



GRANADA COMMUNITY SERVICES DISTRICT

Minutes BOARD OF DIRECTORS SPECIAL MEETING

Thursday, August 25, 2016

CALL SPECIAL MEETING TO ORDER

The Special Meeting of the Granada Community Services District Board of Directors was called to order at 7:03 p.m.

ROLL CALL

President Matthew Clark, Vice President Jim Blanchard, Director David Seaton, Director Ric Lohman and Director Leonard Woren.

Staff: District Counsel Jonathan Wittwer and Assistant General Manager Delia Comito.

GENERAL PUBLIC PARTICIPATION

None.

Director Woren recused himself at this time due to his residence being located within 100 feet of the property to be discussed on Sonora Avenue.

ACTION AGENDA

1. Consideration of Appointing General Manager and Assistant General Manager as Real Property Negotiators.

District's Negotiator: Chuck Duffy and Delia Comito

Negotiating parties: Cabrillo Unified School District and Granada Community Services District.

Property under negotiation: Vacant Land, North of Sonora Avenue, El Granada, California. APN 047-041-170, 047-047-170, 047-048-150, 047-049-170, 047-051-040, 047-052-110, 047-053-130 and 047-054-100.

ACTION: Director Lohman moved to appoint Chuck Duffy and Delia Comito as District negotiators with the Cabrillo Unified School District.
(Lohman/Blanchard). Approved 4-0.

ADJOURN TO CLOSED SESSION

1. Conference with Real Property Negotiator, Chuck Duffy and Delia Comito (Government Code Section 54956.8).

Negotiating parties: Cabrillo Unified School District and Granada Community Services District.

Property under negotiation: Vacant Land, El Granada, California, APN 047-041-170, 047-047-170, 047-048-150, 047-049-170, 047-051-040, 047-052-110, 047-053-130 and 047-054-100.

Under negotiation: Instruction to negotiator concerning price and terms of payment for lease or acquisition.

Director Woren returned to the meeting after discussion on Item 1 was closed.

2. Conference with Legal Counsel – Possible initiation of litigation pursuant to subdivision (c) of Section 54956.9: (one potential case).

RECONVENE TO OPEN SESSION

The meeting reconvened to open session at 7:35 p.m. District Counsel announced that there was no reportable action taken in Closed Session.

ROLL CALL

GENERAL PUBLIC PARTICIPATION

Director Woren announced that the Resource Conservation District was asking for volunteers for the First Flush program.

ACTION AGENDA

1. Consideration of Resource Conservation District Proposal for Burnham Strip Property Resource Management Plan.

Delia Comito, the Assistant General Manager, explained that this item came about in response to a Board request to eradicate pampas grass on the Burnham Strip parcel and other District property. She introduced RCD Executive Director Kellyx Nelson, who would explain the proposal, and Joe Issel, RCD Natural Resource Specialist.

Ms. Nelson reviewed the proposal indicating that it was prepared with the District goals in mind, which are to eradicate invasive non-native plants, to restore native plant growth, repair the riparian area(s), and to improve wildlife habitat, water quality and storm water drainage on the property. She explained that as part of the Local Agency Formation Commission (LAFCo) reorganization process, the District entered into a Memorandum of Understanding with the RCD, to provide resource management services on lands acquired or operated by the District for park and recreation purposes.

The Board held a discussion. Ms. Nelson confirmed that the proposal includes the RCD securing all required permits for the project. The following members of the public supported the proposal: Barbara Dye and Fran Pollard.

Director Lohman suggested that the process include check points for the Board to assess the progress and to approve the ongoing work.

ACTION: Director Lohman moved to approve the proposal including the board check points. (Lohman/Seaton). Approved 5-0.

2. Consideration of Approving List of Proposed Park Improvements on El Granada Medians as Recommended by the Park Advisory Committee (PAC) for Submission to San Mateo County.

Ms. Comito explained the item is for Board approval of a list requested by Nicholas Calderon of San Mateo County Real Property Services at a meeting held on 8/4/16 regarding the District's proposed improvements to the EG medians. The list is comprised of both passive and active recreational improvements based on the conceptual plan for median #8 (Balboa circle) approved by the Park Advisory Committee (PAC). The County intends to indicate which improvements they will allow on the medians. She reported that the County's position is that property owners adjacent to the medians have an underlying fee to the middle of the roadway, and that Public Works has a road easement, and improvements beyond benches and pathways are not within their authority.

The following public members addressed the Board:

Pat Tierney, PAC Chair – He recommended that the District not improve the medians if some active recreational improvements are not allowed by the County.
Chris Johnson, EG Resident – Expressed dismay at the County's refusal to accept ownership of the medians.
Dorothy Baughman – Against having a pump tract on the medians.

After holding a discussion, the Board agreed to add specific recreational improvements to the list.

ACTION: Director Lohman moved to approve the list with the discussed amendments. (Lohman/Seaton). Approved 5-0.

At this time, the District's Action Plan including passive and active recreation on the medians, is on hold. Once the Board approves a list, staff will prepare a cover letter to

3. Consideration of Draft Concept Design by PAC for a Proposed Park Located on the Cabrillo Unified School District El Granada Surplus Property North of Sonora Avenue.

Ms. Comito indicated a focus toward the CUSD surplus property in light of the County's intent to limit active recreation on the EG medians. A meeting with the CUSD Superintendent on 07-22-16 was positive. At the previous meeting, PAC approved a park concept design, which is before the Board for submittal to the school district. Counsel Wittwer stated that the proposal was preliminary as additional information is needed to move it forward. A discussion was held.

The following public members supported the proposal and offered their comments:
Pat Tierney, Chris Johnson and Fran Pollard.

The Board discussed several options on how to present the concept to the school district, and opted to provide the concept design to the Superintendent, and to send

a separate letter to the school district board advising them of the District's interest in the surplus property.

ACTION: Director Lohman moved to approve the actions stated above.
(Lohman/Blanchard). Approved 4-0.

ADJOURN REGULAR MEETING

The meeting was adjourned at 10:35 p.m.

SUBMITTED BY:

APPROVED BY:

Delia Comito, Secretary

Chuck Duffy, General Manager

Date Approved by Board: September 15, 2016