

**REVISED
MITIGATED NEGATIVE DECLARATION**

for the

**GRANADA SANITARY DISTRICT
REORGANIZATION PROJECT**

Lead Agency:

GRANADA SANITARY DISTRICT

P.O. Box 335

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March 15, 2013

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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, recycling 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 County of San Mateo and the community have identified a need for public recreation facilities and community recreation services within the District's service area boundaries. (See, Appendices A-E). 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 lack of community/neighborhood parkland negatively affects community health and welfare. The unincorporated El Granada area is isolated from community/neighborhood park and recreation facilities¹ except those of the adjacent City of Half Moon Bay. 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 Granada Community Services District. Accordingly, since approximately July 2000, the District has been contemplating reorganization into a community services district for the purposes of providing public recreation facilities and community recreation services in addition to the sewer and garbage services it now provides. As part of this effort, a prior Mitigated Negative Declaration was circulated for public comment in November of 2004. The objective of the project is for the District to be reorganized so as to be able to provide public recreation facilities and community recreation services in addition to the sewer and garbage services it now provides. This reorganization will involve the District reorganized into the Granada Community Services District. The District will then be able to exercise the powers of a community services district and provide public recreation facilities and community

¹ Park and Recreation Facility Analysis typically distinguishes regional parks and state beaches from community/neighborhood parks because they serve very different purposes.

recreation services pursuant to Government Code Sections 61100(e) and (f), in addition to the existing services noted above pursuant to Government Code Section 61100(b) and (c).

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 61000 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 into the Granada Community Services District. This would include detachment of some existing District territory outside the District's urban/rural boundary in a manner consistent with the San Mateo County Local Coastal Program and concomitant amendment to establish a reduced District Sphere of Influence coterminous with such reduced boundary.

The Granada Community Services District would be authorized to provide local public recreation facilities and community recreation services, in addition to the existing services for sewage collection, treatment and disposal, and garbage and refuse collection, recycling and disposal. The provision of community/neighborhood recreation facilities and services will occur within the proposed boundaries provided in Section 2.2 below (*Figure 3*), and 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 major public recreation project(s) are proposed at this time, and following reorganization of the District, each proposed project would be processed under CEQA review to the extent required by law at the time proposed. However, if the Reorganization Project is approved, the reorganized Granada Community Services District would first involve stakeholders, including, but not limited to, District property owners, residents and school representatives in evaluation of ways to provide community and neighborhood recreational facilities and programs on existing District or other public properties. After noticed public meetings to involve the public, the reorganized District would evaluate (for example) planning for utilization/preservation of acreage currently owned by the District on the historical Burnham Strip, neighborhood benches, picnic tables and/or trails along the broad boulevard medians of El Granada (as originally intended in architect Daniel Burnham's design of El Granada), contracting or partnering with the County of San Mateo for community/neighborhood recreation use, management and/or maintenance of County-owned regional or parks such as Quarry Park and/or Mirada Surf parkland, and contracting or partnering with Midpeninsula Regional Open Space District for trails or other mutual-interest recreational uses, and partnering

options that may arise with other local agencies. The District receives property tax and sewer fees. It is currently intended that Park and Recreation services would initially be funded with property tax the District receives.

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 in the reorganized District voting in favor of the reorganization at an election on the reorganization.

The boundaries of the proposed Granada Community Services District would be reduced by detachment of a substantial portion of the area outside the District's urban/rural boundary to reflect the finite territory to be served by the District, but still include all of the area located within the urban/rural services boundary. It will encompass all areas currently served by public infrastructure, as well as the areas in which the District provides garbage and refuse collection and recycling services (or could reasonably be anticipated to do so), as well as Quarry Park. A map of the proposed new boundaries is provided in Section 2.2 below (*Figure 3*).

Because of this limited service area as well as the qualitative difference in type of services (e.g. recreational versus open space/preservation), the District's park and recreational services would not be expected to significantly overlap with services currently provided by the Midpeninsula Regional Open Space District. Moreover, the District's Sphere of Influence would mirror the proposed Granada Community Service District boundaries, and therefore the Project would not preclude future implementation of the LAFCO adopted spheres of influence.

The sewage collection, treatment and disposal, and garbage and refuse collection, recycling 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 local public recreation facilities and community recreation 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 local public recreation facilities and services in the unincorporated Midcoast area, the San Mateo County Midcoast Park and Recreation 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. Moreover, the County's most recent (August 2012) update on Midcoast Park Planning and Improvements (*Appendix E*) stated as follows:

The existing Midcoast population of approximately 11,000 (similar in population to City of Half Moon Bay) currently pays no fee to improve, operate and maintain parks and trails, or provide recreational services, which is different than if park services were provided by a City, or provided by a Special District (i.e. Ladera Recreation District or Highlands Recreation District). The Unincorporated Midcoast will likely never be added to Half Moon Bay due to the lack of tax revenue in addition to the City's current fiscal problems. All recreational programming has been and will continue to primarily be offered and provided to Midcoast residents by the City of Half Moon Bay (currently contracted out through the City of San Carlos). **Granada Sanitary District is in the process of applying to become a Community Services District through LAFCO so that they can add Midcoast parks services to their water and wastewater services currently provided.**

(Appendix E; emphasis added). In sum, there is no governmental entity which has the power to acquire property for park and recreational purposes and provide local recreation and park facilities and services, which has an elected Board of Directors, and which has the ability to receive grants and levy taxes and assessments and otherwise provide for local park and recreational needs and funding in the Midcoast area. Moreover, a local district would be best able to ascertain the desires of local residents, respond to complaints and requests, focus on park issues and operations, move quickly to acquire available properties and develop a long range plan for Coastside recreation.

This reorganization proposal is more consistent with LAFCO law than formation of a new single purpose special district and would be the most prompt and efficient means of providing public recreation facilities and community recreation services to the unincorporated Midcoast area.

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 14 CCR §15070, subsection (a), of the State CEQA Guidelines. The purpose of the Initial Study/Environmental Impact Discussion is to explain why the project as mitigated will not have a significant environmental effect and establish the basis for adoption of a Mitigated Negative Declaration.

1.4 CONTENT AND FORMAT OF INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

This Initial Study and 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
Appendix B	Mid-Coast Recreational Needs Assessment (October 2002)
Appendix C	Midcoast Action Plan for Parks and Recreation (July 2007)
Appendix D	Midcoast Action Plan for Parks and Recreation – Focus on El Granada Needs (January 2007)

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 of the Granada Sanitary District into the Granada Community Services District and related amendment of Sphere of Influence to reflect included detachment of some rural area .

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
- Midpeninsula Regional Open Space District
- California Department of Parks and Recreation
- Half Moon Bay Fire Protection District
- Golden Gate National Recreational Area
- Cabrillo Unified School District
- San Mateo County Resource Conservation District

Trustee agencies may include the following agencies:

- California Department of Fish & Wildlife
- 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 and 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 March 15, 2013 through April 15, 2013 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 and the San Mateo Times, each 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 no later than 5:00 p.m. April 15, 2013:

GRANADA SANITARY DISTRICT
Attention: Chuck Duffy, General Manager
P.O. Box 335
504 Avenue Alhambra, 3rd Floor
El Granada, CA 94018

SECTION 2.0

PROJECT DESCRIPTION

2.1 PROJECT LOCATION

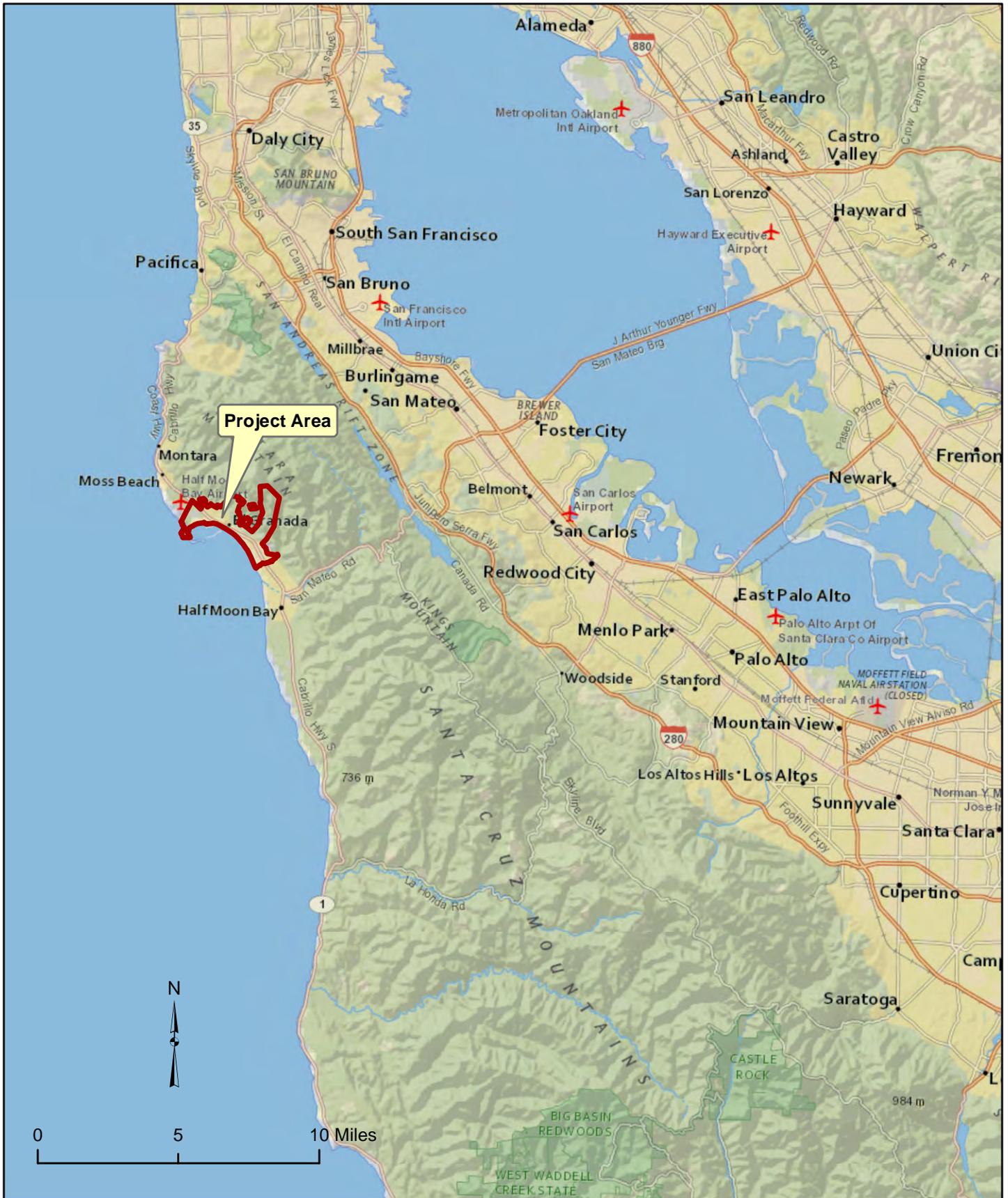
The Project is located within the boundaries of the Granada Sanitary District located in the County of San Mateo, California, encompassing the communities of El Granada, Princeton, Princeton-by-the-Sea, Clipper Ridge, Miramar, and the northern portion of the City of Half Moon Bay (from Frenchman’s Creek north). *Figure 1* shows the location of the Project on a regional scale, *Figure 2* provides a map depicting the existing Granada Sanitary District boundaries, and *Figure 3* provides a map depicting the proposed reorganized Granada Community Services District boundaries.

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 into the Granada Community Services District. This would include detachment of some existing District territory outside the District’s urban/rural boundary in a manner consistent with the San Mateo County Local Coastal Program and concomitant amendment to establish a reduced District Sphere of Influence coterminous with such reduced boundary.

The purpose of the project is to establish the Granada Community Services District with legal authority pursuant to California Government Code Section 61000. and following to exercise the powers of a community services district for the purpose of providing public recreation facilities and community recreation services under Government Code Section 61100(e) and (f), in addition to the existing Granada Sanitary District services for sewage collection, treatment and disposal, and garbage and refuse collection, recycling and disposal pursuant to Government Code Section 61100(b) and (c). The provision of public recreation facilities and community recreation services will occur within the District boundary, but not within the territory under the jurisdiction of the City of Half Moon Bay. Public recreation services 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 boundaries of the new community services district and the area in which public recreation services will be provided is shown on *Figure 3, Proposed Project*. No major public recreation project(s) is proposed at this time, and following reorganization of the District any proposed project would be processed under CEQA review to the extent required by law at the time proposed. Moreover, if the Reorganization Project is approved, the reorganized Granada Community Services District would first involve stakeholders, including, but not limited to District property owners, residents

and school representatives in evaluation of ways to provide community and neighborhood recreational facilities and programs on existing District or other public properties. After noticed public meetings to involve the public, the reorganized District would evaluate (for example) planning for utilization/preservation of acreage currently owned by the District on the historical Burnham Strip, neighborhood benches, picnic tables and/or trails along the broad boulevard medians of El Granada (as originally intended in architect Daniel Burnham's design of El Granada), contracting or partnering with the County of San Mateo for community/neighborhood recreation use, management and/or maintenance of County-owned regional or parks such as Quarry Park and/or Mirada Surf parkland, and contracting or partnering with Mid-Peninsula Regional Open Space District for trails or other mutual-interest recreational uses, and partnering options that may arise with other local agencies.



Granada Sanitary District Reorganization - MND
Regional Map

Figure 1



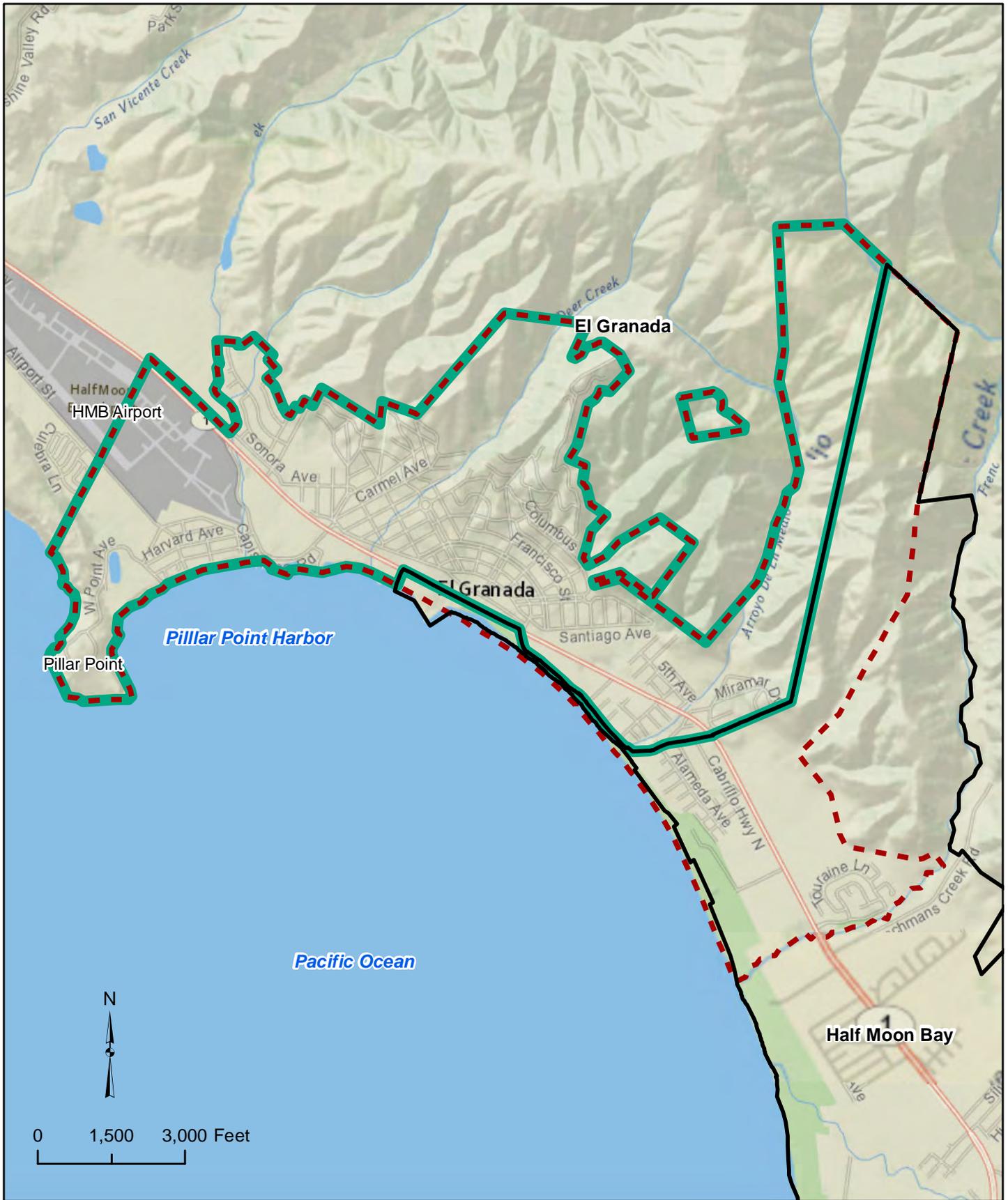
Legend

-  City of Half Moon Bay
-  Existing District Boundary

Granada Sanitary District Reorganization - MND

Existing District Boundary

Figure 2



Legend

-  City of Half Moon Bay
-  District Boundary (Proposed)
-  Parks & Rec Boundary (Proposed)

Granada Sanitary District Reorganization - MND

Proposed Project

Figure 3

2.3 PROJECT IMPLEMENTATION

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

- (1) The District adopting a resolution of application to San Mateo LAFCO for reorganization (including detachment of some rural area) and amendment of the District Sphere of Influence to be coterminous with its reduced boundary.
- (2) San Mateo LAFCO approval of the application.
- (3) A majority of voters of the District voting in favor of reorganization at an election.

SECTION 3.0 PROPOSED FINDING OF NO SIGNIFICANT IMPACT AS MITIGATED

The District finds that the Project (including but not limited to the detachment of rural area, reorganization to become a community services district, and concomitant amendment of the District Sphere of Influence (collectively the “reorganization”) 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. and the CEQA Guidelines 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 v. LAFCO* (1975) 13 Cal.3d 483; Guidelines, § 15004, subd. (b).) " *Laurel Heights Improvement Ass'n v. Regents of University of California*, 47 Cal. 3d 376, 395 (Cal., 1988).

Here, reorganization into a community services district will give the 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’s 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.

In addition to the services the District proposes to provide pursuant to this Reorganization Project (sewer, garbage, recycling, recreation facilities and programs), Community Service District Law also allows a community service district to seek future authority to provide numerous other services upon LAFCO approval (and in many cases with the additional approval of other agencies or under specified conditions) in the future. These include:

supply water, recycled water service, storm water drainage, provide fire protection services, rescue services, hazardous material emergency response services, and ambulance services, street lighting and landscaping, vector control, police protection and law enforcement services, security services (including, but not limited to, burglar and fire alarm services), library services, improvements and maintenance related to streets, roads, rights-of-way, bridges, culverts, drains, curbs, gutters, sidewalks, and any incidental works, convert existing overhead electric and communications facilities to underground locations, emergency medical services, provide and maintain public airports and landing places for aerial traffic, provide transportation services, abate graffiti, flood protection, community facilities (including, but not limited to, community centers, libraries, theaters, museums, cultural facilities, and child care facilities), weeds and rubbish abatement, hydroelectric power, television translator facilities, snow removal, animal control services, pest abatement, operate mailboxes on a district's property or rights-of-way, provide mail delivery service under contract to the United States Postal Service, cemetery and interment services, finance area planning commissions or municipal advisory councils, habitat mitigation or other environmental protection purposes to mitigate the effects of projects undertaken by the district, broadband service (if a private person or entity is unable or unwilling to deploy same),

None of the foregoing additional services are reasonably foreseeable to be added by the proposed reorganized District at this time. The addition of any new service would require application to

LAFCo and approval. Moreover, until a specific currently unforeseeable additional service is proposed by the reorganized District, there are no reasonably foreseeable environmental impacts to be discussed in this Initial Study. Additional service- specific environmental review will be conducted if and when the newly reorganized community services district proposes to add another service.

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 community recreation 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. The detachment of rural area and concomitant amendment of

the District Sphere of Influence renders the District in even greater compliance with the San Mateo County Local Coastal Program Land Use Plan, Section 2.14. 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 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. 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 community recreation 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, 3rd Floor
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 3rd Floor
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 of the existing Granada Sanitary District, into 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 for the reorganization to be completed.

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 into 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 61000 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 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 District receives property tax and sewer fees. It is currently intended that Park and Recreation services would initially be funded with property tax the District receives. No specific project(s) is proposed at this time.

The boundaries of the proposed Granada Community Services District would be reduced by detachment of a substantial portion of the area outside the District's urban/rural boundary to reflect the finite territory to be served by the District, but still include all of the area located within the urban/rural services boundary. It will encompass all areas currently served by public infrastructure, as well as the areas in which the District provides garbage and refuse collection and recycling services (or could reasonably be anticipated to do so), as well as Quarry Park. A map of the proposed new boundaries is provided in Section 2.2 above (*Figure 3*). Because of this limited service area as well as the qualitative difference in type of services (e.g. recreational versus open space/preservation), the District's park and recreational services would not be expected to significantly overlap with services currently provided by the Midpeninsula Regional Open Space District. Moreover, the District's Sphere of Influence would mirror these

boundaries and therefore the Project would not preclude future implementation of the LAFCO adopted spheres of influence.

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

April 18, 2013

Date

Chuck Duffy, District Manager

Printed name

Granada Sanitary District

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"/>
e) Create objectionable odors affecting a substantial number of people?	<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
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"/>
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:				

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>				
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"/>
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"/>

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 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"/>
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"/>

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
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"/>
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:				

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
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"/>
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"/>

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
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"/>
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				

4.0

Initial Study Environmental Checklist

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>				
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.

Mitigation Measure #2.5. The District will adopt park and recreation acquisition and program implementation policies to ensure that any projects would not result in the conversion of prime or unique farmland or farms of statewide importance unless certain findings can be made.

- 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 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.

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.

5.0 Discussion of Environmental Impacts

- 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?*

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.

5.6 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.

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, 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 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.

Government Code Section 56668 requires LAFCO 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, a brief discussion of 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 sewer or garbage service to recreation and park facilities on the rural side of the Urban/Rural Boundary) is provided here.

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)

5.0 Discussion of Environmental Impacts

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.

The Granada Sanitary District's Reorganization proposal will not result in urban level sewer services being provided in rural areas. LCP Policy 2.22 prohibits the Granada Sanitary District (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, 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.

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.

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 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.

Mitigation measures related to compliance with the Local Coastal Program

The Mitigated Negative Declaration 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 proposed Reorganization Project or any additional mitigation measure for it.

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.

- 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 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?*

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 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
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3. San Mateo, County of. 2013. Website accessed at www.co.sanmateo.ca.us.

