



## GRANADA COMMUNITY SERVICES DISTRICT

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# AGENDA MEMORANDUM

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To: Board of Directors

From: Chuck Duffy, General Manager

Subject: Consideration of a Resolution Adopting Mitigated Negative Declaration and Associated Mitigated Monitoring Reporting Program, and Approving a Plan for the Granada Community Park and Recreation Center

Date: October 17, 2024

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The Granada Community Services District added parks and recreation powers in 2014 following the approval of ballot Measure G, which was approved by approximately 60% of district voters. That vote, with approval from the Local Agency Formation Commission (LAFCo), allowed the District to reorganize into a community services district with parks and recreation powers along with the pre-existing powers of sewer collection and garbage collection services. In 2015, in addition to the previously completed parks and recreation surveys by the County, the District conducted multiple surveys and numerous outreach meetings in the community to gather public input and develop a list of future priority parks and recreation projects and needs.

In 2018, a local landscape architecture firm was hired to begin developing preliminary design concepts based on these surveys as well as continued public outreach. Since 2015, three community surveys have been mailed to El Granada residents, six community events were held, and approximately 2,000 responses were received concerning parks and recreation priorities for El Granada. This community input guided the design process which culminated in the proposed park plan that was presented to the Board of Directors and the community in 2023.

At the April 20, 2023 Regular Meeting of the Board of Directors, the Board directed that the proposed Community Park and Recreation Center plan proceed with environmental review pursuant to the California Environmental Quality Act (CEQA). This plan serves as the project description under CEQA. Montrose Environmental was brought on board to prepare environmental review for the proposed project and Montrose prepared an Initial Study and Mitigated Negative Declaration (IS/MND) in accordance with CEQA and the State CEQA Guidelines. A Notice of Intent to Adopt a Mitigated Negative Declaration was posted per the CEQA Guidelines and the IS/MND was circulated for public review and comment from May 16, 2024 to June 17, 2024, which was further extended for additional public review and comment until July 19, 2024. While CEQA does not require the District to prepare written responses to comments in an IS/MND, following the public comment period Montrose Environmental reviewed and provided written responses to comments from 90 emails and letters submitted to the District during the public comment period.

The proposed park and recreation plan is located on a 7.72-acre portion of the land known locally as the Burnham Strip. The Granada Community Park and Recreation Center Project proposes to develop the site for recreational uses, which would include active and passive recreational zones, walking paths, fitness stations, park restrooms, outdoor showers, a dog park, small and large group picnic areas, kids' play structures, skate ramp and related skate feature, parking areas, and a renovated and expanded community recreation center. The site would be accessed via Obispo Road. The proposed walking trails would direct pedestrians to the existing crosswalk at the intersection of Coronado Street and Highway 1, providing access to San Mateo County's Midcoast Multi-Modal Trail to the south. The Project includes interpretive, wayfinding, informational, and monument signage. The Project would also renovate and enhance two existing onsite drainage channels and expand and improve onsite vegetation.

The IS/MND identified potentially significant environmental impacts, and found mitigation measures would avoid or reduce these potential impacts to a less-than-significant level. There is no substantial evidence before the District that the proposed project would cause significant adverse environmental effects which have not already been considered, analyzed, and mitigated in the IS/MND. The District has prepared a Mitigation Monitoring and Reporting Program (MMRP) that will be implemented to ensure compliance with these mitigation measures.

If approved by the Board, the Resolution provided in the Board's packet includes adoption of the IS/MND, the MMRP, and the plan for the Community Park and Recreation Center. Actual construction of the improvements under the plan would be approved later by the Board and may proceed in phases based on available funding. However, the IS/MND analyzes the entire potential buildout pursuant to the plan so that all future activities are covered by the IS/MND.

**Attachments (page #s indicate starting page in packet):**

1. Resolution adopting the MND, MMRP, and park and recreation center plan – p. 6
2. Mitigated Negative Declaration (MND) and Appendices – p. 8
3. Public and agency comments received on the MND – p. 425
4. Memo from Montrose Environmental responding to comments on the MND – p. 661
5. Mitigation and Monitoring Reporting Plan (MMRP) – p. 719
6. Park and Recreation Center plan rendering – p 748