



## GRANADA COMMUNITY SERVICES DISTRICT

### **MINUTES** **BOARD OF DIRECTORS** **REGULAR MEETING AT 7:00 p.m.**

October 17, 2024

This meeting was held in person and via Zoom.

#### **CALL REGULAR MEETING TO ORDER.**

The regular meeting was called to order at 7:00 p.m.

#### **ROLL CALL**

President Nancy Marsh, Director Matthew Clark, Director Barbara Dye, and Director Jen Randle. Director Jill Grant participated remotely via teleconference pursuant to Government Code Section 54953(b).

Staff: General Manager Chuck Duffy and Assistant General Manager Hope Atmore. District Counsel William Parkin participated remotely.

#### **GENERAL PUBLIC PARTICIPATION**

Director Grant reminded the public that the election will be held November 5. Janet Brayer stated that she disapproved of having the MND on the agenda three weeks before the election. She also asked if there was a budget for the park.

#### **REGULAR MEETING AGENDA**

- 1) Consideration of a Resolution Adopting Mitigated Negative Declaration (MND) and Associated Mitigation Monitoring and Reporting Program (MMRP), and Approving Plan for the Granada Community Park and Recreation Center –** Mr. Duffy gave a brief history of GCSD gaining parks and recreation powers and the beginning outreach and plans that were developed starting in 2018. He explained that following Board approval of the proposed park and recreation plan in April of 2023 for purposes of beginning the permit process for the project, Montrose Environmental was hired to prepare environmental documents including the MND that is on this agenda for consideration. Ken Shwartz from Montrose provided an overview of the CEQA process and the initial study and MND. He summarized that 90 letters were submitted, some with multiple comments or subjects included in each letter. He said there were 4 main categories of comments, including park amenities included in the plan, park environmental impacts, funding, and the existing preschool. He stated that only comments related to the environmental impact of the project are considered as part of the MND. He also explained the purpose of the included Mitigation Monitoring and Reporting Plan (MMRP). Board President Marsh opened the item up for public comments.

Public comment:

Brandon Field expressed support of the park and offered assistance in any of the skate elements. Kristi Fields stated that she thinks that parks enhance communities but also said she was curious to hear opposing views. Mike Eberly ceded his time to Janet Brayer. Elizabeth Andrews stated that she is retained counsel on behalf of Picasso Preschool. She stated that she is not against the park or recreation center but that she is opposed to not extending the lease for the preschool and that she feels the District is exposing itself to litigation by not doing so. Steven Pohlmeier stated that he supports keeping the preschool in the current location. He recognizes that there is support for the park as well as the preschool. Dan Haggerty stated that the park should be kept simple and open and that the rec center should be multi-use. Will Plaxico expressed concerns about the loss of the preschool, and that he also supports a park. Trevor Push stated that he supports keeping the preschool open and that the Board should table the agenda item. Patrick Mulligan agreed that the item should be tabled and said that the preschool and the park should not be mutually exclusive. Leni Shultz expressed that she thinks the preschool should have a long-term lease and she thinks the MND is not in compliance with the LCP, and is concerned about parking and traffic. James Powers stated that he is in favor of moving the project forward and that the plan is fantastic. Chris Rogers stated that he provided two letters in response to the IS/MND that he felt demonstrated inadequacies in the MND, and stated that he was disappointed that the responses seemed to dismiss his comments. Mindy stated that she supports keeping the preschool open and asked for an update on Supervisor Ray Mueller's progress on finding alternative locations for the preschool. Zack Issacson asked why a long-term lease couldn't be given to the preschool. Laura Smith expressed that she is in favor of keeping the preschool, has concerns over the park financing, and that she thinks this agenda item should wait until after the election. Kate Broderick expressed concerned about the loss of a preschool and stated that the school should not be displaced prior to finding a new location. Kevin expressed his support for the park plan and stated that the preschool has had a four year lease extension. Rholvick Thomas expressed support for the preschool. Janet Brayer stated that she felt the time period to review the comments was inadequate, she thinks the MND should include a budget, doesn't feel the reserves are sufficient, and suggested that the item should be tabled. She went on to summarize comments received on the MND related to parking, the preschool, security and maintenance, dog waste, views, and emergency services. Board President Marsh closed the public comment period, and opened up the item to the board for board member comment.

Ms. Marsh provided a summary of the research that was done regarding keeping an area of the recreation center as a preschool, which she indicated was not feasible. She stated that she met with Supervisor Mueller recently and that the County is still working on finding a new space for a preschool. Director Dye asked for clarification on what approving the MND would mean. General Manager Duffy explained that the item on the agenda for consideration was approval of the MND, the associated MMRP, and the project plan. These actions would not constitute approval of any future permits necessary for the project such as a CDP, nor would it approve any construction of the project or phasing of the project at this time. Those approvals would be at the discretion of the board at a future meeting. Director Randle also

expressed that she is uncertain of the process and asked if the MND and project plan had to be approved at the current meeting.

Mr. Parkin explained that the project plan serves as an overall guiding document similar to a master plan and gives the framework for future permitting and direction, and that approving the MND and plan is completely at the Board's discretion. Director Randle stated that many of the speakers are trying to hold the board accountable for providing childcare solutions for the whole coastside for those privileged enough to afford it. She further stated that Supervisor Mueller should and is looking at solutions to that issue since it is under the county's purview. Director Clark stated that there were many other childcare facilities on the Coast. He also said that the issue of providing parking for Surfers Beach should be handled by the eight other government agencies in the area who have jurisdiction over that issue, and that we should not use Granada ratepayers tax dollars to fund that. Director Dye stated that currently GCSD does not have the authority to run a preschool and that if the District did have the authority, that the \$1.8M spent on the building is not an appropriate use of taxpayer money to support a private preschool for 24 families. Director Dye emphasized that if the building is sold or used as a preschool, then the District will not have another option for a recreation center. Director Randle asked if the approval of the plan could be tabled. Director Marsh agreed that having additional discussions about the preschool was a good idea and pointed out that the current zoning only allows for the building to be for public use. Director Grant agreed that more time was needed for review and made a motion to table the decision.

**ACTION:** Director Grant moved to table the Agenda Item. (Grant/Randle).

Approved (5-0).

General Counsel Bill Parkin reported that the language in the LAFCO staff report included as part of the LAFCO action for GCSD parks and recreation powers specifically spells out the district's powers for sewer service, garbage service, and parks and recreation sections (e) and (f). The staff report also specifically states that all other powers of a CSD are inactive and precluded, including the power spelled out in section (s) that would allow a district to construct, improve, or maintain a childcare facility.

## **2) Parks and Recreation Activities**

- a. Report on Planned Recreation Program Events – Ms. Atmore reviewed current programs and upcoming events.
- b. Update on RV's parked on or near Obispo Road and District Property – Ms. Atmore stated that clear direction was received from the Sheriff's Office and the RV was tagged by the sheriff and moved within the day.

**3) Engineer's Report –** Mr. Duffy stated that SAM had received three bids on the Design Build Project for the force main in Montara and they are being reviewed.

**4) Report on Sewer Authority Mid-Coastside Meetings –** Director Dye informed the Board that the SAM plant grounds had been broken into and a number of tools had been stolen. The last three SAM Board meetings have been canceled.

**CONSENT AGENDA**

- 5) September 19 Regular Meeting Minutes.
- 6) October 2024 Warrants.
- 7) August 2024 Financial Statements.

**ACTION:** Director Dye moved to approve the Consent Agenda. (Dye/Clark).  
Approved 5-0.

**COMMITTEE REPORTS**

- 8) Report on seminars, conferences, or committee meetings.

**INFORMATION CALENDAR**

- 9) Attorney's Report. (Parkin)
- 10) General Manager's Report. (Duffy)
- 11) Administrative Staff Report. (Atmore)
- 12) Future Agenda Items – Director Marsh and Director Randle requested that an ad hoc committee to research issues surrounding a preschool be formed. Director Grant requested that the GCSB roles and responsibilities be clarified for the November meeting. Director Marsh suggested it would be more feasible for the December meeting.

**ADJOURN REGULAR MEETING**

The regular meeting was adjourned at 9:36 p.m.

Attest:

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Hope Atmore, Board Secretary

Date Approved by the Board: November 21, 2024