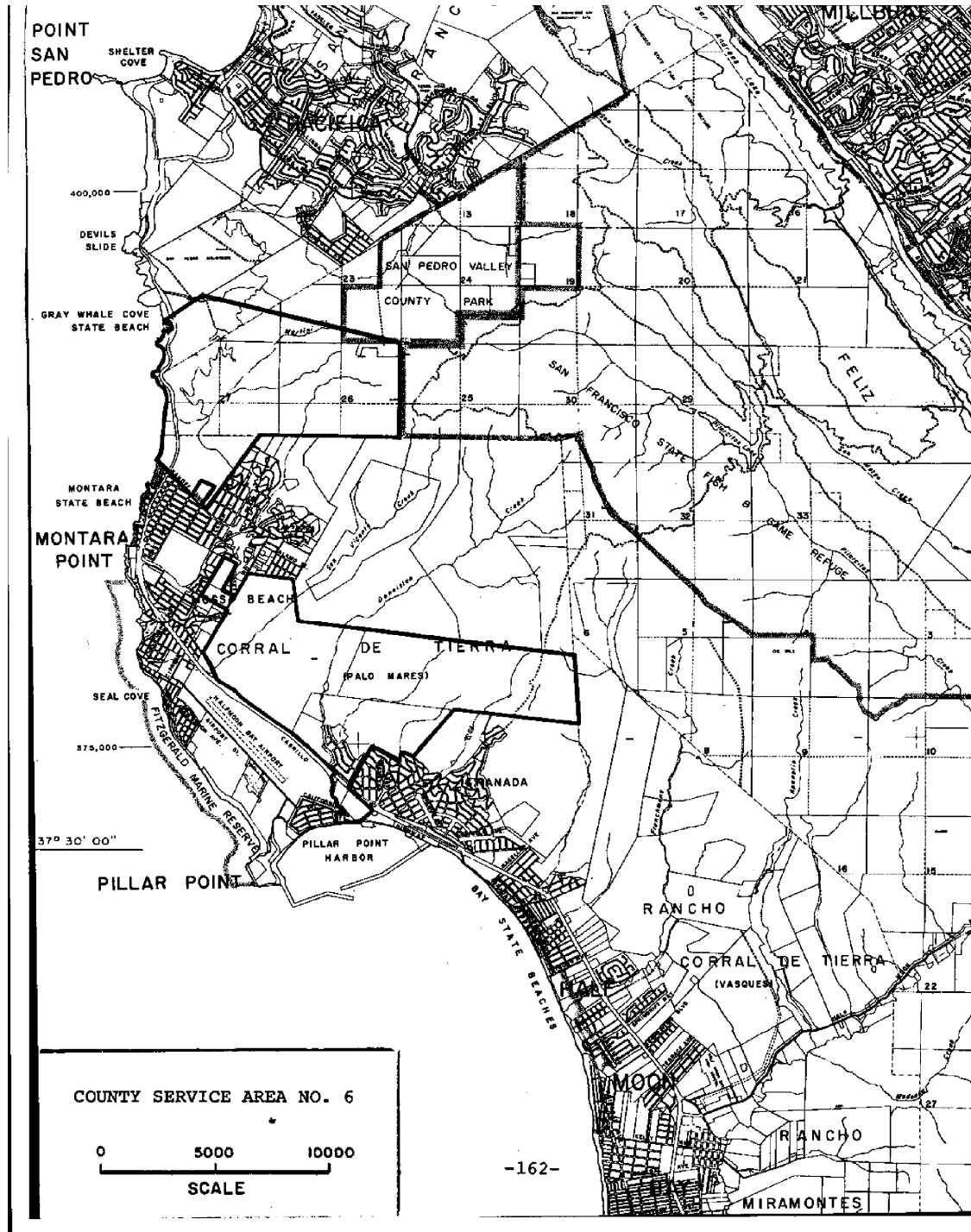
(SEAL) JOHN A. BRUNING
Clerk of said Board of Supervisors

(ENDORSED)
BOARD OF SUPERVISORS
FILED
DEC 28 1965
JOHN A. BRUNING, Clerk
BK. _____ PAGE _____

COUNTY OF SAN MATEO } ss
JOHN A. BRUNING, County Clerk of the County of San
Mateo, State of California, and ex-officio Clerk of the
Board of Supervisors thereof, does hereby certify that the
above foregoing is a full, true and correct copy of
Resolution No. 22015
passed by the Board of said board.

In _____, I have hereunto set my hand and the
seal of said Board this 28th day of December 1965
JOHN A. BRUNING, CLERK
John Bruning

Response to Comments



Response to Comments

Comment Letter B – County of San Mateo Department of Public Works, Neil R. Cullen, November 10, 2004.

- B-1** This comment providing information regarding the boundaries of County Service Area No. 6 (CSA 6) is noted, and it is acknowledged that boundaries of the proposed Project will overlap a portion of the CSA. San Mateo LAFCO will consider the efficiency of the boundaries of the Project in their review of the reorganization application for this Project. This comment is not related to the environmental impacts of the proposed project, and does not affect the analysis or conclusions in the draft MND.

Response to Comments

Comment Letter C



Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Jan Boel
Acting Director

November 12, 2004

Chuck Duffy
Granada Sanitary District
504 Avenue Alhambra, Suite 202
El Granada, CA 94018

Subject: Granada Sanitary District Reorganization Project
SCH#: 2004102041

Dear Chuck Duffy:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on November 10, 2004, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

C-1

1400 TENTH STREET, P.O. BOX 3044, SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3078 www.opr.ca.gov

Response to Comments

Document Details Report State Clearinghouse Data Base

SCH# 2004102041
Project Title Granada Sanitary District Reorganization Project
Lead Agency Granada Sanitary District

Type Neg Negative Declaration
Description The project involves action by the Board of Directors of the Granada Sanitary District on a resolution to submit an application to LAFCO for reorganization of the Granada Sanitary District by dissolution of the Granada Sanitary District, and formation of the Granada Community Services District. The purpose of the project is to establish the Granada Community Services District with legal authority pursuant to California Government Code Section 61600 and following to exercise the powers of a community services district for the purpose of providing public recreation, in addition of the existing Granada Sanitary District services for sewage collection, treatment and disposal, and garbage and refuse collection and disposal. The provision of public recreation will occur in a Zone outside those portions of the District lying within the jurisdiction of the City of Half Moon Bay, and may include, but will not be limited to, acceptance of acquisition of property, creation of community or neighborhood parks (including facilities and equipment), and operation of recreation programs. No specific project(s) are proposed at this time, and should project(s) be proposed in the future each would be subject to CEQA review to the extent required by law at the time proposed. The boundaries of the new Granada Community Services District encompass the same geographical area as the existing Granada Sanitary District.

Lead Agency Contact

Name Chuck Duffy
Agency Granada Sanitary District
Phone (650) 726-7093
Fax
email
Address 504 Avenue Alhambra, Suite 202
City El Granada **State** CA **Zip** 94018

Project Location

County San Mateo
City
Region
Cross Streets various
Parcel No. various
Township **Range** **Section** **Base**

Proximity to:

Highways 1; 92
Airports Half Moon Bay Airport
Railways
Waterways various
Schools various
Land Use Numerous

Project Issues Agricultural Land; Aesthetic/Visual; Air Quality; Archaeologic-Historic; Forest Land/Fire Hazard; Flood Plain/Flooding; Geologic/Seismic; Minerals; Noise; Public Services; Recreation/Parks; Sewer Capacity; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Wetland/Riparian; Water Quality; Landuse

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Fish and Game, Region 3; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; Caltrans, District 4; Department of Health Services; State Water Resources Control Board, Division of Water Quality; State Lands Commission; Native American Heritage Commission; Regional Water Quality Control Board, Region 2

Note: Blanks in data fields result from insufficient information provided by lead agency.

Response to Comments

Comment Letter C – California State Clearinghouse, Terry Roberts, November 12, 2004.

- C-1** This comment stating that the Project has complied with the State Clearinghouse review requirements pursuant to the California Environmental Quality Act for environmental documents is noted, and is included in the administrative record for the Project.